

**Town of Needham
Board of Selectmen
Minutes for December 5, 2017
Needham Town Hall
Selectmen's Chamber**

- 6:00 p.m. Executive Session: (Exception 3)
A meeting of the Board of Selectmen was convened by Chair Marianne B. Cooley. Those present were Daniel P. Matthews, John A. Bulian, Maurice P. Handel, Matthew D. Borrelli, and Town Manager Kate Fitzpatrick. Selectmen Matthews joined the meeting at 6:03 p.m. Recording Secretary Mary Hunt joined the meeting at 6:45 p.m.
- Motion by Mr. Handel that the Board of Selectmen vote to enter into Executive Session.**
- Exception 3 - To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.**
- Second: Mr. Bulian. Ms. Cooley polled the Board. Unanimously approved 4-0.**
- 6:45 p.m. Informal Meeting with Citizens: Bill Zoppo, Needham Resident, spoke with the Board suggesting the possibility of developing a 6.6 acre parcel of land on Chestnut Street into a “cottage community” of smaller, sustainable, clustered homes for residents 55 years and older. The Board told the resident much more information and discussion is required.
- 7:00 p.m. The public portion of the Board of Selectmen meeting of December 5, 2017, was convened by Chair Marianne B. Cooley.
- 7:00 p.m. Recognize Needham Business Association:
Mr. Matthews read a Certificate of Appreciation awarded to the Needham Business Association.
- Motion by Mr. Matthews that the Board of Selectmen award and sign a Certificate of Appreciation from the Board to the Needham Business Association recognizing 43 years of service to the Town of Needham. The Board congratulated the Needham Business Association on its guidance, commitment, and support to the Needham business community. We wish you well in your collaboration with the Newton Needham Chamber of Commerce. Congratulations!**
- Second: Mr. Handel. Unanimously approved 5-0.**
Louise Condon, Director/NBA and Paul Good, President/NBA appeared before the Board to accept the Certificate of Appreciation.

Mr. Matthews said change is necessary and that Ms. Condon and Mr. Good can be counted on for their continued involvement. He thanked them for their commitment to Needham.

Ms. Condon said merging the NBA with Newton Chamber of Commerce will be a step forward. Mr. Good said merging allows for operational support to create activity and commerce.

Mr. Handel said the Town owes a debt of gratitude to Ms. Condon as an active force for good in Needham.

Mr. Bulian concurred with comments by Mr. Handel, saying the merger is exciting and a “win-win” for both communities.

Mr. Borrelli said a new chapter is beginning and thanked Ms. Condon and Mr. Good for their work in Needham.

7:07 p.m.

Appointments and Consent Agenda:

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

APPOINTMENTS: No Appointments were made at this meeting.

CONSENT AGENDA

1. **Approve for calendar year 2018 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**
 - **Henry Hospitality Inc. d/b/a The James**
 - **Mount Blue Two, LLC d/b/a Blue on Highland**
 - **New Garden, Inc. d/b/a New Garden Restaurant**
 - **TDRG Needham, Inc. d/b/a Cook Needham**
 - **Petit Robert Needham, LLC d/b/a Petit Robert Bistro**
 - **Fusion Cuisine, Inc. d/b/a Gari**
 - **Sol Soul Family Foods, LLC d/b/a Hearth Pizzeria**
 - **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**
 - **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**
 - **Needham Food and Beverage LLC d/b/a The Heights**
 - **Capella LLC d/b/a Cappella**
2. **Approve for calendar year 2018 request for license renewal of Restaurant – Wine and Malt Beverage License for the following establishment (subject to receipt of required completed paperwork):**
 - **Spiga, LLC d/b/a Spiga**
 3. **Approve for calendar year 2018 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**
 - **Reveler Beverage Company, LLC d/b/a Reveler Beverage**
 - **vinodivino 3, LLC d/b/a vinodivino**
 4. **Approve for calendar year 2018 requests for license renewals of Package Stores Wine and Malt Beverages for the following establishment:**
 - **Volante Farms**
 5. **Approve for calendar year 2018 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**
 6. **Approve for calendar year 2018 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.**
 7. **Approve for calendar year 2018 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**
 - **Capella LLC d/b/a Cappella**
 - **North Hill Needham, Inc. d/b/a Central Avenue Café**
 - **1095, LLC d/b/a Comella’s Restaurant**
 - **TDRG Needham, Inc. d/b/a Cook Needham**
 - **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**
 - **Needham Food and Beverage LLC d/b/a The Heights**
 - **Henry Hospitality Inc. d/b/a The James**
 - **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**
 - **A New Leaf**
 - **New Garden Inc. d/b/a New Garden Restaurant**
 - **Select Pizza d/b/a Nicholas' Pizza**
 - **PAN LLC. d/b/a Panella's Market & Deli**
 - **Boston Bread LLC d/b/a Panera**
 - **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**
 - **Subway of Needham 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**
 - **Niki Corp. d.b.a Town House 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**
- 8. Approve for calendar year 2018 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
- Zucchini Gold, LLC d/b/a The Rice Barn- Weekday Entertainment
- Zucchini Gold, LLC d/b/a The Rice Barn- Sunday Entertainment
- Sol Soul Family Foods LLC. d/b/a Hearth Pizzeria- Weekday Entertainment

9. Approve for calendar year 2018 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

10. Accept the following donations made to the Needham Community Revitalization Trust Fund: \$1000 from New Year’s Needham Committee and \$250 from Maryruth Perras.
11. Accept a donation of a NU Step TRS 4000 exercise machine made to the Needham Aging Services Division from Judith P. Lawrie of Foxhill Village in Westwood. The machine is estimated at \$3,795.00.
12. Water & Sewer Abatement Order #1247
13. Accept a \$100 donation made to the Needham Health Department’s Traveling Meals Program from Mr. and Mrs. Robert Lovezzola, Needham residents.
14. Approve minutes of November 28, 2017 (executive session), November 14 (open and executive session), October 10, 2017 (executive session) and October 5, 2017 (open session).

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

7:03 p.m. Public Hearing: Eversource Energy

Maureen Carroll, Eversource Energy representative appeared before the Board with 2 items to discuss:

1. 370 Grove Street

Ms. Carroll requested permission to install approximately 50 feet of conduit in Grove Street. She stated the work is necessary to provide underground electric service at 370 Grove Street, Needham.

Ms. Fitzpatrick indicated all paperwork is in order.

Ms. Cooley invited public comment. No comments were heard.

Motion by Mr. Handel that the Board of Selectmen approve and sign a petition from Eversource Energy to install approximately 50 feet of conduit in Grove Street. This work is necessary to provide underground electric service at 370 Grove Street, Needham.

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

2. 380 Grove Street

Ms. Carroll requested permission to install approximately 46.5 feet of conduit in Grove Street. She stated the work is necessary to provide underground electric service at 380 Grove Street, Needham.

Ms. Fitzpatrick indicated all paperwork is in order.

Ms. Cooley invited public comment. No comments were heard.

Motion by Mr. Handel that the Board of Selectmen approve and sign a petition from Eversource Energy to install approximately 46.5 feet of conduit in Grove Street. This work is necessary to provide underground electric service at 380 Grove Street, Needham.

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

7:10 p.m.

Public Hearing: Tax Classification

Chip Davis, Director of Assessing, and members of the Board of Assessors including Tom Colarusso, Secretary, Paul Dawson, Chairman, and Ted Owens, Member appeared before the Board regarding the allocation of the FY2018 tax levy among the various classes of property in Town.

Mr. Colarusso read prepared remarks from the "Classification Hearing Report FY2018," noting the primary adjustment driving the approximate 6% overall increase in values from FY2017 to FY2018 comes from an upward adjustment to the cost tables used to calculate structure values for primarily residential properties. He said the tables, prepared by outside entities, are similar to tables used by insurance firms to establish replacement costs for destroyed or damaged homes. He said the cost of labor and materials never goes down, thus the table adjustment is more or less keeping up with the market. Coincidentally, he said, the upward

adjustment brings values in to line with the recent jump in the Needham real estate market defined primarily by CY2016 and early CY2017 activity. He commented the table adjustment brought Needham values to a point where they are statistically acceptable for 2018 recertification by the Department of Revenue. He said the 6% is not a number to be used as a strict benchmark for all residential property, as replacement costs of properties valued by the tables can vary, depending on the size, age, and quality grading of the property. Mr. Colarusso said the only segment of the market that appears to be slowing is first generation “McMansions” built between 1990-2000, which have lost some of their resale value. He said minor upward adjustments were made to a number of commercial properties, where reported rents appear to be rising with the uplifting tide flowing west from the booming Boston commercial real estate market. Mr. Colarusso said the uptick in commercial activity in the former Industrial Park has the potential to continue its acceleration in 2018 and 2019, as planning and execution of the rehab of the General Dynamics office properties in to commercial and residential space moves forward. He noted enhanced tax revenue in the commercial and industrial realm. He said the impact of overall rents in Needham Crossing due to facilities revitalization and the anticipation of the completion of the “Add-A-Lane” project, with its Kendrick Street ramp, will also most likely be positive due to increased accessibility to the area by FY2019. Mr. Colarusso said the realm of a taxable personal business property remains stable once again, at 97% of the prior years values. He noted an anticipated jump in that arena, going forward, based on the sizable account that will conceivably add 20% to all the personal property now on the books in Needham. Mr. Colarusso said the biggest change for the Assessing Department in many years will begin in FY2019 and carryover into FY2020, as Needham will be switching to the Community Software Consortium (CSC). He said after extensive review and consultation between representatives of CSC member towns and the Mass IT, Tyler was selected and a very favorable contract for the 40 CSC towns that will be converting was negotiated. He said the State will also be assuming the nearly \$2,000,000 in conversion costs for the 40 former CSC towns moving to the new system, the largest share of which is Needham’s due to its being the largest town of the 40. He noted the contract holds costs in line for 10 years going forward, noting the cost increase, as well as any ancillary costs that do occur, can be handled without any increased budget request for FY2019. Mr. Colarusso said the Assessing Office processed thousands of Auto Excise bills in addition to processing numerous applications for excise and real estate tax abatements, multiple statutory exemption requests, and daily information requests, both internally and externally.

Discussion ensued on the split tax rate, anticipated construction, and personal property trends in Needham Crossing.

Ms. Cooley invited public comment. No comments were heard.

Motion by Mr. Matthews that Board of Selectmen establish a residential factor of 0.886071 for the purposes of setting the Fiscal Year 2018 tax rates.

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

7:30 p.m. Town Manager:
Kate Fitzpatrick, Town Manager appeared before the Board with two items to discuss:

1. CPA Application Update

Ms. Fitzpatrick updated the Board on the CPA project applications submitted for consideration in FY2019. She said applications were due to the committee by December 1, 2017, saying the Board of Selectmen did not submit any new proposals; however she thought it would be helpful for the Board to know what applications have been filed. Ms. Fitzpatrick commented on projects including Rosemary Lake Sediment Removal, Rosemary Lake Camp Property, Emery Grover Feasibility Refresh Study, Newman Playground Shade Shelter (preschool playground), Mitchell School Playground Equipment Replacement, Needham History Center and Museum Catalogue Collection, Captain Robert Cook Property Preservation, Open Space, and the Memorial Park Building Project.

She said the CPA committee will meet with the Board of Selectmen in February 2018 after reviewing the applications.

2. Preliminary FY2019-FY2023 Capital Improvement Plan

Ms. Fitzpatrick and Dave Davison, Assistant Town Manager/Finance discussed with the Board the preliminary FY2019-FY2023 Capital Improvement Plan. Ms. Fitzpatrick said much of the cash funding in the “out years” is taken up by either items due for replacement (i.e. library and school furniture, copiers, and technology) or recurring investments (i.e. roads, energy upgrades, lower cost facility improvements, and fleet). She said projects in the near future include the Memorial Park building, the storage facility on Central Avenue, and the Police and Fire Station, as well as replacement of synthetic turf in FY2020 at Memorial Field and DeFazio Park. Ms. Fitzpatrick also commented on significant sewer and water main projects, a boat launch, and LED street light replacement.

Mr. Davison commented on replacing accounting and revenue software packages.

Ms. Fitzpatrick said final approval and vote on the Plan will be taken at the next Board of Selectmen meeting on December 19, 2017.

The Board thanked Ms. Fitzpatrick and Mr. Davison for their work on the Capital Improvement Plan.

7:48 p.m. Board Discussion:

1. Committee Reports

Mr. Handel reported the Council of Economic Advisors will meet tomorrow morning, December 6, 2017.

7:50 p.m. Adjourn:

Motion by Mr. Handel that the Board of Selectmen adjourn the Board of Selectmen meeting of December 5, 2017.

Second: Mr. Bulian. 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=>