

**Town Of Needham Board of Selectman
Minutes for April 9, 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, Daniel P. Matthews, Gerald Wasserman, James Healy, Town Manager Kate Fitzpatrick and Recording Secretary Greg Cooper. Mr. Cogswell no longer serves on the Board and Denise Garlick was present as a newly elected Board Member.

7:00 p.m. Reorganization of the Board:

Tedi Eaton, Town Clerk, appeared before the Board to swear in Gerald A. Wasserman and Denise C. Garlick to serve a three year term on the Board of Selectmen.

The Board accepted nominations for reorganization:

Motion by Mr. Matthews that the Board of Selectmen vote to nominate James Healy to serve as Chairman of the Town of Needham Board of Selectmen.

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

Motion by Mr. Bulian that the Board of Selectmen vote to nominate Daniel Matthews to serve as Vice-Chairman of the Town of Needham Board of Selectmen.

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

Motion by Mr. Matthews that the Board of Selectmen vote to nominate John Bulian to serve as Clerk of the Town of Needham Board of Selectmen.

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

The Board repositioned itself and Mr. Healy took his place as Chairman.

Mr. Healy announced that the Board of Selectmen's meeting schedule would tentatively be:

September - June

Second and Fourth Tuesday of the Month except April, which is the second Wednesday and Fourth Tuesday, subject to change by the Board.

July - August

Third Tuesday of the Month

He stated that additional meetings may be necessary.

Motion by Mr. Wasserman that the Board of Selectmen vote to appoint Sid Farnsworth to serve as the Board's Norfolk County Advisory Board Representative.

Second: Mr. Bulian. Approved 4-0-1. Ms. Garlick abstained.

Motion by Mr. Bulian that the Board of Selectmen vote to appoint James Healy to serve as the Board's alternate to the Norfolk County Advisory Board.

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

Motion by Mr. Bulian that the Board of Selectmen vote to appoint Sandy Cincotta to serve as Committee Secretary for the Board of Selectmen.

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

Motion by Mr. Bulian that the Board of Selectmen vote to appoint Greg Cooper to serve as Recording Secretary for the Board of Selectmen.

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

Motion by Mr. Bulian that the Board of Selectmen vote to appoint Gerald Wasserman to serve as the Board's Norfolk County Selectmen's Association Representative.

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

Mr. Healy presented Mr. Wasserman with a plaque to express the Town's appreciation for his dedicated service while serving as Chairman of the Board of Selectmen. Mr. Healy congratulated

the newest Board members and those who ran in the election.

7:10 p.m. Consent Agenda:

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

CONSENT AGENDA

1. Accept the following donations made to the Needham Free Public Library for the time period of March 5 - April 1, 2008:
 - The High Rock Garden Club donated \$100.00 to be used to purchase gardening books.
 - Demetri and Irene Zafferres gave the library a subscription to *Odyssey Magazine* (\$48.00)
 - Jackie Lundell donated 29 Nancy Drew books (\$201.00)
 - John Dewey donated copies of the following CDs valued at \$59.91:
 - o *Bing Crosby and Some Jazz Friends*
 - o *The Concord All Stars*
 - o *Dick Haymes in Hollywood*
 - o *Chet Baker Two a Day*
 - o *Blue Skies*
 - Ron and Lois Sockol made a donation in memory of Merna J. Stanley (\$20.00)
 - Ron and Lois Sockol made a donation in memory of Ronald T. Tocci (\$20.00)
 - Joshua Robin made a donation in honor of the birth of Lachlan Campbell (\$15.00)
 - The library received \$30.00 from a charity wine auction.
- 2.* Approve one day special all-alcoholic liquor license application from Scott Milliken for the Village Club Building Association, Inc. to provide alcohol and bartending services for a Cultural Event, on April 26, 2008 from 5:00 pm until 10:00 pm at Highlandville Hall in the Village Club, 83 Morton St, Needham.
- 3.* Approve and sign the 2008 Arbor Day Proclamation which proclaims the last Friday in April as Arbor Day in the Town of Needham and encourages residents to support all efforts to protect our trees and woodlands for future generations to come.

- 4. Grant permission for the following residents to hold block parties:
Celina Carboni, 42 Greenwood Ave., July 19, 2008; raindate July 20, 2008, from 3-11 p.m.
Second: Mr. Matthews. Unanimously approved 5-0.**

7:15 p.m. Public Hearing - Town Hall Historic Preservation Project:

Mr. Healy opened the hearing by asking Ms. Fitzpatrick to provide some history on the Town Hall Project. Ms. Fitzpatrick reviewed the Town's work on the Town Hall Project going back to 1999 with the Town-wide Facility Master Plan. She stated that each of the subsequent studies identified a need to repair and renovate the Town Hall in order to better serve the community. She stated that the Town Hall Project has been in the Town's Capital Improvement Plan for nearly a decade. Ms. Fitzpatrick stated that the Town recently completed a Town Hall Feasibility Study, done by McGinley Kalsow & Associates, which further developed three options for repair, renovation and expansion of the building. Ms. Fitzpatrick provided the estimated costs of each option. She stated that in January the Board unanimously voted in support of Option #1. Ms. Fitzpatrick stated that the Town Hall Renovation project would also entail building a facility at the DPW which would be used as temporary space during the renovation and permanent space for some Town operations in the long-term.

Wendell Kalsow reviewed with the Board his firm's report. He explained the layout of the building under the various options and the costs of construction.

Mr. Healy opened the public Hearing.

Moe Handel, Town Meeting Member Precinct I, stated that there is a strong contingency of residents that would like to see the auditorium preserved and restored in either renovation option proposed. He stated that the auditorium would contribute to economic development downtown and asked how much it would cost to

remove the proposed partitions if the Town wanted to restore the auditorium.

Bruce Kinn asked if the mechanical systems were to be placed on the balcony of the auditorium. Mr. Kalsow stated they would not.

Michael Niden, 24 Gage Street, asked how option #1 would improve residents' quality of life and how it would improve economic activity in the downtown. Mr. Healy stated that the question was difficult to debate given the business of the government and desires of residents.

John Fountain, Gayland Road, asked if the elevator portion of the Option #1 addition could be placed at the center of the back of the building to better preserve the historic exterior.

Susan Abbott, 60 Otis Street, asked if in the design office space was assigned based on the Town management hierarchy or resident use. Mr. Healy stated that certain departments need a defined amount of space but that none of the office space was permanently dedicated at this point.

Jeanne McKnight, Planning Board, suggested the Town see what Weston did with its Town Hall which included restoration of an auditorium. She asked if the Town Manager had spoke with Weston. Ms. Fitzpatrick stated that she had spoken with Weston and that Weston's renovation included an addition. Ms. Fitzpatrick said that the Weston Town Hall is situated on a large parcel.

Jane Howard supported Option #1 and suggested looking at the Emery Grover Building as the site for a community/cultural center.

Steve McKnight, 210 May Street, asked if all the departments currently in Town Hall would fit in the building under the various scenarios. Mr. Kalsow stated that in Option #1 and #2 Park & Recreation and Planning would likely move to the new DPW building on Dedham Avenue.

Dan Warner expressed his support for Option #3 and stated that Town Meeting is unique to New England and should be preserved.

Michael Niden, 24 Gage Street, recommended a visit to the Holliston Town Hall which has an auditorium. He also asked if a sound barrier could keep noise contained within the building. Mr. Kalsow stated that noise barriers would help but good scheduling would be required.

Moe Handel stated that no one is advocating use of the auditorium without scheduling around Town business.

A woman asked about privacy of partition walls. Mr. Kalsow stated that acoustics is important, but not fool proof, therefore the need for more meeting rooms.

Carol Boulris, Chair of the Needham Historical Commission, stated that the Commission voted unanimously for Option #3, but is interested in any option that preserves the auditorium. She said the Town needs to meet historical preservation standards in any renovation.

Mr. Healy stated that the Town needs to weigh all factors including taxpayer's ability to pay. Mr. Kalsow stated that all three options meet preservation standards.

Mr. Healy closed the public hearing and sought comments from the Board. Ms. Garlick asked Mr. Kalsow who was identified as the user group. He stated that the PPBC was the client and the Town management staff as the user. Ms. Garlick stated that the proposed options for the renovation may have been different if the user group was identified as the residents. She stated that the Board of Selectmen may have been in unanimous support of Option #1 but not necessarily any more.

Mr. Matthews stressed that the Town needs to make a decision. He feels the adaptive approach

to reusing the auditorium is the appropriate way to go. He stated that the Town currently has five auditoriums. He believes the Town Hall's core function is government business. He thinks the concept of a cultural center is interesting, but separate from the Town Hall. Mr. Matthews reiterated his position in support of Option #1.

Mr. Bulian stated that Option #1 does not preclude the possibility of a future restoration of the auditorium. He stated that parking would be an issue with a functional auditorium.

Mr. Wasserman stated that shifting departments down to the DPW has its limitations both functionally and from a space perspective. He supports the process and having Town Meeting decide.

Mr. Healy stated that there are many opinions and all are well intentioned. He stated that there are many constraints to choosing something other than Option #1 and, in his opinion, Option #1 serves more of the citizenry. He thanked everyone for their input.

8:55 p.m. Meeting with Legislative Delegation:

Senator Scott Brown and Representative Lida Harkins appeared before the Board to provide an update on issues before the State Legislature. Senator Brown stated that the Town should do well this year with the Chapter 70 and Lottery funding, and that Chapter 90 highway funding has been increased. He updated the Board on legislative issues before the Senate.

Representative Harkins stated that communities are having a tough time. She told the Board about a pilot SPED transportation program that is working very well and could save communities significant money. She stated that there are concerns about the FY09 and FY10 budgets.

The Board discussed the rising costs of health insurance programs of communities with the legislators. They also discussed the meals tax,

chapter 40T, road maintenance, and the telecommunications exemption bill.

Ms. Fitzpatrick stated that the Town is very concerned about the MassDEP 65 gallon per person per day limit on water withdrawal. Mr. Matthews stated that the public needs to be better informed so that their expectations of services from government are realistic given budget constraints. Mr. Healy stated that he is not in favor of piecemeal taxing and, if needed, prefers a general tax. He expressed the Town's gratitude for the efforts of the legislators on the Chestnut Street turn-back. The Board and the legislators discussed the need for local and state governments to work more cooperatively.

The Board thanked Senator Brown and Representative Harkins for coming.

9:50 p.m. Licensing of Property for Athletic Fields: Bruce Herman, Needham Sports Council, and Ms. Fitzpatrick requested that the Board endorse the license agreement between the Town and the Needham Sports Council, which enables the Needham Sports Council to perform field renovations on Memorial Field and DeFazio Complex. Mr. Herman stated that \$4.8 million has been raised with only \$800,000 to go. He stated that the Council has all the funds necessary to perform the work on Memorial Field and that the exact limit of work on DeFazio will be settled shortly. Mr. Healy stated that the project has been thoroughly designed and all the parties involved have done quality work. Mr. Herman stated that there will be a Gala Event on May 9th at Mosely's on the Charles and a ground breaking ceremony is being planned.

Motion by Mr. Bulian that the Board of Selectmen vote to endorse the license agreement between the Town and the Needham Sports Council as presented by the Town Manager.

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

10:05p.m. Cash Capital and Reserves Appropriation/2008 Annual Town Meeting:

Richard Creem, Finance Committee Chair, appeared before the Board to discuss the Finance Committee's recommendation for cash capital and appropriation to the Stabilization Fund, Capital Improvement Fund and Capital Facility Fund. Mr. Creem reviewed with the Board a detailed memo prepared by the Finance Committee explaining each of the recommended appropriations. The Board discussed with Mr. Creem coordination of the presentation for Town Meeting on the topic.

10:30p.m. Town Manager:

Ms. Fitzpatrick appeared before the Board with three items for the Board's consideration:

1. Utility Rates:
David Davison, Assistant Town Manager/Finance Director, presented the Board with a proposal to issue sewer and water rate relief credits with the FY2008 fourth quarter sewer bills. He stated that rates should remain unchanged for FY2009.
Motion by Mr. Wasserman that the Board of Selectmen vote to approve a credit of \$4.64 per account for sewer rate relief received that was received from the Commonwealth be applied to the FY2008 fourth quarter sewer bills; a flat rate credit of \$5.25 per account for water rate relief and further that a credit of \$0.75 per hundred cubic feet of regular water use in step one and step two be applied for the fourth quarter of FY2008.
Second: Mr. Bulian. Unanimously approved 5-0.
2. Close Special Town Meeting Warrant:
Ms. Fitzpatrick requested that the Board close the Special Town Meeting Warrant.
Motion by Mr. Wasserman that the Board of Selectmen vote to approve and close the May 12, 2008 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.
3. Position on Warrant Articles:
The Board decided to take defer this topic to a special meeting to be held on April 15, 2008.

10:45p.m. Adjourn:

**Motion by Mr. Bulian that the Board of
Selectmen vote to adjourn the April 9, 2008
Board of Selectmen Meeting.**

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