

**Town of Needham
Board of Selectmen
Minutes for December 6, 2016
Selectmen's Chamber
Needham Town Hall**

6:00 p.m. Executive Session:
A meeting of the Board of Selectmen was convened by Chairman Matthew D. Borrelli. Those present were Maurice P. Handel, Marianne B. Cooley, Daniel P. Matthews, John A. Bulian, and Town Manager Kate Fitzpatrick. Recording Secretary Mary Hunt joined the meeting at 6:45 p.m.

Motion by Mr. Bulian that the Board of Selectmen vote to enter into Executive Session.

Exception 6 - To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

Second: Mr. Handel. Mr. Borrelli polled the Board. Unanimously approved 5-0.

6:45 p.m. Informal Meeting with Citizens: No Activity.

7:00 p.m. The public portion of the Board of Selectmen meeting of December 6, 2016, was convened by Chairman Matthew D. Borrelli.

7:00 p.m. Public Hearing: Eversource Energy - Glendale Road
Maureen Carroll, Eversource Energy representative appeared before the Board requesting permission to install about 39 feet of conduit from pole 211/11 in Glendale Road. Ms. Carroll said the work is necessary to provide underground electric service to a new home at 89 Glendale Road, Needham.

Ms. Fitzpatrick indicated all paperwork is in order.

Mr. Borrelli invited public comment. No comments were made.

Motion by Mr. Bulian that the Board of Selectmen approve and sign a petition from Eversource Energy to install about 39 feet of conduit in Glendale Road. This work is necessary to provide underground electric service to 89 Glendale Road, Needham.

Second: Ms. Cooley. Unanimously approved 5-0.

7:01 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. **Commission on Disabilities** **Tatiana Swanson (Term Expires: 6/30/2019)**

CONSENT AGENDA:

1. **Approve for calendar year 2017 requests for license renewals of Restaurant – All Alcoholic Licenses and request for a license addendum to allow for the premises to have designated waiting areas for the service of alcoholic or wine and malt beverages only to those patrons who are waiting to dine (Section 3.1 of Needham Regulations for the Sale of Alcoholic Beverages) for each of the following establishments (subject to receipt of required completed paperwork):**
 - **Cerritos, Inc. d/b/a Acapulco’s Mexican Family Restaurant**
 - **Zucchini Gold, LLC d/b/a The Rice Barn**
 - **Bertucci’s Restaurant Corporation d/b/a Bertucci’s Brick Oven Ristorante**
 - **Gibbous Moon, Inc d/b/a The Center Café Needham**
 - **Mount Blue Two, LLC d/b/a Blue on Highland**
 - **New Garden, Inc. d/b/a New Garden Restaurant**
 - **Not Your Average Joe’s Inc. d/b/a Not Your Average Joe’s**
 - **Petit Robert Needham, LLC d/b/a Petit Robert Bistro**
 - **Fusion Cuisine, Inc. d/b/a Gari**
 - **SAI Restaurants, Inc. d/b/a Masala Art**
 - **Fu Yuan, Inc. d/b/a Fuji Steak House**
 - **Great Plain Hospitality d/b/a RFK Kitchen**
2. **Approve for calendar year 2017 requests for license renewals of Restaurant – All Alcoholic Licenses for the following establishments – no waiting area addendum (subject to receipt of required completed paperwork):**
 - **Low and Zhang Co. d/b/a Mandarin Cuisine Locus**
 - **Rockets Restaurant Group, LLC d/b/a 3 Squares**
 - **Eat Farmhouse LLC d/b/a The Farmhouse**
3. **Approve for calendar year 2017 requests for license renewals of Restaurant – Wine and Malt Beverage Licenses for the following establishments (subject to receipt of required completed paperwork):**
 - **Sol Soul Family Foods LLC d/b/a Hearth Pizzeria**
 - **Spiga, LLC d/b/a Spiga**
4. **Approve for calendar year 2017 requests for license renewals of Package Stores- All Alcoholic Beverages for the following establishments (subject to receipt of required completed paperwork):**
 - **Innovative Distributing Concepts, LLC d/b/a Bin Ends**
 - **Lianos Liquors, LLC d/b/a Needham Center Wine & Spirits**
 - **Needham Wine & Spirits, LLC d/b/a Needham Wine & Spirits**
 - **vinodivino 3, LLC d/b/a vinodivino**
5. **Approve for calendar year 2017 requests for license renewals of Package Stores- Wine and Malt Beverages for the following establishment:**
 - **Volante Farms**

6. **Approve for calendar year 2017 request for Innholder – All Alcoholic License Renewal for the following establishments:**
 - **Colwen Management, Inc. d/b/a Residence Inn**
 - **Needham Cabot Concessions, LLC d/b/a Sheraton Needham Hotel**
7. **Approve for calendar year 2017 requests for license renewals of Club – All Alcoholic Beverage Licenses for the following establishments (subject to receipt of required completed paperwork):**
 - **The Needham Golf Club**
 - **Village Club Building Assoc. Inc.**
 - **Lt. Manson Carter Post #2498 V.F.W. of U.S.**
8. **Approve for calendar year 2017 requests for license renewals of Common Victualler Licenses for the following establishments (subject to receipt of required completed paperwork):**
 - **Cerritos, Inc. d/b/a Acapulco’s Mexican Family Restaurant**
 - **Acorns Bakery & Café, Inc.**
 - **Bagels’ Best, Inc. d/b/a Bagels’ Best Café**
 - **Bertucci’s Restaurant Corp. d/b/a Bertucci’s Brick Oven Ristorante**
 - **Beth Israel Deaconess – Glover Café**
 - **Mount Blue Two, LLC d/b/a Blue on Highland**
 - **C & D Management, Inc. d/b/a Brothers Pizza & Restaurant**
 - **Café Fresh Bagel**
 - **1095, LLC d/b/a Comella’s Restaurant**
 - **The Simpson Corp. d/b/a Cutler Lake Café**
 - **Delops, Inc. d/b/a D’Angelo Sandwich Shop**
 - **Your Other Oven, Inc. d/b/a Domino’s Pizza**
 - **New Hong Kong IV, Inc. d/b/a Dragon Chef Restaurant**
 - **Chestnut Street Donuts d/b/a Dunkin Donuts**
 - **Fred’s Coffee Shop d/b/a Dunkin Donuts**
 - **Highland Avenue Donuts, Inc. d/b/a Dunkin Donuts**
 - **Eat Farmhouse, LLC d/b/a The Farmhouse**
 - **French Press LLC d/b/a French Press Bakery & Café**
 - **Select Group, Inc. d/b/a Fresco Restaurant**
 - **Fu Yuan, Inc. d/b/a Fuji Steak House**
 - **Fusion Cuisine d/b/a Gari**
 - **Gibbous Moon, Inc. d/b/a The Center Cafe Needham**
 - **Three Sons, Inc. d/b/a Kosta’s Pizza & Seafood**
 - **Low and Zhang Co. d/b/a Mandarin Cuisine Locus**
 - **SAI Restaurants, Inc. d/b/a Masala Art**
 - **McDonald’s Restaurant – Needham**
 - **D & L Enterprises, Inc. d/b/a Mighty Subs**
 - **The Needham Golf Club, Inc.**
 - **International Needham House of Pizza d/b/a Needham House of Pizza**
 - **New Garden Inc. d/b/a New Garden Restaurant**
 - **Select Pizza d/b/a Nicholas’ Pizza**
 - **Not Your Average Joe’s, Inc. d/b/a Not Your Average Joe’s**
 - **Rowden, LLC. d/b/a Orange Leaf Frozen Yogurt**

- **PAN LLC. d/b/a Panella's Market & Deli**
 - **Boston Bread LLC d/b/a Panera**
 - **Petit Robert Needham LLC d/b/a Petit Robert Bistro**
 - **Great Plain Hospitality d/b/a RFK Kitchen**
 - **Colwen Management, Inc. d/b/a Residence Inn**
 - **Zucchini Gold, LLC d/b/a The Rice Barn**
 - **Rockets Restaurant Group, LLC d/b/a 3 Squares**
 - **Needham Cabot Concessions, LLC d/b/a Sheraton Needham Hotel**
 - **Spiga, LLC**
 - **Stacy's Juice Bar, LLC d/b/a Stacy's Juice Bar**
 - **Starbucks Coffee Company**
 - **Sol Soul Family Foods LLC d/b/a Hearth Pizzeria**
 - **Kamaya, LLC d/b/a Subway**
 - **Yeat Inc. d/b/a Sweet Basil**
 - **BoonyBunz Inc. d/b/a BoonyBunz Bakery**
 - **H & B Pizza, Inc. d/b/a Sweet Tomatoes Pizza**
 - **J & J Pizza, Inc. d/b/a Town House of Pizza**
 - **Treat LLC d/b/a Treat Cupcake Bar**
 - **Treat LLC d/b/a The Dessert Workshop**
 - **Lt. Manson Carter Post 2498 V.F.W. of U.S.**
 - **Village Club Building Assoc. Inc.**
 - **Volante Farms**
9. **Approve for calendar year 2017 requests for various license renewals as detailed below for the following establishments (subject to receipt of required completed paperwork):**
- **Colwen Management, Inc. d/b/a Residence Inn - Innkeeper**
 - **Needham Cabot Concessions, LLC d/b/a Sheraton Needham Hotel – Innkeeper**
 - **Olin College – Lodging License**
 - **Babson College – Lodging License**
 - **Needham Cabot Concessions, LLC d/b/a Sheraton Needham Hotel – Sunday Entertainment**
 - **Needham Cabot Concessions, LLC d/b/a Sheraton Needham Hotel – Weekday Entertainment**
 - **7-Eleven – Special Permit (24 hr. retail sale of food)**
 - **Yeat Inc. d/b/a Sweet Basil – Special Permit (Carry In Beer/Wine)**
 - **Rockets Restaurant Group, LLC d/b/a 3 Squares – Weekday Entertainment**
 - **SAI Restaurants, Inc. d/b/a Masala Art – Weekday Entertainment**
 - **Mount Blue Two, LLC d/b/a Blue on Highland – Weekday Entertainment**
 - **Mount Blue Two, LLC d/b/a Blue on Highland – Sunday Entertainment**
 - **New Garden Inc. d/b/a New Garden- Weekday Entertainment**
 - **Gibbous Moon Inc. d/b/a The Center Cafe Needham – Weekday Entertainment**

- Zucchini Gold, LLC d/b/a The Rice Barn- Weekday Entertainment
 - Sol Soul Family Foods LLC. d/b/a Hearth Pizzeria- Weekday Entertainment
 - Sol Soul Family Foods LLC. d/b/a Hearth Pizzeria- Sunday Entertainment
10. Approve for calendar year 2017 the following requests for Class I & Class II Used Car Dealer Licenses (subject to receipt of required completed paperwork):
 - Auto International Ltd.- Class II
 - Beth L Auto Sales – Class II
 - Center Automotive – Class II
 - Copley Motorcars – Class II
 - R&R Automotive – Class II
 - Muzi Chevrolet – Class I
 - Muzi Motors, Inc. – Class I
 11. Accept a \$1,000 donation made to the Needham Public Health Department’s Traveling Meals Program from Darshana and Sandeep Thakore, Needham residents.
 12. Accept the following donations made to the Needham Community Revitalization Trust fund:
 - \$250 from Maryruth Perras
 - \$250 from Timothy Kickham
 - \$100 from William Dermody
 - \$25 from Amy Schaffer
 - \$50 from Robert Dermody
 - \$500 from Jeanne Carey
 - \$50 from Warren Sumner
 - \$180 from Bruce Weinstein
 13. Ratify a Special One Day All Alcoholic Beverages license for Ernest A. Steeves Jr. of the Village Club who hosted a Baby Shower event on November 26, 2016 from 1:00 p.m. to 5:00 p.m. The event was held at the Village Club, 83 Morton Street, Needham.
 14. Approve Open Session minutes from October 19, 2016, October 24, 2016, and November 22, 2016; approve Executive Session minutes from October 18, 2016, and November 22, 2016.
 15. Ratify a Special One Day All Alcoholic Beverages license for Ernest A. Steeves Jr. of the Village Club who hosted a fundraiser event for Dana Farber on December 3, 2016 from 7:00 p.m. to 11:00 p.m. The event was held at the Village Club, 83 Morton Street, Needham.
 16. Approve a Road Event request from Nancy Corderman, of Arts for USH to hold its Needham Winter Solstice USH Walk on December 21, 2016 at 6:00 p.m. Walk will start at the Town Common and go down Chestnut Street ending up at the VFW on Junction Street. The route and request has been approved by the Police, Fire, DPW, and Park and Recreation departments.
 17. Approve and sign application for recertification as Tree City USA for 2017.
 18. Water and Sewer Abatement Order #1227

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

7:02 p.m.

Public Hearing on the Demolition Delay By-law:

Gloria Greis, Executive Director, Needham Historical Society, Rick Hardy, Chair, Needham Historic Commission, and Jeff Heller, member, Needham Historic Commission appeared before the Board to discuss a proposal developed in 2015 to extend the demolition delay by-law from six months to twelve months.

Mr. Borrelli gave background information and said the Board of Selectmen may be interested in expanding the demolition delay from six months to twelve months.

Rick Hardy gave a brief history of the Historical Commission and current six month demolition delay by-law passed by Town Meeting in the 1980's. He commented the by-law also gives the Historical Commission authority to designate a building or structure as historically significant without asking permission of the owners. He noted however, it has been the tradition in Needham to ask permission of the owners before placing a property on the "Inventory of Historic Properties in Needham" list. He commented if permission is not granted by the owner, the property is not placed on the list, and therefore not subject to the demolition delay by-law. Mr. Hardy explained the criteria to determine a building as historically significant, and therefore listed on the "Inventory of Historic Properties in Needham." He said approximately 140 properties are on Needham's inventory list, and compared Needham's by-law with other cities and towns in the Commonwealth.

Mr. Borrelli asked Mr. Hardy how many homeowners have appeared before the Historical Commission regarding the demolition delay, if he favors extending the by-law to twelve months, and whether an extension would make a significant difference.

Mr. Hardy said a six month demolition delay does not have any impact, in that a builder or developer can wait out the time.

Jeff Heller said there is support to extend the delay to twelve months. He clarified a six month demolition delay is not much of a hindrance, while a twelve month delay is more of a deterrent. He noted if someone is determined to knock down a historic property, it will happen. Mr. Heller commented on the possibility of developing historic district commissions as more of a control, noting Town Meeting would be required to vote and approve each district. He said more research is required.

Mr. Borrelli invited public comment.

Jeff Heller, 1092 Central Avenue said he supports extending the demolition delay. He said when he bought his home he did not have the opportunity to "weigh in" voluntarily, as the home was already on the inventory list. He said while he was

aware the home was on the list he did not know about the covenant, noting “buyer beware.” He acknowledged his lawyer should have done research and informed him, hence his feelings about extending the delay, voluntarily being placed on the list, and control.

Mr. Matthews said he favors increasing the delay. He commented on the by-law and the practice in Needham of not putting properties on the list without approval from the owner. He asked if the practice should become part of the by-law?

Mr. Hardy agreed the informal practice of not putting properties on the list without approval from the owner should be part of the next revision of the demolition delay by-law.

Mr. Matthews asked if owners currently on the list know they are on the list?

Mr. Hardy said the first inventory was created in the 1970’s, before the Town adopted the demolition delay by-law. He wondered whether, at the time of adoption of the demolition delay by-law, if owners were informed that the Town adopted the by-law, thereby affecting their property. He said he did not know the answer.

Discussion ensued regarding a homeowner who wanted to sell his home a few years ago, who had not consented to being on the historic inventory list, and the opinion of Town Counsel at that time.

Mr. Matthews commented some property owners are concerned about what exactly is their situation. He said it would make sense for people to voluntarily agree to be on the inventory list, and then, if the property is sold the buyer understands the condition. He said once a property is on the inventory list it will be subject to various approvals by Town Meeting, including lengthening the demolition delay. Mr. Matthews suggested the list be on record at the Registry of Deeds.

Discussion ensued on the process at the Building Department when a demolition delay is filed and the due diligence necessary in the realtor community.

Edward Scribner, 1426 Great Plain Avenue said he was never notified that his home is on the historic inventory list. He asked what criteria put the home on the list. He said he does not feel there is anything about his home that is historically significant. He questioned whether owners were notified in the 1970’s, suggesting no due process. He questioned the significance of the Mackintosh historic district.

Mr. Handel commented the demolition delay by-law does not affect putting an addition on a house or renovating a house, it only affects the removal of the house.

Dave Wilson, 28 Maple Street agreed with suggestions made by Mr. Matthews. He favors extending the demolition delay to twelve months.

Jim Reutenik, 236 Greendale Avenue asked how many homes on the list have been torn down. Mr. Hardy said 12 of 140 homes have been torn down under the six month delay by-law. Mr. Reutenik said he prefers historic homes and leans toward individual property rights. He said preserving historic homes benefits the community at large, but feels historic home owners should get a financial benefit. Mr. Reutenik said owners of historic homes should be recognized by the Historic Commission, rather than having things imposed upon them that will have a financial impact. He said he favors a six month demolition delay by-law.

CeCe Flemming, 664 Great Plain Avenue is concerned owners won't have a choice whether or not to stay on the inventory list. She commented if homeowners were never allowed to tear down a home, the future value of the home and buyer pool would be drastically impacted. Ms. Flemming said current owners should have the chance to opt in or out of the inventory list, knowing the change in the by-law from six to twelve months. She said a title search is often done shortly before closing on a home, and potential buyers need to know earlier in the process whether a home is on the list. She concluded that she is not in favor of "blindly" extending the by-law from six to twelve months.

Anna Wils, 56 Howland Street (formerly Mrs. Boyd's Hat Shop) said she takes enormous pleasure and pride in the history of her home. She said she moved to Needham because it is a beautiful town, with beautiful old homes that give value to the town. She feels the value of the town is decreasing and simply less beautiful when old homes are torn down. She said owners of older homes give value by keeping something that is special, historic, and unique to the Town. She strongly favors a twelve month by-law.

Stuart Mentzer, 192 South Street (formerly Andrew Wyeth's home) asked for clarification on whether exterior work to homes is included in the by-law change from six months to twelve months. Mr. Handel said he has never had a problem or delay in getting a building permit to have work done on his historic home. Mr. Mentzer favors preventing demolition of great old homes, and asked if a twelve month delay is a maximum amount of time? Ms. Greis explained the Historic Commission hearing process, and said if a home is not able to be preserved the delay is not imposed. Mr. Mentzer spoke about effectiveness, wondering if the Town could do more rather than just delay demolition. He said he favors any effective tool to save older homes that is not a serious financial hardship to homeowners.

Mr. Borrelli referenced a letter received from Nancy Wetherell, 28 Wyoming Avenue who favors modernizing, rather than tearing down a home. Ms. Wetherell favors extending the demolition delay.

Mr. Borrelli closed the public portion of the hearing, and asked for comments from the Board.

Mr. Bulian asked whether homeowners have a “paper trail” when a property is placed on the inventory list. He said he is concerned home buyers may not be aware of a home’s status and asked how often people approach the Historic Commission for an explanation? He said he wants to better understand the voluntary aspect of the process. Ms. Greis said owners consent in writing before a home is placed on the inventory list, and it is up to homeowners to pass the information on to prospective buyers. Ms. Greis agreed recording the information at the Registry of Deeds is a great benefit. Mr. Bulian said there is a value to saving vintage homes. He commented he has not made a decision whether to support a change to the by-law.

Mr. Borrelli suggested the Historic Commission meet with homeowners on the inventory list who may have concerns. Ms. Greis said a meeting is being planned for the spring 2017.

Mr. Matthews said the issue is difficult whether Town Meeting should have the authority to change the rules for properties on the inventory list. He said Town Meeting must be careful not to add to the burden, and argued the inventory list is meaningless if owners can opt out anytime there is a change to the by-law. He strongly favors the inventory list be recorded at the Registry of Deeds so banks, buyers, realtors, and current owners know the status of the house.

Mr. Handel said the question is whether to extend the delay to make it more effective in saving remaining historic homes. He commented the image a house has because it has a plaque is actually more restrictive than the reality of Needham’s by-law. He said older homes have value as pointed out, and the reason for the delay is because historic homes cannot be replaced. Mr. Handel said he favors action that recognizes the limits people have when they buy a historic property to preserve what is left of the Town’s historic inventory. He concurred with suggestions made by Mr. Matthews.

Ms. Cooley said she is shocked with the idea that it would be the realtors responsibility, rather than the homeowner to make potential buyers aware a home is on the historic inventory list. She concurred with Mr. Matthews suggestions, also saying residents need to be educated as to their rights as a historic home owner. Ms. Cooley said she would like to hear from more people as to extending the by-law to twelve months. She said she would rather have success in keeping historic homes and is not sure what problem is solved by extending the demolition delay to twelve months.

Mr. Handel said extending the by-law to twelve months will not stop historic demolition, but may prevent some historic homes from being torn down. He said additional delay allows a little more time to develop other alternatives for the home or other buyers.

Mr. Borrelli said Needham is lucky to have many people sign on to the historic inventory list. He said he is thankful to homeowners who have given up a property right to be on the list. Mr. Borrelli said the by-law must be in order so people are satisfied being on the list and that they know what they are getting into should the by-law be extended to twelve months. He said more thought is needed before making a determination.

Mr. Borrelli closed the public hearing.

8:05 p.m.

Verizon Small Cell Sites:

Josh Lanzetta, Associate, McLane Middleton, Betsy Mason, Attorney, McLane Middleton, and Thomas White, Site Acquisition Specialist, whose firm Nexius has been contracted by Verizon to perform all of the site acquisition, building, and zoning in each community where Verizon seeks to install small cell sites appeared before the Board to explain exactly what small cell sites are, why Verizon is installing them in many communities and share with the Board potential site locations in Needham which have already been identified by Verizon.

Mr. Lanzetta explained small cell sites enable wireless communication providers to add coverage and capacity in weak signal areas without building conventional, full-scale “macro” cell sites. He said small cell sites help off load some of macro cell site capacity, thereby improving service. He commented the plan by Verizon is to roll out 5G technology in the Northeast and nationally. Mr. Lanzetta said the plan in Needham includes 4 antennas to be placed on existing utility poles along Route 135.

Aerial photographs and schematics of the project were shown.

Mr. Handel asked about the increase in radio frequency waves and potential health effects. Mr. Lanzetta explained Verizon is in compliance with FCC regulations and are at or under the maximum permissible exposure (MPE) level. He commented on the RF and MPE, noting the antennas are smaller and operate at a fraction of the MPE levels. Mr. Lanzetta said the antennas are exclusive to the carrier that is proposing to use them.

Ms. Cooley asked how many other towns have the technology. Mr. Lanzetta said most of the North shore towns in Massachusetts, Boston, Newton, Woburn, Bellingham, as well as California and Texas have the technology.

Mr. Bulian asked if current equipment is capable of accessing 5G speed. Mr. Lanzetta said yes, but it might not be as fast.

Mr. Borrelli asked about the financial benefit for the town? Mr. Lanzetta said there are instances such as municipally owned buildings which have a lease agreement, but the poles in Needham are already in the right-of-way. He said however, the Town has the discretion to tax an antenna installation. Ms. Mason said license

agreements with pole owners (Eversource and Verizon) exist and rent is paid for use of the pole. Discussion ensued on the current Needham by-law and possible compensation.

Mr. Borrelli said further discussion is necessary and thanked the presenters for the information.

8:25 p.m.

Fire Chief:

Dennis Condon, Fire Chief appeared before the Board with two items to discuss:

1. ISO Public Protection Classification Program

Chief Condon updated the Board on the recent evaluation of the Town's structural fire suppression delivery system by ISO (Insurance Services Office, Inc.).

He stated the Town was previously classified as a Class III community, and has moved up to a Class II. He said depending on the insurance carrier for homeowners, the classification may have a positive effect on property insurance rates. He noted in the past, the ISO rating was a major factor and was used by all insurance companies but today insurance companies use a variety of methods and data to calculate rates. Many still give the ISO rating a lot of weight, while some use other factors.

Mr. Borrelli thanked Chief Condon for his work.

2. Clear a Hydrant Program

Chief Condon explained a new program being offered by the Fire Department - Clear a Hydrant Program. He said the program has been designed to make it easy for residents to register, by using the Town's website, to clear hydrants throughout the Town - location selected by the resident - from snow accumulation this winter. Chief Condon said the program encourages residents to clear hydrants, and through a competition which will award the winner with a ride to school for four students on a fire engine.

A video showing how residents can select a hydrant in their neighborhood was viewed.

The Board thanked Chief Condon for the presentation.

8:37 p.m.

Town Manager:

Kate Fitzpatrick, Town Manager appeared before the Board with 4 items to discuss:

1. CPA Project Updates

Ms. Fitzpatrick updated the Board on the CPA project applications under the jurisdiction, in some manner, of the Board of Selectmen. A listing of applications filed by the December 1, 2016 deadline was reviewed including Rosemary Recreation Complex, Rosemary Lake Sediment Removal - Removal Activities,

Cricket Field Renovation, Hillside School Walking Trails, Needham Accessible Reservoir Trail, Echo Bridge Railings, and Preservation of Open Space.

2. Accept Sewer Easement

Ms. Fitzpatrick recommended that the Board approve and authorize the Chairman to sign the grant of sewer easement from MCREF Needham, LLC for the Modera Needham housing development. She said relocation of the sewer line was approved by the Board in its Agreement with Mill Creek.

Motion by Mr. Handel that the Board approve and authorize the Chairman to sign the Grant of Sewer Easement from MCREF Needham, LLC (Modera Needham).

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

Mr. Matthews said signing the Grant of Sewer Easement is an element of the settlement the Town entered into regarding the project. He commented it is hoped, although not satisfactory to all, it will work out for the best interest of the community.

3. FY2017 Water Billing

Mr. Borrelli said the Board has received emails and phone calls from residents regarding the latest water bill they received.

Ms. Fitzpatrick provided the Board with an update on the FY2017 water billing. She said residents who have called said their bill is significantly higher than previous billing periods. She said the Town can take steps to further educate residents with respect to its non-essential outdoor water use. Ms. Fitzpatrick commented total water use for the community is up, as well as irrigation use, which she said was significantly higher. Sample bills were reviewed showing various types of water usage within Needham.

Discussion ensued on rate changes and the impact of irrigation. Ms. Cooley noted the bills from previous years can be viewed on the Town website. Mr. Bulian commented the DPW can help residents understand their bill or who have concerns.

Mr. Matthews concurred there have been rate changes and changes in the billing form, but the driver for the higher bills is due to use of irrigation. He said the Town is obligated for conform with State policy and to make sure Needham has good, clean water all the time. He said the public must use water in a way that is within their means.

4. Preliminary FY2018-FY2022 Capital Improvement Plan

Ms. Fitzpatrick discussed with the Board the preliminary Capital Improvement Plan for FY2018-FY2022. She highlighted the plan, along with items discussed at the Board of Selectmen meeting on November 22, 2016. She commented eight buildings are under consideration for update/renovation including Department of Public Works, Hillside School, Public Safety Building, Fire Station #2, Needham

High School, Memorial Park Field House, Rosemary Pool Complex, and Emery Grover. She commented on various FY2018 Tier One Recommendations. Ms. Fitzpatrick said continued investment in Pollard Middle School is recommended. She asked the Board if it had any questions and said a final vote is scheduled for December 20, 2016.

Ms. Fitzpatrick noted a capital facility meeting held on October 19, 2016 was productive. Mr. Borrelli said it was interesting to hear about the capital needs from different boards and committees.

Ms. Fitzpatrick said the grand reopening of the Eliot Street bridge is scheduled for December 17, 2016. She also commented on the Highland Avenue/Route 128 project and the concern of the placement of a stop sign, as well as new lane striping. She said the Town continues working closely with Mass DOT.

9:09 p.m. Board Discussion:

1. Committee Reports

No Committee Reports were made.

9:10 p.m. Adjourn:

Motion by Mr. Bulian that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of December 6, 2016.

Second: Ms. Cooley. Unanimously approved 5-0.

A list of all documents used at this Board of Selectmen meeting are available at:
<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>