

**Town Of Needham Board of Selectman  
Minutes for April 1, 2008  
Stephen Palmer Center**

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. Public Hearing - NSTAR Petition for Oak Hill Road:

Maureen Carroll, NSTAR Representative, requested the Board approve a petition to install conduit at pole 460/8 Oak Hill Road, Needham.

**Motion by Mr. Cogswell that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 6 feet of conduit @ pole 460/8 Oak Hill Road, Needham. This work is necessary to provide new underground electric service @ #76 Oak Hill Road, Needham.**

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

7:05 p.m. Citizen's Petition for Warrant Article Presentation:

Christopher Barker, proponent, and Roy Cramer, Counsel, appeared before the Board to provide the Board with information regarding a Citizens' Petition to Amend Zoning By-Law, Dimension Regulation for Single Residence A District which is on the Spring 2008 Annual Town Meeting Warrant. Mr. Cramer stated that the zoning by-law change is necessary for Mr. Barker to purchase a piece of property from an adjoining neighbor. The property is not a buildable lot and the existing owner cannot access the property. Because the sale would change the dimensions of the seller's lot and result in non-conformance, the proposed by-law change would resolve this problem. Mr. Cramer stated that the Planning Board supports the by-law change which includes a restriction prohibiting the creation of an additional building lot as a result of such a conveyance. The Board thanked

Mr. Barker and Mr. Cramer for providing the presentation. The Board will vote its position along with the other Articles at an upcoming meeting.

7:15 p.m. Golf Course Request For Proposal:

Mr. Wasserman asked if any of the Board members had any further questions regarding the Town Of Needham Request for Proposal for Lease of 58.4 +/- acres of Municipal Land for the Operation of a Golf Course. Mr. Healy asked Ms. Fitzpatrick to explain how a few of the comments made at the last public hearing on the RFP were addressed. Ms. Fitzpatrick explained why CPI was chosen as the escalator factor in the lease over other options. She also stated that an additional clause will be added to the lease agreement regarding termination and responsibilities of the parties. Ms. Fitzpatrick stated that the only outstanding question is the minimum lease payment. She explained that the lease should be fair, easy to understand and result in an appropriate return for the Town. The midpoint of the two different appraisals is \$215,000 and Ms. Fitzpatrick recommended that this be the minimum lease stated in the RFP for year one. Mr. Healy stated that the Board needs to be able to clearly justify why the minimum lease rate is below the current lease rate. The Board discussed the changing market demand for golf courses and the need to ensure that bidders will respond.

**Motion by Mr. Cogswell that the Board of Selectmen vote to endorse the Town of Needham Request For proposal for lease of 58.4 +/- acres of Municipal Land for Operation of a Golf Course dated 3/31/08, with a minimum first year lease payment of \$215,000, and a 20-year lease with a 10 year review period.**

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

7:20 p.m. Consent Agenda:

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

**CONSENT AGENDA**

1. **Approve and sign Application of Deferral of Water and Sewer User Fees approved by Board of Assessors for Alfred J. Bradford, 110 Old Farm Road.**
2. **Water and Sewer Abatement #1068.**

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

7:20 p.m. Joint Meeting with Council on Aging - Senior Center Project Planning:  
Members of the Council on Aging and the Executive Director Jamie Brenner Gutner appeared before the Board to discuss how to proceed with the Senior Center Project. Suzanne Hughes, COA Chair, stated that the COA Board would like to try and answer some of the Board's major questions regarding a new senior center in Town. She stated that a package of information given to the Board provides a wealth of information on the basic needs of any senior center. She also highlighted the wealth of experience of COA Board members. Ms. Hughes reviewed what the COA Board has done over the past 4-5 years in pursuit of a new senior center including touring other facilities across the state, conducting an extensive program survey and funding a preliminary design work for a facility proposed at Ridge Hill.

Carol deLemos, COA Board Member, provided the Board of Selectmen with information on expected use of a new senior center. She stated that currently the Senior Center serves 3,000 unduplicated seniors per year and over 30% of the population in Needham will be over 60 by 2020. She stated that other new senior centers have experienced an average increase in use of over 300%. Ms. deLemos stated that the Executive Office of Elder Affairs recommends a minimum of 5 square feet per unduplicated visitor. This would mean a center of approximately 15,000 square feet under current use conditions as opposed to the 6,400 square feet currently at the Stephen Palmer. She stated that exercise, nutrition and

socialization are critical to longevity and a quality senior center can provide all of these services.

Mary Elizabeth Weadock stated that survey information shows that proximity to downtown is not a driving force for attendance. She also stated that most centers provide 100+ parking spaces for visitors.

Colleen Schaller, COA Board Member, provided the Board with information on all the various programs currently offered by the COA. She stated that the COA must hold a number of programs at other locations throughout Town because the existing Senior Center is not adequate. She identified several programs including the SHINE program, tax assistance, exercise classes, and several others.

Jamie Brenner Gutner closed by saying that the Town's elder population is growing rapidly and the goal of the COA and senior center is to help seniors maximize the quality of life. She stated that the senior center can play a vital role in providing elder services and helping seniors adapt to life changes such as losing a spouse. Suzanne Hughes encouraged the Board members to visit the Senior Center on any day to see all the activities.

Mr. Bulian asked about Brookline's senior center and the lack of parking. Ms. Hughes stated that Brookline is a very urban community and fewer people drive because of public transportation options. Mr. Cogswell recognized the importance of exercise, nutrition and socialization to seniors, but stated that the challenge is convincing the younger population of the Town to vote for a facility.

Mr. Healy stated that the Board did support the past project but voted to remove the funding article from Town Meeting because many felt the timing was not right. He stated that the challenge is how to get support for the project and how to get it built.

Mr. Wasserman concurred that there was general agreement that the timing of the Article at Fall's Town Meeting was not right. He stated that the Board has agreed to a timeline for moving forward on the project. Mr. Healy recommended that a steering committee be formed to help advance the project. Mr. Wasserman asked the Board members to review the information provided by the COA and identify lingering questions.

Mr. Matthews asked who the "user agency" of a building would be and advocated for scaling back expectations to need. He stated that the issue of parking would need to be finessed because many people feel a senior center should be downtown.

Andrea Rae, COA Board Member, stated that a senior center is fundamental to the success of services being offered and if a senior center is going to be built it should be done correctly.

Mr. Wasserman stated that the next step should be to form a joint committee to begin working on an implementation plan. Mr. Matthews and Mr. Healy stated that the Town Manager should recommend an approach.

9:00 p.m. Adjourn:

**Motion by Mr. Cogswell that the Board of Selectmen vote to adjourn the April 1, 2008 Board of Selectmen Meeting.**

**Second: Mr. Healy. Unanimously approved 5-0.**

Mr. Bulian announced that there will be a tribute event in honor of Jack Cogswell at the Sheraton on May 30<sup>th</sup>.