

**^Town Of Needham Board of Selectman
Minutes for September 25, 2007
Needham Town Hall**

6:45 p.m. Informal Session:

Mr. Matthews asked if the News rack Policy applied to only public spaces. Ms. Fitzpatrick stated that it did. Mr. Matthews suggested the wording about enforcement be changed to "may" prohibit placement for one-year.

7:00 p.m. Call To Order

A meeting of the Board of Selectmen was convened by Chairman Gerald Wasserman at 7:00 p.m. Those present were: John Bulian, John H. Cogswell, Daniel P. Matthews, Gerald Wasserman, James Healy, Town Manager Kate Fitzpatrick and Recording Secretary Greg Cooper.

7:00 p.m. Introduction of Police Sergeant:

Police Chief Tom Leary appeared before the Board to introduce the Police Department's newest sergeant, Matthew Forbes. The Board was impressed with Mr. Forbes' qualifications and congratulated him on the promotion.

7:05 p.m. Public Hearing - NSTAR Petition for Forest Street:

Richard Merson, DPW Director representing NSTAR, requested the Board approve a petition to install underground conduit to service #12 Clarke Road, Needham.

Motion by Mr. Bulian that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 4 feet of conduit @ pole 18/30 Forest Street, Needham. This work is necessary to provide new underground electric service @ #12 Clarke Road, Needham.

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

7:10 p.m. Consent Agenda:

Motion by Mr. Bulian that the Board of Selectmen vote to approve the Consent Agenda.

CONSENT AGENDA

- 1. Approve \$313 in donations made to the Needham Parks & Recreation's Miscellaneous Parks Trust Fund Donations**

account for the period August 6, 2007 to September 18, 2007.

2. Grant a request from the Needham Business Association to waive the 2 hour limit on-street metered spaces on Great Plain Avenue (abutting the Common) for the September 29, 2007 Harvest Fair.
3. Approve minutes from August 9, 2007, August 14, 2007 and September 11, 2007.
4. Approve application for one-day special all alcohol license from Stuart Kaplan for his annual charity poker event which will benefit the Bright Star Children's Foundation. This event will be held on Saturday, November 17, 2007 at the Village Club.

5. Grant permission for the following block parties:

Name	Address	Location	Date	Rain Date	Time
Janet Petronio	21 Woodbury Drive	Woodbury Drive	9/30/07	None	4 - 7 p.m.
Cathy Aikman	39 Powers St	Powers & Woodlawn	10/14/07	10/21/07	3 - 7 p.m.

6. Water and Sewer Abatement #1056

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

7:10 p.m. Richard Merson, Director of Public Works, appeared before the Board with one item for the Board's consideration:

1. Notice of Intention to Layout a Portion of Frank Street:

Mr. Merson requested the Board approve the second step in the street acceptance process for Frank Street.

Motion by Mr. Cogswell that the Board of Selectmen vote to approve and sign the Form 2 and Form 3A notifying the public of the Board's intention to layout a portion of Frank Street as described in said notices.

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

7:10 p.m. Downtown Design Project Update:

Bob Smart - Downtown Study Committee Co-Chairman, Lee Newman - Planning Director, and Ken DiNisco - DiNisco Design Partnership, appeared before the Board to provide an overview of the Downtown Design Study and report on the feedback from two public

workshops. Mr. Smart stated that the study was paid for through a grant, Town funding, and private donations. It examined the potential for further growth in the downtown area. Two public meetings were held in December, 2006 and June, 2007. The main finding of the study is that relaxation of height restrictions may encourage some growth but the growth is limited. Parking in the downtown is an issue to further growth. The study also identified that streetscaping and pedestrian access need to be improved.

Mr. DiNisco reviewed the findings for the study with the Board. He stated that the study looked at existing uses, potential growth, traffic, streetscaping, parking conditions and other development factors. The study determined that up to 50,000 square feet of additional development is the most likely scenario. The Board discussed the findings and the impact of raising the height restriction to four stories. Mr. Healy questioned whether four story buildings would shadow the Town Hall. The Board discussed parking and traffic in the downtown. Mr. DiNisco stated that the likely development would be retail and housing that would give the downtown a village feel. Mr. Matthews stated that the Town's zoning may be too restrictive and needs to promote growth of certain sectors. Mr. Healy asked the committee to answer the critical question of what needs to be done to promote further growth.

7:55 p.m. Ms. Fitzpatrick appeared before the Board with five items for the Board's consideration:

1. Approve Integrated Agreement between the town and the Fire Union (Units A,B, and C):
Ms. Fitzpatrick requested the Board approve the labor agreement with the Fire Union.
Motion by Mr. Cogswell that the Board of Selectmen vote to approve the integrated agreement between the Town of Needham and the Needham Fire Union, Units A, B, and C effective July 1, 2006 through June 30, 2009, subject to approval as to form by Town Counsel.

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

2. Approve Integrated Agreement between the Town and the Needham Independent Public Employees Association (NIPEA):
Ms. Fitzpatrick requested the Board approve the labor agreement with the union that represents the Department of Public Works employees.
Motion by Mr. Healy that the Board of Selectmen vote to approve the integrated agreement between the Town of Needham and the Needham Independent Public Employees Association (DPW) effective July 1, 2006 through June 30, 2007, subject to approval as to form by Town Counsel.
Second: Mr. Bulian. Unanimously approved 5-0.

3. Town Hall Historic Preservation Project:
Ms. Fitzpatrick provided the Board with an update on the progress of the Town Hall Project. She stated that an architect has been selected. The architect will be meeting with all Town Hall departments to identify each department's needs. The architect has been asked to put together 2-3 scenarios for public comment in November.

4. Clean Energy Challenge:
Ms. Fitzpatrick updated the Board on the Town's efforts to increase energy efficiency within town buildings. She stated that Needham qualifies for Clean Energy Choice funding from the Massachusetts Technology Collaborative. The program rewards the Town with a 2-kilowatt photovoltaic system if 150 residents agree to purchase renewable energy in their homes before April 30, 2008. The Board expressed its support for efforts to improve energy efficiency and renewable energy.

5. Close Special Town Meeting Warrant:
Ms. Fitzpatrick asked the Board to close the Special Town Meeting scheduled for November 5, 2007. The Board asked the status of the grant request related to the Mills tennis courts and what would be done if the grant was not awarded. Ms. Fitzpatrick stated that the Town has not received word on the grant and that the

project would be considered as part of the Capital Plan if the grant is not awarded. Mr. Matthews stated that the senior center design article is a major decision point for the town and suggested that significant communication needs to take place. Mr. Healy asked Ms. Fitzpatrick to speak with the Finance Committee about including funding in Article 3 for expenses related to a Town celebration for Sunita Williams.

Motion by Mr. Cogswell that the Board of Selectmen vote to approve and close the November 5, 2007 Special Town Meeting Warrant as presented by the Town Manager, subject to minor technical corrections to be made by the Town Manager and Town Counsel.

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

8:30 p.m. Board Discussion:

1. Field Study:

Mr. Healy provided the Board with an update on the Field Renovation Project and asked if the Board would go forward with design work for the project. He reviewed some of the recent changes to the plan including the movement of the synthetic surface and the identification of a future middle school at the DeFazio site. Mr. Bulian asked if the entrance to the facility would be widened. Mr. Healy believed it would be widened but would remain unpaved. Mr. Healy also provided an update on the work proposed at Memorial Field and how the retaining wall has been reduced by sloping of the baseball outfield. Mr. Bulian stated that the Memorial Trustees voted unanimously in favor of the project. Mr. Healy reminded Board members that any future lighting efforts would need to go back before Town Meeting for approval.

Motion by Mr. Cogswell that the Board of Selectmen vote to approve the Memorial Park Fields Conceptual Design and DeFazio Fields Conceptual Design so that the Needham Sports Council may proceed with full design and development of construction documents.

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

2. Golf Course Lease:

Mr. Wasserman opened a discussion by the Board on the future use of the Needham Golf Course. Board members were in agreement that the property is best suited to remain as a golf course. The Board discussed the benefits of the current property use to the Town and agreed that the Town may not be able to run a golf course as efficiently as a private entity. Mr. Matthews asked the Town Manager to recommend a structure for the public meetings and publicize the meetings. He also suggested that the Chapter 30B procurement process be used again. Ms. Fitzpatrick stated that the first public meeting is scheduled for October 16 at 7:00 p.m. at Pollard. Mr. Healy encouraged people to attend and voice their opinions.

3. Committee Reports:

Mr. Matthews reported on his recent attendance at a meeting held by MICHH, an organization trying to change the state's affordable housing law. The effort is focused on giving power and resources to local governments to deal with affordable housing rather than being required to meet targets set by the state. He stated that the group was thoughtful and understands the difficulties of the current system. The group is trying to repeal Chapter 40B through a ballot initiative.

9:15p.m. Adjourn:

Motion by Mr. Cogswell that the Board of Selectmen vote to adjourn the September 25, 2007 Board of Selectmen Meeting.
Second: Mr. Bulian. Unanimously approved 5-0.