

BOARD OF SELECTMEN

January 14, 2014

Powers Hall-Needham Town Hall

Revised Agenda

	6:45	Informal Meeting with Citizens <i>One or more members of the Board of Selectmen will be available between 6:45 and 7:00 p.m. for informal discussion with citizens. While not required, citizens are encouraged to call the Selectmen's Office at (781) 455-7500 extension 204 in advance to arrange for an appointment. This enables the Board to better assure opportunities for participation and respond to citizen concerns.</i>
	7:00	Representative Denise Garlick
1.	7:00	Public Hearing NSTAR-Woodbine Circle Maureen Carroll, NSTAR representative
2.	7:00	Public Hearing NSTAR- 30 & 34 Webster Street Maureen Carroll, NSTAR representative
3.	7:05	Public Hearing- Proposed Parking Meter Rates and Permit Fees
4.	7:30	Town Manager Belle Lane Restrictive Covenant and Agreements - Open the May 2014 Annual Town Meeting Warrant - Budget Consultation & Priorities
5.	7:45	Board Discussion - MMA Resolutions - Committee Reports
6.	8:00	Executive Session Exception 3

APPOINTMENTS

1.	Artie Crocker	Facility Master Plan Working Group (<i>term expires 6/30/2015</i>)
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CONSENT AGENDA *=Backup attached

1.*	Approve Minutes from November 12, 2013 (Executive Session), November 19, 2013 (Open Meeting and Executive Session), December 10, 2013 (Open Meeting), and December 17, 2013 (Open Meeting and Executive Session).
2.	Accept the following donations made to the Needham Health Department's Domestic Violence Action Committee: \$250 from Shahin Soli Sagafi; and \$200 from Mary Clare Siegel.
3.	Accept a \$250 donation made to the Needham Park and Recreation Commission from Anonymous Content, LLC for any project at DeFazio Park.
4.	Accept the following donations made to the Needham Off-Leash Dog Area gift

	Hall, 1471 Highland Avenue, Needham.
12.*	Upon the recommendation of the Assistant Town Manager/Director of Finance, approve an increase in the mileage reimbursement rate for employee's use of personal vehicles from 48.5 cents to 56 cents effective January 1, 2014.
13*	Vote to designate David Davison, Assistant Town Manager/Finance, as the Town's designated voting delegate for the MIIA and MIIA Property and Casualty Board elections at the MMA Annual Meeting on January 25, 2014.
14.*	Water & Sewer Abatement Order #1172



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 01/14/2014

Agenda Item	Public Hearing – NSTAR Petition for Woodbine Circle
Presenter(s)	Maureen Carroll, NSTAR

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
NSTAR requests permission to install approximately 5 feet of conduit at Pole 391/9 on Woodbine Circle, Needham. This work is necessary to provide electric service for a new home at 88 Woodbine Circle, Needham. The Department of Public Works has approved this petition, based on NSTAR's commitment to adhere to regulation that all conduit installed must be 3" schedule 40 minimum; and, that when buried, the conduit must be placed at 24" below grade to the top of the conduit.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
Suggested Motion: Move that the Board of Selectmen approve and sign a petition from NSTAR to install approximately 5 feet of conduit at Pole 391/9 on Woodbine Circle, Needham. This work is necessary to provide electric service for a new home at 88 Woodbine Circle, Needham.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) a. Letter of Application b. Petition c. Order d. Petition Plan e. Notice Sent to Abutters f. List of Abutters			



200 Calvary Street
Waltham, Massachusetts 02453

December 3, 2013

Board of Selectmen

Town Hall
1471 Highland Ave
Needham, MA 02192

RE: ^{to} ~~88~~ Woodbine Circle
Needham, MA
W.O. #1966198

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install approximately 5'± feet- conduit @ Pole 391/9 Woodbine Circle, Needham.

This work is necessary to provide electric service for new house @ #88 Woodbine Circle.

If you have any further questions, contact Maureen Carroll @ (617) 369-6421.
Your prompt attention to this matter would be greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "William D. Lemos".

William D. Lemos
Rights & Permits Supervisor

WDM/amw
Attachments

OK to
Proceed
Permit, Engg Dept.
12/27/13
OK R. B. [unclear]
DPW Director
12/27/13

**PETITION OF NSTAR ELECTRIC COMPANY FOR LOCATION FOR
CONDUITS
AND MANHOLES**

To the Board of Selectmen of the Town of NEEDHAM Massachusetts:

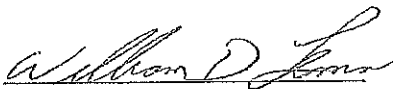
Respectfully represents NSTAR Electric Company a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the Board may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by A. Debenedictis Dated November 15, 2013, and filed herewith, under the following public way or ways of said Town:

Woodbine Circle - Westerly @ pole 391/9 approximately 20'± feet north of Fay Lane a distance of about 5'± feet - conduit

(WO. 1966198)

NSTAR ELECTRIC COMPANY

BY 
William D. Lemos
Rights & Permits, Supervisor

Dated this 3rd day of December 2013

Town of NEEDHAM Massachusetts

Received and filed _____ 2013



Revised NOTICE

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue, at 7:00 p.m. on January 14, 2014** upon petition of NSTAR dated **December 3, 2013** to install approximately 5 feet of conduit at Pole 391/9 on Woodbine Circle, Needham. This work is necessary to provide electric service for a new home at 88 ~~Central Avenue~~ **Woodbine Circle**, Needham. A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact NSTAR representative, Maureen Carroll at 617-369-6421.

Daniel P. Matthews
John A. Bulian
Maurice P. Handel
Matthew D. Borrelli
Marianne Cooley

BOARD OF SELECTMEN

Dated: December 31, 2013



200 Calvary Street
Waltham, Massachusetts 02453

December 6, 2013

Board of Selectmen
Town Hall
1471 Highland Ave
Needham, MA 02192

#30
RE: Webster Street
Needham, MA
W.O. #1963341

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install approximately 9'± feet of conduit at pole 2/5 on Webster Street, Needham.

This work is necessary to provide underground electric service for Building #1 and include 4 residential units @ #30, Webster Street.

Your prompt attention to this matter is appreciated. If you have any questions please call Maureen Carroll at (617) 369-6421.

Sincerely,

William D. Lemos (AW)

William D. Lemos-Supervisor
Rights & Permits

WDL/aw
Attachments

OK
to proceed
Tom, Eng. Dept.
12/11/13
OK R. Quinn
Deputy Director
12/11/13

PETITION OF NSTAR ELECTRIC COMPANY FOR LOCATION FOR
CONDUITS
AND MANHOLES

To the Board of Selectmen of the Town of NEEDHAM Massachusetts:

Respectfully represents NSTAR Electric Company a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the Board may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by A. Debenedictis Dated November 6, 2013, and filed herewith, under the following public way or ways of said Town:

Webster Street - Easterly @ pole 2/5 approximately 71'± feet north of Roscoe Street a distance of about 9'± feet - conduit

(WO.#1963341)

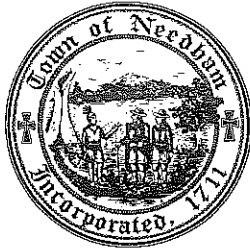
NSTAR ELECTRIC COMPANY

BY 
William D. Lemos
Rights & Permits, Supervisor

Dated this 3rd day of December 2013

Town of NEEDHAM Massachusetts

Received and filed _____ 2013



NOTICE

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue, at 7:00 p.m. on January 14, 2014** upon petition of NSTAR dated **December 6, 2013** to install approximately 9 feet of conduit at Pole 2/5 on Webster Street, Needham. This work is necessary to provide underground electric service for Building #1 and include four residential units at 30 Webster Street. A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact NSTAR representative, Maureen Carroll at 617-369-6421.

Daniel P. Matthews
John A. Bulian
Maurice P. Handel
Matthew D. Borrelli
Marianne Cooley

BOARD OF SELECTMEN

Dated: December 31, 2013



200 Calvary Street
Waltham, Massachusetts 02453

December 3, 2013

Board of Selectmen
Town Hall
1471 Highland Ave
Needham, MA 02192

RE: ³⁴ Webster Street
Needham, MA
W.O. #1963344

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install approximately 38'± feet of conduit at pole 2/4 on Webster Street, Needham.

This work is necessary to provide underground electric service for Building 2 and include 4 residential units @ #34, Webster Street.

Your prompt attention to this matter is appreciated. If you have any questions please call Maureen Carroll at (617) 369-6421.

Sincerely,

A handwritten signature in cursive script, reading "William D. Lemos".

William D. Lemos-Supervisor
Rights & Permits

WDL/aw
Attachments

on
to proceed
12/2/13
OK R.P. Maureen
Daw Director
12/27/13

PETITION OF NSTAR ELECTRIC COMPANY FOR LOCATION FOR
CONDUITS
AND MANHOLES

To the Board of Selectmen of the Town of NEEDHAM Massachusetts:

Respectfully represents NSTAR Electric Company a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the Board may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by A. Debenedictis Dated November 6, 2013, and filed herewith, under the following public way or ways of said Town:

Webster Street - Southerly @ pole 2/4 approximately 171'± feet north of Roscoe Street a distance of about 38'± feet - conduit

(WO. 1963344)

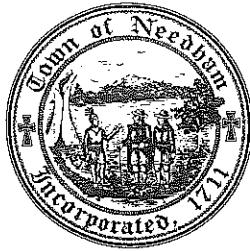
NSTAR ELECTRIC COMPANY

BY William D. Lemos
William D. Lemos
Rights & Permits, Supervisor

Dated this 3rd day of December 2013

Town of NEEDHAM Massachusetts

Received and filed _____ 2013



NOTICE

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue**, at **7:00 p.m. on January 14, 2014** upon petition of NSTAR dated **December 3, 2013** to install approximately 38 feet of conduit at Pole 2/4 on Webster Street, Needham. This work is necessary to provide underground electric service for Building #2 and include four residential units at 34 Webster Street. A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact NSTAR representative, Maureen Carroll at 617-369-6421.

Daniel P. Matthews
John A. Bulian
Maurice P. Handel
Matthew D. Borrelli
Marianne Cooley

BOARD OF SELECTMEN

Dated: December 31, 2013

Resolution Ensuring a Strong and Productive Role for Cities, Towns and Community Residents To Promote and Ensure Effective Land Use and Housing Policies [Continued from previous page]

- In order to recognize the diversity of municipalities across the Commonwealth, state guidelines for infrastructure projects should incorporate contextual design standards rather than mandating fixed guidelines irrespective of local needs;
- The state should strengthen incentives for new housing production and for the renovation of existing structures to create housing, such as the Massachusetts Historic Rehabilitation Tax Credit, which encourages the adaptive re-use of existing buildings to meet current and future housing demand;
- The state should complement local participation in opt-in initiatives to expedite development, such as expedited permitting in priority development districts under Chapter 43D, with a parallel process to expedite and streamline all requisite state permits necessary for the progression of that development;
- The state should provide technical assistance and dedicated planning and zoning funds to allow all cities and towns to prepare, adopt and revise their local land use controls, as well as to examine land use changes to allow for sustainable development consistent with modern demands as well as local plans and needs; and

It is further resolved that a copy of this resolution shall be provided to the Governor and members of the General Court of the Commonwealth. ❖

BOARD OF SELECTMEN

* MINUTES *

November 19, 2013

7:00 p.m. A special meeting of the Board of Selectmen was convened by Chairman Daniel Matthews at the Needham Town Hall. Present were, Mr. John Bulian, Mr. Maurice Handel, Mr. Matthew Borrelli, Ms. Marianne Cooley, Town Manager Kate Fitzpatrick, Assistant Town Manager David Davison, and Special Counsel Jay Talerman.

Motion: Mr. Handel moved that the Board of Selectmen vote to enter into ~~Executive Session under Exception 3 - to discuss strategy with respect to collective bargaining or litigation, if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the chair so declares, not to return to open session prior to adjournment.~~ The Chair so declared. **Second:** Mr. Borrelli. Mr. Matthews polled the Board. **Unanimously approved 5-0.**

Note: the meeting was adjourned at 8:25 p.m.

