

**Town Of Needham Board of Selectman  
Minutes for March 11, 2008  
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 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 Hearings - NSTAR - Coolidge Avenue - Deerfield Road:

Coolidge Avenue:

Maureen Carroll, NSTAR Representative, appeared before the Board to request permission to install conduit at pole 157/13 Coolidge Avenue to provide underground electrical service at 86 Coolidge Avenue, Needham.

**Motion by Mr. Cogswell that the Board of Selectmen vote to approve and sign petition form NSTAR to install approximately 6 feet of conduit @ pole 157/13 Coolidge Avenue, Needham. The work is necessary to provide new underground electric service @ 86 Coolidge Avenue, Needham.**

**Second: Mr. Bulian. Approve 4-0-1. Mr. Healy abstained.**

Deerfield Road:

Maureen Carroll, NSTAR Representative, appeared before the Board to request permission to install conduit at pole 352/9 Deerfield Road to provide underground electrical service at 66 Deerfield Road, Needham.

**Motion by Mr. Cogswell that the Board of Selectmen vote to approve and sign petition form NSTAR to install approximately 9 feet of conduit @ pole 352/9 Deerfield Road, Needham. The work is necessary to provide new underground electric service @ 66 Deerfield Road, Needham.**

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

7:05 p.m. Off-Street Parking Fund:

Lee Newman - Planning Director, Jeanne McKnight - Planning Board member, and Bob Smart - Downtown Study Committee, appeared before the Board to request support for a Town Meeting Warrant Article for a Home Rule Petition which would allow the creation of the Needham Center Off-Street Parking Fund. Ms. McKnight stated that the fund could be used to accept contributions from developers that could be used to enhance parking opportunities in the downtown. Ms. Newman stated that it would be similar to the Traffic Mitigation Fund the Town created. She stated that changes to the Town's zoning would create the opportunity for the Town to seek mitigation funds from developers for parking issues. Ms. McKnight stated that any use of the parking fund would need approval from Town Meeting after endorsement from the Planning Board and Board of Selectmen. Mr. Matthews suggested that allocation of resources from the fund be conducted in the same manner as other capital items through the Town Capital Improvement Planning process. Mr. Matthews recommended deleting from the Town Meeting Article language reference to "favorable recommendation of either the Planning Board or the Board of Selectmen." The Board agreed. The Planning Board previously voted to support the original Article language so the Board agreed that the Article should be amended at Town Meeting subject to agreement of the Planning Board.

**Motion by Mr. Cogswell that the Board of Selectmen vote to co-sponsor with the Planning Board a Home Rule Petition entitled "Needham Center Off-Street Parking Fund" article for the 2008 Annual Town Meeting as amended.**

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

7:25 p.m. Grant of Restriction and Water Easement by Petrini Corporation:

Roy Crammer, Attorney, and Lee Newman, Planning Director, provided the Board with a briefing on a Grant of Restriction, Grant of Water Easement

and Declaration of Restrictive Covenants for the Riverbend subdivision.

Motion by Mr. Cogswell that the Board of Selectmen vote to accept and sign the Declaration of Restrictive Covenants, Grant of restriction and Grant of Water Easement for the Riverbend Lane Subdivision.

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

7:35 p.m. Appointments and Consent Agenda:

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

#### APPOINTMENTS

1. Richard M. Reilly Golf Course Advisory Committee (6/30/08)
2. David Davison, Rick Merson PPBC Project Committee for Dedham Avenue Administration Building (indefinite)

#### CONSENT AGENDA \*=Backup Attached

- 1.\* Approve minutes from October 16, 2007, November 28, 2007, December 11, 2007, and February 26, 2008.
2. Accept the following donations made to the Needham Public Library for the period of February 6, 2008 through March 4, 2008:
  - Dr. Robert B. Brooks donated copies of his two latest books:
    - *Raising a Self-Disciplined Child* (\$22.95)
    - *Understanding and Managing Children's Classroom Behavior* (\$60.00)
  - Classical Guitarist Kevin Hubbard gave the library a copy of his latest CD, *Catnip* (\$10.00)
  - Dick Forte gave the library copies of the following Teaching Company Great Courses on CD:
    - *Biology: The Science of Life* (\$50.00)
    - *William Shakespeare: Comedies, Histories, and Tragedies* (\$50.00)
    - *Particle Physics for the Non-Physicist* (\$25.00)

- *Great American Music: Broadway Musicals* (\$25.00)
  - *How to Listen to and Understand Great Music* (\$37.00)
  - Gail Hedges donated copies of the six-book set, *Deadly Diseases and Epidemics* (\$191.70)
  - Eleanor M. Leventhal made a \$25.00 donation in memory of Marie Russo
  - The library received a check for \$286.10 from Needham Bank's Spare Change Program. It will be used to purchase new books.
  - John F. Dewey donated the following CDs:
    - *The Stage Door Swings* (\$6.69)
    - *In the Mood with Tommy Dorsey* (\$2.98)
    - *Swinging with Tommy Dorsey* (\$1.95)
    - *Tommy Dorsey & His Clambake Seven* (\$6.99)
    - *The Best of Tommy Dorsey* (\$1.73)
  - Peter and Kathryn Elefterakis made a \$50.00 donation in memory of Mel Frazetti.
  - Catherine and Barbara Collishaw made a \$25.00 donation in memory of Ruth McIlwrath.
  - Mark Milligan donated a book-on-CD, *Double Cross* by James Patterson (\$39.98)
  - The Friends of the Library donated a copy of *You Never Call! You Never Write!*
  - *A History of the Jewish Mother* by Joyce Antler (\$24.95)
3. Accept the following donations made to the Park and Recreation Commission:
- \$500 donation for 2008 Arts in the Parks from Louise Condon Realty
  - \$700 donation for 2008 Arts in the Parks from Dedham Savings Bank
  - \$350 donation for 2008 Arts in the Parks from Middlesex Savings Bank
  - \$75 donation for 2008 Arts in the Parks from Tom Nutile
  - \$1,500 donation for 2008 Children's Theatre series from Parent Talk, Inc.
  - \$10 donation to the Miscellaneous Parks Trust Fund
- 4.\* Approve one day special license application from Rabbi Mendel Krinsky for the Chabad Jewish Center to hold a Purim Party on March 21, 2008

from 11:00 am until 3:00 pm at the Highlandville Hall in the Village Club, 83 Morton Street, Needham.

- 5.\* Grant permission to the Needham Track Club to hold the sixteenth running of the Great Bear Run on Sunday, May 4, 2008.
- 6.\* Grant permission for the Needham Cultural Council to use the Town Common for art exhibits and art demonstrations and Garrity Way for music performances during its second Spring Arts Festival to be held on May 31, 2008 from 9:00 am until 4:00 pm.
- 7.\* Approve one day special license application from Alice Christenson for the Parent Teacher Council to hold "Paint the Town" on Saturday, April 5, 2008 from 6:30 pm until 12:00 midnight at the Highlandville Hall in the Village Club, 83 Morton Street, Needham.
8. Approve the new date for the following block party approved 2/26/08: Gregory Birne, 71 Gayland Road to from 6/7/08 to 6/14/08 6 - 8 p.m. Raindate: from 6/13/08 to 6/21/08 6 - 8 p.m.
9. Sign the Warrant for the Annual Town Meeting Tuesday, April 8, 2008.
- 10.\* Water & Sewer Abatement, Order #1067.

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

7:35 p.m. Community Preservation Committee Proposals Under Review:  
Paul Siegenthaler, CPC Chair, and Patty Carey, Director of Park & Recreation, appeared before the Board to provide an update on the five proposed projects currently under review by the Committee and to seek input from the Board. The Board expressed its support for the Town Hall Project. The Board discussed the Hearthstone Farm purchase project and that the project would exceed the amount currently in the open space dedication of the CPF by approximately \$100,000 to \$200,000. The Board debated the merits of the High Rock Trails proposal which would rehabilitate trails within the Housing Authority's property. The Board discussed the relative priority of the project and whether it was consistent with the Town's Trails Master

Plan. Ms. Carey stated that it was consistent with the Town's Trails Master Plan.

The Board discussed the project to preserve trails and access to municipal land, which involves placing better signage along the trails. The Board generally supported this effort. The Board also discussed the transfer of funds to the Needham Conservation Fund project, which is seeking a transfer of \$25,000 from the CPF.

8:10 p.m. Proposed Municipal Solid Waste & recycling Program:

Richard Merson, DPW Director, and Chip Laffey, Superintendent of Solid Waste & Recycling, appeared before the Board to propose that the Town purchase a compacter truck to collect trash and recycling from schools and municipal buildings. Mr. Laffey stated that the program would save the town approximately \$12,000 per year and enhance the recycling programs at town facilities. He stated that the proposed program has been well received by the schools. The Board was generally supportive of the project.

8:20 p.m. Ms. Fitzpatrick appeared before the Board with three items for the Board's consideration:

1. Town Hall Historic Preservation Project/DPW Administration Building:  
Ms. Fitzpatrick provided the Board with an update on the status of the Town Hall Renovation Project. She stated that the Town is offering tours of Town Hall to residents, which would include visiting areas typically not seen by the public. Ms. Fitzpatrick stated that there would be a public hearing on the project on Wednesday April 9<sup>th</sup>.

Ms. Fitzpatrick reported that the PPBC will be issuing its request for proposals for an architect for the DPW Administration Building design. She stated that tours of the existing DPW building will be given to the public on Saturday April 12<sup>th</sup> from 9:00 to 11:00 a.m. Mr. Healy stressed the importance of informing the

residents about the poor working conditions at the Town Hall and DPW to garner support for the project.

2. Annual Town Meeting Warrant:

Ms. Fitzpatrick reviewed the final changes to the Annual Town Meeting Warrant including the order in which the Articles are listed. The Board asked Ms. Fitzpatrick to schedule a meeting with the Planning Board to discuss the Citizen Petitions.

3. Golf Course Lease:

Ms. Fitzpatrick stated that the deadline for announcing in the Central Register the Request For Proposals for the Golf Course Lease is next week. She stated that the Board will hold a public hearing on the RFP and Pro Forma Lease on March 25<sup>th</sup> at the public library. The Board discussed the term of the lease and the compensation formula. Ms. Fitzpatrick reviewed with the Board a number of elements within the lease including environmental monitoring, utilities, insurance and resident access to the property.

The Board discussed the issue of how to maximize revenue from the lease without jeopardizing the viability of the lessor. Ms. Fitzpatrick stated that the Town's appraiser reviewed the independent appraisal of the property and believes the rental value of the property is between \$200,000 and \$260,000 per year. Mr. Healy encouraged residents to participate in the public hearing.

9:05 p.m. Board Discussion:

1. Senior Center Project Timeline:

Mr. Wasserman asked the Board to comment on the proposed timeline for pursuing a new senior center. He stated that the timeline is not rigid and only intended to define the course of the project. Mr. Matthews stated that the COA Board asked to meet with the Board and that this meeting could further clarify the timeline. The Board agreed on the timeline but

was clear that it is flexible and subject to change.

2. Committee Reports:

Town Meeting Study Committee:

Mr. Matthews stated that he received a letter from the Town Meeting Study Committee saying that the Committee had met with the Board. To his knowledge this had not occurred and he suggested the Board should formulate its views on the Committee's work and provide its opinion to the Committee. Mr. Wasserman stated that the Board was clear that it was not interested in the Committee's recommendation on a Post Audit Committee. The Board expressed an interest in seeing the Committee's preliminary report and meeting to formulate its recommendations. Mr. Wasserman asked Mr. Matthews to begin this process.

9:25 p.m. Executive Session:

**Motion by Mr. Healy that the Board of Selectmen vote to enter into Executive Session to:**

**Exception 3 - to discuss strategy with respect to collective bargaining or litigation, or to conduct strategy sessions in preparation for negotiations with non-union personnel; and**

**Not to return to open session prior to adjournment.**

**Second: Mr. Cogswell. Mr. Wasserman polled the Board members. Unanimously approved 5-0.**

**(The Board adjourned the meeting at 10:00 p.m.)**