

**Town of Needham
Select Board
Minutes for May 28, 2019
Needham Town Hall
Select Board's Chamber**

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

7:00 p.m. Call to Order:

A meeting of the Select Board was convened by Vice Chair Maurice P. Handel. Those present were Matthew D. Borrelli, Marianne B. Cooley, Daniel P. Matthews, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt. John A. Bulian did not attend the meeting.

Mr. Handel noted the recent anti-Semitic event occurring in Needham on Thursday, May 31, 2019. He read a statement expressing sadness and deep concern for the attempted arson at the Chabad Jewish Center on High Rock Street. He said the event is uncharacteristic of Needham and hopes it does not occur again.

7:03 p.m. Michelson's 100th Anniversary:

Mr. Borrelli read a Certificate of Appreciation recognizing Michelson's Shoes for providing outstanding products and service to the residents of Needham for over 100 years.

Motion by Mr. Matthews recognizing Michelson's Shoes for providing outstanding products and service to the residents of Needham for over a century! We thank you for your contributions to the community and wish you many more successful years in Needham. Congratulations!

Second: Ms. Cooley. Unanimously approved 4-0.

Mr. Michelson introduced staff from the store and gave the Board mementos including historic photographs of the family business. Mr. Handel suggested Mr. Michelson share the photographs with the Needham Historic Center and Museum.

Mr. Matthews said retail business is a challenge, noting Michelson's Shoes maintains strong service ethics and is responsive to the needs of their customers.

The Board congratulated Michelson's Shoes and wished them continued success.

7:09 p.m. Town Manager:

1. Town Manager Report

Ms. Fitzpatrick reported a delegation from Needham's sister city of Daxing, China arrived, touring the Rosemary Recreation Complex, Center at the Heights, North Hill, Beth Israel Deaconess Hospital and the Needham Fire Department. She said the delegation will spend the next few days in Boston, then head to Cuba as part of

their trip. Ms. Fitzpatrick stated Needham is looking forward to the Sister City Conference to be held in Daxing later this year.

Ms. Fitzpatrick reported on the “Needham U” program where employees can sign up for classes that other employees teach (i.e. using iPhone, Outlook, yoga, etc.). She said that as part of Needham U, a training program was held for department managers and assistant managers hired within the last 5 years, to discuss positive ways of leading their departments.

Ms. Fitzpatrick told the Board interviews concluded for a Design Consultant to help submit a prioritization document to the Commonwealth under the “Complete Streets” program. She said the “Complete Streets” program is to enhance safety for the use of non-motorized vehicles and pedestrians without hindering motor vehicles.

Ms. Fitzpatrick announced the spray park at the Rosemary Pool Complex opened Memorial Day weekend, and it is anticipated the full pool will open for the summer on Friday, May 31, 2019. She said an effort is being made to extend the season through Labor Day by hiring additional lifeguard staff once students return to school.

7:19 p.m

Appointments and Consent Agenda:

Motion by Mr. Borrelli that the Select Board approve the Appointments and Consent Agenda as presented.

APPOINTMENTS: No Appointments were made at this meeting.

CONSENT AGENDA

- 1. Accept the following donations made to Needham Youth & Family Services to sponsor the Project VAN (Volunteers Around Needham) Summer Program: \$50 from the Foley family; and \$300 from the Hohler family.**
- 2. Accept a \$20 donation made to the Needham Health Division’s Domestic Violence Action Committee from Catherine Delano.**
- 3. Approve a 2019 Common Victualler License for Servente Bakery & Café Inc. d/b/a Servente Bakery & Café, located at 1032 Great Plain Avenue, Needham.**
- 4. Approve Open Session minutes of May 8, 2019, and May 14, 2019; and Executive Session minutes of May 14, 2019. Also approve a correction on the April 23, 2019 Executive Session minutes.**
- 5. Water and Sewer Abatement Order #1275**
- 6 Approve a Special One Day Wines & Malt Beverages license for Leslie J. Laputz of the Pan Mass Challenge to host an event at the end of the Pan Mass Challenge on Sunday, August 4, 2019 from 10:00 a.m. to 3:00 p.m. The event will be held in Trim Lot (in Needham), which is at Babson College, 231 Forest Street, Babson Park.**

7. **Accept the following donation made to the Needham Park and Recreation Commission for its Arts in the Parks Summer Concert Series and Children’s Theatre Performances: \$600 from Salib Fanikos Dental Care.**
8. **Approve a Special One Day Wines and Malt Beverages License for Christopher Gerstel, of the Needham Park and Recreation Commission to host a Rosemary Complex Ribbon Cutting event on Friday, May 31, 2019 from 7:00 p.m. to 8:30 p.m. The event will be held at the Rosemary Recreation Complex, 178 Rosemary Street, Needham.**
9. **Grant permission for the following residents to hold block parties:**

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Susan Benzie	18 Hollow Ridge Road	Hollow Ridge Road	6/15/19	N/A	4pm-10pm

Second: Ms. Cooley. Unanimously approved 4-0.

7:20 p.m. Board Discussion:

1. Proposed Development at 1180 Great Plain Avenue

Mr. Handel referred to the public hearing held May 14, 2019 saying the purpose of discussion tonight is to make a recommendation to the Zoning Board of Appeals. He reiterated Needham has met its 40B threshold requirement, noting additional 40B developments are optional. He noted the Select Board will make its recommendation and the Zoning Board of Appeals will set conditions as they see fit. Mr. Handel said public comment received after the May 14th hearing was generally supportive, but concerns were expressed about traffic on the site and in the neighborhood.

Mr. Handel asked for Board comment.

Mr. Borrelli commented his concern is with parking and access, saying the site plan is very constrained. He said density would not be an issue, however it is driven by the site plan. Mr. Borrelli said “something has to give,” noting he has confidence in the professionals working on the plan. He recognized neighborhood support, but for the project to work parking and access must fit the needs of the town.

Ms. Cooley echoed Mr. Borrelli’s comment, i.e. the site plan is the biggest issue. She said this kind of housing is what the Select Board has been asking for and is delighted the project has come forward. She said, however, there are traffic concerns to be considered.

Mr. Matthews explained the application falls under the Chapter 40B subsidized housing law, and that this is the first application since the town reached the 10% affordable housing threshold, saying Needham now has discretion on whether to move forward on the project. Mr. Matthews said, “nothing is perfect,” but the project meets the guidelines set by the Select Board. He commented, in his opinion, the parking and access plan does not work and needs review. He suggested the

Zoning Board of Appeals has the experience and authority over the project and can address and resolve the traffic and parking issue.

Motion by Mr. Matthews that the Board vote to recommend granting of a comprehensive permit for an affordable residential development at 1180 Great Plain Avenue for up to, and not more than, sixteen dwelling units of which one-half shall be one bedroom units and one-half shall be two bedroom units, with all to be rental units, at least 25% of these being affordable to households at eighty percent median income, such rental and affordability requirements to be in perpetuity unless otherwise agreed by the Town, and that the height of the building not exceed two and one half stories.

In approving this recommendation, the Board expresses concern that the current proposed parking and vehicle access plan, with all vehicles, entering and exiting from Great Plain Avenue, and a single lane driveway for on-site vehicle movement, appears problematic and recommends that the parking and vehicle access plan be revised to the satisfaction of the Zoning Board of Appeals as part of the comprehensive permit process.

Second: Ms. Cooley. Approved 4-0.

Discussion ensued on the number of units, density of the project, and zoning.

Mr. Matthews suggested guidelines must be updated for the general public, developers, property owners, and residents so everyone knows the standards and goals of the Town. Mr. Matthews explained the process as it moves to the Zoning Board of Appeals, suggesting the public remain involved.

Ms. Cooley supports reviewing the guidelines and updating them as necessary, if change is required.

2. Committee Reports

Mr. Matthews noted Memorial Day observances were held yesterday, May 27, 2019, saying the events were well attended.

Ms. Cooley announced the ribbon cutting ceremony for the new Rosemary Pool Complex will be held Friday, May 31, 2019 at 7 p.m.

7:45 p.m.

Adjourn:

Motion by Mr. Borrelli that the Select Board vote to adjourn the Select Board meeting of Tuesday, May 28, 2019.

Second: Ms. Cooley. Unanimously approved 4-0.

A list of all documents used at this Select Board meeting are available at:

<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>