

**Town Of Needham Board of Selectman  
Minutes for November 28, 2006  
Needham Town Hall**

6:45 p.m. Informal Session:

7:00 p.m. Call To Order

A meeting of the Board of Selectmen was convened by Chairman John H. Cogswell at 7:00 p.m. Those present were: John H. Cogswell, Daniel P. Matthews, John Bulian, Gerald Wasserman, Town Manager Kate Fitzpatrick and Recording Secretary Greg Cooper. James Healy was not present.

7:00 p.m. Public Hearing - NSTAR Petitions:

Maureen Carroll, NSTAR Representative, appeared before the Board to request approval of two petitions to install conduit to provide electrical service in Town.

Grant Street

Ms. Carroll requested approval to install 184 feet of conduit on Grant Street, Needham to provide an improved electrical distribution system within Town.

Nancy Irwin, 145 Grant Street, asked what type of work is being done and whether streetlights could be included. Ms. Carroll stated that the work is underground and will provide backup service to Chestnut Street including the Police and Fire Departments. Mr. Cogswell stated that the street lights would be a different contractor.

Kathleen Mason, 154 Grant Street, stated that promises have been made to the neighborhood including many by the MBTA that have not been kept. She expressed her concern about damage to her shrubs, gas line or water line. She stated that work done in 1986 caused a sink hole. Richard Merson, DPW Director, explained the requirements of restoration placed on contractors through the Street Opening Permit process.

Resident at 153 Grant Street asked who initiated the project, why Grant Street was selected and whether there are future plans for additional work. Ms. Carroll stated that due to increased load a backup is needed. Grant Street was selected because it allows for the easiest and cheapest way, and that future work depends on growth in electrical demand. The 153 Grant Street resident also asked that the MBTA keep the lots adjacent to the station clean. Mr. Cogswell stated that any future work on Grant Street would need to come before the Town.

Sandra Forman, 148 Grant Street, asked how residents can have input on issues such as debris cleanup, noise, work schedules, etc. Mr. Cogswell stated that these conditions are explicit in the Street Opening Permit and residents should speak with the DPW.

Jeff Turk, 140 Grant Street, asked if the existing high water table will be an issue. Mr. Merson stated that he does not see an issue because the conduit is not placed very deep (24-36").

Kathleen Mason asked who is responsible if there is damage. Mr. Cogswell stated that NStar and its contractor would be liable.

Ms. Forman asked under what circumstances the Board would reject a permit request. Mr. Cogswell stated that issues involving above ground service including moving of poles often require negotiation between parties.

Norman Katziff, 147 Prince Street, asked who made the design mistake when Chestnut Street was originally designed that has caused the need for this work. Mr. Cogswell stated that the Chestnut Street work was done in the mid-80's and the proposed work is similar to other growth needs in the Town.

Mr. Matthews thanked residents for their comments.

**Motion by Mr. Bulian that the Board of Selectmen vote to approve and sign petition from NSTAR to install 184 feet of conduit on Grant Street, Needham. This work is necessary to improve electrical distribution system within the Town of Needham**

**Second: Mr. Wasserman. Unanimously approved 4-0.**

Arch Street:

Ms. Carroll requested approval to install 12 feet of conduit on Arch Street, Needham to provide electrical service to 106 Arch Street.

**Motion by Mr. Bulian that the Board of Selectmen vote to approve and sign petition from NSTAR to install 12 feet of conduit @ pole 334/13, Arch Street, Needham. This work is necessary to provide electrical service to #106 Arch Street, Needham.**

**Second: Mr. Wasserman. Unanimously approved 4-0.**

7:35 p.m. Cable Television Licensing:

Mr. Cogswell opened the public hearing as part of the process for issuing a license to provide cable service within the Town. He stated that Verizon has applied for a license and the Town, through its Cable Television Advisory Board, has been negotiating the conditions of the license. Mr. Cogswell stated that the purpose of this public hearing was to discuss the qualifications of Verizon.

Peter Bowman and Jim McGrail of Verizon provided the Board with an overview of their company and the extent of its qualifications. Mr. McGrail explained the process to date of Verizon's application for a license.

Jon Tamkin, Chair of the Cable Television Advisory Board (CATV), stated that negotiations on an agreement are very close and that the CATV Committee may be ready to present the Board with an agreed upon license by its next meeting. He stated that a major focus has been on maintaining a level playing field with other cable providers in Town.

Mr. McGrail discussed the build-out process and stated that over 80% of residents would have service immediately upon issuance of the license. He said the remaining residents would have service within three years. He stated that Verizon is committed to providing PEG access within 120 days.

Mr. Matthews stated that there are two issues - fitness of the applicant and the terms of the agreement. He stated that many residents have expressed support for having another service provider in Town.

Armen Dermarderosian, 800 South Street, expressed his support for issuing Verizon a license.

Rob Dingle asked that there be a provision for local service because he had trouble with service in past.

Mike Cooper, 103 Richdale Road, asked if 911 is still active once the battery charge runs out during a power outage. Mr. Bowman stated that, if this was of concern, a customer could retain the copper connection at no additional cost.

Norman Katziff, 147 Prince Street, stated that he received a call three months ago from Verizon trying to sell service.

The Board agreed to continue the hearing until its next meeting.

**Motion by Mr. Wasserman that the Board of Selectmen vote to continue the Public Hearing until December 5, 2006.**

**Second: Mr. Bulian. Unanimously approved 4-0.**

8:15 p.m. Mr. Cogswell called for a five minute recess.

8:20 p.m. TownStat Performance Measurement:  
Lance Remsen, Superintendent of Parks and Forestry, Chip Laffey, Superintendent of Solid Waste and Recycling, and Richard Merson, Director of Public Works, appeared before the

Board to present their performance measurement programs.

Mr. Remsen stated that his department chose to evaluate its mowing program. He reviewed information on mowing locations, staff and equipment, and mowing hours with the Board. Mr. Remsen stated that improvements to scheduling and the acquisition of new equipment (zero turn mowers) could enhance productivity.

Mr. Laffey stated that his department opted to examine the potential to collect solid waste and recycling from school and municipal buildings, athletic fields, and street receptacles. He provided an overview of the necessary equipment and staff, along with costs. Mr. Laffey stated that there is a lot more recycling that could be done at schools. The Town could provide the service for roughly \$600 a year more than current costs, have access to an additional vehicle and save a half FTE.

8:50 p.m. Consent Agenda:

**Motion by Mr. Wasserman that the Board of Selectmen vote to approve the Consent Agenda as presented.**

**CONSENT AGENDA**

1. Accept a donation of \$54.00 made to the Needham Parks and Recreation from miscellaneous donors.
2. Grant permission to Needham Establishments holding Liquor Licenses to remain open until 1:00 a.m. on New Year's Evening.
3. Accept a donation of \$150.00 made to the Needham Health Department from H. Thomas Sagafi to be used to assist the elderly and low income residents of Needham with fuel assistance.
4. Approve the request of the Needham Business Association to have "meter free" parking in Needham Center and Needham Heights on Saturdays for the duration of the holiday season, this request is for five Saturdays from November 25<sup>th</sup> through December 24<sup>th</sup>.
5. Water & Sewer Abatement, Order # 1040.
6. Accept the minutes of September 26, 2006 and November 14, 2006

**Second: Mr. Bulian. Unanimously approved 4-0.**

8:50 p.m. Ms. Fitzpatrick appeared before the Board with three items for the Board's consideration:

1. Draft Housing Strategies:

Ms. Fitzpatrick presented to the Board a list of strategies to increase the Town's stock of affordable housing. She stated that the entire housing plan would be presented to the Board by the Planned Production Task Force in January. She stated that the goal of the plan is to have the Town reach the 10% affordable housing threshold set by the state. This will eliminate 40B project development within the Town for a period of time. She reviewed currently planned projects and strategies that would create more opportunities for affordable housing. She stated that the plan is very ambitious. Mr. Wasserman agreed that private development will be a major component in achieving the goal and that support of development of downtown housing will be critical.

2. Fiscal Year 2008 Budget Consultation:

Ms. Fitzpatrick presented a revised FY08 Core Budget Priorities categorized into three tiers. Ms. Fitzpatrick reviewed the priorities and explained the reasoning behind the tiering. The Board agreed that the priority setting would be helpful for the capital planning process

**Motion by Mr. Bulian that the Board of Selectmen approve the Board of Selectmen and Town Manager Core Budget Priorities for FY08, as presented, dated 11/24/06.**

**Second: Mr. Wasserman. Unanimously approved 4-0.**

3. Preliminary FY2008-2012 Capital Improvement Plan:

Ms. Fitzpatrick presented the Board with a draft FY2008-2012 Capital Improvement Plan. She outlined the process for establishing the Capital Improvement Plan. Ms. Fitzpatrick stated that the draft list of projects is not in priority order. She stated that the Board can expect to see a recommendation from the

Town Manager that a significant investment be made in the acquisition and maintenance of rolling stock for Town departments.

9:15 p.m. Adjourn:

**Motion by Mr. Bulian that the Board of Selectmen vote to adjourn the November 28, 2006 Board of Selectmen meeting.**

**Second: Mr. Wasserman. Unanimously approved 4-0.**