

**Minutes**  
**Board of Selectmen Meeting**  
**February 19, 2016**

12:30 p.m. A special meeting of the Board of Selectmen was convened by Chairman Moe Handel at the Center at the Heights. Present were Mr. Matt Borrelli, Ms. Marianne Cooley, Mr. Daniel Matthews, Mr. John Bulian, Assistant Town Manager David Davison, Assistant Town Manager Christopher Coleman, and Town Manager Kate Fitzpatrick.

12:30 p.m. The Board discussed the fiscal year 2016/2017 proposed goals and objectives and Town Meeting issues.

*Maximize the use of Town assets and ensure that Town and School services are housed in buildings that provide suitable and effective environments.* The Board discussed the proposed land swap, facility financing options, feasibility studies and staffing needs, the Hillside/Owens property acquisition, the Minuteman School project, and future School projects (Mitchell and Pollard). The Board discussed the need to include the bonding for the Minuteman School on the Special Town Meeting Warrant, and asked the Town Manager to follow-up with the Superintendent of Schools to determine whether there is a way to indicate to the MSBA the Town's future interest in Mitchell and Pollard without filing a Statement of Interest at this time.

*Maintain and develop amenities that contribute to the desirability of Needham as a place to live and work.* The Board discussed the Large House Study Committee, housing strategies, the pending RMD hearing, lawn signs on Town property, and use of the Common for active, permitted events. The Board agreed to hold a joint meeting with the Planning Board about the large house issue in June, agreed that the priorities for housing over the coming year would be developing a proposal for an affordable housing trust, preserving rental housing – perhaps by offering greater density at existing rental properties – engaging an expert to review 40B financial compliance, and evaluating the possibility of a smart growth district, determined that public but not private lawn signs may be considered in certain locations and asked the Town Manager to provide a list of options, and agreed that the Town's policy on the use of the Common could be expanded bearing in mind the primary purpose is for passive public enjoyment.

*Maintain and enhance the Town's Financial Sustainability: Revision to Debt Policy.* The Board discussed the proposal and

agreed that a limit on total debt included excluded debt should be incorporated into the policy.

*Enhance Town Operations and Administration.* The Board discussed Board agendas, packets and mail, liquor licensing methodology, employee engagement feedback, and office hours. The Board agreed to convert to a paperless agenda system through the use of iPads or similar devices, and expressed a willingness to change the hours that Town offices are open to the public,

Town Meeting: The Board discussed the scheduling of zoning articles at special town meetings, and agreed that zoning should be included only in an emergency situation.

4:30 p.m.

**Motion: Mr. Matthews moved that the meeting be adjourned. The motion was seconded by Ms. Cooley. Unanimous: 5-0.**