

BOARD OF SELECTMEN

September 10, 2014

Needham Town Hall

Revised Agenda

	6:00	Executive Session Exception #6
1.	7:00	Introduction of Fire Fighters • Fire Chief Paul Buckley • Neil Sullivan • Nicholas Giorgio • Mathew Orzechowski
2.	7:00	Public Hearing: NSTAR / Charles River Street
3.	7:00	Public Hearing: NSTAR / Garden Street
4.	7:00	Public Hearing: Last Mile Solutions / First Avenue
5.	7:15	Needham Heights Permit Parking Public Hearing
6.	7:30	Solarize Needham Update • Michael Greis, GreenNeedham
7.	7:40	Sewer Rate Relief Application • Dave Davison, ATM/Director of Finance • Evelyn Poness, Treasurer
8.	7:45	FY2015 Assessment Preview • Chip Davis, Assessor • Dave Davison, ATM/Director of Finance
9.	8:00	Town Manager • Open Special Town Meeting Warrant • Approve Road Event Policy • Acceptance of Private Ways Policy • Acceptance of Town of Needham Regulations for the Sale of Alcohol Beverages
10.	8:20	Board Discussion • Buffer Zone Legislation • Committee Reports

APPOINTMENTS

1.	Conservation Commission	Cory D. Rhoades (term expires 6/30/2017)
2.	Council on Aging	Penny Grossman (term expires 6/30/2017)
3.	Solid Waste Recycling/Advisory Committee	David Ecsedy (term expires 6/30/2017)

CONSENT AGENDA *=Backup attached

1.*	Ratify a request for a Special One Day All Alcoholic Beverages license from Stephen Pitocchelli of the Village Club to host a 50 th Birthday party that was held on September 6, 2014. The event was from 6:00 p.m. to 11:00 p.m. and was held at The Village Club, 83 Morton Street, Needham.
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2.*	Approve a Special One Day All Alcoholic Beverages license from Stephen Pitocchelli of the Village Club to host its MDA fundraiser on September 28, 2014 from 12:00 p.m. to 11:30 p.m. The event will be held at the Village Club, 83 Morton Street, Needham.				
3.*	Approve Executive Session minutes and Open Session minutes from August 19, 2014.				
4.*	Approve a request from Amy Perna of The Walker School to have a “Walk/Run for Walker” event on Sunday, October 5, 2014 from 10:00 a.m. to 11:00 a.m. Walkers/Runners will participate in either a one mile or three mile walk/run through town. The route of the race has been approved by the following departments: DPW, Police, Fire, and Park and Recreation.				
5.	Accept the following donation made to the Needham Off Leash Dog area: \$150 Millie Smith				
6.*	Approve a request from Darren Bean, President of Warrior Thunder Foundation, to have a portion of its motorcycle ride go through Needham on Saturday, September 13, 2014 at 12:00 p.m. The route of the motorcycle ride has been approved by the following departments: DPW, Police, Fire, and Park and Recreation.				
7.*	Approve a request from Elizabeth Hay of Barre3 to hold its “Barre3 in the Park” event in the Town Common on Sunday, September 21, 2014 from 10:00 a.m. to 11:00 a.m. Event has a rain date of September 28, 2014. This event has been approved by the Police and DPW.				
8.	Grant permission for the following residents to hold a Block Party:				
Name	Address	Party Location	Party Date	Party Rain Date	Time
Ratify: Sara Mack	71 Fuller Brook Avenue	Fuller Brook Avenue	9/6/2014	9/7/2014	3-9 pm
Julie Middleton	74 Henderson	Corner of Miller St and Henderson St	9/20/2014		3-10 pm
Jennifer Steinberg	42 Park Avenue	Park Avenue	9/13/2014	9/14/2014	2-8 pm
Ratify: Stacey Keenan	30 North Hill Avenue	Fuller Brook Road	9/6/2014		3-10 pm
Christine Holland	102 Newell Avenue	Newell/Lewis/Prospect	9/13/2014		5-9 pm
Ratify:Colby Bruno	69 Plymouth Rd	Plymouth Road	9/7/2014		3-7 pm
Kara Collin	57 Broad Meadow Road	Broad Meadow between Bird and Cogswell Ct	9/21/2014	9/28/2014	12-8 pm
Stephanie Arendell	41 Kimball Street	Grant Street between Kimball and School	9/13/2014	9/14/2014	3-8 pm
Dana Finizio	74 Washington Avenue	Washington Avenue	9/28/2014	10/5/2014	4-8pm
Heidi Wiesel	46 Ware Road	Ware Road-in front of 67 Ware	9/20/2014		3-9pm

Sally Wade	29 Thorpe Rd	Thorpe Road	9/13/2014		3-10pm
Rhonda Silva	7 Berkshire Road	34 Berkshire Road	9/27/2014		3-6pm
Carolyn Guttilla	64 Dartmouth Avenue	Outside of 64 Dartmouth Ave	9/14/2014	9/21/2014	4:30-6:30pm
Jill Oetheimer	75 Coolidge Avenue	Coolidge Avenue	9/14/2014	9/21/2014	4-7:30pm
Claudette Shea	107 Grosvenor Road	Grosvenor Road	9/20/2014	9/27/2014	3-9pm
Kate Daeley	61 Kenny St.	Lois Lane & Barbara Road	9/13/2014	9/14/2014	3-8pm
Elisa Fredrick	29 Needhamdale Road	Green Street & Needhamdale Road	9/14/2014		4-9pm
James Rochford	74 Rolling Lane	Rolling Lane	9/20/2014	9/27/2014	1-7pm
Judith Gragg	115 Dawson Drive	Dawson Drive	9/21/2014	9/28/2014	4-7pm



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

MEETING DATE: 9/10/2014

Agenda Item	Introduction of Firefighters
Presenter(s)	Paul Buckley, Fire Chief

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Chief Buckley will introduce newly appointed Firefighters Neil Sullivan, Nicholas Giorgio, and Matthew Orzechowski.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Resumes/applications for three Firefighters.			



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

MEETING DATE: 09/10/2014

Agenda Item	Public Hearing – NSTAR Petition for Charles River Street
Presenter(s)	Chris Cosby, NSTAR

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
NSTAR requests permission to install approximately 149 feet of conduit from poles 10/63 and 10/64 on Charles River Street, Needham. This work is necessary to provide underground electric service for a new eight house subdivision located within Belle Lane, 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
<u>Suggested Motion:</u> Move that the Board of Selectmen approve and sign a petition from NSTAR to install approximately 149 feet of conduit from poles 10/63 and 10/64 on Charles River Street, Needham. This work is necessary to provide underground electric service for a new eight house subdivision located within Belle Lane, 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

August 6, 2014

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

RE: Charles River Street.
Needham, MA
W.O. #1990749

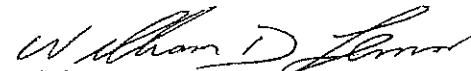
Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install 149 feet of conduit from poles 10/63 and 10/64 Charles River Street, Needham

This work is necessary to provide underground electric service for a new eight (8) house subdivision located within Belle Lane.

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

Very truly yours


William D. Lemos, Supervisor
Rights and permits

OK to
proceed
Mr. DPW Engineering
8/20/14
OK Rpm, DPW Director
8/21/14

WDL/la
Attachments

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

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

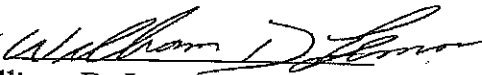
Respectfully represents **NSTAR Electric Company** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

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 July 24, 2014**, and filed herewith, under the following public way or ways of said Town:

Charles River Street – easterly from pole 10/64 approxiamtely 53 feet west of Belle Lane thence turning and running southerly a distance of about 142 feet conduit

**Charles River Street – southerly from pole 10/63 opposite Belle Lane a distance of about 9 feet conduit
(WO: 1990749)**

NSTAR ELECTRIC COMPANY

BY 
William D. Lemos
Rights & Permits, Supervisor

Dated this 6th day of August 2014

Town of **NEEDHAM** Massachusetts

Received and filed _____ 2014.

**ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
Town of NEEDHAM**

WHEREAS, **NSTAR ELECTRIC COMPANY** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the Town thereafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NSTAR ELECTRIC COMPANY** be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said Town:

**Charles River Street – easterly from pole 10/64 approxiamtely 53 feet
west of Belle Lane thence turning and running southerly
distance of about 142 feet conduit**

**Charles River Street - southerly from pole 10/63 opposite Belle Lane a distance of about 9 feet
conduit**

WO: (1990749)

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by **A.Debenedictis, Dated July 24, 2014**, on the file with said petition.
2. Said shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. Company All work shall be done to the satisfaction of the Board of Selectmen or such officer or officers as it may appoint to supervise the work.

1	_____	
2	_____	Board of Selectmen
3	_____	the Town of
4	_____	NEEDHAM
5	_____	

CERTIFICATE

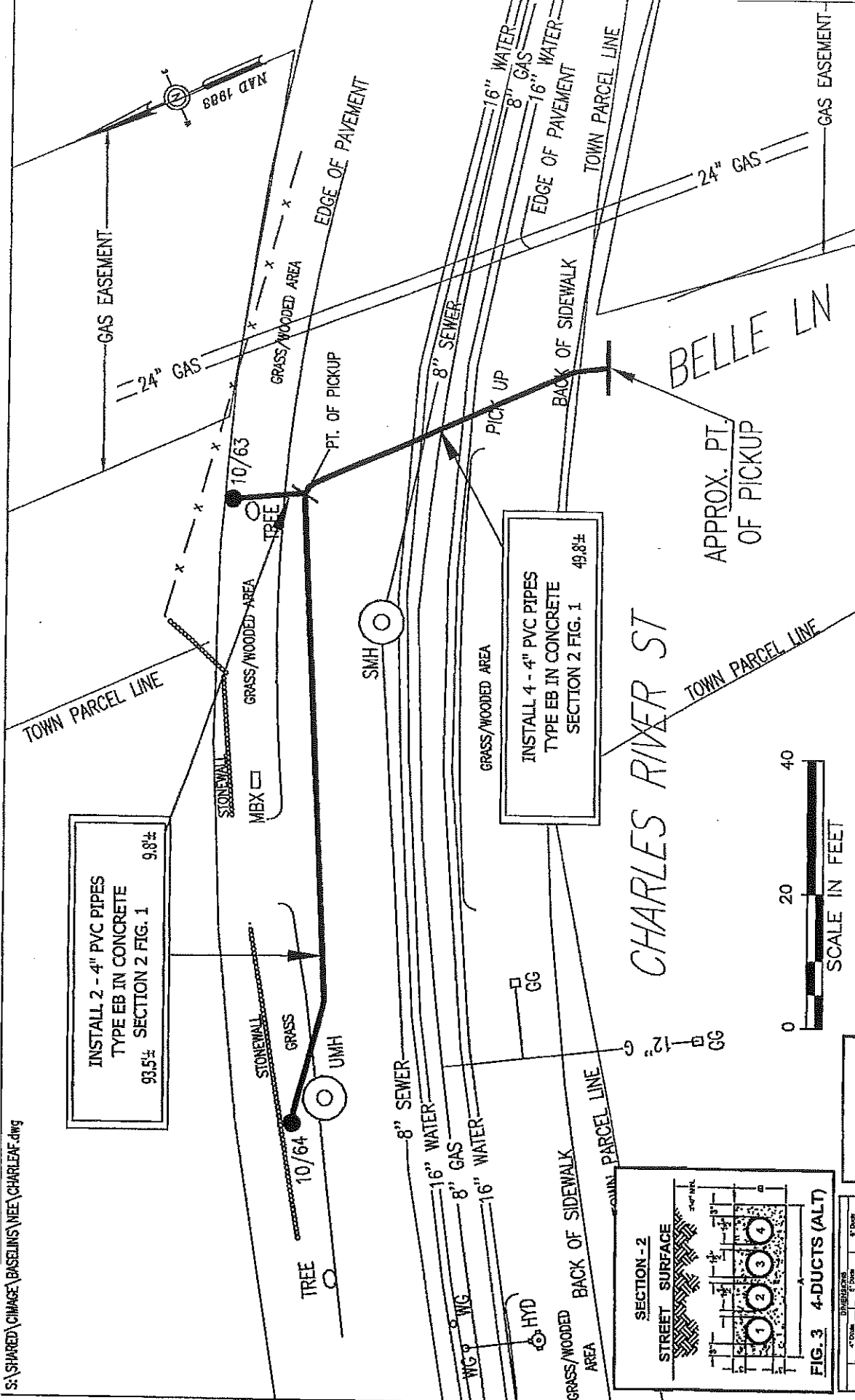
We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit: after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the Selectmen to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the _____ day of _____ 2014 at _____ in said Town.

1	_____	
2	_____	Board of Selectmen
3	_____	the Town of
4	_____	NEEDHAM
5	_____	

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **Board of Selectmen** of the Town of **NEEDHAM**, Masssachusetts, duly adopted on the _____ day of _____, 2014 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the Town of **NEEDHAM**, Massachusetts



SECTION -2
STREET SURFACE

FIG. 3 4-DUCTS (ALT)

NO.	DATE	BY	REVISION
1	10/14/14	WEE	1.00
2	10/14/14	WEE	1.01
3	10/14/14	WEE	1.02
4	10/14/14	WEE	1.03
5	10/14/14	WEE	1.04
6	10/14/14	WEE	1.05
7	10/14/14	WEE	1.06
8	10/14/14	WEE	1.07
9	10/14/14	WEE	1.08
10	10/14/14	WEE	1.09
11	10/14/14	WEE	1.10
12	10/14/14	WEE	1.11
13	10/14/14	WEE	1.12
14	10/14/14	WEE	1.13
15	10/14/14	WEE	1.14
16	10/14/14	WEE	1.15

SECTION -2
STREET SURFACE

FIG. 1 2-DUCTS

MASS. LAW
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

NSSTAR ELECTRIC
A Needham Terra Company
1103 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125
Plan of CHARLES RIVER ST. & BELLE LN, NEEDHAM

C# 128-14
Ward #
Work Order # 1980749
Surveyed by: LM/PR
Research by: LM
Plotted by: JF
Proposed Structures: NA
Approved: A DEBENEDICTIS
P#

Showing PROPOSED CONDUIT LOCATIONS

Scale 1"=20'
Date JULY 24, 2014
SHEET 1 of 1



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 September 10, 2014** upon petition of NSTAR dated **August 6, 2014** to install approximately 149 feet of conduit from poles 10/63 and 10/64 Charles River Street, Needham. This work is necessary to provide underground electric service for a new eight (8) house subdivision located within Belle Lane, 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.

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

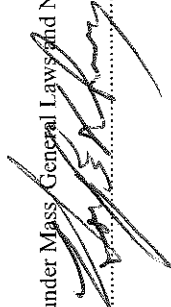
BOARD OF SELECTMEN

Dated: August 25, 2014

BELLE LANE SUB-DIV

PARCEL ID	St No.	Street	Owner Names	Owner Address	Mailing Address		
					OWNER CITY	State	OWNER ZIP
199/221.0-0011-00000.0	569	CHARLES RIVER ST	GRIMM, F. JEROME & GRIMM, NOEL M.	569 CHARLES RIVER ST	NEEDHAM	MA	02492
199/221.0-0012-00000.0	12	PHEASANT LANDING RD	CASBY, MARK W. & CASBY, JOAN H.	12 PHEASANT LANDING	NEEDHAM	MA	02492
199/305.0-0001-00000.0	16	WHITMAN RD	GALLAGHER, JOHN H., JR, TR & GALLAGHER, CECILIA, TR	16 WHITMAN RD	NEEDHAM	MA	02492
199/305.0-0020-00000.0	534	CHARLES RIVER ST	ABRISHAMIAN, RAMIN & ABRISHAMIAN, DIANA V. GARCIA M. DE	534 CHARLES RIVER ST	NEEDHAM	MA	02492
199/305.0-0022-00000.0	590	CHARLES RIVER ST	VON DER GOLTZ, H.J. & BELLE C. C/O ELDER, GAFFEY & PAINE P.C	171 LOCKE DR.	MARLBOROUGH	MA	01752
199/305.0-0023-00000.0	0	CHARLES RIVER ST	GAFFEY, RICHARD J., C/O GAFFEY, RICHARD, GAFFEY & PAINE, P.C	171 LOCKE DR	MARLBOROUGH	MA	01752
199/305.0-0024-00000.0	570	CHARLES RIVER ST	NSTAR GAS COMPANY	P O BOX 270	HARTFORD	CT	061410270
199/306.0-0001-00000.0	463	CHARLES RIVER ST	TOWN OF NEEDHAM RIDGE HILL	1471 HIGHLAND AVE	NEEDHAM	MA	02492

Certified as list of parties in interest under Mass General Laws and Needham Zoning By-Law, to the Best of our knowledge
For the Needham Board of Assessors.....





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

MEETING DATE: 09/10/2014

Agenda Item	Public Hearing – NSTAR Petition for Garden Street
Presenter(s)	Chris Cosby, NSTAR

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
NSTAR requests permission to install approximately 7 feet of conduit at pole 33/7 on Garden Street, Needham. This work is necessary to provide underground electric service for a new office building located at 214 Garden Street, 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
<u>Suggested Motion:</u> Move that the Board of Selectmen approve and sign a petition from NSTAR to install approximately 7 feet of conduit at pole 33/7 on Garden Street, Needham. This work is necessary to provide underground electric service for a new office building located at 214 Garden Street, 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

August 13, 2014

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

214
RE: Garden Street
Needham, MA
W.O. #1999720

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 7 feet of conduit from pole 33/7.

This work is necessary to provide underground electric service for a new office building located at 214 Garden Street, Needham, Ma.

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

Very truly yours

A handwritten signature in dark ink, appearing to read "William D. Lemos".

William D. Lemos, Supervisor
Rights & Permits

WDL/la
Attachments

OK to
proceed
Jm
8/20/14
OK Rpm
DPW Director
8/21/14
DPW Engineering

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

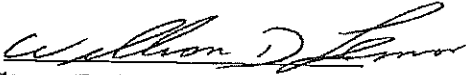
To the **Board of Selectmen** of the Town of **NEEDHAM** Massachusetts:

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 **August 8, 2014**, and filed herewith, under the following public way or ways of said Town:

**Garden Street - Southeasterly, from pole 33/7 approximately 270 feet South of
May Street, a distance of about 7 feet - conduit .
(WO. 1999720)**

NSTAR ELECTRIC COMPANY

BY 
William D. Lemos
Rights & Permits, Supervisor

Dated this 13th day of August, 2014

Town of **NEEDHAM** Massachusetts

Received and filed _____ 2014

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
Town of NEEDHAM

WHEREAS, **NSTAR ELECTRIC COMPANY** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the Town thereafter specified, and notice has been given and a hearing held on said petition as provided by law,

It is ORDERED that **NSTAR ELECTRIC COMPANY** be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said Town:

Garden Street - Southeasterly, from pole 33/7 approximately 270 feet South of May Street, a distance of about 7 feet - conduit.
(WO. 1999720)

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by **A. Debenedictis, Dated August 8, 2014**, on the file with said petition.
2. Said shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. Company All work shall be done to the satisfaction of the Board of Selectmen or such officer or officers as it may appoint to supervise the work.

1	_____	
2	_____	Board of Selectmen
3	_____	the Town of
4	_____	NEEDHAM
5	_____	

CERTIFICATE

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit:-after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the Selectmen to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the _____ day of _____ 2014 at _____ in said Town.

1	_____	
2	_____	Board of Selectmen
3	_____	the Town of
4	_____	NEEDHAM
5	_____	

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **Board of Selectmen** of the Town of **NEEDHAM**, Masssachusetts, duly adopted on the _____ day of _____, 2014 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the Town of **NEEDHAM**, Massachusetts

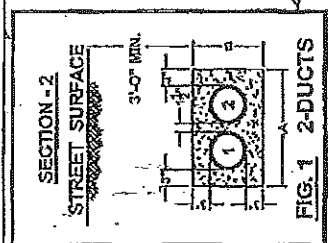
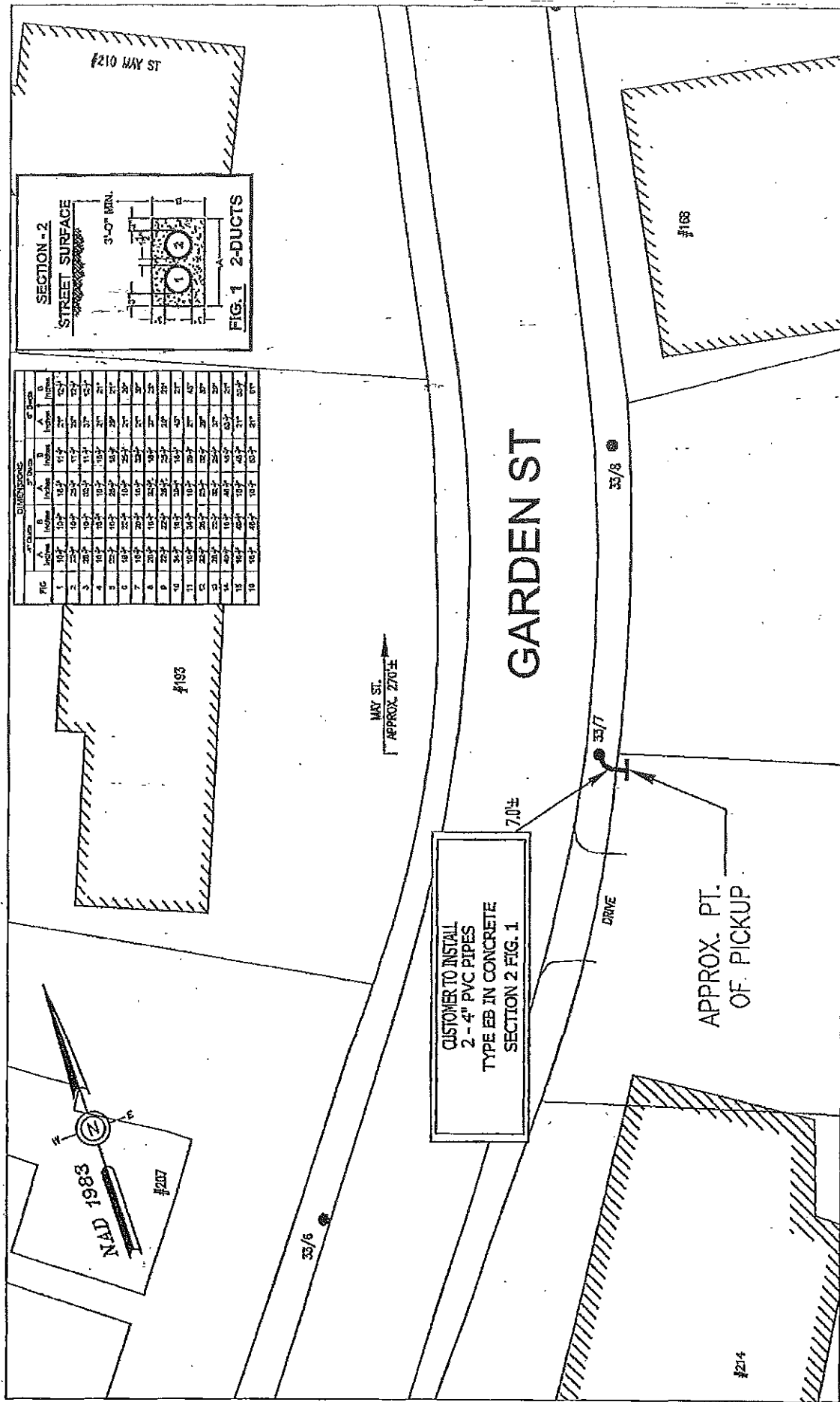


FIG.	CONDUITS				C. SIZES			
	A	B	C	D	A	B	C	D
1	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
2	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
3	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
4	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
5	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
6	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
7	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
8	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
9	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
10	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
11	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
12	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
13	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
14	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
15	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
16	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"

MASS. LAW
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION. NEITHER NSTAR ELECTRIC COMPANY, NSTAR GAS COMPANY NOR ITS PRESENT, AFFILIATE, OFFICERS, EMPLOYEES, SHAREHOLDERS, EMPLOYEES OR AGENTS (COLLECTIVELY THE "NSTAR COMPANY") SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE NSTAR COMPANY DISCLAIMS ANY AND ALL WARRANTIES, RELEASE, INDEMNIFY AND HOLD THE NSTAR COMPANY HARMLESS FROM ANY SUCH LOSS OR INJURY.

THE INFORMATION MAY NOT REPRESENT A SURVEY, AND NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE INFORMATION. IF ANY USER OF THIS INFORMATION WISHES TO OBTAIN A SURVEY, THE USER SHOULD OBTAIN A SURVEY FROM A LICENSED SURVEYOR. THE NSTAR COMPANY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION OR USE THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROVIDED.

NSSTAR ELECTRIC
A Northeast Utilities Company
1100 MASSACHUSETTS AVE. DORCHESTER, MASS. 02123

Plan of GARDEN STREET

NEEDHAM

Showing PROPOSED CONDUIT LOCATION

Proposed Structures: PDM

Approved: A DEBENEDICTIS

Scale 1"=30'

Date 8/8/14

SHEET 1 of 1

SCALE IN FEET

CH#

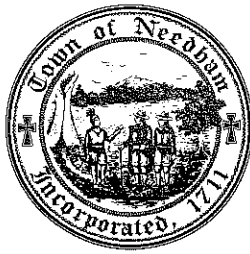
Ward #

Work Order # 1999720

Surveyed by:

Research by: LM

Plotted by: LM



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 September 10, 2014** upon petition of NSTAR dated **August 13, 2014** to install approximately 7 feet of conduit at pole 33/7 Garden Street, Needham. This work is necessary to provide underground electric service for a new office building located at 214 Garden Street, 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.

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

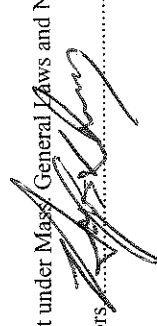
BOARD OF SELECTMEN

Dated: August 25, 2014

214 GARDEN ST

<u>PARCEL ID</u>	<u>St No.</u>	<u>Street</u>	<u>Owner Names</u>	<u>Owner Address</u>	<u>Mailing Address</u>		
					<u>OWNER</u>	<u>CITY</u>	<u>State</u>
199/051.0-0020-0000.0	214	GARDEN ST	EATON SQUARE REALTY LLC	1063 GREAT PLAIN AVE	NEEDHAM	NEEDHAM	MA
199/051.0-0021-0000.0	0	GARDEN ST	EATON SQUARE REALTY LLC	1063 GREAT PLAIN AVE	NEEDHAM	NEEDHAM	MA
199/051.0-0022-0000.0	0	GARDEN ST	THE NEEDHAM BANK ATTN: ACCOUNTING DEPARTMENT	1063 GREAT PLAIN AVE	NEEDHAM	NEEDHAM	MA
199/051.0-0023-0000.0	168	GARDEN ST	TFS FRANCHISE CORPORATION REAL ESTATE DEPARTMENT	14 HOWARD ST - R E DEPT	ROCKLAND	ROCKLAND	MA
199/051.0-0024-0000.0	210	MAY ST	SHANKAR, VIDYA C/O SHANKAR, VIDYA & HAMLIN, DANIEL M.	210 MAY ST	NEEDHAM	NEEDHAM	MA
199/051.0-0029-0000.0	193	GARDEN ST	HORRIGAN, BRIAN R. & HORRIGAN, CERREDWYN HARPER	193 GARDEN STREET	NEEDHAM	NEEDHAM	MA
199/051.0-0030-0000.0	207	GARDEN ST	BROWNE-WHITNEY, LLC	8 BONWOOD RD	NEEDHAM	NEEDHAM	MA
199/051.0-0032-0000.0	229	GARDEN ST	CLAFIN, BRUCE B. & JEAN E. CLAFIN GARDEN TRUST	229 GARDEN ST	NEEDHAM	NEEDHAM	MA
199/051.0-0033-0000.0	235	GARDEN ST	GOOD SHEPHERD CHRISTIAN FELLOWSHIP,	754 GREENDALE AVE	NEEDHAM	NEEDHAM	MA
199/051.0-0086-0000.0	1063	GREAT PLAIN AVE	NEEDHAM BANK ATTN: ACCOUNTING DEPARTMENT	1063 GREAT PLAIN AVE	NEEDHAM	NEEDHAM	MA

Certified as list of parties in interest under Mass General Laws and Needham Zoning By-LAW, to the Best of our knowledge
For the Needham Board of Assessors





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

MEETING DATE: 05/13/2014

Agenda Item	Public Hearing – Last Mile Solutions Petition for First Avenue
Presenter(s)	Jake McAdoo, Last Mile Solutions, LCC Fred York, Phoenix Communications

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Last Mile Solutions requests permission to lay and maintain underground conduits and hand holes, with cables placed therein, under the surface of the following public way or ways in two separate locations: 1.) The first underground conduit layout would start in vzmh#39/172-2 A Street, down A street and First Avenue towards B Street to #400 for an approximate distance of 675’. 2.) The second underground conduit layout would start at vzmh3920A, cross First Avenue to #400 for an approximate distance of 65’. This work is necessary to provide a fiber optic circuit to TripAdvisor. Phoenix Communications is their preferred contractor for this work and they have filed a bond with the Town of Needham for this construction. The Department of Public Works has approved this petition, based on Last Mile Solutions’ 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 Last Mile Solutions to lay and maintain underground conduits and hand holes, with cables placed therein, under the surface of the following public way or ways in two separate locations:

1.) The first underground conduit layout would start in vzmh#39/172-2 A Street, down A street and First Avenue towards B Street to #400 for an approximate distance of 675’.

2.) The second underground conduit layout would start at vzmh3920A, cross First Avenue to #400 for an approximate distance of 65’.

This work is necessary to provide a fiber optic circuit to TripAdvisor. Phoenix Communications is their preferred contractor for this work and they have filed a bond with the Town of Needham for this construction.



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

3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) a. Letter of Application b. Order c. Petition Plan d. Notice Sent to Abutters e. List of Abutters			



08-08-2014

Petition for Conduit Installation

Town of Needham

Board of Selectman

Last Mile Solutions LCC requests permission to lay and maintain underground conduits with cables placed therein under the surface of the following public way or ways in two separate locations:

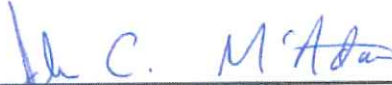
The first underground conduit layout would start in vzmh#39/172-2 A Street. We would request to trench down A St and down First Ave towards B Street to #400 First Ave for an approximate distance of 675'. Last Mile Solutions requests to place (1) 4" sch40 PVC conduit concrete encased. We will be providing Tripadvisor with a fiber optic circuit. This construction is expected to be completed in 7 days.

The second underground conduit layout would start at vzmh39/20A. We will be crossing First Ave to #400. Last Mile Solutions is requesting to place approximately 65' of (1) 4" sch40 PVC conduit concrete encased. We will be providing Tripadvisor with a fiber optic circuit. This construction is expected to be completed in 1 day

We will have 2 Needham Police Officer details onsite for traffic control and pedestrian travel. The trench will conform to the Town of Needham's standards with 24" of cover along with the proper compaction. Phoenix Communications is our preferred contractor for this work. Phoenix has filed a bond in the town.

Please see enclosed plan Numbered 13171LMS-JD-~~13~~^B
Showing location of conduit to be constructed is filed herewith

Last Mile Solutions, LCC



Jake McAdoo
Project Manager
Last Mile Solutions, LCC
Shrewsbury, MA 01545
518-817-3331

25 Bowditch Street, Shrewsbury, MA

508-925-8576 x204

www.lmilesolutions.com

OK to
Proceed
8/20/14
OK R.P.M.
DPW Director
8/21/14

Town of Needham
Board of Selectman

08-29-2014

After filing and completing all applicable requirements which include, a hearing, applications and fees and all pertinent paper work, the Town of Needham, MA Board of Selectmen authorizes Last Mile Solutions, LCC to proceed with the proposed conduit layout work. This work is briefly described below:

The first underground conduit layout would start in vzmh#39/172-2A Street. We will trench down A St and down First Ave towards B Street to #400 for an approximate distance of 675' . Last Mile Solutions will place (1) 4" sch40 PVC conduit concrete encased.

The second underground conduit layout would start at vzmh39/20A. We will be crossing First Ave to #400 .Last Mile Solutions will place approximately 65' of (1)4" sch40 PVC conduit concrete encased.

Last Mile Solutions LCC is granted permission to lay and maintain underground conduits and with cables placed therein under the surface of the following public way or ways in these two locations:

Last Mile Solutions, LCC thanks the Board of Selectmen and the Town of Needham for granting us permission to complete the above described work.

Town of Needham Chairman Of the Board of Selectman



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 September 10, 2014** upon petition of Last Mile Solutions dated **August 8, 2014** to install underground conduit in two locations:

The first underground conduit layout would start in vzmh#39/172-2 A Street, down A street and First Ave towards B street to #400 for an approximate distance of 675'.

The second underground conduit layout would start at vzmh3920A, cross First Ave to #400 for an approximate distance of 65'.

This work is necessary to provide a fiber optic circuit to TripAdvisor. Phoenix Communications is the preferred contractor for this work. Phoenix has filed a bond in the Town. A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact Last Mile Solutions Project Manager, Jake McAdoo at 518-817-3331.

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

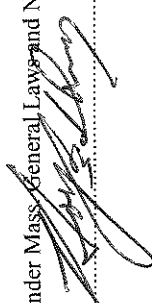
BOARD OF SELECTMEN

Dated: August 25, 2014

400 FIRST AVE

<u>PARCEL ID</u>	<u>St No.</u>	<u>Street</u>	<u>Owner Names</u>	<u>Owner Address</u>	<u>Mailing Address</u>		
					<u>OWNER CITY</u>	<u>State</u>	<u>OWNER ZIP</u>
199/001.0-9999-9999.0	0	ROUTE 128	COMMONWEALTH OF MASSACHUSETTS DEPT. OF PUBLIC WORKS - MDC	10 PARK PLAZA	BOSTON	MA	02116
199/300.0-0014-0000.0	9	B ST	COCA COLA REFRESHMENTS C/O PROPERTY TAX DEPT, NAT II	PO BOX 1734	ATLANTA	GA	30301
199/300.0-0028-0000.0	37	A ST	NORMANDY GAP-V DEVELOPMENT NEEDHAM LLC	53 MAPLE AVE	MORRISTOWN	NJ	07960-5219
199/300.0-0030-0000.0	300	FIRST AVE	300 FIRST AVE REALTY LLC	60 WELLS AVE SUITE 100	NEWTON	MA	02459
199/300.0-0031-0000.0	250	FIRST AVE	NEEDHAM DEVELOPMENT CORP TR C/O FIRST NEEDHAM DE, LLC	250 FIRST AVE- STE 200	NEEDHAM	MA	02494-2805
199/300.0-0047-0000.0	200	FIRST AVE	200 FIRST AVENUE, LLC C/O NA-BOS 2001 LLC	125 SUMMER ST SUITE 1800	BOSTON	MA	02110
199/300.0-0048-0000.0	195	FIRST AVE	197 FIRST AVENUE, LLC C/O MARIC, INC.	197 FIRST AVE., STE 300	NEEDHAM	MA	02494-2874

Certified as list of parties in interest under Mass General Laws and Needham Zoning By-Law, to the Best of our knowledge
For the Needham Board of Assessors





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

MEETING DATE: 9/10/2014

Agenda Item	Public Hearing on a Proposed Needham Heights Permit Parking Program
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The Board of Selectmen will hold a public hearing regarding the possibility of creating a Needham Heights Permit Parking program. The Board will invite public comment.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Public Hearing Notice b. DRAFT Rules & Regulations for Needham Heights Permit Parking Program			



Office of the
TOWN MANAGER

TOWN OF NEEDHAM

TOWN HALL
Needham, MA 02492-2669

TEL: (781) 455-7500

FAX: (781) 449-4569

TDD: (781) 455-7558

Public Hearing on the Proposed Needham Heights Parking Permit Program

The Board of Selectmen will hold a public hearing regarding a proposed permit parking program for businesses located in the Needham Heights area of Town. Similar to the Downtown Parking Permit Program, the Heights Parking Permit Program will allow businesses located in the designated area to purchase parking permits for their employees. The proposed permit parking area includes the southerly direction of Highland Avenue between Mellen and Morton Streets and an area in the Mark Lee parking lot.

The hearing will be held on Wednesday, September 10, 2014 at 7:00 pm at the Needham Town Hall, 1471 Highland Avenue, Needham.

The Board of Selectmen invites all residents and interested parties to attend and provide input for this proposed parking permit program. Written comments may also be submitted to the Board of Selectmen, c/o Needham Town Hall, 1471 Highland Avenue, Needham, MA or by email to selectmen@needhamma.gov.

**TOWN OF NEEDHAM
NEEDHAM HEIGHTS
PERMIT PARKING PROGRAM**

RULES AND REGULATIONS

1. Permits may be purchased by any **employer** located in the Needham Heights area defined below and as shown on attached map.

Highland Avenue: From Hunnewell Street to Morton Street.

Hunnewell Street: From Hillside Avenue to West Street.

Hillside Avenue: From Hunnewell Street to West Street.

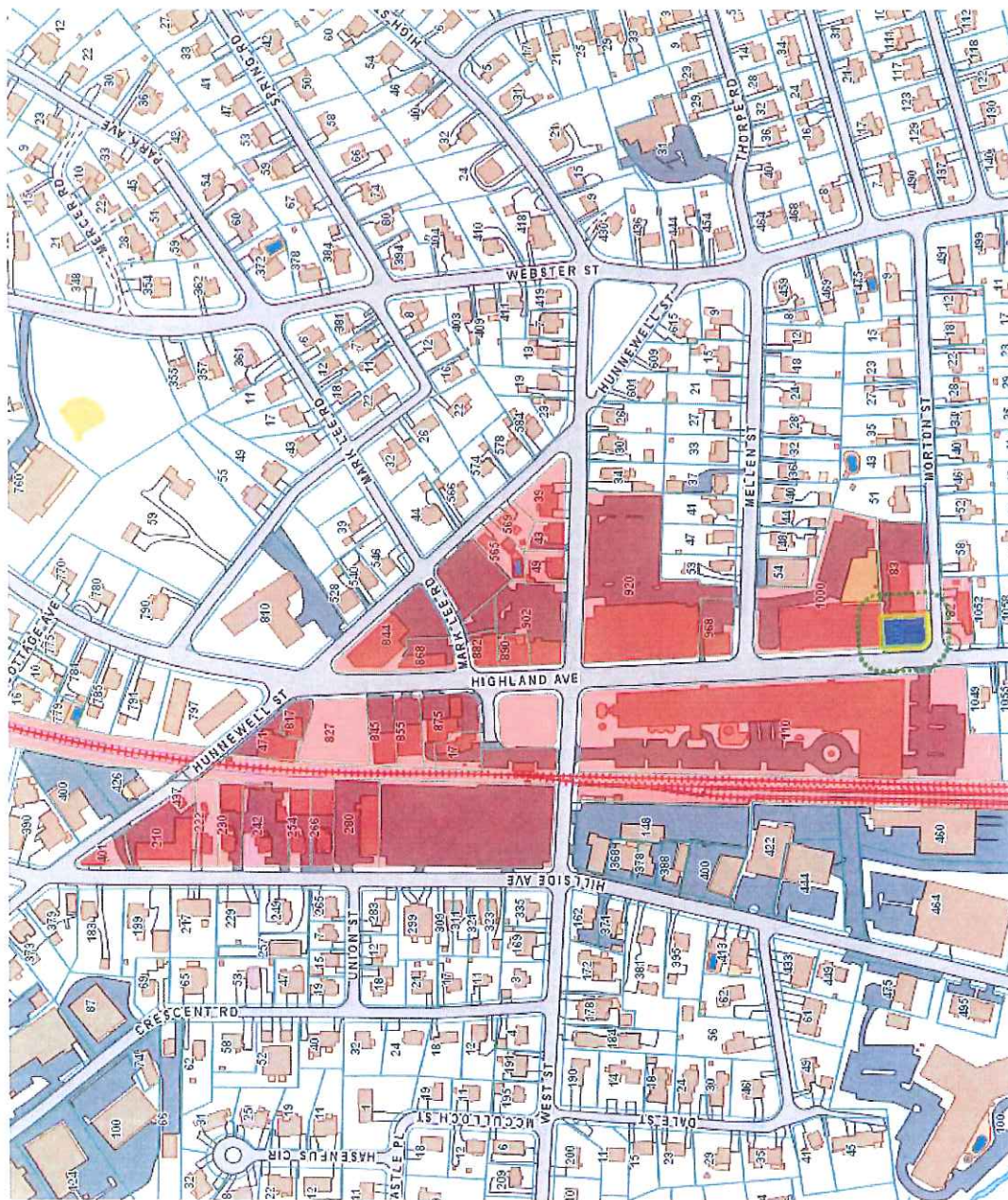
West Street: From the intersection with Hillside Avenue to the intersection with Hunnewell Street.

Mark Lee Road: From Highland Avenue to Hunnewell Street.

2. A qualified employer may request as many permits as it needs for its employees, but the Town of Needham reserves the right to limit the number of permits issued.
3. Permits may be transferred between vehicles.
4. The annual permit is valid for the period May 1st to April 30th.
5. The tentative locations of the permitted parking spots for the Needham Heights Parking Program are:

Southerly direction of Highland Avenue between Mellen and Morton Streets
Marked area within the Mark Lee parking lot
6. The Needham Heights Parking Permits are NOT valid in the downtown parking lots; conversely the Downtown parking permits are NOT valid in the Heights designated permitted parking areas.
7. Permit fee Schedule:

2014	\$125
2015	\$165
2016	\$200
8. Permit hours are applicable between the hours of 8 a.m. and 2 p.m. Monday through Friday.





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

MEETING DATE: 9/10/2014

Agenda Item	Solarize Needham Update
Presenter(s)	Michael Greis, Chair, Green Needham

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	Michael Greis will update the Board on the status of the Solarize Needham program, which officially ended on June 30, 2014, but is still a very active program.		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO



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

MEETING DATE: 09/10/2014

Agenda Item	Sewer Rate Relief Application
Presenter(s)	Kate Fitzpatrick, Town Manager David Davison, Assistant Town Manger/Finance Evelyn Poness, Town Treasurer/Collector

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
History of the State's sewer rate relief program and the steps required to apply for the funds. The Board will need to execute the application if the Board votes to apply for the funds.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
Suggested Motion: Move that the Board of Selectmen approve and execute the FY2015 Sewer Rate Relief Application.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) a. Completed Application			

dbd 09/03/2014

Massachusetts Department of Revenue Division of Local Services
COMMONWEALTH SEWER RATE RELIEF FUND

APPLICATION FOR FY2015 DISTRIBUTION

Needham

~~City/Town/District/Authority~~

A. RECORD OF ELIGIBLE INDEBTEDNESS:

List permanent debt issued for **more than five years** (i.e., do not list bond anticipation notes) **on or after January 1, 1990** wholly or in substantial part to finance or refinance the costs of planning, design, or construction of any water pollution control project or part thereof **required to meet the provisions of the Federal Water Pollution Control Act** (33 USC, sec. 1251 et seq.) and secs. 26 to 53 inclusive of M.G.L. Ch. 21 or any wastewater collection or transportation project related thereto. Attach additional sheets if needed.

Any project for which **state grants** were received is ineligible.

Projects financed through the **Mass. Water Pollution Abatement Trust** are also ineligible unless the total debt issued through MWPAT exceeded \$50,000,000 on June 30, 1995.

Project Number	Project Name	Issue Date	Original Amount*	FY2015 Debt Service*	Grants Received?
1.	West St. Pump Sta. Art # 58	6/15/99	\$1,939,000	\$151,669.00	N
2.	West St. Force Main Art # 59	6/15/99	881,800	67,232.50	N
3.	Sewer Pump Sta. Art # 49	12/15/05	484,500	51,900.00	N
4.	Sewer Main Rehab Art # 9	6/15/07	2,000,000	134,012.50	N
5.	Sewer Pump Sta Art # 49	6/01/09	500,000	58,375.00	N
6.	Sewer Pump Sta Art # 45	12/15/09	550,000	43,400.00	N
7.	Sewer Main Rehab Art # 9	12/15/09	320,000	22,612.50	N
8.	Sewer Main Rehab Art # 9	6/15/10	145,000	17,025.00	N
9.	Sewer System Rehab Art #55	6/01/05	425,000	debt service paid in full	
10.					

Total FY2015 Debt Service \$ 546,226.50

***Attach a debt service schedule for the life of the bonds unless submitted previously.**

B. PROJECT DESCRIPTIONS N/A

For new indebtedness eligibility being requested from the FY2015 Commonwealth Sewer Rate Relief Fund, i.e., eligibility requests from new applicants or additional eligibility requests from prior year award recipients, please provide descriptions of each project. Example project descriptions have been provided at the end of this application. You may need to consult with your Public Works staff to assist in developing project descriptions. Please add additional sheets if necessary.

No new eligible projects.

Project Number	Project Name	Project Description
_____	_____	_____ _____ _____ _____
_____	_____	_____ _____ _____ _____
_____	_____	_____ _____ _____ _____
_____	_____	_____ _____ _____ _____
_____	_____	_____ _____ _____ _____

Contact Person for Project Description

Telephone Number

C. USE OF AWARD PROCEEDS:

Describe briefly how the award, if any, will be used to reduce rates in the current or future years, or finance capital projects which would otherwise be financed through borrowing. Example Use of Award Proceeds statements have been provided at the end of this application.

Funds will be used to provide a credit to sewer customers. The amount awarded the Town will offset the debt service expense for the year by the actual relief received.

D. CERTIFICATION:

We certify that the above listed debt was issued on or after January 1, 1990 for a term greater than five years to finance or refinance the costs of planning, design or construction of a water pollution control project or part thereof required to meet the provisions of the Federal Water Pollution Control Act (33 USC, secs. 1251 et seq.) and secs. 26 to 53 inclusive of M.G.L. Ch. 21.

Mayor	_____	Exec. Director	_____
Manager	_____	Commissioners	_____
Selectmen	_____		_____
	_____		_____
	_____	Treasurer	<u><i>Julia Roman</i></u>
	_____	Phone	<u>781-455-7500</u>
	_____	Fax	<u>781-449-4569</u>

E. Wire Transfer Instructions

Payments to cities and towns will be made to accounts to which other state local aid payments are wired. For any district or authority, please indicate your bank routing number and account below.

Currently on File

Bank Routing Number

Account Number

F. Return by Friday, October 10, 2014 by mail or fax:

Division of Local Services

Attn: William C. Meehan, Supervisor of Public Finance

P.O. Box 9569

Boston, Mass. 02114-9569

Fax (617) 626-3916



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

MEETING DATE: 09/10/2014

Agenda Item	FY2015 Assessment Preview
Presenter(s)	Chip Davis, Director of Assessing David Davison, Assistant Town Manger/Finance

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The Massachusetts Department of Revenue requires that all property be assessed annually, using approved mass appraisal techniques, at 100% of full and fair cash value. Individual assessments may rise or fall based upon market activities for similar properties and capital improvements. The fiscal year assessments are the property values as of the January 1st date before the start of the fiscal year. The FY2015 property tax bills will be based on the assessed values as of January 1, 2014. The assessments are derived from the calendar 2013 market activity. FY2015 is the required triennial certification of Needham property values by the Department of Revenue's, Bureau of Local Assessment (BLS). The certification includes a review of the Town's property data and supporting documentation, statistical tables and ratios, and the valuation calculations by BLS to ensure that the required appraisal methodology has been followed. Market activity is the major driver in the revaluation process in the determination of assessed values. Real estate values have increased in many parts of the Commonwealth over the past three years, and have been very strong in Needham throughout. The trend in residential real estate sales and residential construction activity in general will impact the allocation of the tax levy on various classes of property. This is to update the Board about these trends and the possible implications they may have when the Board considers the classification of taxes (split tax rates) when it holds its hearing in December.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
Suggested Motion:			
Not Applicable			
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) a. Year to date single family home sale comparison (1 page). b. Data extracts showing factors which influence the values for FY2015 (6 pages). c. Statistical analysis table by neighborhood classification (4 pages).			

Needham

MARKET STATISTICS THROUGH JULY

	YTD 2013	YTD 2014
Number of 1-Fam Sales	240	228
Median Price	\$730,000	\$820,375

► REAL ESTATE SALES

Par ID	Address	Sale Date	Sale Price	Land \$	Tot'l Lnd Area	NBHD Code	NBHD Cts	Sq' Prime	Land \$ Prime	Sq' Res	Land \$ Res	Frontage	NC Pmt Y/N	Permit Date	ASR	Current \$	Proposed \$
199/203.0-0067-0000	93 Wildwood Dr	9/23/2010	890,000	700,000	43,560	101		43,560	700,000				150 Rehab		0.79		
199/206.0-0042-0000	178 High Rock St Cons issues	3/1/2010	495,000	534,000	46,304	101		43,560	525,007	2,744	8,982		170 Y	Median ASR	0.79		
199/206.0-0042-0000																	
199/204.0-0042-0000	85 Riverbend Ln	7/14/2010	1,050,000	908,300	151,589	101/1		43,560	839,400	108,029	68,944		150 Y	7/12/2010	0.87		
199/204.0-0047-0000	95 Riverbend Ln	5/8/2012	1,000,000	933,400	238,015	101/1		43,560	839,400	194,455	94,033		148 Y	7/5/2012	0.93		
199/205.0-0019-0000	0 Southwood La	5/26/2011	820,000	856,200	48,482	101/1		43,560	839,400	4,922	16,825		105 N	N/A	1.04		
199/206.0-0043-0000	88 Riverbend Ln	4/22/2013	893,500	872,200	53,467	101/1		43,560	839,400	9,907	32,824		371 Y	4/29/2013	0.98		
199/210.0-0018-0000	74 Charles River St	10/8/2010	570,000	528,700	37,462	102		37,462	528,700	0	0		125 Y Rehab	2/1/2011	0.93		
199/209.0-0006-0000	15 Wilson La	7/5/2011	470,000	527,700	36,939	102		36,939	527,700	0	0		102 Y	6/10/2011	1.12		
199/211.0-0016-0000	121 Charles River St	7/29/2013	575,000	500,200	19,820	102		19,820	500,200	0	0		113 Y	Median ASR	0.93		
199/210.0-0017-0000	62 Charles River St	7/15/2010	602,500	681,500	35,719	102		35,719	681,500				122 Y	8/19/2010	1.13		
199/211.0-0049-0000	69 Windsor Rd	12/30/2011	725,000	701,200	43,996	102		43,560	699,600	436	1,583		128 Y	1/18/2012	0.97		
199/213.0-0024-0000	24 Scott Rd	11/30/2010	825,000	702,600	44,431	102		43,560	699,600	958	3,063		184 Y	1/10/2011	0.85		
199/213.0-0028-0000	48 Scott Rd	8/3/2010	750,000	702,600	44,474	102		43,560	699,600	914	3,063		188 Y	9/27/2010	0.94		
199/213.0-0003-0000	1630 Central Ave (now 17 Carleton)	7/17/2013	885,000	699,600	43,560	102		43,560	699,600	0	0		222 Y	7/13/2013	0.79		
199/211.0-0049-0000	69 Windsor Rd	12/30/2011	725,000	701,200	43,995	102		43,560	699,600	435	1,583		128 Y	2/15/2012	0.97		
199/215.0-0018-0000	80 Pine St	5/9/2011	615,000	630,000	43,560	103	-10% SH	43,560	630,000	0	0		109 Y	10/26/2011	1.02		
199/220.0-0003-0000	320 Grove St	1/11/2012	737,000	690,800	200,376	103	-5% WA	43,560	665,000	1,589	25,758		300 Y Rehab	2/23/2012	0.94		
199/223.0-0041-0000	689 Charles River St	5/29/2012	600,000	701,407	43,647	103		43,647	701,400	0	0		0 Y	5/4/2012	1.17		
199/224.0-0017-0000	145 Winding River Rd	12/29/2011	650,000	721,900	74,880	103		43,560	700,000	31,320	21,906 (75%)		170 Y	6/4/2012	1.11		
199/219.0-0022-0000	0 Whitney St	2/7/2013	825,000	744,800	76,840	103		43,560	700,000	33,265	44,770		315 N	N/A	0.90		
199/116.0-0037-0000	69 Whiting Way	4/5/2010	550,000	397,400	8,480	201		8,480	397,360				80 Y	4/26/2010	0.72		
199/119.0-0025-0000	15 Howe Rd	8/22/2013	560,000	405,000	10,000	201		10,000	405,000	0	0		80 Y	9/20/2013	0.72		
199/116.0-0069-0000	65 Alden Rd	4/22/2013	600,000	405,900	10,522	201		10,000	405,000	522	939		80 Y	6/28/2013	0.86		
199/115.0-0021-0000	71 Stockdale Rd	9/12/2010	470,000	406,200	10,707	201		10,000	405,000	707	1,235		83 Y	11/8/2012	0.86		
199/115.0-0042-0000	74 Pilgrim Rd	11/23/2010	486,000	406,900	11,101	201		10,000	405,000	1,101	1,901		85 Y	1/3/2011	0.84		
199/116.0-0059-0000	78 Mayflower Rd	6/28/2013	550,000	407,000	11,120	201		10,000	405,000	1,120	1,974		88 Y	7/23/2013	0.74		
199/119.0-0029-0000	80 North Hill Ave	9/29/2010	515,000	409,800	15,644	201		10,000	405,000	5,644	4,836		85 Y	11/26/2010	0.80		
														Median +/- 750 ft	0.72	72=15%	
														Overall Median	0.74	405,000	465,800
199/118.0-0016-0000	1725 Gt. Plain Ave Subdivide	11/9/2012	810,000	359,700	27,147	201	-15% TN	10,000	344,250	17,147	15,472		195 Y	2/7/2013	0.44		
199/116.0-0048-0000	1746 Great Plain Ave	3/27/2013	410,000	324,000	10,000	201	-15% TN	10,000	324,900	0	0		185 Y	3/6/2013	0.79		
199/052.0-0021-0000	86 Garden St	3/1/2012	480,000	372,000	13,706	202		10,000	365,700	3,706	6,341		81 Y	3/28/2012	0.78		
199/127.0-0040-0000	20 Pleasant Rd	5/6/2011	550,000	367,800	11,208	202		10,000	365,700	1,208	2,123		159 Y	5/25/2011	0.67		
199/141.0-0050-0000	567 High Rock St	9/6/2012	520,000	370,200	12,594	202		10,000	365,700	2,594	4,491		127 Y	3/22/2013	0.71		
199/141.0-0055-0000	522 High Rock St	5/11/2011	570,000	374,300	15,000	202		10,000	365,700	5,000	8,561		100 Y	5/16/2011	0.66		
199/142.0-0003-0000	1200 Central Ave	12/28/2012	400,000	369,600	12,288	202		10,000	365,700	2,268	3,900		80 Y	12/28/2012	0.92		
199/143.0-0006-0000	604 High Rock St	5/23/2013	500,000	375,100	15,548	202		10,000	365,700	5,548	9,448		90 Y	6/11/2013	0.75	73=15%	
														Overall Median	0.73	365,700	420,600
199/099.0-0023-0000	12 Union St condo conversion	3/1/2010	380,000	340,952	5,520	203		5,520	340,952				69 Y	4/7/2010	0.90		
199/099.0-0055-0000	24 Crescent Rd Will be 2 condos	5/8/2013	438,000	367,300	10,924	203		10,000	365,700	924	1,605		70 Y	6/21/2013	0.84		
199/099.0-0068-0000	9 Cassie Pl Will be 2 condos	11/30/2011	500,000	367,500	11,000	203		10,000	365,700	1,000	1,753		131 Y	4/23/2012	0.74		
199/099.0-0075-0000	16 McCullough St Will be condos	5/4/2012	475,000	363,775	9,574	203		9,974	363,775	0	0		103 Y	11/15/2012	0.77		

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Par ID	Address	Sale Date	Sale Price	Land \$	Tot'l Lnd Area	NBHD Code	NBHD Cts	Sq' Prime	Land \$ Prime	Sq' Res	Land \$ Res	Frontage	NC Pmt Y/N	Permit Date	ASR	Current \$	Proposed \$
199/099.0-0076-0000	19 Glen Gary Rd 2 lots into 1	4/30/2010	565,000	361,200	9,011	203		9,011	361,167	0	0	123 Y		6/3/2010	0.64		
199/100.0-0047-0000	220 West St	12/10/2013	640,000	366,900	10,658	203		10,000	365,700	668	1161	115 N		N/A	0.57		
199/100.0-0048-0000	12 Birch St Will be 2 Condos	12/21/2012	485,000	365,800	10,001	203		10,000	365,700	1	100	80 Y		9/20/2013	0.75		
199/100.0-0049-0000	20 Birch St "	12/21/2012	485,000	365,800	10,062	203		10,000	365,700	62	100	80 Y		5/31/2013	0.75		
199/100.0-0050-0000	26 Birch St "	12/21/2012	485,000	365,700	10,000	203		10,000	365,700	0	0	96 Y		9/23/2013	0.75		
199/100.0-0051-0000	34 Birch St "	12/21/2012	485,000	365,700	10,000	203		10,000	365,700	0	0	91 Y		10/18/2013	0.75		
199/100.0-0052-0000	42 Birch St "	12/21/2012	485,000	365,700	10,000	203		10,000	365,700	0	0	101 Y		5/31/2013	0.75		
199/100.0-0054-0000	33 Birch St "	11/22/2013	485,000	365,700	10,000	203		10,000	365,700	0	0	80 N		N/A	0.75		
199/100.0-0055-0000	27 Birch St "	10/25/2013	485,000	365,700	10,000	203		10,000	365,700	0	0	80 N		N/A	0.75		
199/100.0-0056-0000	21 Birch St "	11/22/2013	485,000	365,700	10,000	203		10,000	365,700	0	0	80 N		N/A	0.75		
199/100.0-0057-0000	15 Birch St "	8/8/2013	485,000	365,700	10,000	203		10,000	365,700	0	0	80 N		N/A	0.75		
199/101.0-0023-0000	253 Rosemary St	6/23/2010	365,000	370,600	12,862	203		10,000	365,700	2,862	4,935	83 Y		10/14/2010	1.02		
199/102.0-0005-0000	231 West St Will be 2 condos	9/23/2011	400,000	333,500	12,513	203	-10% TN	10,000	329,100	2,513	4,342	80 Y		10/27/2011	0.83		
199/103.0-0003-0000	12 Parish Rd Will be 2 condos	8/18/2011	445,000	366,800	10,600	203		10,000	365,700	600	1,087	111 Y		10/21/2011	0.82		
														Overall Median	0.75	365,700	420,600
199/125.0-0003-0000	70 Damon Rd	10/31/2011	448,000	365,700	10,000	203		10,000	365,700	0	0	80 Y		11/22/2011	0.82		
199/122.0-0046-0000	116 Nardone Rd	3/24/2011	460,000	366,900	10,632	203		10,000	365,700	632	1,161	115 Y		4/12/2011	0.80		
199/122.0-0038-0000	171 Jarvis Cir	1/23/2013	469,000	367,300	10,894	203		10,000	365,700	894	1,605	84 Y		3/14/2013	0.78		
199/121.0-0030-0000	25 Bess Rd	1/17/2013	505,000	365,700	10,912	203		10,000	365,700	912	1,605	90 Y		4/11/2013	0.72		
199/121.0-0051-0000	29 Julia Rd	6/11/2010	545,000	387,500	11,015	203		10,000	365,700	1,015	1,753	179 Y		6/28/2010	0.67		
199/125.0-0010-0000	105 Damon Rd	11/6/2013	600,000	368,000	11,372	203		10,000	365,700	1,372	2,345	170 N		N/A	0.61		
199/123.0-0008-0000	10 Damon Rd	10/5/2011	470,000	368,200	11,458	203		10,000	365,700	1,458	2,492	90 Y		11/17/2011	0.78		
199/122.0-0052-0000	126 Jarvis Cir	3/23/2013	464,000	370,700	12,937	203		10,000	365,700	2,937	5,000	105 Y		6/10/2011	0.80		
199/109.0-0001-0000	665 Central Ave 15% TN + RS	12/20/2013	385,000	327,800	65,557	203		10,000	310,900	55,557	16,947	99 N		N/A	0.85		
														Median +/- 1000	0.79		
														Overall Median	0.78	365,700	402,300
199/111.0-0012-0000	80 Rolling La	6/11/2013	515,000	365,700	10,400	204		10,000	365,000	400	717	80 Y		7/26/2013			
199/112.0-0003-0000	133 Brookside Rd	4/5/2013	327,500	371,500	13,778	204	Septic iss	10,000	365,000	3,778	6,488	120 Y		9/5/2013	1.13		
														No Data use Avg of similar NBHD's		365,700	402,300
199/112.0-0045-0000	96 Glendale Rd	8/5/2010	610,000	469,100	12,396	204	1	10,000	465,000	2,396	4,119	90 Y		9/24/2010	0.77		
199/112.0-0041-0000	84 Glendale Rd	9/12/2011	575,000	478,300	17,810	204	1	10,000	465,000	7,810	13,299	130 Y		11/4/2011	0.83		
199/203.0-0019-0000	51 Redington Rd	11/4/2011	710,000	486,500	39,727	204	1	10,000	465,000	29,727	21,465	452 Y		2/6/2012	0.69		
199/112.0-0035-0000	130 Clarke Rd	1/30/2012	440,000	385,300	20,860	204	RS 80%	10,000	372,000	10,860	13,316	80 Y		2/29/2012	0.88		
199/087.0-0023-0000	18 Noanett Rd	11/5/2013	495,000	325,100	10,007	205		10,000	325,000	7	100	85 N		N/A	0.66		
199/106.0-0026-0000	25 Ardmore Rd (resale)	10/16/2012	500,000	325,500	10,258	205		10,000	325,000	258	495	124 Y		9/5/2012	0.65		
199/096.0-0023-0000	198 Pine Grove St	6/29/2012	340,000	325,600	10,300	205		10,000	325,000	300	569	132 Y		8/20/2012	0.96		
199/105.0-0027-0000	100 Taylor St	8/19/2013	500,000	325,600	10,348	205		10,000	325,000	348	643	81 Y		10/4/2013	0.65		
199/096.0-0054-0000	98 Wayne Rd	6/18/2013	475,000	325,800	10,435	205		10,000	325,000	435	791	107 Y		7/11/2013	0.69		
199/092.0-0029-0000	54 Horace St	11/22/2013	570,000	326,000	10,560	205		10,000	325,000	560	1,013	110 N		N/A	0.57		
199/078.0-0022-0000	118 Evelyn Rd	7/29/2011	385,000	326,000	10,585	205		10,000	325,000	585	1,013	90 Y		4/19/2012	0.85		
199/087.0-0014-0000	25 Hewett Cir	10/30/2013	540,000	327,800	11,597	205		10,000	325,000	1,597	2,788	142 N		N/A	0.61		
199/096.0-0068-0000	67 Wayne Rd	8/31/2011	500,000	331,000	13,488	205		10,000	325,000	3,488	5,970	90 Y		11/7/2011	0.66		
199/093.0-0062-0000	17 Wayne Rd	3/1/2013	510,000	332,200	14,226	205		10,000	325,000	4,226	7,228	80 Y		5/2/2013	0.65		
199/093.0-0062-0000	17 Wayne Rd	3/1/2013	510,000	332,200	14,226	205		10,000	325,000	4,226	7,228	80 Y		4/11/2013	0.65		
199/106.0-0021-0000	63 Ardmore Rd	8/13/2013	555,000	332,400	14,300	205		10,000	325,000	4,300	7,377	80 Y		9/10/2013	0.60		
199/095.0-0037-0000	46 Pine Grove St	4/16/2013	506,000	333,200	14,778	205		10,000	325,000	4,778	8,192	91 Y		5/7/2013	0.66		
199/096.0-0041-0000	88 Pine Grove St	5/17/2010	500,000	334,300	15,430	205		10,000	325,000	5,430	9,303	93 Y		6/4/2010	0.67		
199/106.0-0035-0000	34 Ardmore Rd	11/15/2012	520,000	335,900	15,347	205		10,000	325,000	6,347	10,855	88 Y		1/10/2013	0.65		
199/106.0-0031-0000	8 Ardmore Rd	2/15/2013	485,000	338,300	17,800	205		10,000	325,000	7,800	13,299	80 Y		4/11/2013	0.70		
199/091.0-0010-0000	220 Humnewell St	12/1/2011	355,000	338,700	18,005	205		10,000	325,000	8,005	13,671	80 Y		3/15/2012	0.95		

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Par ID	Address	Sale Date	Sale Price	Land \$	Tot'l Land Area	NBHD Code	NBHD Cls	Sq' Prime	Land \$ Prime	Sq' Res	Land \$ Res	Frontage	NC Pmt Y/N	Permit Date	ASR	Current \$	Proposed \$
199/096 0-0010-0000	220 Hummell St	12/1/2011	355,000	338,700	18,005	205		10,000	325,000	8,005	13,671	80 Y		3/9/2012	0.95		
199/107 0-0052-0000	31 Grasmere Rd	5/1/2011	475,000	340,400	19,045	205		10,000	325,000	9,045	15,449	112 Y		6/28/2011	0.72		
199/106 0-0033-0000	20 Ardmore Rd	7/1/2013	605,000	342,200	23,100	205		10,000	325,000	13,100	17,202	115 Y		7/16/2013	0.57		
199/227 0-0017-0000	308 Cedar St	5/28/2013	440,000	342,900	26,000	205		10,000	325,000	16,000	17,909	102 Y		7/23/2013	0.78		
199/094 0-0022-0000	58 Hillside Ave not subdividable	3/5/2010	460,000	344,600	32,640	205		10,000	325,000	22,640	19,617	100 Y		5/7/2010	0.75		
														Median +/- 750 ft	0.65		65-20%
														Overall Median	0.66	325,000	390,000
199/107 0-0010-0000	11 Brianwood Rd	3/26/2013	587,050	382,200	14,910	205	1*-15% LC	10,000	373,800	4,910	8,412	80 Y		4/29/2013	0.65		
199/107 0-0002-0000	61 Brianwood Cir	8/17/2010	535,000	380,400	13,884	205	1*-15% LC	10,000	373,750	3,884	6,637	80 Y		12/6/2010	0.71		
199/098 0-0035-0000	341 Hummell St Condos?	6/25/2013	470,000	329,900	12,860	205		10,000	325,000	2,860	4,935	90 Y		10/2/2013	0.70		
199/091 0-0006-0000	309 Central Ave	9/15/2010	290,000	279,600	11,908	205	-15% TN	10,000	276,300	1,908	3,306	155 Y		10/15/2010	0.96		
199/092 0-0012-0000	294 Central Ave	12/10/2010	297,500	276,000	9,901	205	-15% TN	9,901	276,000	0	0	79 Y		7/9/2011	0.93		
199/106 0-0026-0000	29 Ardmore Rd	6/2/2010	707,000	341,800	21,440	205	subdivide	10,000	325,000	11,440	16,792	225 Y		5/27/2010	0.48		
199/106 0-0051-0000	1 Lakin St	6/2/2010	707,000	326,500	11,457	205	subdivide	10,000	325,000	1,457	808	101 Y		6/14/2010	0.46		
																	Match 205 % increase 20%
199/083 0-0006-0000	37 Sherman St	9/8/2011	318,500	310,400	19,001	206		10,000	295,000	9001	15374	100 Y		10/7/2011	0.97	295,000	354,000
														No Data use Avg of similar NBHD's			
199/140 0-0039-0000	44 Curve St	9/10/2013	438,000	394,900	7,015	301		7,015	394,900	0	0	88 Y		10/10/2013	0.90		
199/132 0-0042-0000	8 Maple Terr	4/8/2011	540,000	398,000	7,650	301		7,650	398,000	0	0	85 Y		7/1/2011	0.74		
199/138 0-0025-0000	49 Oakcrest Rd	5/15/2012	350,000	404,200	8,914	301		8,914	404,200	0	0	119 Y		6/11/2012	1.15		
199/128 0-0034-0000	43 Abbott St	7/12/2011	520,100	410,000	10,000	301		10,000	410,000	0	0	80 Y		8/11/2011	0.79		
199/128 0-0057-0000	30 Abbott St	10/25/2011	520,000	410,800	10,445	301		10,000	410,000	445	791	123 Y		6/2/2011	0.79		
199/128 0-0031-0000	4 Ware Rd	10/25/2010	560,000	410,900	10,480	301		10,000	410,000	480	865	148 Y		12/16/2011	0.73		
199/128 0-0022-0000	51 Ware Rd	9/15/2010	575,000	411,200	10,694	301		10,000	410,000	694	1,235	83 Y		11/9/2010	0.72		
199/136 0-0012-0000	59 Deerfield Rd	6/10/2010	579,000	412,400	11,412	301		10,000	410,000	1,412	2,418	151 Y		7/15/2010	0.71		
199/134 0-0036-0000	68 Sylvan Rd	6/2/2010	320,000	412,600	11,500	301		10,000	410,000	1,500	2,567	80 Y		6/19/2010	1.29		
199/128 0-0051-0000	35 Winfield St	6/11/2010	545,000	413,000	11,736	301		10,000	410,000	1,736	3,010	179 Y		6/9/2010	0.76		
199/128 0-0042-0000	18 Border Rd	6/6/2011	490,000	413,800	12,160	301		10,000	410,000	2,160	3,750	85 Y		6/22/2011	0.84		
199/136 0-0009-0000	107 Barrett St	11/23/2011	485,000	414,900	12,849	301		10,000	410,000	2,849	4,860	100 Y		1/10/2012	0.86		
199/139 0-0085-0000	22 Miller St	8/2/2012	397,500	415,400	13,126	301		10,000	410,000	3,126	5,378	55 Y		8/7/2012	1.23		
199/132 0-0062-0000	70 Linden St	8/10/2011	497,500	418,000	14,740	301		10,000	410,000	4,720	8,043	75 Y		12/9/2012	0.84		
199/131 0-0060-0000	92 Newell Ave	4/30/2010	575,000	419,800	15,750	301		10,000	410,000	5,750	9,820	105 Y		6/10/2010	0.73		
199/131 0-0024-0000	115 Newell Ave	2/9/2012	550,000	423,700	18,000	301		10,000	410,000	8,000	13,671	90 Y		2/27/2012	0.77		
199/134 0-0001-0000	257 High Rock St	10/30/2012	410,000	425,000	19,110	301		10,000	410,000	9,110	15,518	120 Y		1/25/2013	1.04		
199/136 0-0026-0000	27 Robinwood Rd	2/29/2012	570,000	427,000	22,400	301		10,000	410,000	12,400	17,028	98 Y		3/14/2012	0.75		
														Median +/- 750 ft	0.76		76=10%
														Overall Median	0.79	410,000	451,000
199/130 0-0042-0000	263 Neholden St	9/13/2011	290,000	297,500	16,830	301	-30% ES/F	10,000	287,000	6,830	10,505	183 Y	New Val FY	11/7/2011	1.03		
199/132 0-0033-0000	50 Oak St will be two condos	6/26/2012	545,000	367,600	9,739	301		9,739	367,600	0	0	124 Y		6/20/2012	0.67		
199/135 0-0010-0000	343 High Rock St Forecls sale	5/6/2011	354,050	369,600	10,320	301		10,000	369,000	320	569	151 Y		7/1/2011	1.04		
199/037 0-0040-0000	72 Laurel Dr	9/12/2013	485,000	395,500	8,700	302		8,700	398,500	0	0	72 Y		10/6/2013	0.82		
199/044 0-0055-0000	68 Emerson Rd	9/30/2013	500,000	392,400	7,500	302		7,500	392,400	0	0	75 Y		10/9/2013	0.78		80=10%
														Overall Median	0.80	405,000	445,500
199/202 0-0022-0000	391 Dedham Ave	6/7/2013	400,000	351,100	14,000	302	-15% TN	10,000	344,250	40,000	6,858	100 N		N/A	0.88		
199/003 0-0027-0000	64 Valley Rd	11/22/2010	460,000	375,000	10,000	303		10,000	375,000	0	0	81 Y		12/3/2011	0.82		

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Par ID	Address	Sale Date	Sale Price	Land \$	Tot'l Lnd Area	NBHD Code	NBHD Cls	Sq' Prime	Land \$ Prime	Sq' Res	Land \$ Res	Frontage	NC Pmt Y/N	Permit Date	ASR	Current \$	Proposed \$
199/003 0-0031-0000	83 Valley Rd	6/1/2010	455,000	375,100	10,010	303		10,000	375,000	10	100	113 Y		7/12/2010	0.82		
199/002 0-0057-0000	62 Norwich Rd	4/8/2010	380,000	375,700	10,020	303		10,000	375,000	20	700	72 Y		7/14/2010	0.99		
199/002 0-0003-0000	166 Valley Rd	9/18/2013	450,000	375,200	10,100	303		10,000	375,000	100	200	85 Y		10/30/2013	0.69		
199/002 0-0049-0000	12 Intervale Rd	6/13/2013	450,000	375,400	10,200	303		10,000	375,000	200	421	56 Y		7/30/2013	0.83		
199/002 0-0047-0000	54 Norwich Rd	4/6/2011	465,000	375,800	10,450	303		10,000	370,000	450	791	135 Y		4/6/2011	0.81		
199/002 0-0069-0000	97 Norwich Rd	8/10/2012	485,000	377,100	11,206	303		10,000	375,000	1206	2123	149 Y		9/18/2012	0.78		
199/002 0-0002-0000	172 Valley Rd	9/24/2010	435,000	379,300	12,500	303		10,000	375,000	2,500	4,267	105 Y		12/3/2010	0.87		
199/001 0-0007-0000	216 Valley Rd	8/3/2012	425,000	387,300	17,195	303		10,000	375,000	7,195	12,263	80 Y		11/7/2012	0.91		
199/001 0-0033-0000	47 Sterling Rd	11/30/2010	465,000	391,900	21,947	303		10,000	375,000	11,947	16,912	179 Y		12/17/2010	0.84		
														Median +/- 750 ft	0.82		
														Overall Median	0.83	375,000	393,800
199/029 0-0049-0000	29 Hawthorn Ave	9/30/2013	602,500	380,700	7,071	304		10,000	380,700	0	0	70 N		N/A		0.63	
199/054 0-0093-0000	10 Melrose Ave	12/18/2013	570,000	381,300	7,193	304		7,193	381,300	0	0	86 N		N/A		0.67	
199/014 0-0040-0000	11 Doane Ave	9/25/2012	406,000	381,800	7,284	304		7,284	381,800	0	0	60 Y		12/19/2012		0.94	
199/027 0-0060-0000	20 Arch St	10/14/2010	570,000	385,600	8,075	304		8,075	385,600	0	0	85 Y		11/22/2010		0.68	
199/027 0-0055-0000	108 Edward Rd	5/20/2011	622,500	391,600	9,300	304		9,300	391,600	0	0	90 Y		6/28/2011		0.63	
199/025 0-0073-0000	25 Arch St	5/1/2013	652,000	393,400	9,641	304		9,641	393,400	0	0	114 Y		5/21/2013		0.60	
199/027 0-0073-0000	25 Arch St	5/1/2013	652,000	393,400	9,641	304		9,641	393,400	0	0	114 Y		5/21/2013		0.60	
199/013 0-0015-0000	82 Grosvenor Rd	8/21/2013	511,600	394,300	9,825	304		9,825	394,300	0	0	75 N		N/A		0.77	
199/013 0-0038-0000	122 Grosvenor Rd	11/18/2013	605,000	394,300	9,825	304		9,825	394,300	0	0	75 N		N/A		0.65	
199/027 0-0021-0000	143 Falcon St	6/8/2010	600,000	394,200	9,851	304		9,851	394,200	0	0	95 Y		7/30/2010		0.66	
199/016 0-0017-0000	37 Kenney St	3/1/2012	530,000	395,000	10,000	304		10,000	395,000	0	0	80 Y		3/27/2012		0.75	
199/017 0-0036-0000	80 Richard Rd	3/28/2011	585,000	395,000	10,000	304		10,000	395,000	0	0	80 Y		4/29/2011		0.68	
199/025 0-0042-0000	36 Savoy Rd	6/14/2010	565,000	395,000	10,000	304		10,000	395,000	0	0	91 Y		2/26/2013		0.72	
199/025 0-0068-0000	127 Arch St *	12/26/2012	643,000	395,000	10,000	304		10,000	395,000	0	0	80 Y		2/26/2013		0.61	
199/025 0-0068-0000	127 Arch St *	2/26/2013	643,000	395,000	10,000	304		10,000	395,000	0	0	80 Y		7/13/2010		0.62	
199/054 0-0096-0000	3 Upland Rd	6/25/2010	640,000	395,000	10,000	304		10,000	395,000	4	100	76 Y		8/20/2010		0.67	
199/025 0-0022-0000	49 Savoy Rd	5/27/2010	589,000	395,100	10,004	304		10,000	395,000	5	100	87 Y		3/22/2013		0.71	
199/025 0-0081-0000	121 Highgate St	11/15/2012	560,000	395,100	10,005	304		10,000	395,000	199	421	122 Y		10/4/2011		0.69	
199/012 0-0061-0000	50 Tudor Rd	9/28/2011	575,000	395,400	10,199	304		10,000	395,000	214	421	75 Y		7/29/2011		0.64	
199/029 0-0066-0000	180 Washington Ave	4/15/2011	605,000	395,400	10,239	304		10,000	395,000	239	421	90 Y		5/27/2011		0.65	
199/029 0-0014-0000	368 Hillcrest Rd	6/28/2013	619,100	395,400	10,272	304		10,000	395,000	272	495	95 Y		6/28/2011		0.66	
199/028 0-0046-0000	41 Dawson Dr	4/15/2011	600,000	395,500	10,358	304		10,000	395,000	358	643	85 Y		7/29/2010		0.86	
199/028 0-0026-0000	90 Brookline St	6/30/2010	460,000	395,500	10,423	304		10,000	395,000	423	791	90 Y		12/27/2012		0.66	
199/027 0-0086-0000	36 Rae Ave	11/29/2012	600,000	395,800	10,480	304		10,000	395,000	480	865	80 Y		8/23/2012		0.86	
199/012 0-0006-0000	142 Grosvenor Rd	7/27/2012	460,000	395,900	10,500	304		10,000	395,000	500	865	80 Y		9/23/2011		0.96	
199/023 0-0090-0000	15 Bancroft St	6/29/2011	412,000	395,900	10,625	304		10,000	395,000	625	1,087	85 Y		3/9/2011		0.66	
199/028 0-0009-0000	375 Hillcrest Rd	1/4/2011	599,000	396,100	10,707	304		10,000	395,000	707	1,235	85 Y		9/28/2012		0.64	
199/025 0-0016-0000	9 Savoy Rd	8/21/2012	620,000	396,200	10,842	304		10,000	395,000	842	1,457	188 Y		6/17/2011		0.70	
199/028 0-0033-0000	260 Washington Ave	6/16/2011	565,000	396,500	10,961	304		10,000	395,000	961	1,679	137 Y		4/11/2011		0.62	
199/025 0-0027-0000	181 Arch St	3/18/2011	640,256	396,700	11,000	304		10,000	395,000	1,000	1,753	80 Y		8/11/2010		0.66	
199/025 0-0071-0000	108 Edward Rd	6/7/2010	599,000	396,800	11,189	304		10,000	395,000	1,189	2,048	80 Y		10/29/2013		0.62	
199/028 0-0049-0000	69 Brookline St	7/31/2010	640,000	397,000	11,245	304		10,000	395,000	1,245	2,196	85 Y		3/27/2013		0.72	
199/019 0-0008-0000	55 Rybury Hillway	8/9/2012	550,000	397,200	11,367	304		10,000	395,000	1,367	2,345	100 Y		9/10/2010		0.84	
199/029 0-0083-0000	216 Washington Ave	6/28/2010	475,000	397,300	11,405	304		10,000	395,000	1,405	2,418	96 Y		8/5/2013		0.56	
199/030 0-0014-0000	26 Sargent St	7/18/2013	705,000	397,400	11,420	304		10,000	395,000	1,420	2,492	94 Y		10/8/2010		0.66	
199/020 0-0078-0000	38 Rybury Hillway	9/15/2010	600,000	397,500	11,600	304		10,000	395,000	1,600	2,788	82 N		N/A		0.59	
199/025 0-0076-0000	76 Edward Rd	10/17/2010	680,000	397,800	11,890	304		10,000	395,000	1,980	3,380	127 N		N/A		0.59	
199/028 0-0004-0000	5 Colby St	11/22/2013	672,000	398,400	12,680	304		10,000	395,000	2,680	4,637	193 Y		8/7/2013		0.95	
199/026 0-0019-0000	10 Brookline St	6/28/2013	420,000	399,600	12,779	304		10,000	395,000	2,779	4,787	80 Y		10/26/2011		0.65	
199/025 0-0072-0000	102 Edward Rd	8/29/2011	605,000	395,800	12,962	304		10,000	395,000	2,962	5,093	107 Y		6/6/2010		0.64	
199/027 0-0090-0000	46 Arch St	5/12/2010	625,000	400,100	13,338	304		10,000	395,000	3,338	5,748	80 Y		2/22/2012		0.67	
199/026 0-0071-0000	12 Edward Rd	7/7/2012	600,000	400,700	14,040	304		10,000	395,000	4,040	8,341	82 Y		7/27/2011		0.68	
199/020 0-0077-0000	32 Rybury Hillway	4/1/2011	592,000	401,900	14,671	304		10,000	395,000	4,671	9,652	80 N		9/25/2012		0.67	
199/025 0-0051-0000	75 Edward Rd	7/7/2011	600,000	403,300	15,870	304		10,000	395,000	5,870	9,652	80 Y		7/1/2011		0.67	
199/017 0-0059-0000	104 Bird St	10/17/2013	605,000	404,700	22,213	304		10,000	395,000	12,213	16,975	90 Y		N/A		0.67	
199/013 0-0024-0000	152 Broad Meadow Rd	6/29/2011	600,000	411,200	22,213	304		10,000	395,000	12,213	16,975	90 Y		7/1/2011		0.69	
199/015 0-0003-0000	894 Greendale Ave	6/12/2012	565,000	421,200	66,733	304		10,000	395,000	56,733	26,170	158 Y		11/7/2013		0.75	

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Par ID	Address	Sale Date	Sale Price	Land \$	Tot'l Lnd Area	NBHD Code	NBHD Cls	Sq' Prime	Land \$ Prime	Sq' Res	Land \$ Res	Frontage	NC Pmt Y/N	Permit Date Median +/- 1000 Overall Median	ASR	Current \$	Proposed \$ 66=20% 76=10%
199/015 0-0002-0000	* resold 2/13 643,000 valid sale 0 Duncan Dr Non residential	3/10/2010	2,200,000	417,500	43,575	304		10,000	395,000	33,575	22,464	322 Y		1/20/2010	0.66 0.67	395,000	474,000
199/010 0-0029-0000	35 Livingston Cir	2/24/2012	640,000	489,500	12,600	305/1	1	10,000	485,000	2600	4491	114 Y		5/15/2012	0.76		
199/033 0-0013-0000	12 Eaton Rd	2/23/2010	625,000	486,500	10,890	305/1	1	10,000	485,000	890	1,531	100 Y		5/12/2010	0.78		
199/034 0-0053-0000	57 Pinewood Rd	7/15/2010	540,000	474,800	8,310	305/1	1	8,310	474,800	0	0	68 Y		9/14/2010	0.88		
199/034 0-0065-0000	58 Pinewood Rd	7/13/2010	676,000	487,800	11,596	305/1	1	10,000	485,000	1,596	2,788	68 Y		6/16/2010	0.72		
199/049 0-0053-0000	22 Woodlawn Ave	7/23/2013	780,500	486,200	10,670	305/1	1	10,000	485,000	670	1,161	77 Y		8/23/2013	0.62	498,800	537,700
199/054 0-0061-0000	4 Holland Terr	11/26/2013	560,000	410,200	7,150	305		7,150	410,200	0	0	65 N		N/A	0.73		
199/021 0-0018-0000	103 Hillcrest Rd	12/8/2011	505,000	411,800	7,500	305		7,500	411,800	0	0	75 Y		12/15/2011	0.82		
199/022 0-0033-0000	28 Birds Hill Ave	12/12/2011	421,000	411,800	7,505	305		7,505	411,800	0	0	70 Y		12/28/2012	0.98		
199/053 0-0004-0000	101 May St	8/2/2011	400,000	412,900	7,693	305		7,693	412,941	0	0	100 Y		9/14/2011	1.03		
199/054 0-0058-0000	15 Holland St	11/4/2011	542,500	413,000	7,770	305		7,770	413,000	0	0	110 Y		11/9/2011	0.76		
199/054 0-0105-0000	346 Brookline St	9/21/2012	425,000	415,600	8,245	305		8,245	415,600	0	0	50 Y		4/9/2013	0.98		
199/022 0-0014-0000	80 Hillcrest Rd	12/12/2012	545,000	415,900	8,300	305		8,300	415,900	0	0	72 Y		12/17/2012	0.76		
199/006 0-0019-0000	55 Berkshire Rd	8/31/2011	550,000	416,900	8,463	305		8,463	416,900	0	0	95 Y		10/25/2011	0.76		
199/007 0-0008-0000	34 Whittier Rd	11/1/2012	609,000	417,000	8,510	305		8,510	417,000	0	0	164 Y		11/23/2012	0.68		
199/005 0-0005-0000	73 Berkshire Rd	11/22/2010	550,000	418,300	8,717	305		8,717	418,300	0	0	80 Y		1/4/2011	0.76		
199/005 0-0014-0000	31 Fairfield St	6/29/2010	605,000	420,000	9,100	305		9,100	420,000	0	0	70 Y		8/30/2010	0.69		
199/048 0-0015-0000	179 Melrose Ave	8/12/2010	570,000	420,500	9,161	305		9,161	420,500	0	0	80 Y		11/8/2010	0.74		
199/030 0-0097-0000	186 Melrose Ave	11/15/2013	675,000	421,700	9,370	305		9,370	421,700	0	0	75 N		N/A	0.62		
199/022 0-0072-0000	68 Wachusett Rd	8/23/2012	362,000	380,100	9,518	305		9,518	380,100	0	0	120 Y		9/25/2012	1.05		
199/030 0-0062-0000	102 Elliott St	2/4/2011	586,250	425,000	10,000	305		10,000	425,000	0	0	80 Y		2/18/2011	0.72		
199/009 0-0052-0000	88 Old Farm Rd	5/17/2011	600,000	425,100	10,028	305		10,000	425,000	28	100	92 Y		5/31/2011	0.71		
199/023 0-0043-0000	197 Hillcrest Rd	11/29/2010	540,000	425,500	10,267	305		10,000	425,000	267	495	70 Y		2/15/2011	0.79		
199/004 0-0026-0000	51 Mann Ave	8/19/2011	570,000	425,600	10,346	305		10,000	425,000	403	346	75 Y		11/1/2011	0.75		
199/008 0-0029-0000	10 Longacre Rd	6/30/2011	535,000	425,700	10,403	305		10,000	425,000	500	865	111 Y		7/25/2011	0.80		
199/005 0-0022-0000	48 Fairfield St	7/15/2010	599,900	425,900	10,500	305		10,000	425,000	881	1,531	70 Y		9/20/2010	0.71		
199/021 0-0045-0000	125 Birds Hill Ave	6/21/2013	580,000	426,100	10,605	305		10,000	425,000	605	1,087	70 Y		8/28/2013	0.73		
199/004 0-0055-0000	31 Dogwood La	7/30/2013	647,000	426,300	10,750	305		10,000	425,000	750	1,309	100 Y		8/12/2013	0.66		
199/005 0-0041-0000	160 Elmwood Rd	10/2/2012	600,000	426,400	10,801	305		10,000	425,000	800	1,383	90 Y		11/8/2012	0.71		
199/008 0-0024-0000	33 Longacre Rd	11/22/2013	683,000	426,500	10,881	305		10,000	425,000	881	1,531	107 N		N/A	0.62		
199/022 0-0041-0000	60 Mt Vernon Ave	3/29/2012	585,000	426,800	10,986	305		986	425,000	986	1,753	85 Y		3/9/2012	0.73		
199/053 0-0021-0000	77 May St	9/12/2011	410,000	426,800	11,000	305		10,000	425,000	1000	1,800	85 Y		10/27/2011	1.04		
199/005 0-0053-0000	39 Thurston La	2/28/2011	611,000	427,048	11,173	305		10,000	425,000	1173	2,048	98 Y		4/11/2011	0.70		
199/055 0-0067-0000	194 Lindbergh Ave	6/20/2013	650,000	428,100	11,792	305		10,000	425,000	1792	3,084	70 Y		7/16/2013	0.66		
199/022 0-0077-0000	49 Wachusett Rd	4/26/2013	385,000	428,200	11,809	305		10,000	425,000	1809	3,158	132 N		N/A	1.11		
199/007 0-0001-0000	84 Whittier Rd	5/22/2013	676,000	429,500	12,607	305		10,000	425,000	2607	4,491	152 Y		10/10/2013	0.64		
199/004 0-0120-0000	354 Manning St	9/30/2011	555,000	429,900	12,690	305		10,000	425,000	2890	4,935	70 Y		10/28/2011	0.77		
199/030 0-0092-0000	99 Elliott St	11/27/2013	625,000	430,100	12,956	305		10,000	425,000	2956	5,083	60 N		N/A	0.69		
199/011 0-0025-0000	9 Newbury Pk	4/26/2010	675,000	431,400	13,760	305		10,000	425,000	3,760	6,415	80 Y		5/26/2010	0.64		
199/054 0-0105-0000	354 Brookline St	7/23/2010	600,000	432,600	14,453	305		10,000	425,000	4,453	7,599	100 Y		12/22/2010	0.72		
199/004 0-0056-0000	39 Dogwood La	9/27/2013	610,000	432,700	14,500	305		10,000	425,000	4500	7,673	103 Y		10/9/2013	0.71		
199/006 0-0071-0000	7 Berkshire Rd	6/5/2012	576,500	433,000	14,683	305		10,000	425,000	4983	8,043	118 Y		6/11/2012	0.75		
199/008 0-0012-0000	49 Old Farm Rd	12/31/2012	600,000	434,400	15,551	305		10,000	425,000	5551	9,448	130 Y		5/15/2013	0.66		
199/004 0-0057-0000	45 Dogwood La	12/17/2010	600,000	437,900	17,546	305		10,000	425,000	7546	12,853	80 N		N/A	0.73		
199/009 0-0052-0000	118 Old Farm Rd	6/8/2011	597,500	439,800	18,658	305		10,000	425,000	8658	14,780	83 Y		6/24/2011	0.75		
199/030 0-0054-0000	28 Washington St	12/6/2011	590,000	441,300	19,578	305		10,000	425,000	9578	16,335	59 Y		1/26/2012	0.79		
199/009 0-0012-0000	90 Green St	9/6/2012	546,000	441,700	21,077	305		10,000	425,000	11,077	16,700	171 N		N/A	0.81		
														Median +/- 1000 Overall Median	0.73	425,000	488,800
199/031 0-0043-0000	82 Wilshire Pk	10/31/2011	510,000	380,000	13,187	305	-10% TP	10,000	382,500	3,187	5,453	80 Y		12/22/2010	0.91		
199/038 0-0047-0000	962 Webster St	9/8/2010	385,000	350,900	7,690	305	-15% TN	7,690	350,900			83 Y		11/1/2011	0.83		
199/048 0-0127-0000	739 Great Plain Ave	9/22/2011	435,000	363,100	11,354	305	-15% TN	10,000	361,300	1,354	1,876						

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Par ID	Address	Sale Date	Sale Price	Land \$	Tot'l Lnd Area	NBHD Code	NBHD C/S	Sq' Prime	Land \$ Prime	Sq' Res	Land \$ Res	Frontage	NC Pmt Y/N	Permit Date	ASR	Current \$	Proposed \$
199/038.0-0062-0000	983 Webster St subdivide lot	3/26/2010	562,500	361,400	10,034	305	-35%TIVE	10,000	361,250	34	100	82	Y	8/26/2010	0.64		
199/062.0-0035-0000	35 Carey Rd	11/1/2013	590,000	350,400	8100	306		8100	390,400	0	0	75	Y	11/1/2013	0.66		
199/062.0-0005-0000	25 Rosemary St	10/22/2013	565,000	391,000	8200	306		8200	391,000	0	0	70	Y	11/15/2013	0.69		
199/063.0-0025-0000	459 Webster St	2/11/2010	410,000	398,800	9,755	306		9,755	398,825	0	0	112	Y	1/26/2010	0.97		
199/059.0-0006-0000	103 Paul Revere Rd	5/1/2012	592,000	399,300	9,835	306		9,835	399,300	0	0	90	Y	8/9/2012	0.67		
199/067.0-0014-0000	34 Hazel La	10/30/2013	565,000	340,000	10,000	306		10,000	340,000	0	0	80	Y	11/25/2013	0.60		
199/069.0-0044-0000	26 Alfreton Rd	7/31/2013	520,000	400,000	10,000	306		10,000	400,000	0	0	80	Y	8/30/2012	0.77		
199/028.0-0064-0000	88 Oak Hill Rd	5/19/2010	540,000	400,100	10,014	306		10,000	400,000	14	100	80	Y	8/26/2010	0.74		
199/065.0-0086-0000	23 Parker Rd	3/8/2013	570,000	400,200	10,080	306		10,000	400,000	80	200	80	Y	4/22/2013	0.70		
199/065.0-0073-0000	60 Parker Rd	3/30/2012	520,000	400,200	10,100	306		10,000	400,000	100	200	91	Y	5/10/2012	0.77		
199/065.0-0075-0000	78 Parker Rd	8/12/2010	550,000	400,400	10,200	306		10,000	400,000	200	421	97	Y	9/28/2010	0.73		
199/063.0-0004-0000	23 Morton St	10/13/2011	425,000	401,500	10,875	306		10,000	400,000	875	1531	68	Y	12/13/2011	0.94		
199/058.0-0045-0000	81 Avon Circle	8/5/2010	418,000	401,500	11,000	306		10,000	400,000	1,000	1,490	139	Y	11/22/2010	0.96		
199/059.0-0049-0000	72 Richdale Rd	12/2/2013	660,000	402,100	11,200	306		10,000	400,000	1,200	2,123	129	N	N/A	0.61		
199/061.0-0016-0000	129 Manning St	8/9/2013	585,000	402,400	11,383	306		10,000	400,000	1,383	2,418	70	Y	6/28/2013	0.69		
199/065.0-0081-0000	23 Virginia Rd	8/25/2011	571,000	402,900	11,665	306		10,000	400,000	1,665	2,862	153	Y	8/26/2011	0.71		
199/055.0-0017-0000	20 James Ave	1/19/2012	589,000	403,300	11,900	306		10,000	400,000	1,900	3,306	123	Y	2/27/2013	0.68		
199/056.0-0028-0000	44 Lindbergh Ave	12/20/2011	600,000	403,000	13,414	306		10,000	400,000	3,414	5,822	111	Y	4/20/2012	0.67		
199/067.0-0045-0000	88 Woodbine Cir	10/10/2012	565,000	407,700	14,508	306		10,000	400,000	4,508	7,673	80	Y	12/14/2012	0.72		
199/062.0-0051-0000	95 Carey Pl	7/1/2013	390,000	408,300	14,860	306		10,000	400,000	4,860	8,941	109	Y	7/3/2013	1.05		
199/059.0-0052-0000	119 Parker Rd	9/28/2011	575,000	409,500	15,556	306		10,000	400,000	5,556	9,523	142	Y	11/15/2011	0.71		
199/056.0-0027-0000	32 Lindbergh Ave	6/10/2011	610,000	410,100	15,914	306		10,000	400,000	5,914	10,115	111	Y	7/26/2011	0.67		
														Median +/- 1000	0.76		
														Overall Median	0.71		
																400,000	440,000

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199/125.0-0002-0000.0	64	DAMON RD	6/10/2013	885000	Y	101	CL	752	0	GV	100	477843	449177	1963	449200	0	851500	203	0	402300	0	851500	2693	0.23	0.96	0.97	0.0079	435823	0.92	0.94	0.0169	
199/121.0-0010-0000.0	930	CENTRAL AVE	8/15/2013	565000	Y	101	RR	702	0	A	100	215199	195831	1960	195800	0	547900	203	0	352100	TN	85	547900	1350	0.37	0.97	0.97	0.0003	369169	0.95	0.94	0.0138
199/103.0-0033-0000.0	17	GLOVER RD	6/14/2013	705000	Y	101	RR	584	0	AG	100	371858	338391	1965	338400	0	685100	203	0	346700	EC	85	685100	1650	0.29	0.97	0.97	0.0018	366609	0.95	0.94	0.0057
199/108.0-0028-0000.0	50	SUNSET RD	11/15/2013	600000	Y	101	GR	628	80	AG	100	244240	178295	1969	184600	6300	587000	203	0	402400	0	587000	1664	0.23	0.93	0.97	0.0083	421705	0.95	0.94	0.0142	
199/125.0-0032-0000.0	160	PARISH RD	12/9/2013	777500	Y	101	CL	0	0	G	100	352502	352502	1961	352500	0	760900	203	0	408400	0	760900	2430	0.31	0.98	0.97	0.0086	424998	0.96	0.94	0.0209	
199/101.0-0023-0000.0	253	ROSEMARY ST	3/4/2013	1026000	Y	101	C2	400	0	E	100	609520	603425	2011	603400	0	1010600	203	0	407200	0	1010600	2929	0.3	0.98	0.97	0.0150	422575	0.96	0.94	0.0236	
199/103.0-0012-0000.0	49	ELIOT RD	3/29/2013	570000	Y	101	RR	600	80	A	100	212859	155387	1964	155400	0	565400	203	0	410000	0	565400	1384	0.33	0.99	0.97	0.0219	414613	0.99	0.94	0.0489	
199/122.0-0069-0000.0	842	CENTRAL AVE	3/15/2013	527000	Y	101	RN	624	0	A	100	206737	188131	1955	188100	0	530200	203	0	342100	TN	85	530200	1340	0.23	1.01	0.97	0.0361	338869	1.01	0.94	0.0695
199/122.0-0033-0000.0	61	JARVIS CIR	5/24/2013	1226500	Y	101	C2	0	0	E	100	852282	843759	2012	843800	0	1249700	203	0	405900	0	1249700	5146	0.28	1.02	0.97	0.0489	382741	1.06	0.94	0.1205	
199/099.0-0071-0000.0	11	MCCULLOCH ST	1/14/2013	617000	Y	101	CL	0	0	AG	100	275820	250996	1954	251000	0	631400	203	0	360400	0	631400	2374	0.14	1.02	0.97	0.0533	366004	1.04	0.94	0.0993	
																		Median 0.97 AAD 0.0352 COD 3.64 Median 0.94 AAD 6.83 0.0045														
199/205.0-0031-0000.0	29	SOUTHFIELD CT	9/26/2013	1485000	Y	101	TD	1500	0	VE	100	875841	823291	1997	823300	0	1326600	204	0	503300	EC	95	1326600	4558	0.54	0.89	0.97	0.0767	661709	0.76	0.93	0.1684
199/112.0-0032-0000.0	115	CLARKE RD	7/30/2013	915000	Y	101	CP	540	0	V	100	383557	360544	1952	360500	0	877200	204	0	516700	0	877200	2083	0.3	0.96	0.97	0.0113	554456	0.93	0.93	0.0019	
199/205.0-0021-0000.0	820	SOUTH ST	9/18/2013	1400000	Y	101	C2	1397	0	E	100	820196	820196	2013	820200	0	1344800	204	0	524600	0	1344800	3816	0.41	0.96	0.97	0.0094	579804	0.90	0.93	0.0252	
199/112.0-0035-0000.0	130	CLARKE RD	2/12/2013	1465000	Y	101	C2	1300	0	S	100	1018480	1008295	2012	1008300	0	1430800	204	0	422500	RS	80	1430800	3489	0.48	0.98	0.97	0.0067	456705	0.93	0.93	0.0049
199/112.0-0041-0000.0	84	GLENDAL RD	10/29/2013	1750000	Y	101	C2	0	0	S	100	1201373	1189359	2012	1189400	0	1714200	204	0	524800	0	1714200	5470	0.41	0.98	0.97	0.0095	560641	0.94	0.93	0.0061	
199/112.0-0034-0000.0	126	CLARKE RD	3/19/2013	712000	Y	101	RN	800	80	AG	100	296200	186606	1951	186600	0	719300	204	0	532700	0	719300	1821	0.89	1.01	0.97	0.0403	525394	1.01	0.93	0.0839	
																		Median 0.97 AAD 0.0256 COD 2.65 Median 0.93 AAD 5.23 0.0486														
199/111.0-0021-0000.0	41	ROLLING LN	8/29/2013	999000	Y	101	CL	840	0	VE	100	574776	557533	2007	557500	0	966100	204	0	408600	0	966100	3213	0.32	0.97	0.96	0.0071	441467	0.93	0.93	0.0044	
199/111.0-0009-0000.0	178	FOREST ST	5/21/2013	585000	Y	101	CP	400	80	AG	100	258438	193829	1955	193800	0	556900	204	0	363100	TP	90	556900	1995	0.24	0.95	0.96	0.0080	391171	0.93	0.93	0.0018
																		Median 0.96 AAD 0.0076 COD 0.79 Median 0.93 AAD 0.34 0.0031														
199/077.0-0045-0000.0	23	EVELYN RD	10/21/2013	639000	Y	101	SL	576	80	AG	100	238880	176771	1961	176800	0	570100	205	0	393300	0	570100	1230	0.27	0.89	1.00	0.1078	462229	0.85	0.98	0.1291	
199/096.0-0054-0000.0	98	WAYNE RD	12/30/2013	1332000	Y	101	CL	0	0	E	100	821096	821096	2013	821100	0	1211900	205	0	390800	0	1211900	4611	0.24	0.91	1.00	0.0902	510904	0.76	0.98	0.2151	
199/106.0-0026-0000.0	25	ARDMORE RD	6/3/2013	1342500	Y	101	CL	0	0	E	100	834677	834677	2013	834700	0	1225200	205	0	390500	0	1225200	4517	0.24	0.91	1.00	0.0874	507823	0.77	0.98	0.2110	
199/106.0-0031-0000.0	8	ARDMORE RD	9/9/2013	1313500	Y	101	CL	0	0	E	100	810321	810321	2013	810300	0	1213600	205	0	403300	0	1213600	3920	0.41	0.92	1.00	0.0761	503179	0.80	0.98	0.1785	
199/106.0-0035-0000.0	34	ARDMORE RD	9/5/2013	1430000	Y	101	CL	500	0	E	100	930504	930504	2013	930500	0	1331400	205	0	400900	0	1331400	5054	0.38	0.93	1.00	0.0690	499496	0.80	0.98	0.1774	
199/107.0-0010-0000.0	11	BRIARWOOD CIR	12/18/2013	1270000	Y	101	CL	0	0	E	100	789799	789799	2013	789800	0	1187300	205	0	397500	0	1187300	3611	0.33	0.93	1.00	0.0651	480201	0.83	0.98	0.1522	
199/078.0-0038-0000.0	16	YALE RD	11/15/2013	1369000	Y	101	CL	0	0	E	100	888240	888240	2013	888200	0	1286400	205	0	398200	0	1286400	4768	0.34	0.94	1.00	0.0603	480760	0.83	0.98	0.1517	
199/095.0-0037-0000.0	46	PINE GROVE ST	9/26/2013	696000	Y	101	RR	740	0	AG	100	293866	267418	1968	267400	0	657700	205	0	390300	0	657700	1654	0.23	0.94							

199/139.0-0069-0000.0	158	OAK ST	7/26/2013	999999	Y	101	CL	0	0	VE	100	595161	559451	1948	559500	0	1010000
199/136.0-0040-0000.0	80	ROBINWOOD AVE	12/13/2013	635000	Y	101	CP	208	0	A	100	197307	179549	1953	179500	0	643900
199/051.0-0028-0000.0	226	MAY ST	6/26/2013	761000	Y	101	OS	0	0	GV	100	337076	310110	1925	310100	0	774100
199/138.0-0032-0000.0	11	HARDING RD	7/25/2013	541000	Y	101	CP	0	80	A	100	157013	113049	1939	113000	0	557300
199/131.0-0069-0000.0	20	BRENTWOOD CIR	5/29/2013	685000	Y	101	GR	675	0	AG	100	281844	256478	1968	256500	0	707600
199/138.0-0025-0000.0	49	OAKCREST RD	4/30/2013	1020000	Y	101	C2	920	0	E	100	617009	610839	2012	610800	0	1055400
199/138.0-0054-0000.0	455	HIGH ROCK ST	6/13/2013	1239000	Y	101	C2	0	0	E	100	861093	835260	2005	835300	0	1291100
199/138.0-0027-0000.0	61	OAKCREST RD	5/15/2013	450000	Y	101	RN	0	80	A	100	187982	114669	1946	114700	0	477300
199/140.0-0025-0000.0	65	RIVARD RD	1/11/2013	607000	Y	101	RN	200	0	A	100	218611	198936	1953	209000	10100	661600
199/136.0-0052-0000.0	342	HIGH ROCK ST	1/31/2013	535000	Y	101	CP	0	80	A	100	178797	130522	1949	130500	0	594400
199/037.0-0069-0000.0	20	NORFOLK ST	6/13/2013	840000	Y	101	OS	0	0	G	100	424216	386037	1909	386000	0	778300
199/037.0-0051-0000.0	16	LAUREL DR	9/18/2013	681000	Y	101	CP	200	0	AG	100	221495	201560	1929	201600	0	638100
199/042.0-0027-0000.0	100	GAYLAND RD	10/29/2013	729000	Y	101	CL	520	0	G	100	269702	245429	1939	245400	0	690900
199/044.0-0056-0000.0	549	CHESTNUT ST	7/15/2013	539000	Y	101	CP	336	80	AG	100	206132	150476	1939	150500	0	517400
199/036.0-0031-0000.0	91	SUTTON RD	11/15/2013	650000	Y	101	RR	576	80	AG	100	232144	169465	1957	169500	0	625300
199/042.0-0008-0000.0	476	CHESTNUT ST	12/5/2013	1340000	Y	101	GR	0	0	E	100	901826	892808	1986	892800	0	1291600
199/042.0-0025-0000.0	119	GAYLAND RD	10/2/2013	874500	Y	101	GR	432	0	GV	100	428549	398551	1981	398600	0	844800
199/037.0-0035-0000.0	90	LAUREL DR	8/12/2013	789000	Y	101	CP	400	0	GV	100	354387	326036	1939	326000	0	765700
199/036.0-0038-0000.0	32	GEORGE AGGOTT RD	6/10/2013	730000	Y	101	SL	240	0	AG	100	286280	260515	1955	260500	0	709900
199/043.0-0023-0000.0	27	FLETCHER RD	8/29/2013	821000	Y	101	SL	624	0	AG	100	375773	341953	1958	342000	0	804400
199/044.0-0040-0000.0	223	HIGH ROCK ST	5/15/2013	770000	Y	101	CL	384	0	G	100	295708	295708	1950	314200	18500	766600
199/037.0-0065-0000.0	44	NORFOLK ST	2/28/2013	680000	Y	101	BN	180	0	AG	100	302814	296758	1925	296800	0	683000
199/037.0-0022-0000.0	13	LAUREL DR	7/15/2013	641000	Y	101	OS	80	0	G	100	235462	214270	1940	214300	0	644800
199/042.0-0058-0000.0	41	OAKHURST CIR	1/10/2013	700000	Y	101	CP	264	0	AG	100	300766	273697	1936	273700	0	708100
199/203.0-0077-0000.0	144	LAUREL DR	4/3/2013	620000	Y	101	OS	300	0	AG	100	207998	189278	1930	189300	0	627700
199/037.0-0067-0000.0	30	NORFOLK ST	10/21/2013	653132	Y	101	OS	0	0	A	100	224147	201732	1909	210500	8600	664900
199/003.0-0010-0000.0	1006	GREENDALE AVE	7/24/2013	540000	Y	101	CP	0	0	A	100	170952	155566	1949	182600	27000	516000
199/002.0-0066-0000.0	83	NORWICH RD	7/17/2013	561500	Y	101	RN	216	80	A	100	196997	143808	1950	143800	0	539200
199/002.0-0048-0000.0	16	INTERVALE RD	4/9/2013	1290000	Y	101	C2	700	0	E	100	862799	854171	2011	854200	0	1248100
199/002.0-0021-0000.0	6	PEACEDALE RD	6/21/2013	1185000	Y	101	CL	0	0	E	100	779135	755761	2006	755800	0	1149800
199/001.0-0026-0000.0	16	STERLING RD	7/8/2013	967000	Y	101	CL	0	0	VE	100	559591	542803	2005	542800	0	940900
199/001.0-0007-0000.0	216	VALLEY RD	9/23/2013	1308000	Y	101	C2	817	0	E	100	867075	867075	2013	867100	0	1273200
199/004.0-0008-0000.0	1001	GREENDALE AVE	9/27/2013	647500	Y	101	CL	220	0	G	100	297857	271050	1923	281400	10300	632300
199/002.0-0069-0000.0	53	PEACEDALE RD	6/14/2013	1280000	Y	101	C2	800	0	E	100	861977	861977	2013	862000	0	1257900
199/001.0-0009-0000.0	202	VALLEY RD	12/3/2013	1005000	Y	101	CL	1140	0	VE	100	700343	672329	2003	672300	0	1073100
199/025.0-0061-0000.0	121	HIGHGATE ST	12/6/2013	1761231	Y	101	C2	0	0	S	100	1110396	1110396	2013	1110400	0	1584500
199/027.0-0073-0000.0	25	ARCH ST	11/25/2013	1493000	Y	101	CL	0	0	E	100	905103	905103	2013	905100	0	1377200
199/025.0-0075-0000.0	82	EDWARDEL RD	6/28/2013	1299000	Y	101	C2	1488	0	E	100	752191	729625	2005	729600	0	1204700
199/021.0-0083-0000.0	73	THORNTON RD	6/14/2013	1299000	Y	101	C2	909	0	E	100	756942	734234	2005	734200	0	1210300
199/054.0-0046-0000.0	33	MELROSE AVE	6/7/2013	949000	Y	101	CL	748	0	IV	100	425561	425561	1947	433500	7900	894800
199/017.0-0036-0000.0	80	RICHARD RD	8/16/2013	1300000	Y	101	C2	1100	0	E	100	762950	755321	2011	755300	0	1229300
199/023.0-0002-0000.0	123	BEAUFORT AVE	5/8/2013	895000	Y	101	CL	1032	0	GV	100	387969	376330	1932	383900	7600	848200
199/027.0-0002-0000.0	40	BANCROFT ST	2/25/2013	1407500	Y	101	CL	1300	0	E	100	866719	866719	2013	866700	0	1344200
199/014.0-0040-0000.0	11	DOANE AVE	7/2/2013	1140000	Y	101	C2	1000	0	E	100	641679	641679	2013	641700	0	1099900
199/025.0-0051-0000.0	75	EDWARDEL RD	6/28/2013	1540000	Y	101	CL	1477	0	E	100	1006217	1006217	2013	1006200	0	1488500
199/025.0-0027-0000.0	81	ARCH ST	4/5/2013	1360000	Y	101	C2	1100	0	E	100	853323	844790	2011	844800	0	1320500
199/024.0-0013-0000.0	11	INA RD	8/20/2013	850000	Y	101	SL	400	0	AG	100	389377	354333	1958	354300	0	830300
199/023.0-0008-0000.0	94	HAWTHORN AVE	9/13/2013	650000	Y	101	CP	230	0	AG	100	227577	179786	1940	179800	0	636400
199/018.0-0007-0000.0	49	PETRINI CIR	9/26/2013	815500	Y	101	GR	0	0	G	100	334117	307388	1985	318000	10600	801100
199/013.0-0016-0000.0	85	GROSVENOR RD	6/28/2013	875000	Y	101	CL	348	0	G	100	424981	399482	1947	399500	0	865600
199/027.0-0004-0000.0	95	FALCON ST	5/30/2013	1253000	Y	101	C2	1160	0	E	100	829007	787557	2001	787600	0	1243700
199/027.0-0036-0000.0	342	HILLCREST RD	8/15/2013	1350000	Y	101	C2	1000	0	S	100	884979	867279	2009	867300	0	1342500
199/012.0-0063-0000.0	56	THORNTON RD	2/28/2013	764000	Y	101	CP	300	0	AG	100	317320	288761	1951	288800	0	762800
199/025.0-0016-0000.0	9	SAVOY RD	6/28/2013	1430000	Y	101	C2	1400	0	E	100	960507	960507	2013	960500	0	1435700
199/023.0-0015-0000.0	105	BEAUFORT AVE	3/1/2013	905000	Y	101	TD	1000	0	IV	100	442859	442859	1930	453000	10100	909500
199/021.0-0008-0000.0	74	THORNTON RD	7/15/2013	1026000	Y	101	CL	12									

199/04.0-0-0000-0	346	BROOKLINE ST	12/17/2013	1003825	Y	101	C2	650	0	E	100	508271	508271	2013	510300	2000	968300	305	0	478000	0	988300	2184	0.19	0.98	0.99	0.0055	495554	0.96	0.97	0.0054		
199/047.0-0-0027-0000-0	92	LINCOLN ST	3/27/2013	690000	Y	101	OS	0	0	G	100	282726	257281	1910	265200	7900	682400	305	0	417200	TN	85	682400	1716	0.26	0.99	0.99	0.0010	432719	0.96	0.97	0.0059	
199/033.0-0-0086-0000-0	57	PLYMOUTH RD	6/11/2013	630000	Y	101	CL	0	80	AG	100	213195	155632	1928	155600	0	623900	305	0	468300	0	623900	1573	0.16	0.99	0.99	0.0003	474368	0.99	0.97	0.0172		
199/021.0-0-0059-0000-0	75	MORNINGSIDE RD	8/20/2013	762000	Y	101	CP	600	0	AG	100	278576	253504	1939	280800	7100	756200	305	0	495600	0	756200	1650	0.32	0.99	0.99	0.0024	508495	0.97	0.97	0.0046		
199/008.0-0-0036-0000-0	58	LONGACRE RD	1/29/2013	730000	Y	101	GR	395	80	G	100	312374	228033	1952	228000	0	724600	305	0	496600	0	724600	1952	0.34	0.99	0.99	0.0026	501967	0.99	0.97	0.0193		
199/039.0-0-0036-0000-0	732	GREAT PLAIN AVE	2/23/2013	740000	Y	101	CL	206	0	AG	100	268612	244437	1914	251700	7300	734700	305	0	483000	0	734700	2270	0.21	0.99	0.99	0.0028	495563	0.97	0.97	0.0046		
199/005.0-0-0004-0000-0	81	BERKSHIRE RD	5/30/2013	929000	Y	101	CP	900	0	AG	100	473255	435395	1950	435400	0	923700	305	0	488300	0	923700	3470	0.23	0.99	0.99	0.0043	493605	0.99	0.97	0.0193		
199/061.0-0-0082-0000-0	61	LEXINGTON AVE	1/31/2013	724000	Y	101	CL	345	0	AG	100	272953	246837	1940	248400	0	720200	305	0	471800	0	720200	1746	0.16	0.99	0.99	0.0048	475613	0.99	0.97	0.0220		
199/060.0-0-0070-0000-0	115	LEXINGTON AVE	5/14/2013	657500	Y	101	GR	220	80	A	100	238244	173918	1949	173900	0	655200	305	0	481300	0	655200	2216	0.2	1.00	0.99	0.0065	483582	1.00	0.97	0.0253		
199/054.0-0-0025-0000-0	14	HOLLAND ST	8/28/2013	1300000	Y	101	GR	1500	0	VE	100	823839	799124	1938	799100	0	1300500	305	0	501400	0	1300500	3981	0.4	1.00	0.99	0.0104	500876	1.00	0.97	0.0310		
199/024.0-0-0057-0000-0	50	MORNINGSIDE RD	6/7/2013	645000	Y	101	GR	336	0	AG	100	211333	190200	1939	190200	0	645400	305	0	455200	TP	95	645400	1592	0.19	1.00	0.99	0.0106	454800	1.00	0.97	0.0309	
199/022.0-0-0086-0000-0	128	HILLCREST RD	6/28/2013	710000	Y	101	CP	500	0	AG	100	260154	236740	1930	236700	0	710600	305	0	473900	0	710600	1989	0.17	1.00	0.99	0.0108	473260	1.00	0.97	0.0314		
199/041.0-0-0024-0000-0	73	PLEASANT ST	7/19/2013	663000	Y	101	CL	0	80	AG	100	231329	168870	1911	176800	7900	667300	305	0	490500	0	667300	2174	0.25	1.01	0.99	0.0165	494130	0.99	0.97	0.0227		
199/054.0-0-0101-0000-0	223	MANNING ST	4/22/2013	1310000	Y	101	C2	0	0	E	100	837729	829352	2012	829400	0	1318800	305	0	489400	0	1318800	4919	0.24	1.01	0.99	0.0167	480648	1.02	0.97	0.0482		
199/054.0-0-0057-0000-0	247	MANNING ST	7/19/2013	665000	Y	101	SL	1117	80	A	100	264537	195757	1975	195800	0	669700	305	0	473900	0	669700	1522	0.17	1.01	0.99	0.0171	469243	1.01	0.97	0.0399		
199/021.0-0-0044-0000-0	136	THORNTON RD	8/12/2013	700000	Y	101	CP	0	0	AG	100	242727	223309	1949	223300	0	706500	305	0	485200	0	706500	1998	0.22	1.01	0.99	0.0221	476691	1.02	0.97	0.0479		
199/005.0-0-0045-0000-0	153	ELMWOOD RD	1/15/2013	805000	Y	101	CL	562	0	AG	100	351696	320043	1963	320000	0	815600	305	0	495600	0	815600	2684	0.32	1.01	0.99	0.0232	484957	1.02	0.97	0.0519		
199/021.0-0-0066-0000-0	84	MORNINGSIDE RD	12/6/2013	763250	Y	101	CP	300	0	G	100	326141	300050	1949	300100	0	776800	305	0	476700	0	776800	2073	0.18	1.02	0.99	0.0278	463200	1.03	0.97	0.0591		
199/022.0-0-0081-0000-0	25	WACHUSETT RD	5/31/2013	490000	Y	101	RN	0	80	A	100	161198	116063	1935	116100	0	499600	305	0	383500	TP	80	499600	1302	0.19	1.02	0.99	0.0296	373937	1.03	0.97	0.0556	
199/031.0-0-0051-0000-0	52	WILSHIRE PK	7/15/2013	680000	Y	101	CL	216	0	AG	100	237153	215809	1928	219600	3800	694200	305	0	474600	0	694200	1604	0.18	1.02	0.99	0.0309	464191	1.02	0.97	0.0524		
199/024.0-0-0054-0000-0	30	MORNINGSIDE RD	10/17/2013	630000	Y	101	CP	420	80	AG	100	247995	181036	1950	181000	0	645400	305	0	464400	TP	95	645400	1757	0.23	1.02	0.99	0.0344	448964	1.03	0.97	0.0644	
199/054.0-0-0106-0000-0	354	BROOKLINE ST	5/16/2013	1310000	Y	101	C2	0	0	E	100	870148	861447	2011	861400	0	1357800	305	0	498400	0	1357800	5275	0.33	1.04	0.99	0.0465	448553	1.11	0.97	0.1367		
199/033.0-0-0085-0000-0	51	PLYMOUTH RD	6/17/2013	620000	Y	101	CL	0	0	AG	100	191835	174570	1927	174600	0	642900	305	0	468300	0	642900	1446	0.16	1.04	0.99	0.0469	445430	1.05	0.97	0.0813		
199/041.0-0-0045-0000-0	302	WARREN ST	6/18/2013	509000	Y	101	OS	0	80	A	100	201288	144927	1924	144900	0	544700	305	0	399800	TN	85	544700	1814	0.16	1.07	0.99	0.0801	364073	1.10	0.97	0.1281	
199/004.0-0-0044-0000-0	159	FAIRFIELD ST	6/21/2013	570000	Y	101	RN	643	80	A	100	207634	130809	1958	130800	0	624300	305	0	493500	0	624300	1465	0.29	1.10	0.99	0.1053	439191	1.12	0.97	0.1537		



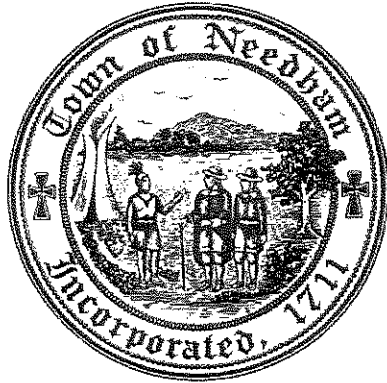
**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/10/2014

Agenda Item	Open Special Town Meeting Warrant
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The Town Manager will recommend that the Board vote to open the warrant for the October 27, 2014 Special Town Meeting. The Warrant is scheduled to be closed on September 23rd.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<i>Suggested Motion:</i> That the Board vote to open the warrant for the October 27, 2014 Special Town Meeting.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Preliminary Draft Warrant dated 9.5.14			

TOWN OF NEEDHAM



SPECIAL TOWN MEETING WARRANT

MONDAY, OCTOBER 27, 2014

7:30 P.M.

JAMES HUGH POWERS HALL, NEEDHAM TOWN HALL

1471 HIGHLAND AVENUE

Additional information on particular warrant articles will be made available from time to time at www.needhamma.gov/townmeeting during the weeks leading up to the Special Town Meeting.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

To either of the constables in the Town of Needham in said County, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Needham qualified to vote in elections and in Town affairs to meet at the Town Hall:

MONDAY, THE TWENTY-SEVENTH DAY OF OCTOBER, 2014

At 7:30 in the afternoon, then and there to act upon the following articles, viz:

ARTICLE 1: APPROVE THE ITWA COLLECTIVE BARGAINING AGREEMENT

To see if the Town will vote to approve the funding of a collective bargaining agreement between the Town and the Independent Town Workers Association and to appropriate a sum of money to defray the cost of salary and wages provided for under the agreement for fiscal year 2015 and fiscal year 2016; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

ARTICLE 2: APPROPRIATE FOR MATCHING GRANT

To see if the Town will vote to raise and/or transfer and appropriate a sum for the purposes of matching a Federal grant for economic development initiatives in Needham and Newton, to be spent under the direction of the Town Manager and raised from the tax levy; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 3: AMEND THE FY2015 OPERATING BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2015 Operating Budget adopted under Article 11 of the May 2014 Annual Town Meeting, by deleting the amounts of money appropriated under some of the line items and appropriating the new amounts as follows:

Line Item	Appropriation	Changing From	Changing To
9	Classification, Performance, Settlements	\$ 119,000	\$ 169,167
10	Reserve Fund	\$1,464,490	To be determined
25A	Department of Public Works, Salary & Wages	\$3,251,531	\$3,256,531
25B	Department of Public Works, Expenses	\$1,480,421	\$1,485,421
29A	Health Department Salary & Wages	\$ 424,583	To be determined

said sum to be raised from the tax levy; or take any other action relative thereto.

INSERTED BY: Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 4: AMEND THE FY2015 RTS ENTERPRISE FUND BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2015 RTS Enterprise Fund Budget adopted under Article 12 of the May 2014 Annual Town Meeting, by deleting the amounts of money appropriated under some of the line items and appropriating the new amounts as follows:

Line Item	Appropriation	Changing From	Changing To
101A	Salary & Wages	\$710,556	\$731,026

said sum to be raised from RTS Enterprise Fund Receipts; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 5: AMEND THE FY2015 SEWER ENTERPRISE FUND BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2015 Water Enterprise Fund Budget adopted under Article 14 of the May 2014 Annual Town Meeting, by deleting the amounts of money appropriated under some of the line items and appropriating the new amounts as follows:

Line Item	Appropriation	Changing From	Changing To
201A	Salary & Wages	\$939,465	\$962,166
201D	MWRA Assessment	\$5,468,475	\$5,466,144

said sum to be raised from Sewer Enterprise Fund Receipts; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 6: AMEND THE FY2015 WATER ENTERPRISE FUND BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2015 Water Enterprise Fund Budget adopted under Article 14 of the May 2014 Annual Town Meeting, by deleting the amounts of money appropriated under some of the line items and appropriating the new amounts as follows:

Line Item	Appropriation	Changing From	Changing To
301A	Salary & Wages	\$1,053,177	\$1,077,972
301D	MWRA Assessment	\$1,194,022	\$1,193,697

said sum to be raise from Water Enterprise Fund Receipts; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 7: AMEND ZONING BY-LAW – OUTDOOR SEATING

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

1. In Section 3.2, Schedule of Use Regulations, Subsection 3.2.1, Uses in Rural Residence-Conservation, Single Residence A, Single Residence B, General Residence , Apartment A-1, Apartment A-2, Apartment A-3, Institutional, Industrial and Industrial 1 Districts, by adding to Accessory Uses “Seasonal temporary outdoor seating for restaurants serving meals for consumption on the premises and at tables with service provided by waitress or waiter” Y# in Industrial and Industrial-1.
2. In Section 3.2.4 Uses in the New England Business Center District, Subsection 3.2.4.1 (k) Permitted Uses by adding to thereto the following: “Further provided, accessory uses for seasonal temporary outdoor seating for restaurants serving meals for consumption on the premises and at tables with service provided by waitress or waiter shall be allowed upon minor project site plan review with waiver of all requirements of Section 7.4.4 and 7.4.6 except as are necessary to demonstrate compliance with Section 6.9 by the Planning Board or Board of Selectmen in accordance with Section 6.9.”
3. In Section 3.2.5 Uses in the Highland Commercial-128 District, Subsection 3.2.5.1 (i) Permitted Uses by adding to thereto the following: “Further provided, accessory uses for seasonal temporary outdoor seating for restaurants serving meals for consumption on the premises and at tables with service provided by waitress or waiter shall be allowed upon minor project site plan review with waiver of all requirements of Section 7.4.4 and 7.4.6 except as are necessary to demonstrate compliance with Section 6.9 by the Planning Board or Board of Selectmen in accordance with Section 6.9.”
4. In Section 3.2.6 Uses in the Mixed Use-128 District, Subsection 3.2.6.1 (n) Permitted Uses by adding to thereto the following: “Further provided, accessory uses for seasonal temporary outdoor seating for restaurants serving meals for consumption on the premises and at tables with service provided by waitress or waiter shall be allowed upon minor project site plan review with waiver of all requirements of Section 7.4.4 and 7.4.6 except as are necessary to demonstrate compliance with Section 6.9 by the Planning Board or Board of Selectmen in accordance with Section 6.9.”

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

**ARTICLE 8: AMEND ZONING BY-LAW – PERSONAL FITNESS
ESTABLISHMENT IN INDUSTRIAL 1**

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

1. In Section 3.2, Schedule of Use Regulations, Subsection 3.2.1, Uses in Rural Residence-Conservation, Single Residence A, Single Residence B, General Residence , Apartment A-1, Apartment A-2, Apartment A-3, Institutional, Industrial and Industrial 1 Districts, by changing the table from “N” to “Y” for “Personal fitness service establishment; provided, all required off-street parking is provided on-site for all land uses located on the subject site and in adherence with the requirements of Section 5.1.2, Required Parking, absent any waivers from the provisions of Subsections 5.1.1.5 and 5.1.1.6” under Industrial-1.
2. In Section 3.2, Schedule of Use Regulations, Subsection 3.2.1, Uses in Rural Residence-Conservation, Single Residence A, Single Residence B, General Residence , Apartment A-1, Apartment A-2, Apartment A-3, Institutional, Industrial and Industrial 1 Districts, by changing the table from “N” to “SP” for “Personal fitness service establishment; where there is insufficient off-street parking on-site to serve all land uses located thereon in adherence with the requirements of Section 5.1.2, but where it can be demonstrated that the hours, or days, of peak parking for the uses are sufficiently different that a lower total will provide adequately for all uses or activities served by the parking lot” under Industrial-1.

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 9: AMEND ZONING BY-LAW – FLOOD PLAIN DISTRICT

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

1. In Section 3.3, Uses in Flood Plain District, Subsection 3.3.1, Prohibited Uses, by deleting the words “(d) Swimming pools”.
2. In Section 3.3, Uses in Flood Plain District, Subsection 3.3.3, Uses Requiring a Special Permit, by adding a new paragraph (h) after the existing paragraph (g) that states “Swimming pools, together with structures, walkways, mechanical systems accessory thereto, and fences.”
3. In Section 3.3, Uses in Flood Plain District, Subsection 3.3.3, Uses Requiring a Special Permit, by designating the existing paragraph (h) as paragraph (i).

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 10: APPROPRIATE FOR HIGH SCHOOL RENOVATION

To see if the Town will vote to raise and/or transfer and appropriate a sum for engineering, design and construction for the renovation and associated repairs at Needham High School, to be spent under the direction of the Town Manager and raised from the tax levy; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

And you are hereby directed to serve this Warrant by posting copies thereof in not less than twenty public places in said town at least fourteen (14) days before said meeting.

Hereof fail not and make due return of this warrant with your doings thereon unto our Town Clerk on or after said day and hour.

Given into our hands at Needham aforesaid this 23rd day of September 2014.

JOHN A. BULIAN, *Chairman*
MAURICE P. HANDEL, *Vice Chairman*
MATTHEW D. BORRELLI, *Clerk*
MARIANNE B. COOLEY
DANIEL P. MATTHEWS

Selectmen of Needham

A TRUE COPY
Attest:
Constable:



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

MEETING DATE: 9/10/2014

Agenda Item	Approve Road Event Policy
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The Board of Selectmen held a public hearing on the Road Event Policy at its meeting on June 24th. The Town Manager will recommend that the Board approve the final version of the policy, which has been revised to incorporate feedback received at the hearing.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<i>Suggested Motion:</i> That the Board of Selectmen vote to approve the Road Events Policy dated September 10, 2014.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Road Event Policy dated September 10, 2014			

Board of Selectmen

Policy Number:	
Policy:	Road Event Policy
Date Approved:	September 10, 2014
Date Revised:	
Approved:	Chairman, Board of Selectman

It is the policy of the Town of Needham to allow Road Events (walking/running, bicycling, and motorcycling) to be held in and/or through Needham. The event organizers must represent a not-for-profit entity.

POLICY

1. Running/walking events that start and finish in Needham are limited to 5K or shorter.
2. Strollers and wheelchairs are allowed in walking events. Strollers and wheelchairs are allowed in running events when necessary to enable the participation of disabled persons in the event.
3. Subject to the discretion of the race organizer, dogs may be allowed in walking events. Service dogs on leashes may be allowed in running events.
4. Event courses may not have multiple loops.
5. No more than one road event will be held in Needham on any given day.
6. Event applications will be processed on the following priority basis: road events with an established history in Needham, road events sponsored by groups having a Needham connection, and other events that are in compliance with this policy.
7. Event applications will be reviewed by the Police Department and the use of Police details may be required. Police detail requirements are based on factors such as public safety considerations, number of participants, and general size of event.
8. An on-site event day contact with cell phone number must be provided to the Police Department before the day of the event.
9. The Town Manager is authorized to limit the number of participants in an event, and to make a determination that some days are not suitable for the scheduling of an event.

10. The Town Manager is authorized to make exceptions to this policy if it is deemed to be in the best interest of the Town to do so.

PROCEDURE

11. A completed road event application must be received by the Office of the Town Manager at least 60 days prior to the event date and will be accepted for the current twelve-month period only. Also required with application form and fee are the following:
 - route plan including parking plan (plan should include map version and also turn by turn directions);
 - logistics and volunteer location plans;
 - location of restroom facilities and approval for building use (if applicable); and
 - clean-up plan.
12. A certificate of insurance is required to be filed with the Office of the Town Manager no later than 10 working days before the event.

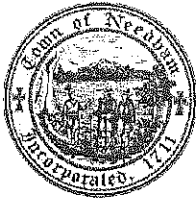
FEES

Payment must be submitted with completed application. Event application fees:

\$25 for routes that start and finish in Needham; and
\$50 for routes that pass through Needham.

OTHER

13. Events where alcohol is served require a One Day special permit from the Board of Selectmen.
14. Use of Town fields, parks and playgrounds require approval from the Park and Recreation Commission; please call (781)455-7550, option 3 or visit <http://www.needhamma.gov/index.aspx?nid=718> for more information.
15. Use of school parking lots require approval from the Public Facilities Department at (781)455-7550 extension 365 or for more information, visit <http://www.needhamma.gov/index.aspx?nid=2324>.



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

MEETING DATE: 9/10/2014

Agenda Item	Acceptance of Private Ways Policy
Presenter(s)	Kate Fitzpatrick, Town Manager Richard P. Merson, Director of Public Works

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The 2014 Annual Town Meeting approved the final Town By-laws relative to private ways, which authorizes the Board of Selectmen to issue regulations or policies to implement the By-law. The Town Manager and the Director of Public Works will recommend adoption of a Private Ways Policy including specific procedures to be followed and an inventory of private ways.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	<u>X</u> YES	__ NO
<i>Suggested Motion:</i> That the Board vote to approve and sign the Private Ways Policy dated September 10, 2014.			
3.	BACK UP INFORMATION ATTACHED	<u>X</u> YES	__ NO
(Describe backup below) a. Proposed Private Ways Policy			

Board of Selectmen

Policy Number:	BOS-DPW-008
Policy:	Private Ways
Date Approved:	September 10, 2014
Date Revised:	
Approved:	_____ Chairman, Board of Selectman

Section 1. Purpose and Criteria

This policy is promulgated pursuant to Section 2.2.5.6 of the Town of Needham General By-laws. The purpose of the policy is to provide guidance as to the implementation of the By-law and to set forth an understanding of the level of service the Town will provide and the responsibilities of property owners on private ways.

Cities and towns may make temporary repairs on private ways by ordinance or bylaw pursuant to Massachusetts General Law Chapter 40 Section 6N. Cities and towns may remove snow and ice from private ways pursuant to Massachusetts General Law Chapter 40 Section 6 C.¹

Section 2. Definitions

As used in this policy, the following terms shall have the meanings indicated:

Barricade – An object or physical entity placed within a traveled way that blocks, impedes or hinders prompt and appropriate emergency vehicle access.

Defect – Pothole, rut, rock, trench, or similar blemish on a travelled way that blocks, impedes, or deters prompt and appropriate emergency access.

Private Way – A way (Right of Way) which has not been accepted or taken by the Town, including any way owned and maintained by private individuals, organizations, or companies. A list of private ways in Needham is included as Attachment C.

Snow and Ice Removal – The removal of winter precipitation from a roadway by means of chemical treatment, plowing, or otherwise.

¹ The Town accepted the provisions of MGL c 40 s 6C by referendum at the 1945 Annual Town Election on March 12, 1945 and by the Town Meeting on March 19, 1945.

Temporary Repair – A repair made to alleviate a roadway defect until a permanent repair can be made. Temporary Repairs constitute the minimum improvement necessary to abate the defect. Temporary Repairs are not to be considered maintenance and are not intended to establish the way as a public way.

Way – A description of the ten categories of ways is included as Attachment A.

Section 3. Snow and Ice Removal

3.1 The Town may remove snow and ice from Private Ways for the purpose of providing emergency vehicle access. Snow and ice may be removed by the Town from Private Ways that meet the following minimum standards:

- 3.1.1** The private way shall be either uniformly paved with asphalt or cement concrete with a minimum width of 12 feet; or shall be unpaved with a gravel or a crushed stone surface with a minimum width of 10 feet.
- 3.1.2** Roadways that have a right of way greater than 15 feet but less than 20 feet shall have a minimum travelled way measuring eight feet.
- 3.1.3** Roadways that have a right of way greater than 15 feet but less than 20 feet shall be free of vegetation and objects for a minimum distance of 12 feet at all times.
- 3.1.4** The roadway surface of the private way shall be free of vegetation and of objects that protrude more than two inches above the roadway surface.
- 3.1.5** The roadway surface of the Private Way shall be free of Defects exceeding 2 inches in depth.
- 3.1.6** The minimum height clearance of objects above the roadway surface of the private way shall be at least 14 feet.
- 3.1.7** The shoulder, in the case of a paved roadway or gravel surface, shall be free of obstacles on both sides of the roadway surface for a minimum distance of two feet. In instances where the right of way is greater than 15 feet but less than 20 feet there is no minimum distance required for shoulders
- 3.1.8** No vehicles may be parked within the private way during snow and ice removal operations.
- 3.1.9** The private Way shall not contain any speed bumps, humps, raised tables, or other traffic-calming devices that narrow the roadway surface to a width less than that specified above, or that protrude above or below the roadway surface as specified above.
- 3.1.10** The private way shall not contain any barricades, gates, or other access-control measures.

3.2 The Department of Public Works will annually conduct inspections of all private ways included in the snow and ice removal program, and will notify property owners of private ways not meeting the minimum standards. Property owners on private ways will be required to perform all repairs needed to bring the way into compliance with the minimum standards before snow and ice removal operations will be conducted.

3.3 Private ways that are not marked with street name signs, including unconstructed or paper streets, will not be plowed.

3.4 Private ways that have signs posted reading “No Trespassing”, “Private-Residents Only”; “Keep Out”, etc. will not be plowed.

3.5 Private ways that meet minimum standards for snow and ice removal will be signified with distinct “Private Way” signs in *blue*. This sign will be attached to the top of the street name sign. Only ways that are listed in Attachment B (as from time to time amended) will be included in the snow and ice removal program.

3.6 Private ways that are not included in snow and ice removal operations have been signified with distinct “Private Way” signs in *red*, or have no sign posted.

3.7 Private ways that are restricted by a Planning Board decision or agreement regarding snow and ice removal will not be plowed.

Section 4 Barricades

Barricades on private ways that deter immediate and appropriate emergency access, such as, but not limited to fire vehicles, police vehicles, ambulances, and public utilities (gas, electric, etc.) vehicles, shall be removed by order of the Fire Chief. If barricades are not removed within the specified timeframe set in the order, all abutters on the private way may be subject to penalties, including a fine of \$50 pursuant to Section 8.2.2.8 (D) of the General Bylaws of the Town of Needham. Barricaded streets will not be included in the snow and ice removal program.

Section 5 Temporary Repairs

5.1 Property owners abutting Private Ways are responsible for the maintenance of the Private Way. Private ways shall be maintained to facilitate the safe passage of emergency vehicles.

5.2 The Town may perform temporary repairs to private ways if such repairs are determined by the Director of Public Works to be required for public necessity, in accordance with this policy. Such repairs must be considered necessary to abate an immediate hazard caused by the defect and shall not be considered as maintenance of the private way, nor shall the way be considered a public way.

5.3 Repairs Requested by Abutters

5.3.1 Abutters to the private way may petition the Town to perform temporary repairs.

5.3.2 In such cases, fifty one percent of the abutters to the private way must petition the Director of Public Works for the repairs to be made by the Town.

- 5.3.3 Upon receipt of a petition and a determination of the necessity of such repairs, the Town shall provide the petitioners with a statement of the cost of such repairs.
 - 5.3.4 Within seven (7) days of receipt of the statement of cost, the petitioners shall be entitled to withdraw the petition. Unless the petition is withdrawn, the Town shall promptly make the repairs and the petitioners shall thereafter reimburse the Town for the cost of the repairs, if the cost exceeds \$300.
 - 5.3.5 The reimbursement amount shall be equal to the petitioner's pro rata share of the cost of repairs based on the ratio that each petitioner's frontage bears to the total frontage on the private way. Betterment charges will not be assessed for such repairs.
 - 5.3.6 If the cost of repairs does not exceed \$300, no petition will be required and the abutters will not be required to reimburse the Town.
- 5.4 Drainage will not be included as part of any such repairs, and the private way need not have been open to public use prior to the repairs being made.
- 5.5 The Town shall not be liable for any damage to private property caused by such repairs, except as otherwise provided by law.

Section 6 Exceptions

The Town Manager is authorized to make exceptions to this policy if it is deemed to be in the best interest of the community to do so.

Attachment A
Categories of Ways

1. ***Accepted Public Ways:*** These ways are accepted by Town Meeting. The Town can own an easement over the layout, or own the way in fee. Most ways are created through subdivision control, and once created and recorded are private until accepted by Town Meeting.
2. ***Public Ways in Existence:*** These ways are shown on an official street map prior to the creation of the Planning Board in 1922. These ways are considered public even though they may not have been officially accepted by Town Meeting. For example, in 1878 two ways in existence (Washington Street, Wellesley and Union Street, Needham) that were considered to be public streets since they had been used as such for the previous 5 or 6 years were accepted as public ways by Town Meeting. Brookside Road is an example of a way believed to be public (circa 1875) for which the Town Clerk's Office has no record.
3. ***Ancient Town Ways:*** These ways are very old ways that the Town owns in fee. They are generally ways in existence prior to the creation of the Town as it currently exists. They are a subset of *Public Ways in Existence*. There are only a dozen or so of such ways in Needham, including Cheney Street, Hardy Street, Wellesley Avenue, Hamlin Lane and a portion of High Rock Street.
4. ***State Public Ways:*** These ways are the property of the Commonwealth which is responsible for their care and maintenance. The only State roads in Needham are Route 128, Highland Avenue from Webster Street to the Charles River/Newton border, and Great Plain Avenue from Peacedale Road to the Dedham border.
5. ***County Ways:*** When the engineering departments of county government were being "dismantled," ways owned and laid out by the county became town ways and are considered public. Examples in Needham include portions of Central Avenue, Great Plain Avenue, Dedham Avenue and Chestnut Street.
6. ***Accepted Private Ways Open and Dedicated to Public Use:*** This is a scarcely used category, generally (but not always) reserved for ways leading to a public facility. Examples in Needham include Eaton Square, and Webster Park.
7. ***Private Ways Constructed of Pavement:*** Private ways constructed of pavement are treated in different ways for the purposes of plowing based on historical practice or based on Planning Board decisions during the subdivision control process. For example, the Planning Board determined that Parkman Street, Homsy Lane, and Marant Drive were to be plowed by residents. The Town does not yet have a comprehensive database indicating which private ways should and should not be plowed based on Planning Board decisions.

8. ***Private Ways Constructed of Gravel:*** The Town plows some but not all ways constructed of gravel based on historical practice. As outlined below, the Town should limit plowing of ways constructed of gravel to those that are maintained in a passable condition.
9. ***Private Ways that are Paper Streets:*** Paper streets are those that have not been constructed but that have legal frontage which would allow for development.
10. ***Rights of Way from Which Frontage Cannot be Derived:*** These ways have no legal frontage which would allow for development. They are typically access easements. Examples are Alder Brook Lane and the portion of East Militia Heights Road that is closest to Forest Street.

Attachment B
Private Ways Currently Included in Snow and Ice Removal Operations
December 1st, 2011

The Private Ways currently included in the Snow and Ice Removal program are as follows:

Aldridge Road	from Richardson Dr to End
Allen Street	from Harris Ave to Railroad
Allindale Road	from Broadmeadow Rd to Dawson Dr
Alpine Terrace	from Birds Hill Ave to Hillcrest Rd
Appleton Road	from Hillcrest Rd to Thornton Rd
Arbor Street	from Highland Ave to Railroad
Avery Street	from Hillside Ave to Railroad
Brewster Drive	from 580' south of Alden Rd to End
Bridge Street	from Reservoir St to End
Carey Place	from Highland Ave to Railroad
Central Terrace	from Central Ave to End
Clyde Street	from Chestnut Pl to Marsh Rd
Colonial Road	from High Rock St to Gay St
Crane Street	from Central Ave to Eliot School
Curve Street	from Great Plain Ave to Marked Tree Rd
Dale Street	from 360' West of Hillside Ave to End
Davenport Road	from Mills Rd to Sachem Rd
Dana Place	from Longfellow to End
Falcon Street	from Paul Revere Rd to Oak Hill Rd
Fenton Road	from Pershing Rd to West St
Freeman Place	from Chestnut St to End
Fremont Street	from Wexford St to End
Fuller Road	from Lancaster Rd to Elmwood Rd
Garden Street	from 445' North of Tamarack Lane to End
Garfield Street	from Lincoln St to End
Gay Street	from Central Ave to 340' east of Pond St
Gayland Road	from 520' west of Warren St to End
Geneva Terrace	from Hillcrest Rd to Hillcrest Rd
George Street	from Great Plain Ave to Pond St
Great Plain Terrace	from Great Plain Ave to End
Guild Road	from Webster St to End
Hamilton Place	from Central Ave to End
Hemlock Street	from Melrose Ave to Page Rd
Highland Circle	from Highland Ave to Highland Ave
Highview Street	from Riverside St to Highland Terrace
Hunnewell Terrace	from Hunnewell St to End
Ingleside Road	from Birds Hill Ave to Hillcrest Rd
John Street	from Accepted portion to Frank St
Junction Street	from Chestnut St to Warren St
Kent Road	from Prospect St to End
Lawrence Road	from Washington St to End

Ledge Street	from Reservoir St to End
Longfellow Road	from Webster St to Dana Pl
Maple Place	from Maple St to End
Marshall Street	from Accepted portion to Brentwood Cir
Masonic Way	from Highland Ave to Railroad
Melvorn Road	from Webster St to Sutton Rd
Memorial Circle	from Sylvan Rd to End
Mercer Road	from Webster St to Park Ave
Miller Street	from Henderson St to End
Moseley Avenue	from Charles River St to End
Murphy Road	from Linden St to High Rock St
Needhamdale Road	from Green St to South St
Norman Road	from Green St to Parkvale Rd
Oakcrest Road	from Henderson St to Sylvan Rd
Parkland Road	from Accepted Portion to End
Parkvale Road	from South St to End
Pennsylvania Road	from May St to End
Perrault Road	from Tillotson Rd to End
Pickering Place	from Pickering St to End
Pleasant Terrace	from Pleasant St to End
Pond Street	from Gay St to Central Ave
Reservoir Avenue	from Reservoir St to End
Reservoir Street	from Accepted portion to Railroad
Ridgeway Avenue	from Great Plain Ave to Hillcrest Rd
Ridgeway Terrace	from Ridgeway Ave to End
Rivard Road	from Accepted portion to Curve St
River Park Street	from Central Ave to Crawford St
Rosegate Road	from Central Ave to End
Sachem Road	from Highland Ave to Hunting Rd
Sachem Road	from Accepted portion to End
St Cloud Avenue	from Greendale Ave to Highgate St
Sherman Street	from St Mary St to St Mary St
Smith Street	from Pond St to Gay St
Summit Road	from Linden St to End
Sunnyside Road	from Wayne Rd to beyond Avery St
Thornton Road	from Thornton Rd to End
Truman Street	from Highland Ave to End
Upland Terrace	from Upland Rd to Brookline St
Valley Road	from 660; from Norwich Rd to End
Vara Lane	from Reservoir St to End
Wachusett Road	from Birds Hill Ave to Mt Vernon Ave
Walker Lane	from Accepted portion to Central Ave
Webster Park	from Webster St to End
Wheaton Avenue	from Brook Rd to RTE 128
Yurick Road	from Linden St to Murphy Rd

Appendix C
List of Private Ways in Needham: Limits, Widths, Surface Types, and Plow Status of Each

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
	From	To				
Access Easement	George Street (#6 easterly)	End	10'	Constructed	Paved	No
Adams Hillway	Ridgeway Terrace	End	15'-7.5'	Constructed	Paved	No
Alden Rd	Pilgrim Road	160' West of Stockdale Road	40'	Unconstructed	N/A	No
Alden Rd	Mary Chilton Road	Pilgrim Road	40'	Unconstructed	N/A	No
Alder Brook Ln	Dedham Avenue	End	15'	Constructed	Paved	No
Aldridge Rd	500' south of Richardson Drive	End	40'	Constructed	Paved	Yes
Allen St	Harris Avenue	Cook Street	30'	Constructed	Paved	Yes
Allindale Rd	Broad Meadow Road	Dawson Drive	40'	Constructed	Gravel	Yes
Alpine Tr	180' northwest of Birds Hill Avenue	100' southwest of Hillcrest Road	15'	Constructed	Gravel	Yes
Alpine Tr	Birds Hill Avenue	90' northwest of Birds Hill Avenue	15'	Constructed	Gravel	Yes
Alpine Tr	100' southwest of Hillcrest Road	Hillcrest Road	15' - Variable	Constructed	Paved	Yes
Alpine Tr	90' northwest of Birds Hill Avenue	180' northwest of Birds Hill Avenue	15'	Constructed	Paved	Yes
Appleton Rd	Hillcrest Road	Shady Lane	40'	Constructed	Gravel	Yes
Appleton Rd	Shady Lane	Thornton Road	40'	Constructed	Paved	Yes
Arbor St	Highland Avenue	End	40'	Constructed	Paved	Yes
August Way	Wellesley Avenue	End	40'	Constructed	Paved	No
Avery St	242' southeast of Hillside Avenue	Hillside Avenue	40'	Constructed	Gravel	Yes
Avery St	Greenough Street	Sunnyside Road	40'	Constructed	Paved	Yes
Beard Way	Wellesley Town Line (713' from Grove Street)	End	71' / variable	Constructed	Paved	No
Birds Hill Av	Thornton Road	120' southwest of Woodbury Drive	40'	Unconstructed	N/A	No
Blake St	140' east of Linden Street	Linden St.	40'	Unconstructed	N/A	No
Brewster Dr	430' south of Alden Road	580' S of Alden Road	40'	Constructed	Paved	No
Bridge St	300' north of Reservoir Street	End	40'	Constructed	Paved	Yes
Bridge St	Reservoir Street	300' N of Reservoir Street	Variable	Constructed	Paved	Yes
Burnside Rd	Hoover Road	Dartmouth Avenue	40'	Unconstructed	N/A	No
Burr Dr Ext	Burr Drive	End	20'	Constructed	Paved	No
Burrill Ln	Forest Street	560' W of Forest Street	Variable	Constructed	Paved	No
Burrill Ln	560' west of Forest Street	End	Variable	Unconstructed	N/A	No
Captain Robert Cook Dr	Evergreen Street	End		Constructed	Paved	No
Carey Pl	Highland Avenue	End	40'	Constructed	Paved	Yes
Carriage Ln	Chestnut Street	End	30'	Constructed	Paved	No
Cartwright Rd	End	740' southeast of Wellesley Town Line	Variable	Constructed	Gravel	No
Cartwright Rd	740' SE of Wellesley Town Line	439' SW Wellesley Town Line	Variable	Constructed	Paved	No

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
Central Ter.	Central Avenue	End	30'	Constructed	Paved	Yes
Chambers St	Linden Street	End	Variable	Constructed	Paved	No
Chestnut Cr	Chestnut Street	End	40'	Constructed	Paved	No
Clyde St	Chestnut Street	Marsh Road	20'	Constructed	Paved	Yes
Colonial Rd	High Rock Street	130' south of Gay Street	40'	Constructed	Paved	Yes
Colonial Ro	130' south of Gay Street	Gay Street	40'	Unconstructed	N/A	No
Cook St	Prince Street	End	40'	Unconstructed	N/A	No
Cook St	Allen Street	Plymouth Road	40'	Unconstructed	N/A	No
Crane St	Central Avenue	End	33'	Constructed	Paved	Yes
Crawford St	Kearney Road	Station Street	40'	Constructed	Paved	No
Crescent Rd	1130' northwest of Union Street	End	40'	Constructed	Paved	Yes
Cross St	100' northwest of Highland Avenue	92' northwest of Putnam Street	40'	Constructed	Paved	No
Cross St	Highland Avenue	100' northwest of Highland Avenue	Variable	Constructed	Paved	No
Cross St	92' northwest of Putnam Street	Guild Road	40'	Unconstructed	N/A	No
Curve St	Great Plain Avenue	Marked Tree Road	30'	Constructed	Paved	Yes
Cypress St	Willow Street	End	40'	Unconstructed	N/A	No
Dale St	360' west of Hillside Avenue	End	Variable	Constructed	Paved	Yes
Dana Pl	Longfellow Road	End	40'	Constructed	Paved	Yes
Davenport Rd	125' east of Greendale Avenue	Greendale Avenue	20'	Constructed	Paved	No
Davenport Rd	Mills Road	Sachem Road	40'	Constructed	Paved	Yes
Davenport Rd	Sachem Road	125' east of Greendale Avenue	20'	Unconstructed	N/A	No
Denmark Ln	Maple Street	End	Variable	Constructed	Paved	No
Duncan Dr	Old Greendale Avenue	End	40'	Constructed	Paved	No
Dwight Rd	Central Avenue	1160' west of Central Avenue	50' - Variable	Constructed	Paved	No
Dwight Road	Central Avenue	1160' west of Central Avenue	50' - Variable	Constructed	Paved	No
Echo Road	Wellesley Town Line	End	40'	Constructed	Paved	No
Evans Road	215' southeast of Ridgeway Avenue	Broad Meadow Road	40'	Constructed	Paved	No
Evans Road	150' southeast of Ridgeway Avenue	215' southeast of Ridgeway Avenue	30'	Constructed	Paved	Yes
Evans Road	Ridgeway Avenue	150' southeast of Ridgeway Avenue	20'	Constructed	Paved	Yes
Fairview Road	Sylvan Road	Linden Street	50'	Constructed	Paved	Yes
Falcon Street	Paul Revere Road	Oak Hill Road	40'	Constructed	Gravel	No
Fenton Road	Pershing Road	210' north of Pershing Road	40'	Constructed	Gravel	Yes
Fenton Road	210' north of Pershing Road	West Street	14' - Variable	Constructed	Paved	Yes
Frances Street	80' west of Gilbert Road	End	40'	Constructed	Paved	Yes
Frank Street	William Street	100' west of William Street	Variable	Constructed	Conc. Driv'wy	No
Frank Street	Webster Street	Horace Street	40'	Constructed	Gravel	No
Freeman Place	Chestnut Street	End	36'	Constructed	Paved	Yes
Freer Hillway	Hillcrest Road	Birds Hill Avenue	15'	Unconstructed	N/A	No
Fremont Street	Wexford Street	115' east of Charles Street	50'	Constructed	Paved	Yes

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
Fuller Road	100' northwest of Lancaster Road	Elmwood Road	40'	Constructed	Gravel	Yes
Garden Street	445' north of Tamarack Lane	Tamarack Lane	40'	Constructed	Paved	Yes
Garfield Street	Lincoln Street	End	50'	Constructed	Gravel	Yes
Gay Street	Gay Street (#96 easterly)	End	40'	Constructed	Paved	No
Gay Street	Central Avenue	340' east of Pond Street	40'	Constructed	Paved	Yes
Gayland Road	520' west of Warren Street	End	40'	Constructed	Paved	Yes
Geneva Terrace	Hillcrest Road	Hillcrest Road	15'	Constructed	Paved	Yes
George Street	Pond Street	Great Plain Avenue	40'	Constructed	Paved	No
Glen Terrace	Glenwood Road	360' south of Glenwood Road	40'	Constructed	Paved	No
Glen Terrace	200' north of Glenwood Road	Glenwood Road	40'	Constructed	Paved	No
Glen Terrace	360' south of Glenwood Road	Dedham Avenue	40'	Unconstructed	N/A	No
Glen Terrace	Harris Avenue	200' north of Glenwood Road	40'	Unconstructed	N/A	No
Great Plain Terrace	Washington Avenue	End	40'	Constructed	Gravel	Yes
Greendale Terrace	Greendale Avenue	End	20'	Constructed	Paved	No
Guild Road	Webster Street	30' west of Arbor Street	30'	Constructed	Paved	Yes
Guild Road	Arbor Street	Cross Street	40'	Unconstructed	N/A	No
Guild Road	30' West of Arbor Street	Arbor Street	30'	Unconstructed	N/A	No
Hamilton Place	Central Avenue	End	30'	Constructed	Paved	Yes
Haven Street	Wellesley Avenue	End	33'	Unconstructed	N/A	No
Hemlock Street	Melrose Avenue	Page Road		Constructed	Paved	Yes
Highland Circle	300' northwest of Highland Avenue	End	20'	Constructed	Paved	Yes
Highland Circle	Highland Avenue	Highland Avenue	20' - Variable	Constructed	Paved	Yes
Highland Court	Oakland Avenue	End	20'	Constructed	Paved	No
Highland Place	Highland Avenue	End	25'	Constructed	Paved	No
Highland Terrace	Highview Street	End	40'	Constructed	Paved	No
Highview Street	Riverside Street	Highland Terrace	40'	Constructed	Paved	Yes
Homsy Lane	Cedar Street	End	40'	Constructed	Paved	No
Horsford Road	Central Avenue	End (Near Woods End Drive)	Variable	Constructed	Gravel	No
Hunnewell Terrace	120' west of Hunnewell Street	End	15'	Constructed	Gravel	No
Hunnewell Terrace	Hunnewell Street	120' west of Hunnewell Street	21'	Constructed	Gravel	Yes
Hunters Way	Bridge Street	End	20'	Constructed	Paved	No
Ingleside Road	Birds Hill Avenue	Hillcrest Road	40'	Constructed	Gravel	Yes
John Street	162' northwest of Frank Street	50' northwest of Frank Street	40'	Constructed	Paved	Yes
John Street	50' northwest of Frank Street	Frank Street	40'	Unconstructed	N/A	No
Junction Street	Chestnut Street	Warren Street	40' - Variable	Constructed	Paved	Yes
Keith Place	Chestnut Street	End	30'	Constructed	Paved	No
Kent Road	Prospect Street	End	25'	Constructed	Paved	Yes
Lawrence Road	Washington Avenue	End	40'	Constructed	Gravel	Yes
Ledge Street	Reservoir Street	End	40'?	Constructed	Paved	Yes

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
Leonard Street	St. Mary Street	Circumferential State Highway	40'	Constructed	Paved	Yes
Longfellow Road	Webster Street	End	40'	Constructed	Paved	Yes
Map Hill Drive	Wellesley Town Line	Wellesley Town Line	50'	Constructed	Paved	No
Maple Court	Maple Street	End	10'	Constructed	Paved	No
Maple Place	Maple Street	End	25'	Constructed	Paved	Yes
Marant Drive	South Street	End	40'	Constructed	Paved	Yes
Marr Road	South Street	End	20'	Constructed	Block	No
Marshall Street	150' north of Gage Street	300' north of Gage Street	40'	Constructed	Paved	Yes
Marshall Street	300' north of Gage Street	Brentwood Circle	40'	Unconstructed	N/A	No
Masonic Way	Highland Avenue	End	40'	Constructed	Paved	Yes
Melvern Road	Sutton Road	175' west of Melvern Road	40'	Constructed	Paved	Yes
Melvern Road	175' west of Melvern Road	Webster Street	40'	Unconstructed	N/A	Yes
Memorial Circle	Sylvan Road	End	40'	Constructed	Paved	Yes
Mercer Road	Park Avenue	Webster Street	40'	Constructed	Gravel	Yes
Miller Street	Henderson Street	End	40'	Constructed	Gravel	Yes
Moseley Avenue	Charles River Street	End	20' Approx.	Constructed	Paved	Yes
Murphy Road	High Rock Street	Linden Street	40'	Constructed	Paved	Yes
Needhamdale Road	South Street	Green Street	40'	Constructed	Paved	Yes
Norman Road	Green Street	Parkvale Road	40'	Constructed	Gravel	Yes
North Hill Avenue	Mackintosh Avenue	End	40'	Unconstructed	N/A	No
Oak Hill Road	Falcon Street	End	40'	Unconstructed	N/A	No
Oakcrest Road	Henderson Street	Sylvan Road	40'	Constructed	Gravel	Yes
Old Road	Hunnewell Street (# 31 southerly)	End	Variable	Unconstructed	N/A	No
Olin Way	Great Plain Avenue	End	50'	Constructed	Paved	No
Page Road	35' southwest of Gibson Street	Hemlock Street	40' - Variable	Unconstructed	N/A	No
Pandolf Lane	Sachem Road	End	40'	Constructed	Paved	No
Parcel	Geneva Terrace (southerly)	End	15'	Constructed	Paved	No
Parcel	Rosemary Street (# 66 southeasterly)	End	40'	Constructed	Paved	No
Parkland Road	400' northeast of Central Avenue	End	30'	Constructed	Paved	No
Parkman Way	Chestnut Street	End	40'	Constructed	Paved	No
Parkvale Road	South Street	End	40'	Constructed	Gravel	Yes
Pennsylvania Avenue	May Street	End	?	Constructed	Gravel	Yes
Perrault Road	Tillotson Road	End	40'	Constructed	Paved	No
Pickering Place	Pickering Street	End	14'	Constructed	Paved	No
Pinehurst Terrace	Great Plain Avenue (#772 southerly)	End	18'	Constructed	Paved	No
Pleasant Terrace	Pleasant Street	End	20'	Constructed	Paved	Yes
Pond Street	Central Avenue	Gay Street	40'	Constructed	Paved	Yes
Poplar Street	Linden Street	Willow Street	40'	Unconstructed	N/A	No
Powder House Road	Great Plain Avenue	Powder House Circle	20'	Constructed	N/A	No
Powder House	Powder House Circle	Cartwright Road	20'	Unconstructed	N/A	No

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
Road						
Private Driveway	Whitman Road (#156 easterly)	End	30'	Constructed	Paved	No
Private Way	Greendale Avenue (#992 easterly)	End	40'	Constructed	Paved	No
Proposed Road	South Street (#436 southerly)	End	40'	Constructed	Paved	No
Proposed Street	Ivy Road	Wilshire Park	40'	Unconstructed	N/A	No
Putnam Street	Cross Street	End	30'	Constructed	Paved	No
Putnam Street	Webster Street	100' west of Arbor Street	30'	Constructed	Paved	No
Putnam Street	Arbor Street	Cross Street	15'	Unconstructed	N/A	No
Putnam Street	100' west of Arbor Street	Arbor Street	30'	Unconstructed	N/A	No
R.O.W	Great Plain Avenue (#1327 northeasterly)	End	20'	Constructed	Gravel	No
R.O.W	Bird Street (#31 westerly)	End	20'	Constructed	Paved	No
R.O.W	Brookside Road	350' northwest of Brookside Road	30'	Constructed	Paved	No
R.O.W	Dedham Avenue (#179 southerly)	End	10'	Constructed	Paved	No
R.O.W	Rosemary Street (# 36 southeasterly)	End	40'	Constructed	Paved	Yes
R.O.W	South Street (#24 southeasterly)	End	40'	Constructed	Paved	No
R.O.W	Whitman Road (#100 easterly)	100' east of Whitman Road	40'	Constructed	Paved	No
R.O.W	Whitman Road (#155 westerly)	End	40'	Constructed	Paved	Yes
R.O.W	Wilson's Lane (#34 southeasterly)	End	25'	Constructed	Paved	No
R.O.W	Wilson's Lane (#72 easterly)	End	20'	Constructed	Paved	No
R.O.W	Brewster Drive	Great Plain Avenue	20'	Unconstructed	N/A	No
R.O.W	Brewster Drive (#91 southerly)	End	20'	Unconstructed	N/A	No
R.O.W	350' northwest of Brookside Road	Clarke Circle	30'	Unconstructed	N/A	No
R.O.W	Oxbow Road (#115 westerly)	End	40'	Unconstructed	N/A	No
R.O.W	100' east of Whitman Road	End	40'	Unconstructed	N/A	No
R.O.W	Central Avenue (#749 westerly)	End	12'	Constructed	Gravel	No
R.O.W	Hunnewell Street (#354 northeasterly)	End	8'	Constructed	Gravel	No
R.O.W	Wilson's Lane (#34 easterly)	End	15'	Constructed	Gravel	No
R.O.W	Chapel Street (#53 westerly)	End	30'	Constructed	Paved	Yes
R.O.W	Bridge Street (#42 easterly)	60' south of Bridge Street	20'	Constructed	Paved	No
R.O.W	Central Avenue (#107 northwesterly)	40' north of Central Avenue	12'	Constructed	Paved	No
R.O.W	Central Avenue (#143 northwesterly)	100' north of Central Avenue	20'	Constructed	Paved	No
R.O.W	Central Avenue (#745 westerly)	End	Variable	Constructed	Paved	Shovel
R.O.W	Chapel Street (#91 westerly)	End	8'	Constructed	Paved	No
R.O.W	Charles River Street (#338 southeasterly)	180' south of Charles River Street	20'	Constructed	Paved	No
R.O.W	Charles River Street (#478 southeasterly)	End	40'	Constructed	Paved	No
R.O.W	Charles River Street (#634 southerly)	End	40'	Constructed	Paved	No
R.O.W	Charles River Street (#699 northwesterly)	End	Variable	Constructed	Paved	No
R.O.W	Chestnut Street (#433 westerly)	End	20'	Constructed	Paved	No

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
R.O.W	Chestnut Street (#768 easterly)	End	15'	Constructed	Paved	No
R.O.W	Crescent Road (#100 southwesterly)	End	24'	Constructed	Paved	No
R.O.W	Dedham Avenue (#84 northeasterly)	End	10'	Constructed	Paved	No
R.O.W	Great Plain Avenue (#1058 southerly)	End	12'	Constructed	Paved	No
R.O.W	Great Plain Avenue (#1249 southerly)	End	12'	Constructed	Paved	No
R.O.W	Great Plain Avenue (#1362 southwesterly)	End	20'	Constructed	Paved	No
R.O.W	Great Plain Avenue (#1476 southwesterly)	60' south of Great Plain Avenue	12'	Constructed	Paved	No
R.O.W	Highland Avenue (# 781 northwesterly)	End	12'	Constructed	Paved	No
R.O.W	Highland Avenue (#1410 easterly)	End	12'	Constructed	Paved	No
R.O.W	Highland Place (#15 easterly)	End	10'	Constructed	Paved	No
R.O.W	Hillside Avenue (#130 southeasterly)	End	10'	Constructed	Paved	No
R.O.W	Hillside Avenue (#249 westerly)	End	9'	Constructed	Paved	No
R.O.W	Hillside Avenue (#460 southerly)	End	40'	Constructed	Paved	No
R.O.W	Hunnewell Street (#336 northeasterly)	End	8'	Constructed	Paved	No
R.O.W	Hunnewell Street (#348 northeasterly)	End	10'	Constructed	Paved	No
R.O.W	Junction Street (#20 northerly)	End	24'	Constructed	Paved	No
R.O.W	Kearney Road (#47 northerly)	20' north of Kearney Road	17'	Constructed	Paved	No
R.O.W	Lincoln Street (#31 westerly)	End	15'	Constructed	Paved	No
R.O.W	Maple Street (#1096 Great Plain Avenue easterly)	End	10'	Constructed	Paved	No
R.O.W	Maple Street (#13 westerly)	End	10'	Constructed	Paved	No
R.O.W	Marked Tree Road (# 29 northwesterly)	80' northwest of Marked Tree Road	8'	Constructed	Paved	No
R.O.W	Mellen Street (#53 northerly)	End	30'	Constructed	Paved	No
R.O.W	Nehoiden Street (#172 northerly)	End	20'	Constructed	Paved	No
R.O.W	Nehoiden Street (#208 northeasterly)	End	20'	Constructed	Paved	No
R.O.W	Oak Street (#17 northerly)	End	10'	Constructed	Paved	No
R.O.W	Pickering Street (#1484 Highland Avenue westerly)	End	25'	Constructed	Paved	No
R.O.W	Reservoir Street (#301 southwesterly)	End	10'	Constructed	Paved	No
R.O.W	Reservoir Street (#318 northeasterly)	End	10'	Constructed	Paved	No
R.O.W	South Street (#154 southerly)	End	20'	Constructed	Paved	No
R.O.W	Walnut Street (#27 northerly)	End	20'	Constructed	Paved	No
R.O.W	Warren Street (#150 easterly)	End	12'	Constructed	Paved	No
R.O.W	Webster Street (#208 northeasterly)	End	12'	Constructed	Paved	No
R.O.W	Brentwood Circle (#20 northwesterly)	End	15'	Unconstructed	N/A	No
R.O.W	60' south of Bridge Street	End	20'	Unconstructed	N/A	No
R.O.W	Carey Road (#54 southerly)	End	15'	Unconstructed	N/A	No
R.O.W	Cedar Street (#328 northeasterly)	End	15'	Unconstructed	N/A	No
R.O.W	40' north of Central Avenue	End	12'	Unconstructed	N/A	No
R.O.W	100' north of Central Avenue	End	20'	Unconstructed	N/A	No
R.O.W	Central Avenue (#371 West Street	End	20'	Unconstructed	Gravel	No

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
	easterly)					
R.O.W	Charles River Street (#157 northeasterly)	End	Variable	Unconstructed	N/A	No
R.O.W	Charles River Street (#300 southwesterly)	End	14'	Unconstructed	N/A	No
R.O.W	180' south of Charles River Street	End	20'	Unconstructed	N/A	No
R.O.W	1200' north of Charles River Street	1400' north of Charles River Street	16'	Unconstructed	N/A	No
R.O.W	Country Way (#160 northwesterly)	End	40'	Unconstructed	N/A	No
R.O.W	Curve Street	Trout Pond Lane	10'	Unconstructed	N/A	No
R.O.W	Dedham Avenue (#361 southwesterly)	End	20'	Unconstructed	N/A	No
R.O.W	60' south of Great Plain Avenue	End	12'	Unconstructed	N/A	No
R.O.W	Great Plain Avenue (#3 Mary Chilton Road southwesterly)	End	50'	Unconstructed	N/A	No
R.O.W	Grove Street (#359 westerly)	End	20'	Unconstructed	N/A	No
R.O.W	Grove Street (#471 westerly)	End	15'	Unconstructed	N/A	No
R.O.W	Guild Road	Gould Street	40'	Unconstructed	N/A	No
R.O.W	Hunnewell Street (#223 southwesterly)	End	10'	Unconstructed	N/A	No
R.O.W	Hunnewell Street (#565 southwesterly)	End	10'	Unconstructed	N/A	No
R.O.W	Lake Drive (#48 northerly)	End	10'	Unconstructed	N/A	No
R.O.W	80' northwest of Marked Tree Road	End	8'	Unconstructed	N/A	No
R.O.W	Marked Tree Road (#159 northerly)	End	15'	Unconstructed	N/A	No
R.O.W	Nehoiden Street (#220 easterly)	Pennsylvania Avenue	Variable	Unconstructed	N/A	No
R.O.W	Pickering Place (#10 southerly)	End	4'	Unconstructed	N/A	No
R.O.W	Pine Street (#57 northwesterly)	End	20'	Unconstructed	N/A	No
R.O.W	Reservoir Park	End	Variable	Unconstructed	Gravel	No
R.O.W	Reservoir Street	Vara Lane	15'	Unconstructed	Gravel	No
R.O.W	Reservoir Street (#320 northeasterly)	End	10'	Unconstructed	Paved	No
R.O.W	Rosemary Street (#300 southerly)	End	20'	Unconstructed	N/A	No
R.O.W	Rosemary Way (northerly)	End	16'	Unconstructed	N/A	No
R.O.W	Stratford Road (#250 northerly)	End	20'	Unconstructed	N/A	No
R.O.W	Upland Road (#74)	End	Variable	Unconstructed	N/A	No
R.O.W	Valley Road (#242 easterly)	End	25'	Unconstructed	N/A	No
R.O.W	Webster Street (#978 northeasterly)	End	20'	Unconstructed	N/A	No
R.O.W - Cart Road	Central Avenue (Rear of #1968 southerly)	End	Variable	Unconstructed	N/A	No
R.O.W (formerly Easy Street)	Hillside Avenue (#444 easterly)	End	40'	Constructed	Paved	No
R.O.W.	20' north of Kearney Road	End	17'	Unconstructed	N/A	No
Reservoir Avenue	Reservoir Street	End	30'	Constructed	Paved	Yes
Reservoir Park	Reservoir Street	End	40'	Constructed	Paved	No
Reservoir Street	1150' south of Central Avenue	End	40' - Variable	Constructed	Paved	Yes
Ridge Hill Road	Grove Street	End	40'	Unconstructed	N/A	No
Ridgeway Avenue	150' east of Hillcrest Road	50' east of Hillcrest Road	40'	Constructed	Gravel	Yes

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
Ridgeway Avenue	50' east of Hillcrest Road	Hillcrest Road	40'	Constructed	Paved	Yes
Ridgeway Avenue	Great Plain Avenue	150' east of Hillcrest Road	40' - Variable	Constructed	Paved	Yes
Ridgeway Terrace	Ridgeway Avenue	153' southwest of Ridgeway Avenue	40'	Constructed	Paved	Yes
Ridgeway Terrace	153' southwest of Ridgeway Avenue	End	15'	Unconstructed	N/A	No
Rivard Road	253' east of Curve Street	Curve Street	40'	Constructed	Paved	Yes
River Park Street	325' south of Central Avenue	Crawford Street	15'	Constructed	Paved	Yes
River Park Street	325' south of Central Avenue	Hampton Avenue	40'	Constructed	Paved	Yes
River Park Street	Central Avenue	325' south of Central Avenue	20'	Constructed	Paved	Yes
Riverbend Lane	South Street	End	40'	Constructed	N/A	No
Rosegate Road	Central Avenue	End	40' - Variable	Constructed	Paved	Yes
Rosemary Way	Hillside Avenue	End	40'	Constructed	Paved	No
Sachem Road	130' southwest of Pandolf Lane	Davenport Road	40'	Constructed	Gravel	Yes
Sachem Road	Highland Avenue	Hunting Road	40'	Constructed	Paved	Yes
Saint Cloud Avenue	Greendale Avenue	375' west of Greendale Avenue	40'	Constructed	Paved	Yes
Saint Cloud Avenue	375' west of Greendale Avenue	Highgate Street	40'	Unconstructed	N/A	No
Seabeds Way	Capt. Robert Cook Drive	End		Constructed	Paved	No
Sherman Street	Circumferential State Highway - Route 128	St. Mary Street	30' - Variable	Constructed	Gravel	Yes
Smith Street	Gay Street	Pond Street	40'	Constructed	Paved	Yes
Southfield Court	Chestnut Street	End	20'	Constructed	Paved	No
Spruce Street	Linden Street	Willow Street	40'	Unconstructed	N/A	No
Station Street	Crawford Street	End	40'	Constructed	Paved	No
Street	Curve Street (#58 northeasterly)	End	40'	Unconstructed	N/A	No
Summit Road	Linden Street	End	40'	Constructed	Paved	No
Sunnyside Road	Wayne Road	Avery Street	40'	Constructed	Gravel	Yes
Sunnyside Road	Avery Street	End	40'	Constructed	Paved	Yes
Thornton Road	335' northwest of Birds Hill Avenue	End	40'	Constructed	Paved	Yes
Truman Street	Highland Avenue	End	40'	Constructed	Paved	Yes
TV Place	Gould Street	End	40'	Constructed	Paved	No
Upland Terrace	Brookline Street	Upland Road	12'	Constructed	Gravel	Yes
Valley Road	End	660' north of Norwich Road	40'	Constructed	Paved	Yes
Vara Lane	Reservoir Street	End	30'	Constructed	Paved	Yes
Wachusett Road	Birds Hill Avenue	Mount Vernon Avenue	40'	Constructed	Paved	Yes
Walker Lane	Central Avenue	190' west of Russell Road	40'	Constructed	Paved	Yes
Walker Lane	190' west of Russell Road	195' west of Russell Road	40'	Unconstructed	N/A	No
Walnut Court	Walnut Street	End	20'	Constructed	Paved	No
Walnut Place	Walnut Street	End	20'	Constructed	Paved	No
Way	Alder Brook Lane	Marr Road	15'-20'	Unconstructed	N/A	No
Way	Thornton Road (#74 southwesterly)	End	40'	Unconstructed	N/A	No
Way	Central Avenue (#1545 northerly)	End	40'	Constructed	Paved	No

Street Name	Limits of Right of Way		Width of ROW	Constructed or Unconstructed	Surface Type	Plow Status (y/n)
Way	First Avenue (#114 easterly)	End	25'	Constructed	Paved	No
Way	Charles River Street (#463 rear northerly	End	20'	Unconstructed	N/A	No
Way	Forest Street (#116 easterly)	End	20'	Unconstructed	N/A	No
Way	Hampton Road (#120 easterly)	End	12'	Unconstructed	Paved	No
Webster Park	Webster Street	End	16'	Constructed	Paved	Yes
Wheaton Avenue	Brook Road	End	40'	Constructed	Paved	Yes
Willow Street	Oak Street	Poplar Street	40'	Unconstructed	N/A	No
Wilson's Lane	South Street	End	Variable	Constructed	Paved	No
Woods End Drive	Gatewood Drive	End		Constructed	Paved	No
Woodworth Road	South Street	End	40'	Constructed	Paved	No
Wyoming Avenue	400' north of Mount Vernon Avenue	Arden Street	40'	Unconstructed	N/A	No
Yurick Road	Murphy Road	Linden Street	40'	Constructed	Paved	Yes



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

MEETING DATE: 9/10/2014

Agenda Item	Town of Needham Regulations for the Sale of Alcoholic Beverages
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
At its meeting on August 19, 2014, the Board held a public hearing on the possible expansion of hours of operation for the retail sale of alcoholic beverages. The Town Manager will recommend a revision of the Town of Needham Regulations for the Sale of Alcoholic Beverages by extending the hours of operation on Sundays from 12:00 p.m. to 5:00 p.m. to 12:00 p.m. to 6:00 p.m., and on legal Holidays from 12:00 p.m. to 5:00 p.m. to 9:00 a.m. to 10:00 p.m.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<i>Suggested Motion:</i> That the Board vote to approve the revised Town of Needham Regulations for the Sale of Alcoholic Beverages, dated September 10, 2014.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) a. Revised Town of Needham Regulations for the Sale of Alcoholic Beverages, dated September 10, 2014.			



TOWN OF NEEDHAM

REGULATIONS FOR THE SALE OF ALCOHOLIC BEVERAGES

- I. Types of Licenses to be Granted in Needham
- II. Compliance
- III. Special License Provisions
- IV. Rules and Regulations Applicable to all Holders of Licenses to Sell Alcoholic Beverages within the Town
- V. Rules and Regulations for the Sale of Alcoholic Beverages by Innholders
- VI. Rules and Regulations Applicable to the Sale of Alcoholic Beverages in Restaurants and Function Rooms with a Seating capacity of not less than 100 persons
- VII. Rules and Regulations Applicable to the Sale of Wine and Malt Beverages in Restaurants with a Seating Capacity of less than 100 persons
- VIII. Rules and Regulations applicable to Clubs and Veterans Organizations seeking and issued Alcoholic Beverage Licenses within the Town authorized by Special Act of the General Court (Chapter 3 of the Acts of 1977)
- IX. Rules and Regulations applicable to One-Day Special Event Licenses
- X. Rules and Regulations applicable to Package Stores

Licensing Authority: Board of Selectmen

Revision Date: 5/13/20149/10/2014

The Needham Board of Selectmen, acting as local licensing authority pursuant to the provisions of Massachusetts General Laws Chapters 138 and 140 and other relevant legal authority, promulgates these regulations applicable to the sale and distribution of alcoholic beverages in the Town of Needham. These regulations are in addition and supplemental to all other legal requirements, including but not limited to applicable State and Federal law and regulations.

I. TYPES OF LICENSES TO BE GRANTED IN NEEDHAM

The Town of Needham issues the types of alcoholic beverages licenses listed below. All licenses shall comply with Chapter 138 of the Massachusetts General Laws, and Chapter 204 of the Code of Massachusetts Regulations, as they relate to the specific type of license.

- 1.1 Innholders All Alcoholic Beverages: issued to qualified applicants to sell all alcoholic beverages in a hotel dining area with a seating capacity of not less than ninety-nine (99) persons and a living capacity of not less than fifty (50) rooms, under the applicable regulations of Massachusetts General Laws, the Town of Needham Rules & Regulations Governing the Sale of Alcoholic Beverages, and any and all conditions stipulated for the specific license. The Service of alcoholic beverages to the room of any registered guest is prohibited unless otherwise authorized by the Board of Selectmen. (M.G.L. c.138, s.11, D; 11/7/72 election)
- 1.2 Restaurant All Alcoholic Beverages: issued to qualified applicants to sell all alcoholic beverages in a restaurant and/or function room under the applicable regulations of Massachusetts General Laws, the Town of Needham Rules & Regulations Governing the Sale of Alcoholic Beverages, and any and all conditions stipulated for the specific license. (M.G.L. c.138, s.11, E; 11/4/80 election; M.G.L. c.138, s.12; Chapter 32 of the Acts of 2014; 4/8/2014 election)
- 1.3 Restaurant Wine and Malt Beverages: issued to qualified applicants to sell only wine and malt beverages in a restaurant under the applicable regulations of Massachusetts General Laws, the Town of Needham Rules & Regulations Governing the Sale of Alcoholic Beverages, and any and all conditions stipulated for the specific license. (M.G.L. c.138, s.12; Chapter 169 of the Acts of 2001; 11/8/01 election)
- 1.4 Club and Veterans' Organization All Alcoholic Beverages: issued to qualified applicant Clubs existing under Chapter 180 of Massachusetts General Laws and Veterans' Organizations duly chartered or authorized by the Laws of the United States or the Commonwealth of Massachusetts to sell all alcoholic beverages under the applicable regulations of Massachusetts General Laws, the Town of Needham Rules & Regulations Governing the Sale of Alcoholic Beverages, and any and all conditions stipulated for the specific license. (M.G.L. c.138, s.12; 11/8/88 election)
- 1.5 One Day Special Event: issued to qualified applicants of non-profit status to sell all alcoholic beverages; or to sell wine and malt beverages only; or to qualified applicants of for profit status to sell wine and malt beverages only under the applicable regulations of Massachusetts General Laws, the Town of Needham Rules & Regulations Governing the Sale of Alcoholic Beverages, and any and all conditions stipulated for the specific license. (M.G.L. c.138, s.14)

- 1.6 Package Store All Alcoholic Beverages: issued to qualified applicants to sell all alcoholic beverages in packages not to be consumed on the premises under the applicable regulations of Massachusetts General Laws, the Town of Needham Rules & Regulations Governing the Sale of Alcoholic Beverages, and any and all conditions stipulated for the specific license. (Chapter 207 of the Acts of 2012; Approved 11/6/2012 election)
- 1.7 Package Store Wine and Malt Beverages: issued to qualified applicants to sell wine and malt beverages in packages not to be consumed on the premises under the applicable regulations of Massachusetts General Laws, the Town of Needham Rules & Regulations Governing the Sale of Alcoholic Beverages, and any and all conditions stipulated for the specific license. (Chapter 207 of the Acts of 2012; Approved 11/6/2012 election)

II. COMPLIANCE

- 2.1 The issuance of a license by the Board of Selectmen for the sale of alcoholic beverages under M.G.L. c. 138 applies only to said sales and does not release the licensee from compliance, nor does it assume compliance with the rules, regulations, requirements and procedures of other government boards, agencies or bodies having jurisdiction.
- 2.2 Failure to comply with these regulations, the laws of the Commonwealth of Massachusetts, the Regulations of the Alcoholic Beverages Control Commission or the Town's bylaws may result in the revocation, suspension or cancellation of the license.

III. SPECIAL LICENSE PROVISIONS (applicable to Restaurants only)

- 3.1 Service Bars / Waiting Areas (with or without stools/chairs), as defined for the purposes of these regulations as a counter, tabletop or other mechanism which is used for the purpose of providing alcoholic beverages to patrons who are waiting to dine, are permitted only in locations expressly approved and authorized by the Board of Selectmen. The sale or service of alcoholic beverages for consumption at any unapproved service bar / waiting area bar is prohibited.

An applicant or licensee may request from the Board of Selectmen, on an annual basis, an addendum to allow for the premises to have designated waiting areas for the service of alcoholic or wine and malt beverages only to those patrons who are waiting to dine, including stools / chairs located at the service bar area. This addendum shall be for one year and shall lapse unless renewed. In each instance, such addendum shall not be granted or renewed except under the following conditions:

- a) the Board makes a finding that it is in the best interest of the Town to allow the service of alcoholic beverages in the designated waiting areas;

- b) no more than a total of fifteen (15) seats or ten percent (10%) of the total seats in the premises, whichever is less, shall be allowed in the designated waiting area, including any seats at service bar(s);
- c) when calculating the number of seats in the premises, the seats where food is served in the designated waiting areas and service bars shall be included;
- d) all food and beverages on the menu served in the public dining room shall be available for service to the patrons in the designated waiting areas, including service bars. This requirement may be waived by the Board of Selectmen in waiting areas that do not have a service bar, but in such event no alcoholic or wine and malt beverages shall be served except to patrons who have asked to be seated in the dining area for a meal;
- e) no patron shall be served more than two (2) drinks or two (2) servings of wine or malt beverage until such time as a meal is served to that patron. For the purposes of this provision, a drink shall not contain more than one ounce of (pure) alcohol;
- f) any violation of the conditions set forth in this section, or any violation of any of the laws of the United States of America, the Commonwealth of Massachusetts or the Town of Needham shall be a basis for denying the granting or renewal of the allowance or for the revoking of the addendum;
- g) the applicant for a renewal of an addendum shall provide the Board of Selectmen with a statement certified by a Certified Public Accountant as to the percentage the annual sales for the previous period of October 1-September 30 of alcoholic beverages compared to the total annual sales of food and alcoholic or wine and malt beverages. If the percentage exceeds twenty-five (25%), the Board of Selectmen may investigate to determine whether the service of alcoholic beverages has become more than incidental to the service of food on the premises. If the Board determines that the sale of alcoholic beverages has become more than incidental to the sale of food on the premises, it may deny the granting or renewal of the addendum or suspend or revoke the addendum;
- h) any application for the original granting of an addendum shall be acted on only after notice as set forth in M.G.L. Chapter 138, Section 15A and a hearing by the Board of Selectmen. The annual renewal of the addendum shall be in a manner to be determined from time to time by the Board of Selectmen; and
- i) upon approval of such application for an addendum, the licensee shall pay an additional fee determined by the Board.

IV. GENERAL RULES AND REGULATIONS APPLICABLE TO HOLDERS OF LICENSES TO SELL ALCOHOLIC BEVERAGES WITHIN THE TOWN

This section shall apply to any and all alcoholic beverages licenses issued by the Board to eligible restaurants, clubs, veterans' organizations, innholders licensees, package stores and, with noted exceptions, one-day special event licensees. The Licensing Board reserves the right to add to, amend, modify or revoke these rules and regulations at such time or times as the Licensing Board deems appropriate.

Subject to further limitations fixed or from time to time modified by the Board of Selectmen with respect to a particular license, the General Laws of Massachusetts and the regulations

of the Alcoholic Beverages Control Commission, the following rules and regulations shall be in full force and effect:

4.1 Fire Safety Inspections (applicable to Restaurants, Innholders & Clubs only)

Chapter 304 of the Acts of 2004, An Act Relative to Fire Safety In the Commonwealth, requires that every license holder under M.G.L. Chapter 138 Section 12 must submit as a precondition of renewal of the license "a valid certificate of inspection issued by a local inspector and signed by the head of the fire department for the city, town or district in which the premises is located." No license shall be issued for the sale of alcoholic beverages in the Town until such time as a copy of the valid certificate of inspection has been filed with application.

4.2 Hours of Operation

The hours during which the sale of all alcoholic beverages may be made in a dining room are further limited to the time when the dining room is open and food service is available to the public. No alcoholic beverages shall be sold or served in a dining room before the dining room is open and food service is available, or after the dining room has been closed and food service has been suspended to the public. The hours during which the sale of all alcoholic beverages to be consumed on the premises may be made by any licensee shall be from 11:00 a.m. to 12:00 midnight on secular days and from 12:00 noon to 12:00 midnight on Sundays unless otherwise determined by the Board of Selectmen. The hours during which the sale of all alcoholic beverages to be consumed off the premises may be made by any licensee shall be from 9:00 a.m. to 10:00 p.m., Monday through Saturday, including legal holidays, and ~~and~~ 12:00 noon to ~~65:00~~ 11:00 p.m. on Sundays, ~~and legal holidays~~ unless otherwise determined by the Board of Selectmen. Holiday sales hours are further limited to the holiday schedule set by the ABCC. The hours when sales may be made will be established by the Board of Selectmen with each individual application.

4.2.1 The Board may adjust hours for individual and/or classifications of licensees upon receipt of their request(s) for consideration of special circumstances and/or occasions.

4.2.2 No patron shall be served or sold alcoholic beverages within the licensed premises before or after the hours stated in the license.

4.2.3 No alcoholic beverages shall be served within the licensed premises during the fifteen (15) minutes preceding the hours stated on the license at which service of alcoholic beverages must cease.

4.2.4 All bottles, glasses, containers, etc., shall be cleared from all tables and bars within thirty (30) minutes of the established closing hour and all patrons will be off the licensed premises within forty-five (45) minutes of the established closing hour.

4.2.5 With the exception of the licensee and the manager, all employees shall vacate the licensed premises no later than sixty (60) minutes after the official closing hour designated on the alcohol license. Bona fide employees of the licensed establishment may remain upon or enter upon the licensed premises outside of the regular hours of operation while actually engaged in cleaning, opening, closing or preparing for the current

or next day's business, but they may not dispense or consume any alcoholic beverage during such non-public hours. In any instance wherein a licensee will have employees working on the licensed premises in excess of sixty (60) minutes before or after the serving times, the licensee shall cause notification of the fact to be given by telephone to the Needham Police Department along with the estimate as to how long the work party will be on the premises.

4.3 Payment of Charges and Taxes

Applicants and licensees must pay in full all taxes and charges owed to the Town on a current basis prior to the issuance of a new license, the transfer of an existing license and/or the annual renewal of a license.

4.4 Filing and Application Requirements (excludes One Day Special Event Licenses)

4.4.1 Abutter Notification

When conducting a public hearing to consider the issuance of a license to sell or serve wine, malt and/or alcoholic beverages, the Board will endeavor to ask applicant to notify all owners of property within a 300 foot radius of the premises to be licensed. This will be in addition to any notification which is required by law.

4.4.2 Insurance

No license shall be issued for the sale of alcoholic beverages (one day special licenses excluded) in the Town until such time as the applicant shall present to the Board of Selectmen a certificate of insurance showing that the applicant carries the following policies of insurance from an insurance company licensed by the Department of Insurance of the Commonwealth of Massachusetts as follows: workers' compensation insurance as required by M.G.L. Chapter 152; and liquor liability insurance in the minimum amount of \$100,000 per person/\$1,000,000 aggregate for personal injury and \$100,000 per occurrence for property damage.

4.4.3 Fees

All license fees of the Board are incorporated in these rules and regulations as Attachment I, Schedule of Town of Needham Liquor License Fees. These fees shall be non-refundable.

4.4.3.1 Filing Fees All required filing fees shall be paid in full at such time as the application is filed. The Board's filing fee shall be paid by check, made payable to the "Town of Needham". Filing fees required by the Commission must be by certified check or bank treasurers check made payable to the "Commonwealth of Massachusetts" and/or the "Alcoholic Beverages Control Commission". Filing fees shall not be pro-rated for any reason.

4.4.3.2 License Fees All license fees for the initial issuance of a new license, or for the transfer of an existing license, for a change in

the structural composition of a licensed premises, and/or for the annual renewal of a license shall be paid in full prior to the issuance of the license. The payment of the license fee shall be by cash, certified check or bank treasurer's check payable to "Town of Needham". The license fee shall only be pro-rated if fewer than six (6) months remain in the calendar year for at the time when a new license is issued by the vote of the Board.

4.4.4 Floorplans – On Premises Licenses (M.G.L. Ch 138 s.12)

4.4.4.1 With the exception of applicants for package store licenses and a one-day special events license and without limiting the application of Chapter 6 of the State Building Code, applicants or licensees shall submit to the Board along with the application for license, an architectural floor plan, drawn to scale, that includes the following information, which will be clearly marked:

- a. the net floor area (net floor area shall be the area of the rooms measured between the interior walls exclusive of stairways, service bars, hallways, etc.) and dimensions of the existing room or rooms and exterior premises requested to be licensed including dining rooms, function rooms, exterior premises and rooms in which alcoholic beverages are to be stored;
- b. the location of any proposed bars/waiting areas and cocktail lounges (for innkeepers license only);
- c. areas in which seats or benches are to be securely fastened to the floor and areas in which the seats and tables are moveable;
- d. entrances and exits;
- e. kitchens and/or food preparation areas;
- f. take out areas;
- g. storage areas;
- h. restrooms;
- i. all rooms not being requested to be licensed shall be labeled as to their function, such as, kitchen, coatroom, lobby, etc.;
- j. total occupant load; and
- k. other spaces, or in relevant cases, exterior premises for which approval of the Board for the sale of alcoholic beverages is requested. Approval of the use of exterior space will only be allowed if there is a physical barrier and signage restricting the transportation or possession of any alcohol, wine, or malt beverage beyond the limitation of the barrier.

4.4.4.2 The number and location of all seats, chairs, and stools upon or within the licensed premises must be approved in writing by the Board. In no event shall the total number of seats, chairs, and

stools upon the licensed premises exceed the maximum seating capacity nor the maximum occupancy capacity of the licensed premises.

4.4.4.3 No physical alteration, the effect of which would be to constitute a change in the description of the licensed premises as shown on the license, shall be made without prior written approval of the Board.

4.4.4.4 Outdoor seating shall be excluded from the seating capacity used to determine the type of license granted to applicant.

4.5.5 Floor Plans – Off Premise Licenses (M.G.L. Ch 138 s. 15)

4.5.5.1 Applicants for a package store license shall submit to the Board along with the application for license, an architectural floor plan, drawn to scale, that includes the following information, which will be clearly marked

- a. the net floor area (net floor area shall be the area of the rooms measured between the interior walls exclusive of stairways, service bars, hallways, etc.) and dimensions of the existing room or rooms and exterior premises requested to be licensed;
- b. gross floor area of the premises and those portions of the premises proposed to be dedicated to the sale, storage or display of alcoholic beverages;
- c. entrances and exits;
- d. storage areas;
- e. restrooms;
- f. cash register areas.

4.5.5.2 Applicants shall submit a plan for signage including window display signs.

4.6 General and Miscellaneous Provisions

4.6.1 No alcoholic beverages shall be taken from the building so approved in the licenses, with exception of approved exterior seating noted on floorplan, as noted in section 4.4.4.1 (k). This does not apply to package stores.

4.6.2 No licensee shall sell alcoholic beverages in any part of the premises not specified on this license. No change of such area or location shall be made without prior written approval of the Board of Selectmen. The licensed premises shall meet and fully comply with all health standards and regulations applicable to the sale of alcoholic beverages.

4.6.3 The licensed premises must be well lighted at all times.

- 4.6.4 There shall be no indecent or immoral entertainment on the licensed premises.
- 4.6.5 Gambling, lotteries, or other illegal machines or games are prohibited except as otherwise permitted by law.
- 4.6.6 The licensed premises shall be subject, at all times, to inspection by members of the Board of Selectmen, the Town Manager, Inspector of Buildings, Board of Health or its representatives, Police Department, Fire Department, or any other department or official of the town so directed by the Selectmen.
- 4.6.7 Service of food is required in all areas where alcoholic beverages are to be served for consumption on premises.
- 4.6.8 Meals must be served on solid dinnerware with silverware accompanying the same. No paper plates or plastic cutlery is permitted. Alcoholic beverages may be consumed only from glassware. Package stores and one day licenses are excluded from this provision.
- 4.6.9 No pitchers of beer may be served. (applicable to on premises licenses only)
- 4.6.10 No licensed restaurant or package store may permit the use of any amusement service such as electronic games on the premises.
- 4.6.11 Service of alcoholic beverages shall be by a server/wait person.
- 4.6.12 At all times that the licensed premises are open for the sale or service of alcoholic beverages, the licensee shall have on the premises a manager or assistant manager who has successfully completed an alcoholic beverage server training program satisfactory to the Board of Selectmen.
- 4.6.13 The alcoholic beverage license must be prominently displayed and available for public viewing inside the premises.

V. RULES AND REGULATIONS FOR THE SALE OF ALCOHOLIC BEVERAGES BY INNOLDERS

Subject to further limitations fixed or from time to time modified by the Board of Selectmen with respect to a particular license, the General Laws of Massachusetts and the regulations of the Alcoholic Beverages Control Commission, the following rules and regulations shall be in full force and effect:

- 5.1 No application for an alcoholic beverage license shall be accepted except from qualified owners of a hotel having a dining room capacity of not less than ninety-nine [99] persons and living capacity of not less than fifty [50] rooms.

- 5.2 Each applicant shall submit to the Board of Selectmen with each application for a license a floor plan of the building or that portion of the building on which is clearly marked and designated the location of the proposed seating arrangement, service bars, dining rooms, function rooms or other rooms in which approval of the Board of Selectmen for the sale of alcoholic beverages is requested.
- 5.3 Cocktail lounges are permitted with the approval of the Board of Selectmen but limited to approved areas by the Board of Selectmen with appropriate identification of the specific location documented by the Inspector of Buildings.
- 5.4 The Service of alcoholic beverages to the room of any registered guest is prohibited unless otherwise authorized by the Board of Selectmen.

VI. RULES AND REGULATIONS APPLICABLE TO THE SALE OF ALCOHOLIC BEVERAGES IN RESTAURANTS AND FUNCTION ROOMS

Subject to further limitations fixed or from time to time modified or amended by the Board of Selectmen acting as the duly constituted Licensing Board of the Town of Needham with respect to this class of license, the General Laws of Massachusetts and the Regulations of the Alcoholic Beverages Commission, the following rules and regulations shall be in full force and effect:

- 6.1 It is the policy and purpose of the Board of Selectmen acting as the Licensing Board of the Town of Needham to limit the issuance of alcoholic licenses as an accommodating and incidental part of a Common Victualler's primary and principal business endeavor of preparing and serving food to the public in a restaurant and function room.
- 6.2 The issuance of alcoholic licenses will be utilized so as to both enhance the dining experience of individuals patronizing Needham restaurants and to foster the economic development of business areas in the Town by encouraging and promoting foot traffic in those areas where restaurants are located. The Board will consider when deciding upon a license application the foregoing factors and any other matter deemed appropriate by the Board including by way of description but not limitation: proximity to residential neighborhoods, traffic, parking, appropriateness of menu and other aesthetic considerations including the physical layout of the interior of the establishment. Licenses will not be granted to establishments whose principal business activity is fast food, take-out, or which has any "drive-through" component.
- 6.3 No function room may be separately licensed.
- 6.4 No alcohol license will be issued to any applicant unless such applicant is the licensee named in a common victualler's license and has operated a restaurant and function rooms for the twelve month period immediately preceding the filing of an application. When deemed appropriate by the Board of Selectmen this provision may be waived.

- 6.5 Service of food is required in all areas in which alcoholic beverages are to be served. Where a function room is available, the service of alcoholic beverages is permitted as authorized herein and may be closed to the general public.

VII. RULES AND REGULATIONS APPLICABLE TO CLUBS AND VETERANS ORGANIZATIONS SEEKING AND ISSUED ALCOHOLIC BEVERAGE LICENSES WITHIN THE TOWN AUTHORIZED BY SPECIAL ACT OF THE GENERAL COURT (CHAPTER 3 OF THE ACTS OF 1977)

Licenses issued by the Needham Licensing Board shall be subject to the minimum requirements of G.L. Chapter 138, Regulations of the Alcoholic Beverage Commission and the following regulations of the local Licensing Board and any amendments thereto hereinafter adopted:

- 7.1 Every club applicant to be eligible to be licensed to sell any or all alcoholic beverages within the Town of Needham must be a corporation duly organized and existing under Chapter 180 of the General Laws of the Commonwealth of Massachusetts and has maintained club facilities for not less than three (3) years prior to the filing of an application. The within provisions may be waived by the Licensing Board.
- 7.2 Every Veterans organization to be eligible to be licensed to sell any and all alcoholic beverages within the Town of Needham must be duly chartered or authorized by the Laws of the United States or the Commonwealth of Massachusetts.
- 7.3 Each applicant shall furnish the Licensing Board with a copy of its Charter or other legal evidence of its eligibility as herein specified when requested by the Licensing Board.
- 7.4 Each eligible club and veteran's organization must have the exclusive legal right to the possession and enjoyment of indoor facilities of not less than 2,000 square feet of floor space on one or more floors and which may consist of one or more rooms.
- 7.5 Each licensee hereunder acting by and through its Board of Directors or other governing body shall appoint a manager or bartender who is of good moral character and a responsible person. The manager or bartender will be in charge during open hours acting for and on behalf of the Board of Directors or other governing Board. Acting for and on behalf of the Board of Directors the manager or bartender shall be responsible for the conduct of the members and guests, accountable for keeping order and the prevention of undue noise and disturbances on the licensed premises and the neighborhood.

VIII. RULES AND REGULATIONS APPLICABLE TO ONE-DAY SPECIAL EVENT LICENSES

The Board will review requests for One-Day Special Event Licenses in accordance with section 14 of Chapter 138 of the General Laws after receipt of the following documentation. A public hearing is not required for the issuance of a One-Day Special Event License.

- 8.1 Request for the sale of alcohol under a Special License is limited to between the hours of 11:00 a.m. and 12:00 a.m. on secular days and 12:00 p.m. and 12:00 a.m. on Sundays.
- 8.2 One-Day licenses are exempt from the legal notice and publication requirements.
- 8.3 No special event license will be granted to a licensed premise of any person whose application for a license is pending before the licensing authorities.
- 8.4 No person shall be granted a special license for more than 30 days in a calendar year.
- 8.5 Forms and documentation required for One-Day Special License:
- a) ABCC Notice of Approval of Special License (completed by the Town)
 - b) Town of Needham Board of Selectmen Event Information Sheet
 - c) Descriptive information about the event (invitation, flyer, letter of explanation, etc.)
 - d) Written indication of the manner by which service, sale, delivery, and/or dispensing of alcoholic beverages are to be controlled.
 - e) Written evidence of the owner's permission to use the proposed licensed premises.
 - f) Proof of Non-profit Status (if request is for all alcoholic beverages).
 - g) Sketch/floorplan of the proposed licensed premises detailing where alcohol will be served, sold, delivered, and/or dispensed.
 - h) Designation and identification in writing of all individuals who will serve, sell, deliver, and/or dispense alcoholic beverages and evidence of whether or not said individuals have completed in the past three years an appropriate Massachusetts alcoholic beverages server training program.
 - i) Acknowledgement that the person holding the special license has purchased the alcoholic beverages from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder. A person holding a section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04)
- 8.6 The One-Day Special Event Manager shall provide for the orderly and safe conduct of the event, shall be responsible for the proper sale, service, delivery, dispensing and consumption of alcoholic beverages, shall be physically present during the duration of the entire event and shall sign the Event Information Sheet. The One-Day Special Event Manager shall display such special One-Day License where sale of alcoholic beverages is taking place.

**IX. RULES AND REGULATIONS APPLICABLE TO PACKAGE STORES
(M.G.L. CH 138, SEC. 15)**

9.1 General Provisions

- 9.1.1 Employees at the licensed premises on which a Section 15 license is exercised, must be 21 years of age except that such licensees may employ a person under the age of 21 who does not directly handle, sell, store, or prepare for display any alcoholic beverages. Notwithstanding the foregoing, food store employees 18 years of age or older may handle, store, or prepare any alcoholic beverages for display and may sell alcohol provided that the onsite designated manager, aged 21 or over, approves and authorizes the transaction for sale.
- 9.1.2 No seating, chairs, stools, or tables for use by customers or patrons shall be placed or permitted by a retail package store licensee upon or within the licensed premises, or upon any area under the direction and control of the licensee.
- 9.1.3 Where the liquor licenses are granted to serve the public, licensees shall be open to the public and, except in exigent circumstances, operate on all days and hours in accordance with the terms of the issued liquor license. The closing of the licensed premises to the public, for a period of five (5) consecutive days or more, or for any period totaling ten (10) days during the calendar year without the prior approval of the Board of Selectmen may be deemed to be an abandonment of the Liquor License and sufficient grounds for revocation of the Liquor License.
- 9.1.4 All licensed liquor establishments must maintain an updated employee roster that shall be available upon request to the Town. It is the obligation of the licensee to inform all employees about the rules and regulations of the Needham Board of Selectmen, the Alcoholic Beverages Control Commission, and any and all applicable Massachusetts laws.
- 9.1.5 Any employees engaged in the sale and handling of alcoholic beverages must complete Board approved courses in alcohol safety training and have on file with the licensee and available for inspection by the Town a copy of current certification and proof of age. Licensee will provide an approved training program certificate of completion for the manager to the Town with the application.
- 9.1.6 All employees shall be required to be recertified once every three years by a Town- approved program. Newly hired employees shall complete a Town-approved training program within 30 days of their employment, or provide proof of training certification at a Town-approved course within the last three years. In addition, all employees that are engaged with the direct handling, selling, storing or the preparation for the display of any alcoholic beverages are required to watch annually a Town-approved training video as part of the license renewal process.

- 9.1.7 A designated manager will be onsite at all times the establishment is open. The onsite manager shall be responsible for compliance with all applicable laws of the Commonwealth of Massachusetts concerning the sale of alcoholic beverages and the Town's rules and regulations for the provision and consumption of alcoholic beverages. The designated manager shall have full authority to make decisions concerning the operation of the establishment.
- 9.1.8 No consumption of alcoholic beverages shall be permitted on the premises outside of the licensed hours of operation.
- 9.1.9 Licensees shall make all reasonable and diligent efforts to ensure that loitering, disorder, disturbances or illegality of any kind does not occur at the licensed premises. The licensee shall ensure that business in the licensed premises is conducted in a responsible manner so that no activity shall detract from the quality of life in the Town generally, or in the neighborhood in which the licensed premises are located. The licensee may be held responsible for such activity, whether present or not.
- 9.1.10 Licensees shall at all times maintain the immediate and surrounding area outside the licensed premises in a state of cleanliness and upkeep.
- 9.1.11 The licensing of liquor establishments, and what constitutes the public convenience in Needham, will be subject to the informed discretion of the Board of Selectmen. In determining suitability for licenses, the Board of Selectmen will consider the proximity of the proposed premises to neighborhoods, especially residential neighborhoods, and other sensitive areas as determined by the Board.
- 9.1.12 Section 15 licenses may be granted to food stores as defined in these regulations, but will not be granted to convenience stores.
- 9.1.13 Alcohol-related signage displayed so that it is visible to the public will be limited. As a condition of the license, the licensee will comply with the Town of Needham Sign By-law, as from time to time amended.
- 9.1.14 Advertisement at local sporting events or school events and sponsorships of sporting teams where participant's uniforms carry the name, logo or advertisement for any business which derives more than 25% of its gross revenues from the sale of alcoholic beverages is prohibited.
- 9.1.15 "Nips" or bottles of spirits containing fewer than eight (8) fluid ounces shall not be located in an area directly accessible by customers, and shall be offered for sale upon the request of a customer from a location within the premises to which customers do not have direct access, such as behind a counter.

9.2 Hours Of Operation

- 9.2.1 Subject to further conditions or limitations fixed or from time to time modified by the Board with respect to a particular liquor license, these regulations and the laws of the Commonwealth of Massachusetts, including but not limited to M.G.L. c.138, the hours during which sales of alcoholic beverages may be made by any approved licensee shall be from no earlier than 9:00 a.m. to no later than 10:00 p.m. Monday through Saturday, including legal holidays recognized by the Commonwealth of Massachusetts, and from no earlier than 12:00 noon to no later than 65:00 p.m. on Sundays ~~and legal holidays recognized by the Commonwealth of Massachusetts~~. The hours which sales may be made will be established by the Board of Selectmen with each individual application.
- 9.2.2 No sales are permitted on Memorial Day, Thanksgiving Day or Christmas.
- 9.2.3 For all deliveries conducted off the licensed premises, the licensee shall keep written records including the date of sale, quantities and sizes of items purchased, method of payment transaction, and name and address of purchaser. In addition to the preceding requirements, the amount of the beverages that were delivered, the date and time of delivery, the signature of the person receiving the delivery and the type of identification card used to confirm age. Such written records shall be maintained by the licensee within or upon the license premises for a period of not less than one year and must be readily available for inspection by the Town.
- a. Deliveries must be made during the operating hours of the store.
 - b. Deliveries shall be made by persons no less than 21 years of age.
 - c. A copy of Off-Premises Transportation Permit, license to deliver issued by the ABCC, shall accompany application at time of submittal.
- 9.2.7 All transactions for the sale of alcoholic beverages must be completed on or before the closing hour set out in this section.
- 9.2.8 Hours for product deliveries to establishment and/or pick-up of bottle returns should be arranged so that activity does not interfere with the quiet enjoyment of the neighborhood.

9.3 Consumption On Premises Prohibited Except Sample Tastings

- 9.3.1 Consumption of alcoholic beverages within or upon the retail package store licensed premises, or upon any area under the direction and control of the licensee, by any person is strictly prohibited except for sample tasting.

9.4 Limitations On Transferability Of Off-Premises Section 15 Licenses

- 9.4.1 An application for a transfer of ownership at the same location or transfer of location may be granted by the Board after a public hearing in compliance with these regulations and state law.

9.5 Food Store Alcohol License Requirements

- 9.5.1 A food store is defined as a grocery store or supermarket, which sells at retail, food for consumption on or off the gross premises, whether alone, or in combination with grocery items or other non-durable items typically found in a grocery store and sold to individuals for personal, family or household use. Such food store shall carry fresh and processed meats, poultry, dairy products, eggs, fresh fruits and produce, baked goods and baking ingredients, canned goods and dessert items. Notwithstanding the foregoing, a food store for the purposes of these regulations shall not be a convenience store, any business that sells gasoline, or a business which derives more than 25% of its gross revenues from the sale of alcoholic beverages. The retail space used to display alcoholic beverages shall not exceed twenty-five percent (25%) of the total retail space on the premises. The Board of Selectmen shall determine whether an applicant is a food store as set out herein and in compliance with any and all requirements.
- 9.5.2 A convenience store is defined as an establishment that sells at retail food and other non-durable items to individuals more on a daily basis, such as but not limited to small quantities of food, candy, newspapers, and tobacco products. Convenience stores are frequently open with only one staff member on duty at a time, are usually open later than 10:00 p.m. and may or may not sell gasoline. The Board of Selectmen reserves the right to consider each of these factors when determining if an applicant will be considered a convenience store.
- 9.5.3 Any applicant for a Section 15 License (whether for an original application, change of ownership or change of location) must provide with the application materials, a floor plan evidencing the gross floor area of the premises and those portions of the premises proposed to be dedicated to the sale, storage or display of alcoholic beverages. The licensee may not materially change the portions of its premises dedicated to sale, storage or display of alcoholic beverages without the approval of the Board of Selectmen. The licensee may not be open for business except during its licensed hours for sale of alcoholic beverages unless it has applied for and received approval by the Board of Selectmen of plan to properly secure all alcoholic beverages on the premises from public access during that time.
- 9.5.4 Regular sales and operation of the food store must continue during all

times when the sales of wine and malt beverages are permitted.

- 9.5.5 Package store licenses issued to food stores shall be limited to wine and malt beverages only.

APPROVED:	6/14/77
Amended and revised:	11/18/97
Amended and revised:	2/9/99
Revised fee schedule:	12/7/99
Revised fee schedule:	12/5/00
Revised and approved:	8/20/02
Fee changes	12/21/04
Addition of Liquor	
Liability Insurance:	1/25/05
Addition of One-Day License:	1/25/05
Amended and revised:	11/14/06
Amended and revised:	6/22/10
Amended and revised:	12/18/12
Amended and revised:	5/13/14
<u>Amended and revised:</u>	<u>9/10/2014</u>

**BOARD OF SELECTMEN
ACTING AS
NEEDHAM LICENSING BOARD**



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

MEETING DATE: 9/10/2014

Agenda Item	Buffer Zone Legislation
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The Board will discuss House Bill 4156, An Act Establishing a Highway Buffer Zone in the Town of Needham, which was vetoed by Governor Patrick in July. The Board will consider sending a letter to the Governor in response.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<i>Suggested Motion:</i> That the Board vote to approve and sign a letter to Governor Patrick relative to the Highway Buffer Zone Legislation.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) a. Proposed Letter to Governor Patrick relative to the Highway Buffer Zone Legislation.			



TOWN OF NEEDHAM

TOWN HALL
1471 Highland Avenue
Needham, MA 02492-2669

Office of the
BOARD OF SELECTMEN

TEL: (781) 455-7500
FAX: (781) 449-4569
TDD: (781) 455-7558

September 10, 2014

His Excellency Deval L. Patrick
Massachusetts State House
Office of the Governor, Room 105
Boston, MA 02133

Re: House Bill No. 4156 An Act Providing for a Highway Buffer Zone in the Town of Needham

Dear Governor Patrick:

As members of our community's chief executive board, we are writing to express our disappointment with your decision to veto HB 4156, An Act Establishing a Highway Buffer Zone in the Town of Needham.

During your years in office, we have worked with your administration in many areas, with constructive results. But in this instance we are informed that members of your staff refused to meet with the Town's representatives who sought to answer what we regard as misinformation provided by the bill's opponents.

The purpose of HB 4156 is to help maintain a forested belt between Route 128 (Interstate 95) and the residential areas of the Town. This is a policy that dates to the construction of the present highway more than fifty years ago. The environmental value of that buffer has been demonstrated over the years, and it is a priority for the Town to maintain it. HB 4156 would allow acquisition of a strip of land, which the Town sees as not appropriate for development, adjacent to the right of way.

We disagree with the statement that the bill would prevent the construction of needed affordable housing. The Town of Needham is committed to achieving the MGL Chapter 40B goal of 10% of housing stock qualified under the State's Subsidized Housing Inventory.

While the bill affects one parcel that is currently subject to litigation initiated by a developer, the Town's Board of Appeals previously approved construction of 108 SHI units under Chapter 40B which could already be under construction on the upland portion of the property but for that litigation.

Without regard to the eventual outcome of that case, the Town is continuing to work with both private developers and our local Housing Authority on development of additional SHI units. We have added a Community Housing Specialist to staff, adopted 40B guidelines, and are in the process of updating the Town's affordable housing plan. We reasonably expect to achieve the 10% goal within five years.

The Town's policies and actions represent a good faith effort to achieve both housing and environmental goals. We respectfully ask the support of your administration in that effort.

Sincerely,
Selectmen of Needham



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

MEETING DATE: 09/10/2014

Agenda Item	Committee Reports
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
<i>Board members will report on the progress and / or activities of their Committee assignments.</i>			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below)			
None			

**ONE DAY SPECIAL LICENSE
TOWN OF NEEDHAM BOARD OF SELECTMEN
EVENT INFORMATION SHEET**
(Please complete and attach event flyer or other information.)

Event Manager Name (Name that will appear on license)	Stephen P. Bechelli		
Event Manager Address	83 Merton St		
Event Manager Phone Number	781-707-1838		
Organization Representing (if applicable)			
Is the organization (if applicable) you are representing non-profit? If so, please attach proof of non-profit status.	☒ Non-profit ☐ For profit ☐ Proof of non-profit status is attached Form of Proof: _____		
Name of Event	50th Birthday Party		
Date of Event	9/6/14		
License is for Sale of:			
☐ Wines & Malt Beverages Only ☒ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License	FROM:		TO:
		6	11:30
Are tickets being sold in advance for this event?	☐ YES \$	/per ticket	☒ NO
Is there an admission fee for this event?	☐ YES \$	/per ticket	☒ NO
Are you using dues collected to purchase alcohol for this event?	☐ YES	☒ NO	
How many people are you expecting at this event?			
150			
Name & address of event location. Please attach proof of permission to use this facility.			
83 Merton St Needham MA			
Who will be serving the alcohol to your guests?			
Chris Williams			
Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three years an appropriate Massachusetts alcoholic beverages server-training program. Please state below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).			
Chris Williams - on file			
Please use the space below to describe the manner in which alcohol will be served to your guests. (For example, will guests be served alcohol or will they need to purchase it from the bar?) Please attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.			
on file			
☒ I understand that the alcohol purchased for this event must be purchased from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and that I have received a current list of wholesalers. (A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04))			
Event Manager Signature:			Date:
			9/4/14

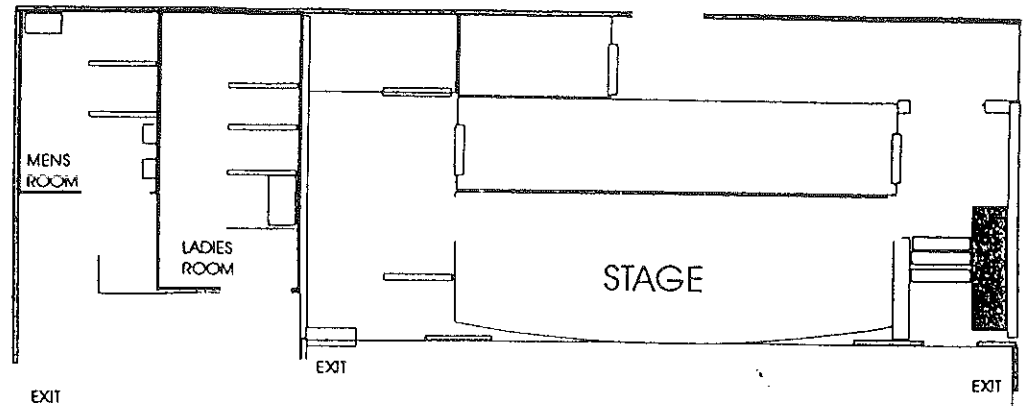
ONE DAY SPECIAL LICENSE
TOWN OF NEEDHAM BOARD OF SELECTMEN
EVENT INFORMATION SHEET
(Please complete and attach event flyer or other information.)

Event Manager Name (Name that will appear on license)	Stephen P. Cabelli		
Event Manager Address	83 Munton St		
Event Manager Phone Number	781-227-1828		
Organization Representing (if applicable)			
Is the organization (if applicable) you are representing non-profit? If so, please attach proof of non-profit status.	☒ Non-profit ☐ For profit ☐ Proof of non-profit status is attached Form of Proof: _____		
Name of Event	MDA Fundraiser		
Date of Event	9/28/14		
License is for Sale of:			
☐ Wines & Malt Beverages Only ☒ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License	FROM:	TO:	
	12 PM	11:30 AM	
Are tickets being sold in advance for this event?	☐ YES \$	/per ticket	☒ NO
Is there an admission fee for this event?	☐ YES \$	/per ticket	☒ NO
Are you using dues collected to purchase alcohol for this event?	☐ YES	☒ NO	
How many people are you expecting at this event?	125		
Name & address of event location. Please attach proof of permission to use this facility.			
83 Munton St - Village Club			
Who will be serving the alcohol to your guests?			
Chae Williams			
Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three years an appropriate Massachusetts alcoholic beverages server-training program. Please state below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).			
Chae Williams - on file			
Please use the space below to describe the manner in which alcohol will be served to your guests. (For example, will guests be served alcohol or will they need to purchase it from the bar?) Please attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.			
on file			
☒ I understand that the alcohol purchased for this event must be purchased from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and that I have received a current list of wholesalers. (A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04))			
Event Manager Signature	Date:		
Stephen Cabelli	9/2/14		

GETTIPS
GETTIPS On Premise 2.0 SSN: XXX-XX-XXXX
Issued: 5/28/2013 Expires: 5/28/2016
ID#: 3481972 D.O.B.: XX/XX/XX

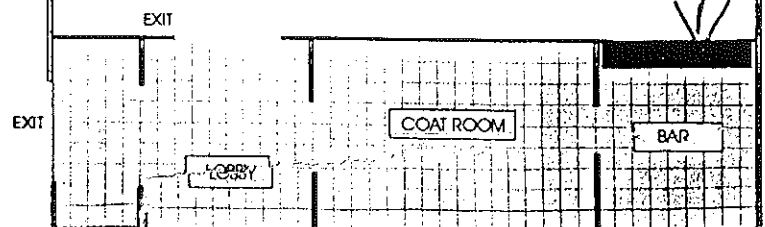
Chris R Williams
16 August Way
Needham, MA 02494-1338

For service visit us online at www.gettips.com



The Village Club
HIGHLANDVILLE HALL
Needham, Ma

HIGHLANDVILLE
HALL
60' X 40'



ALL ALCAHOL SERVED HERE

**Town of Needham
Board of Selectmen
Minutes for August 19, 2014
Selectmen's Chamber
Needham Town Hall**

6:45 p.m. Informal Meeting with Citizens: No Activity.

7:00 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman John A. Bulian. Those present were Maurice P. Handel, Matthew D. Borrelli, Marianne B. Cooley, Daniel P. Matthews, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

7:00 p.m. Certificate of Recognition - Steven Hauschka:
Barbara and Peter Hauschka appeared before the Board to accept a Certificate of Recognition on behalf of their son, Steven Hauschka. Mr. Bulian read the Certificate, recognizing Steven Hauschka, a member of the Seattle Seahawks team who won Super Bowl XLVIII on February 2, 2014. Peter Hauschka said children in Needham have wonderful academic and athletic opportunities. He noted many soccer, lacrosse, and basketball coaches gave their time to coach children in a fair and ethical way. He commented that his son thrived in Needham, and continues to keep in contact with many of his mentors. The Board congratulated Steven Hauschka and thanked him for providing his hometown the opportunity to witness his achievement and to give Needhamites another reason to be proud of their community.

Motion by Mr. Matthews that the Board of Selectmen recognize Steven Hauschka as a member of the Seattle Seahawks team who won Super Bowl XLVIII on February 2, 2014.

Second: Mr. Handel. Unanimously approved 5-0.

7:12 p.m. Certificate of Recognition - Lisa Standley:
Mr. Bulian read a Certificate of Recognition recognizing Needham resident Lisa Standley for her service to the Town of Needham and the Conservation Commission. Ms. Standley thanked the Board and Ms. Fitzpatrick for their support over the years of all of the Town's conservation efforts, protection of conservation land, and construction of trails. She said it was a pleasure to work with everyone and to see many projects completed. The Board thanked Ms. Standley for her service to the Town.

Motion by Mr. Handel that the Board of Selectmen recognize Lisa Standley for 21 years of distinguished service to the Town of Needham and the Conservation Commission - June 1, 1993 - June 30, 2014.

Second: Ms. Cooley. Unanimously approved 5-0.

7:15 p.m. Public Hearing on the Extension of Liquor Retail Sales Hours on Sundays and Holidays:

Ms. Fitzpatrick gave a brief overview and summary on the possibility of extending the hours of liquor retail sales on Sundays and Holidays. She said the current regulated hours in the Town of Needham are 12:00 p.m. – 5:00 p.m., noting State law allows retail shops to remain open until 11:00 p.m. She commented on the hours of operation in surrounding communities. Ms. Fitzpatrick said there is also the possibility of a statutory change to allow retail sale of alcohol at 10:00 a.m. on Sundays. She said the Town is waiting for guidance from the ABCC on what action the Board could take on that matter.

Mr. Bulian invited public comment.

Jack Recco, Needham Wine and Spirits, 238 Eliot Street, Natick said he prefers Sunday hours of 12:00 p.m. to 6:00 p.m. and is opposed to opening at 10:00 a.m. on Sundays. He said shops should be allowed to open for regular business hours (9:00 a.m.-10:00 p.m.) on holidays other than Memorial Day, Thanksgiving, and Christmas.

Paul Gardner, resident, 14 Mann Avenue said he is opposed to the expansion of hours. He commented it is too soon since retail alcohol stores were allowed to operate in Needham to expand and maximize their profit.

Chris Lianos, Needham Center Fine Wines, 57 Lauricella Lane, Waltham favors expansion of hours so his business can be on a “level playing field” with competitors in neighboring towns. He said holiday sales are an important part of business for off-premise alcohol retailers, and that limiting hours could cripple sales for other businesses, as customers will choose to bundle their shopping in nearby towns that have extended hours. He said the restricted hours will not affect the amount of alcohol consumed on Sundays by Needham residents, but will only force Needham residents to spend their money in surrounding towns.

John Hafferty, Bin Ends, 118 Commercial Street, Braintree said his business is slightly different than other shops in Needham as it is a destination for customers from around the region, not just locally. He said he prefers Sunday opening to remain at 12:00 p.m., to allow employees the morning to spend with their families, with closing hour set at 6:00 p.m. Mr. Hafferty commented most holidays are now “working” holidays for many people, and feels holiday hours should be 10:00 a.m. – 6:00 p.m.

Dave Volante, Volante Farms, 204 Brookside Road said he is agreeable to any decision. He noted it is a minor inconvenience that the farm stand is open until 6:00 p.m., but the wine section must close at 5:00 p.m. He said it would be nice to be able to be open until 6:00 p.m. on Sundays and holidays. He said opening at noon on Sundays and holidays is fine.

Mr. Bulian closed the public hearing and asked for Board comment.

Mr. Handel said there is a difference between Sunday hours and holiday hours. He said he favors regular retail hours on holidays, but is not interested in changing Sunday retail hours.

Mr. Bulian said it makes sense to allow shops to remain open later during the day. He suggested no later than 8:00 p.m.

Mr. Matthews said retail alcohol stores have a certain synergy with other types of retail stores. He said it is a convenience for people to be able to shop in one area and do several errands at the same time, which he said the Town is encouraging. Mr. Matthews commented it makes sense to extend Sunday hours to match those of other retail shops. He said there is no need to open earlier on Sunday, noting the licensees did not show interest in opening at 10:00 a.m. Mr. Matthews said it makes sense to allow regular business hours on holidays, as most people do work part of the day.

Mr. Borrelli concurs with the comments made by other Board members. He said allowing retailers the opportunity to sell on days when people are working would be beneficial. He said he favors hours consistent with other shops in Needham.

Ms. Cooley said she was glad people do not want to open on Sunday morning, as it allows for family time. She said it makes sense to allow shops to be open until 6:00 p.m. on Sunday.

Mr. Bulian said the Board will make a decision at a later date.

7:42 p.m.

Director of Public Works:

1. Sign Notice of Traffic Regulation - #66-#70 Chestnut Street Municipal Parking Lot: Kate Fitzpatrick, Town Manager appeared before the Board asking it to consider that parking space designations be instituted in the #66-70 Chestnut Street Municipal Parking Lot; twenty-seven parking spaces be designated Permit Parking Monday through Friday, 8:00 a.m. to 2:00 p.m.

Motion by Mr. Handel that the Board vote to approve and sign the Notice of Traffic Regulation Permit #P14-08-19 for the #66 - #70 Chestnut Street Municipal Parking Lot, Twenty-seven parking spaces as shown on the plan shall be designated Permit Parking, Monday through Friday, 8:00 a.m. to 2:00 p.m.

Second: Mr. Borrelli. Unanimously approved 5-0.

7:45 p.m.

Town Manager:

Kate Fitzpatrick, Town Manager appeared before the Board with 6 items to discuss:

1. Accept and Refer Zoning Amendments

Ms. Fitzpatrick said the Planning Board voted to place three articles on the warrant for the October 27, 2014 Special Town Meeting: Amend Zoning By-Law - Outdoor Seating, Amend Zoning By-law - Personal Fitness Establishment in the Industrial 1 District, and Amend Zoning By-law - Flood Plain District. She said in accordance with State law, the Board has fourteen days to accept the proposed amendment and refer the amendment back to the Planning Board for its review, hearing, and report. She noted the Board's action in the matter is not discretionary.

Motion by Mr. Handel that the Board vote to accept the proposed zoning amendments and to refer the proposed amendments to the Planning Board for review, public hearing, and report.

Second: Ms. Cooley. Unanimously approved 5-0.

2. Accept Access Easement/Greendale Village, LLC

Ms. Fitzpatrick reminded the Board that as part of the comprehensive permit process, Greendale Village, LLC agreed to grant the Town an access easement for pedestrian recreational access to and from adjacent recreation land. She said the easement is located at the back of the property at 894/906 Greendale Avenue. Ms. Fitzpatrick said Greendale Village has cleared a path over the Access Easement area in a manner acceptable to the Town's Director of Parks and Recreation for access to the Town's trail.

Motion by Mr. Handel that the Board vote to approve and sign the Grant of Access Easement by Greendale Village, LLC to the Town of Needham dated August 13, 2014.

Second: Mr. Borrelli. Unanimously approved 5-0.

3. School Use Regulations

Ms. Fitzpatrick outlined for the Board a proposed revision to the School Use Regulations and proposed fee schedule.

Motion by Mr. Handel that the Board of Selectmen vote to adopt the following revision to the Rules and Regulations for Use of School Facilities dated July 1, 2012 and to approve the associated fee of \$25 per day per lot.

"M- USE OF PARKING LOTS

This section is applicable only to groups seeking to use school building parking lots, without rental of school building.

1. **Upon advance written approval of the Superintendent of Schools, the Public Facilities Department is authorized to permit the use of school parking lots outside of school hours, so long as the use is not in conflict with other scheduled activities at the school.**

2. **A use fee will be charged to all groups. The use fee is set on a per lot/per day basis as set forth in Appendix D. The use fee is subject to change.**
3. **Groups permitting a parking lot will not pay for an onsite custodian if the parking lot is the only space being permitted and no services are requested.”**

Second: Ms. Cooley. Unanimously approved 5-0.

4. Visitor Parking Pass Program

Ms. Fitzpatrick outlined for the Board a proposal to authorize the issuance of visitor parking passes for certain municipally-sponsored events to be held at Town Hall or at the Police and Fire Station.

Motion by Mr. Handel that the Board of Selectmen vote to authorize the Town Manager to issue visitor parking passes for certain municipally sponsored events held during regular business hours at the Town Hall or at the Police and Fire Station to be used in the 66-70 Chestnut Street Lot, Chestnut/Lincoln Street Lot and the Lincoln/School Street Lot only.

Second: Mr. Borrelli. Unanimously approved 5-0.

5. Chapel Street Parking Lot Dumpster Consolidation Proposal

Ms. Fitzpatrick proposed a public/private partnership between the Town and certain private property owners abutting the Chapel Street parking lot to allow for the consolidation of the number of dumpsters and an improvement in the aesthetics in the lot without a net loss in the number of parking spaces available for public parking.

Motion by Mr. Handel that the Board vote to approve the use of Town property for the location of a consolidated dumpster enclosure in the Chapel Street parking lot.

Second: Mr. Borrelli. Unanimously approved 5-0.

6. Budget Consultation Pro Forma

Dave Davison, Assistant Town Manager/Finance provided the Board with an overview of the five year, pro forma budget analysis for fiscal years 2016-2020. Mr. Davison presented the Selectmen with the “Town of Needham General Fund Revenue and Expense FY2016-FY2020 Pro Forma”. He acknowledged the possibility of some favorable actions at the Special Town Meeting in October 2014 that have been incorporated into the budget and include additional funding for collective bargaining agreements, design work associated with changing the cafeteria layout at Needham High School and interior classroom work, and the Needham Dog Park. Mr. Davison also reviewed Revenues, Property Taxes and Local Receipts, and State Aid, as well as other items. The Board thanked Mr. Davison for the presentation.

8:52 p.m. Appointments and Consent Agenda:
Motion by Mr. Borrelli that the Board of Selectmen vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS

There are no appointments for this meeting.

CONSENT AGENDA *=Backup attached

- 1.* Approve July 25, 2014 meeting minutes. Approve Executive Session minutes from July 29, 2014.
2. Accept donation of a piano to be used in the "Pianos in the Park" concept. This piano, donated by Steve and Karen Waller of the Center Café, is valued at \$800 and is slated to be placed in the pedestrian walkway near Needham Bank. The Waller's have also donated moving and storage of the piano during the off seasons and in the daily covering and uncovering of piano.
- 3.* Approve a Special One Day Wines & Malt Beverages License for Johannah Crawford of Web of Benefit to hold its 10th anniversary event on Thursday, November 6, 2014 from 6:00 p.m. to 10:00 p.m. at the Center at the Heights, 300 Hillside Avenue, Needham.
4. Accept a donation in the amount of \$150 made to the Student Awareness of Fire Education program from Jennifer and Hans Mykytyn in memory of their son, Jonathan Train.
5. Accept a \$25 donation made to the Needham Health Department's Traveling Meals Program from Stanley & Carol Richmond, Needham residents.
- 6.* Approve a Special One Day Wines & Malt Beverages License for Dave Volante of Volante Farms to host a Flower Bouquet Workshop on Thursday, August 28, 2014 from 6:00 p.m. to 8:00 p.m. at Volante Farms, 292 Forest Street, Needham.
7. Accept a \$187.50 donation made to Needham Youth Services from Candace W. Chase of the Anime Club at Needham High School. The monies will be used to sponsor Needham Youth Services Counseling Services.
- 8.* Approve a Special One Day Wines and Malt Beverages License for Kristin Mockus, of Needham Pool & Racquet Club to hold its "End of Summer Cocktail Party" event on Thursday, August 28, 2014 from 6:00 p.m. to 9:00 p.m. The event will be held at Needham Pool & Racquet Club, 1550 Central Avenue, Needham.
- 9.* Approve 2014 Mobile Food Truck license for Renula's Greek Kitchen. All required forms have been completed and are on file.
- 10.* Water & Sewer Abatement Order 1184
- 11.* Approve request for bicycles in the Ride 2 Recovery event to pass through Needham on September 7, 2014 on Great Plain Avenue and Chestnut Street around 9:30 am. The route of the race has been approved by the following departments: DPW, Police, Fire, and Park & Recreation.
12. Approve special banner hanging request from Paul Good, Needham Community Revitalization Trust Fund, for the one time hanging of a Beth

Israel Deaconess banner in celebration of the grand opening of the new Cancer Center occurring on September 5, 2014.

- 13.* Ratify a request from Gary Briere of Boston Bikes Program to ride a portion of its Boston Women's Bike Ride and Festival bike event through Needham on August 16, 2014. The event will come through Needham at 9:30 am and the latest time they will be in Needham is 2:00 pm. The route of the race has been approved by the following departments: DPW, Police, Fire, and Park & Recreation.**
- 14. Accept a \$500 donation made to the Needham Council on Aging from Ruth E. Burroughs in accordance with wishes expressed in her Trust. Monies will be deposited into the Council on Aging Revolving Donation account and utilized in fulfillment of her generous gift.**
- 15.* Approve a request from Seema Meloni of the Hillside Elementary School PTC to hold a 5K run/walk on October 26, 2014 from 7:00 a.m. to 10:00 a.m. The route of the race has been approved by the following departments: DPW, Police, Fire, and Park & Recreation.**
- 16. Grant permission for the following residents to hold a Block Party:**

Second: Mr. Handel. Unanimously approved 5-0.

8:53 p.m. Board Discussion:

- 1. Adopt FY2015-FY2016 Goals**

Motion by Mr. Handel that the Board vote to adopt its goals for FY2015-FY2016 as shown on the attached document.

Second: Ms. Cooley. Unanimously approved 5-0.

- 2. Committee Reports**

Mr. Handel reported the Facilities Working Group will make a presentation on October 21, 2014 to the Board of Selectmen and provide a comprehensive analysis of all of the Town's physical assets including the Memorial Field Clubhouse, Schools, and the DPW building, and their relation to future planning of the current DPW site at Defasio Park.

Mr. Borrelli reported work on the new 911 Memorial at the corner of Chestnut/School Street has started. He said dedication of the new memorial is scheduled for September 11, 2014.

9:00 p.m. Executive Session:

Motion by Mr. Handel that the Board of Selectmen vote to enter into Executive Session.

Exception 6 - To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

**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.**

Second: Mr. Borrelli. Mr. Bulian polled the Board. Unanimously approved 5-0.

A list of all documents used at this Board of Selectmen meeting are available at:
<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>

Note: The meeting adjourned at 9:30 p.m.

emailed 7/16/2014

Fire ✓
Police ✓
DPW ✓

P+L ✓

**Town of Needham, Massachusetts
Road Race/Walk/Bicycling Event Form**

Name of Organization: Walker (George H. and Irene L. Walker Home for Children, Inc.)	
Organization Mailing Address: 1968 Central Avenue Needham, MA 02492	
Primary Contact: Amy Perna Stephen Haskell	Contact Title: Associate Director, Advancement VP, Advancement
Contact Address: 1968 Central Avenue Needham, MA 02492	
Contact Phone (Day): 781-292-2110	Contact Phone (Cell):
Contact Email: aperna@walkerschool.org @walkercare.org	
Event Date(s): Sunday, September 21 ^{OCTOBER 5} , 2014	Date Expected to be in Needham: Sunday, September 21 ^{OCTOBER 5} , 2014
Earliest Time Expected in Needham: 10:00AM	Latest Time Expected in Needham: 11:00AM
Number of Expected Participants: 500	Number of Expected Spectators at Peak Time: N/A
Is event for-profit or not-for-profit? not-for-profit	Are participants charged a fee? Yes registration fee/donation

Estimated Number of Vehicles: 75-150	What type of Parking is needed: participants to use lot at DeFazio Park
Are event organizers available to meet with members of the Town to plan event? Yes	
What will be done in case of inclement weather? Rain or Shine Lightning/Unsafe conditions = delayed start, possible postponement/cancellation	
Are there other events that take place at the same time as this one, just before or just after this event? No	
Describe Parking Plan, include where participants and spectators will park and length of time expected to be parked: Use of lot at DeFazio Park Police detail will be requested.	
Will neighborhoods be impacted by parking and traffic? No	
What activities are planned for the start of the race (if in Needham)? Refreshments, raffles, photos	
What activities are planned for the end of the race (if in Needham)? Food, raffles, games, entertainment	
What facilities are needed for the start of the race (if in Needham)? Carleton Pavilion & DeFazio Park, request to Needham Park & Rec. submitted	
What facilities are needed for the end of the race (if in Needham)? Carleton Pavilion & DeFazio Park, request to Needham Park & Rec. submitted	
Once the event begins, how long will it take to complete the event? Approximately 30 min-1hour or less on the routes and DeFazio use until 3pm.	

<i>Are signs requested to post at the start of the race? At the end of the race? Are signs requested for along the route?</i>	Yes. Sign plan submitted to Needham Parks and Recreation Dept.
<i>Will volunteers be placed along the route?</i>	Yes
<i>Will you be using a sound system? If yes, please describe where and when it will be used.</i>	Yes, megaphone and/or microphone to start the race.
<i>Will there be any food served?</i>	Yes, temporary food permit will be requested
<i>Will portable toilets be used?</i>	No
<i>Will hydration stops be set up along route? If yes, please include these on route plan.</i>	No
<i>If the event takes place after dark, what is the plan to meet lighting needs?</i>	N/A
<i>What safety measures are being made for participants and spectators? What are plans for handling first aid and medical emergencies?</i>	Police details along the route, police involvement in route choice, all safety procedures followed. Walk committee member is RN and will have first aid station at event.
<i>Does the event take place during commuter times?</i>	No
<i>Is school in session during the event? Will school drop off or pick up be impacted by the event?</i>	No
<i>Are businesses open during the time of the event?</i>	Yes
<i>Does the route pass any business that might be impacted by the event? (e.g. funeral homes, markets, restaurants)</i>	N/A, no negative impact
<i>Are there any churches/houses of worship located along the event route? Will church/house of worship services take place during the event?</i>	No
<i>What is the plan to handle trash?</i>	Volunteers will clean up. DPW will be contacted for recycle bin.
<i>Please attach event route map, include map and text of route.</i>	



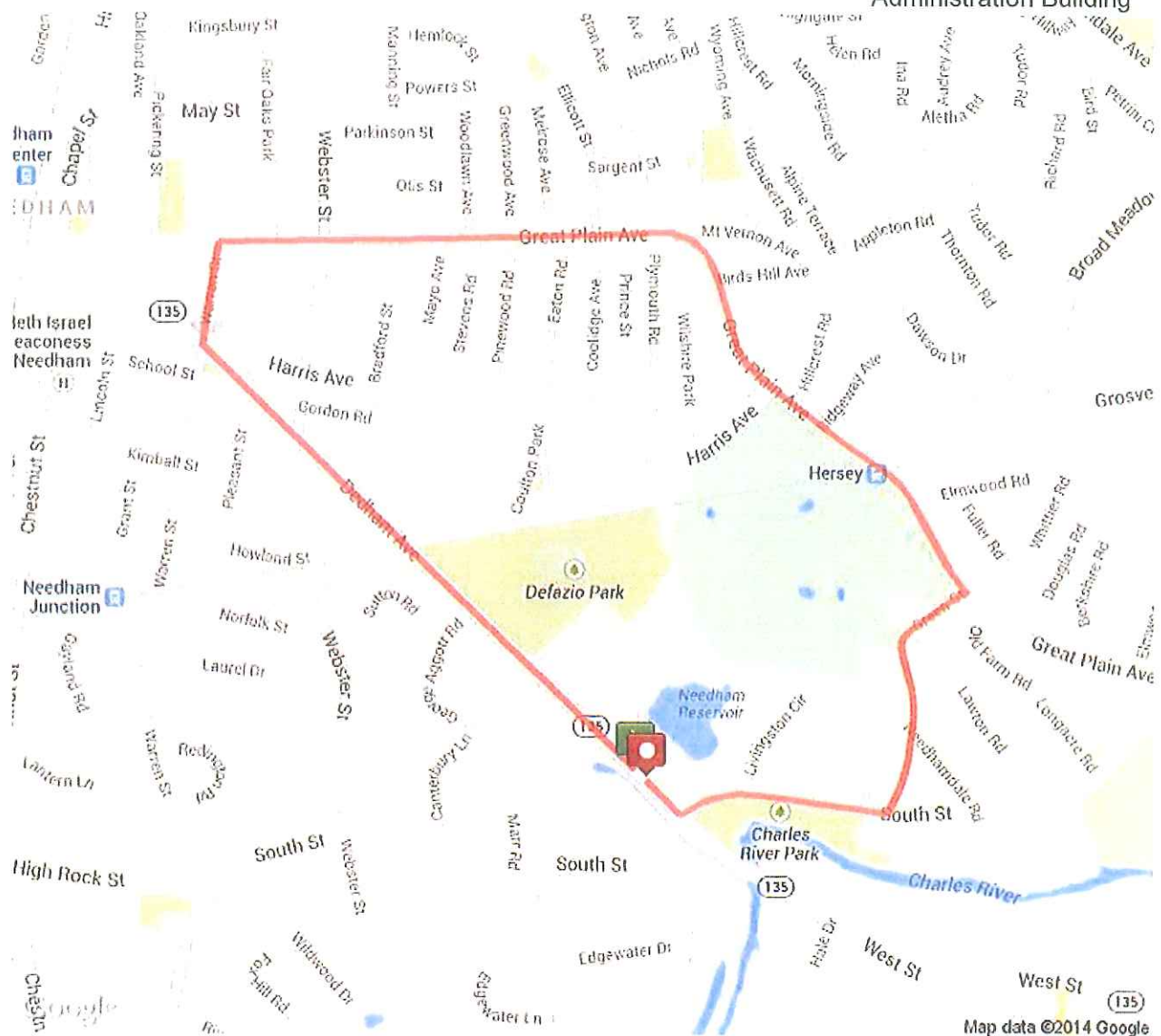
mapmyrun

Public Admin. Start and Finish Draft

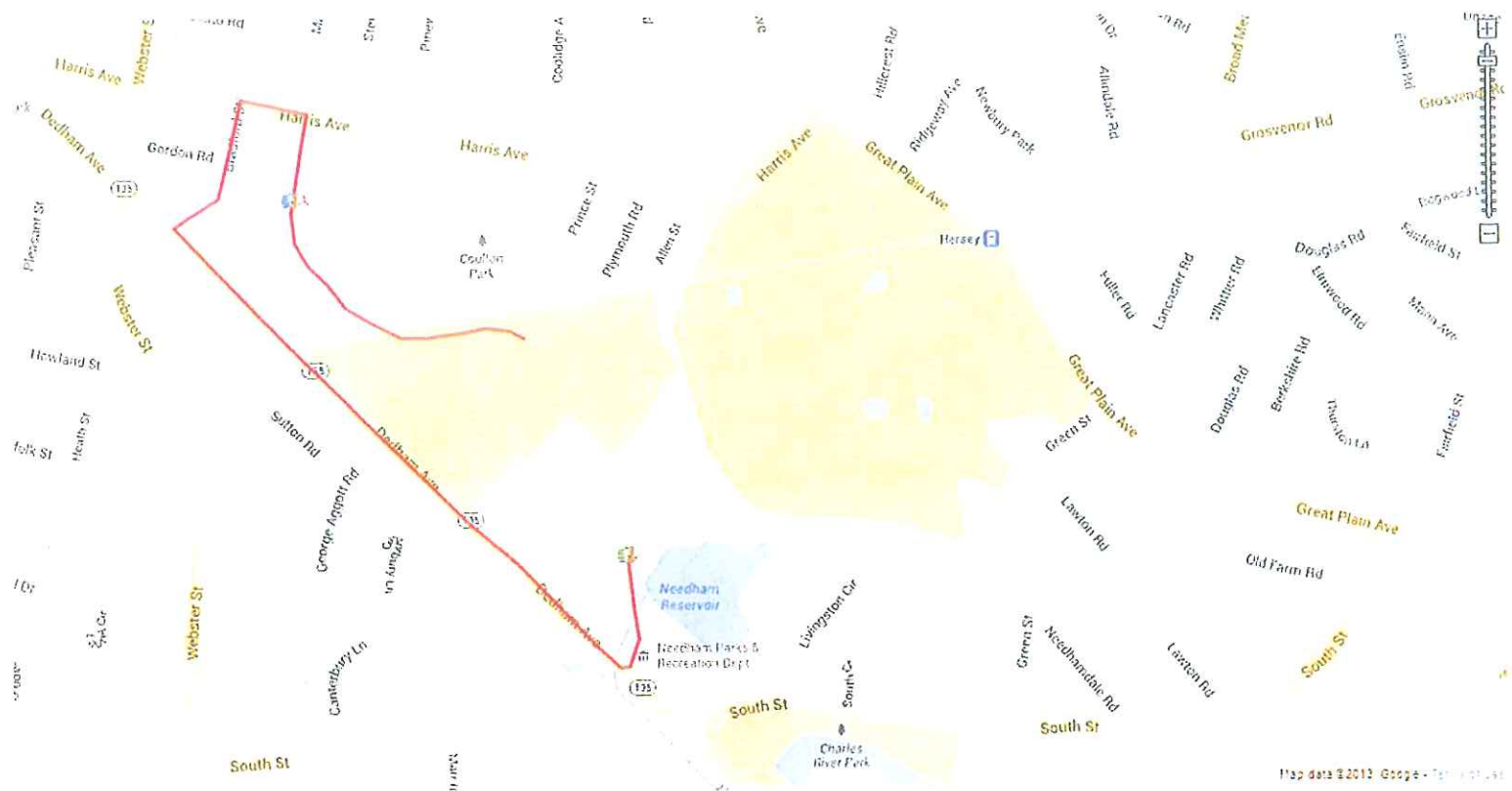
Distance: 3.01 mi

Elevation: 73.53 ft (Max: 187.17 ft)

Start: Public Administration Building 1. Turn Right on Dedham Avenue/135 2. Turn right/bear right on Warren St. 3. Turn Right on Great Plain Ave. 4. Turn right on Green St. 5. Turn right on South St. 6. Turn right on Dedham Ave./135 End: Public Administration Building



5K Run

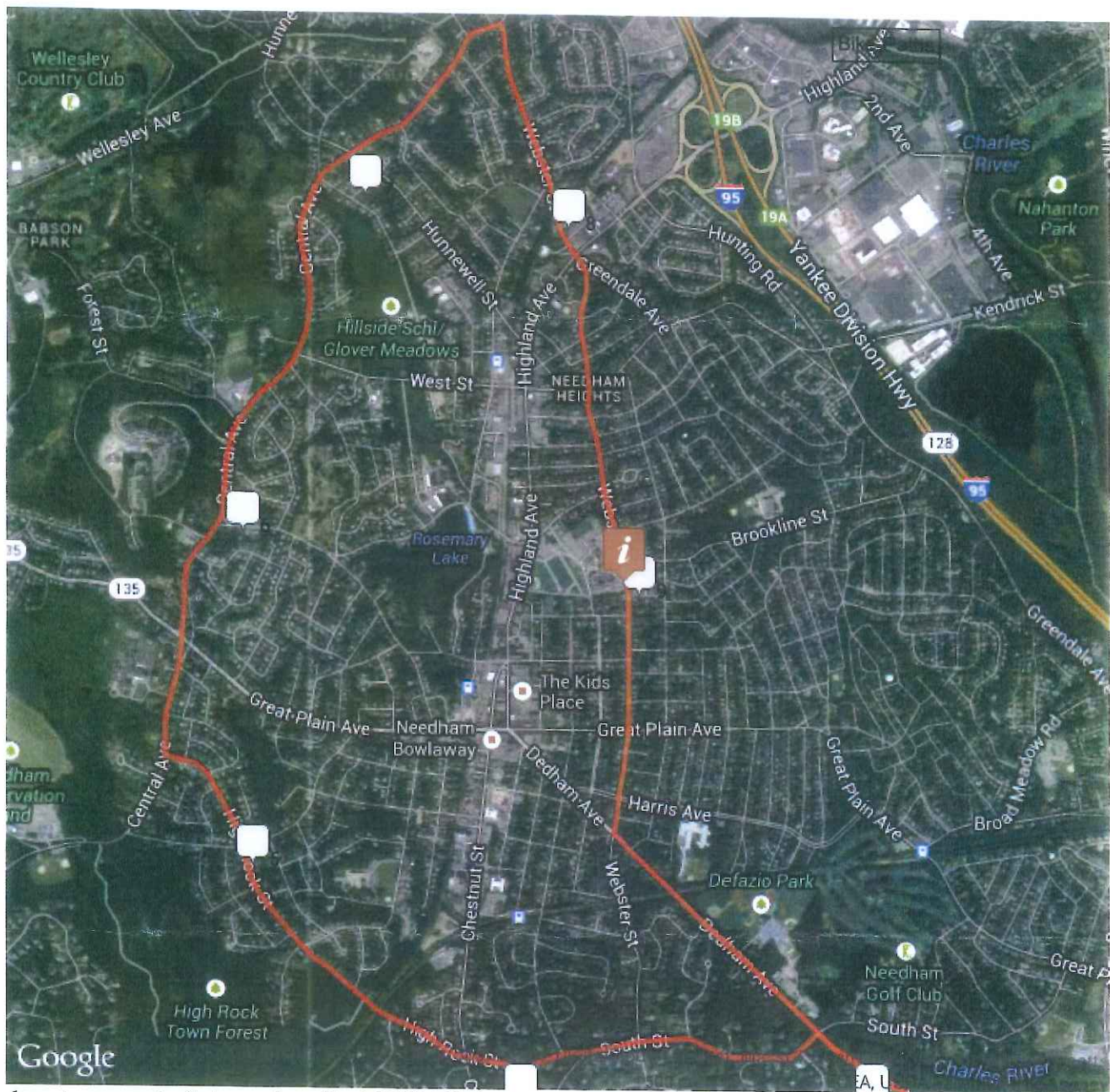


Start: Public Administration Building Exit

1. Turn right on Dedham Ave/Rt. 135
2. Turn right on Bradford St.
3. Turn right on Harris Ave.
4. Turn right beside Pollard School
5. Staying on sidewalk, cut through rear of Pollard School to DeFazio Park
6. Staying within roped off area, walk through underpass and back to DeFazio

End at DeFazio/Carleton Pavilion, This route is for Walkers only. All playing fields will be avoided and walkers will utilize areas that are roped off.

1-mile Walk



drag to zoom
distance in miles 12.108642
elevation (ft) 400300200100



13.6 mi +670 ft / -670 ft

• [ele](#)

• [grade](#)

[De-select](#)

[Save](#) [Revert](#)



Town of Needham, Massachusetts Road Event Form

INTERNAL USE ONLY

☒ DPW	☒ Police
☒ Fire	☐ OTM
☒ Park & Rec	☐ Paid
☐ PFD	

TYPE OF EVENT: (check all that apply)

☐ RUN ☐ WALK ☐ BICYCLE ☒ MOTORCYCLE

Name of Event: 5th Annual Warrior
Thunder Motorcycle Ride

Name of Organization:

Warrior Thunder Foundation

**Has this event been conducted in other
Towns in the past?** ☒ YES ☐ NO

If yes, name of Town and date:

Organization Mailing Address: 50 Timberline Rd
Millis MA 02054

☒ **Organization
is
Not-for-Profit**

Organization Billing Address (if Police Detail is required): AS above

Primary Contact: Darren Bean

Contact Title: President WTFI

Contact Address: 50 Timberline Rd Millis MA 02054

Contact Phone (Day):
508 794-1397

Contact Phone (Cell):
508 244-9950

Contact Email: darrenbean@warriorthunder.org or darren_bean@msn.com

Event Date(s): September 13

Date Expected to be in Needham:

September 13, 2014

Earliest Time Expected in Needham:

Latest Time Expected in Needham:

11:45 am	12:45p
Number of Expected Participants: <i>Approximately 190 bikes</i>	Number of Expected Spectators at Peak Time:
Are participants charged a fee? ☒ YES ☐ NO	
Estimated Number of Vehicles: <i>Approximately 190 bikes</i>	What type of Parking is required: <i>N/A</i>
Describe Parking Plan, include where participants and spectators will park and length of time expected to be parked: <i>No Parking will occur it will be a moving motorcycle ride through the town</i>	
Are event organizers available to meet with members of the Town to plan event? If necessary yes	
Do event organizers foresee the need for any road closures (subject to police review)? <i>Only temporary holding traffic for motorcycles to stay in formation</i>	
What will be done in case of inclement weather? <i>Still riding</i>	
Will neighborhoods be impacted by parking and traffic? <i>No parking. Temporary traffic of the ride through town</i>	
What activities are planned for the start of the race (if in Needham)? <i>N/A Starts in Millis</i>	
What activities are planned for the end of the race (if in Needham)? <i>N/A ends in Millis</i>	
What facilities are needed for the start of the race (if in Needham)? <i>N/A</i>	

What facilities are needed for the end of the race (if in Needham)?	
N/A	
Once the event begins, how long will it take to complete the event?	
2 hours – however only short part of that will be through Needham	
Are signs requested to post at the start of the race? At the end of the race? Are signs requested for along the route?	No
Will volunteers be placed along the route?	No
Will you be using a sound system? (includes music) If yes, please describe where and when it will be used.	N/A
Will there be any food served? (contact Needham Health Dept: 781-455-7500 x262)	Not in Needham
Will portable toilets be used? List locations	Not in Needham
Will hydration stops be set up along route? If yes, please include these on route plan.	N/A
If the event takes place after dark, what is the plan to meet lighting needs?	N/A
What safety measures are being made for participants and spectators? What are plans for handling first aid and medical emergencies?	Police escort for the whole ride
Does the event take place during commuter times?	N/A
Is school in session during the event? Will school drop off or pick up be impacted by the event?	N/A
Are businesses open during the time of the event?	probably
Does the route pass any business that might be impacted by the event? (e.g. funeral homes, markets, restaurants)	
Are there any churches/houses of worship located along the event route? Will church/house of worship services take place during the event?	
What is the plan to handle trash?	N/A

Please return the completed application and attachments to the Office of the Town Manager, Needham Town Hall, 1471 Highland Avenue, Needham, MA 02492:

- ***event route map (include map and text of route, parking plan, volunteer placement)***
- ***application fee***
- ***certificate of insurance***

<u>Town</u>	<u>Time</u>	<u>Intersection</u>
Start	1135	Millis AMVETS
Millis	1141	Village St RT 115
Millis	1142	Village St RT 109
Medfield	1147	Rt 109 North St
Dover	1153	Centre St Walpole St
Needham	1202	Chestnut St Rt 135
Wellesley	1207	Rt 135 Wellesley Ave
Natick	1219	Rt 135 Rt 27
Sherborn	1225	Rt 27 Rt 16
Holliston	1240	Rt 126 Central St
Holliston	1242	Rt 126 Summer St
Medway	1249	Rt 126 Rt 109
Medway	1250	Rt 126 Main St
Finish	1308	Millis AMVETS