

**Town of Needham  
Select Board  
Minutes for November 26, 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 Chair John A. Bulian. Those present were Maurice P. Handel, Matthew D. Borrelli, Marianne B. Cooley, Daniel P. Matthews, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

7:00 p.m. Introduce New Police Officers:

John Schlittler, Police Chief appeared before the Board to introduce new police officers: Joseph Brienze, James Carroll, Colin Fitzpatrick, Patrick Keleher, Scott Lennon, Nicole McMahon, Brian Soll, and Sarah Timmerman. Chief Schlittler gave a brief background on each officer and said the Town is fortunate to have such a diverse group of new officers.

Mr. Matthews said public safety staff are who residents see first in a life and death emergency. He commented all the hires are qualified, have the complete confidence of the Select Board, and are valued by the Town. He reiterated Needham is a good town, due in part, to its uniformed service.

The Board congratulated and welcomed the new officers to Needham.

7:13 p.m. Certificate of Appreciation: Dimos Papagelis "Jimmy the Tailor"

Mr. Handel read a Certificate of Appreciation recognizing the outstanding contribution "Jimmy the Tailor" has made to the Town of Needham and the economic well-being of the state of Massachusetts over the last 35+ years.

**Motion by Mr. Handel in recognition of the outstanding contribution that your business has made to the Town of Needham over the last 35+ years and Massachusetts' economic well-being. Congratulations!  
Second: Mr. Borrelli. Unanimously approved 5-0.**

7:14 p.m. Health and Human Services Update:

Timothy McDonald, HHS Director appeared before the Board to introduce members of the Friends of Center at the Heights (CATH) and to discuss the group's previous efforts and its ongoing initiatives to support the CATH and Needham's seniors.

1. Friends of Center at the Heights (CATH)

Carol Ditmore and Pat White, Co-Chairs of the Friends of CATH, Stephen Cadigan, Jay Kaplan, and Lee Ann Keeler, board members of the Friends of CATH spoke with the Board about the fitness program. Ms. Ditmore presented the Select Board with a check in the amount of \$21,025 to support the fitness program at CATH (part of their \$40,000 commitment this year). Mr. Cadigan told the Board the program has grown rapidly, and that it is a safe, productive, and welcoming environment for seniors to exercise. The Select Board thanked the Friends of CATH for the check.

There was a brief discussion of charging non-residents a higher fee to use the facility.

2. New Center at the Heights (CATH) Shuttle

Stephan Grably spoke with the Select Board about a new service that the Aging Services Division now offers for Needham seniors. Mr. Grably told the Board about “The Shuttle,” a transportation service departing from the CATH and stopping at multiple locations in Town, allowing seniors convenience and flexibility when running errands. He said this new service is a “lifeline” for seniors to complete their daily necessities. A brochure of the schedule and map of the stops was distributed.

The Board thanked Mr. Grably for his effort in organizing this vital new service for Needham’s seniors.

7:35 p.m. Appointments and Consent Agenda:

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

**APPOINTMENTS: No Appointments were made at this meeting.**

**CONSENT AGENDA:**

1. **Approve the designation of Town Manager Kate Fitzpatrick to serve as the Town’s representative to the West Suburban Veterans District Board in accordance with M.G.L. c. 115 Section 11.**
2. **Approve a One Day Wines & Malt Beverages Special License for Michael Seidman, of Temple Beth Shalom, to host a Scholar in Residence Dinner on December 7, 2019 from 6:00 p.m. to 10:00 p.m. The event will be held at the Masonic Lodge Hall, 1101 Highland Avenue, Needham.**
3. **Approve open session minutes of October 16, 2019, October 28, 2019 and November 12, 2019.**
4. **Accept a \$150 donation made to the Needham Public Health Division’s Gift of Warmth Program from Shahin Soli Sagafi.**
5. **Accept a \$1,000 donation made to the Needham Public Health Division’s Traveling Meals Program from Darshana & Sandeep Thakore.**
6. **Accept a donation of 100 fleece blankets for the Town’s shelter supply made to Needham Fire Department’s Emergency Management from the Needham Rotary Club.**

7. **Accept the following donations made to the Needham Community Revitalization Trust Fund: \$500 from Green Needham Foundation Corporation and \$100 from Needham Lights Committee.**
8. **Grant permission for the Rockland Trust Bank to pay for the downtown parking meters on Chapel St., Highland Street (Great Plain Avenue to May Street), Great Plain Avenue (Chapel Street to Warren Street) on Thursday, December 12 and Thursday, December 19. The amount valued for each day is \$447.50. This will allow for free metered parking on these days. Rockland Trust Bank has a new location just opening up at 1450 Highland Avenue.**
9. **Support Youth Services' "Needham Unplugged" for the month of March 2020 including its annual no-meeting night/no-homework/no-sports night which will be held on Thursday, March 12, 2020.**

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

7:36 p.m. Public Hearings: Eversource Grant of Locations  
Maureen Carroll, Eversource Energy representative appeared before the Board requesting approval of two Grant of Locations.

1. Evelyn Road  
Ms. Fitzpatrick stated all paperwork is in order.

Mr. Bulian invited public comment. No comments were heard.

**Motion by Mr. Handel that the Select Board approve and sign a petition from Eversource Energy to install approximately 10 feet of conduit in Yale Road. This work is necessary to provide underground electric service to 132 Evelyn Road, Needham.**

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

2. Garden Street  
Sandy Cincotta, Support Services Manager told the Board the work was completed prior to Select Board approval.

Susan Pace, Verizon Solutions explained this is the first time work was done in a public way and that the company was unaware of the process. She apologized for the mistake.

Mr. Bulian said the Board has the ability to issue a fine but has yet to do so for a first offense.

Ms. Cooley explained the issue is a matter of notifying neighbors, as they should have the opportunity to voice their opinion.

Discussion ensued on the GOL process between Eversource Energy, Verizon Solutions, and the Town of Needham.

Mr. Bulian invited public comment.

Dan Coutu, 193 Garden Street asked if there are any safety issues.

Ms. Pace explained the setup of the conduit and that there have been no safety issues. She noted the electrical permit was issued, inspected by the Town, and is up to code. Mr. Coutu said he does not have any concerns.

**Motion by Mr. Handel that the Select Board approve and sign a petition from Eversource Energy to install approximately 13.1 feet of conduit in Garden Street. This work is necessary to provide underground electric service to an electric vehicle charging station.**

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

7:44 p.m. Public Hearing: Application for a License to Store Fuel Aboveground at 350 Cedar Street, Needham

Dan Klasnick, Duval & Klasnick LLC., appeared before the Board to discuss Entravision Communication Corporation, who on behalf of American Tower Corporation, has made an application in accordance with the provisions of Chapter 148 of the Massachusetts General Laws, for a license to install a 400 Kw backup power generator with associated 2,000-gallon diesel tank located on a concrete slab at 350 Cedar Street, Needham, MA 02494. The generator will be used for back-up power only in the event of an emergency.

Dennis Condon, Fire Chief concurred everything is in order with the application.

It was noted a resident on St. Mary's Street sent an email regarding the location of the diesel tank. Mr. Bulian said he reached out to the resident but had not made contact.

Mr. Bulian invited public comment.

Zavin Gazarian, 15 Rosegate Road expressed concern for a secondary tank of diesel fuel. He said wildlife, ground water, and the brook are part of a beautiful site. He said his main concern is environmental and keeping the site clean. Mr. Gazarian noted five other generators on the site.

Chief Condon said permits and licenses for fuel storage tanks of this size have been given throughout Town. He noted the tanks are double-walled, UL Listed, and meet all NFPA standards.

Discussion ensued on the aggregate amount of fuel allowable on one site.

Mr. Matthews said the application has been before the Board of Appeals. He said he is satisfied the tank meets all current standards, noting 2,000 gallons of fuel is not a surprise as installations are made to protect against catastrophic loss of power. He concluded the process has been followed and the request is reasonable.

Mr. Borrelli said Mr. Gazarian's questions are good ones and the safety concerns have been answered to his satisfaction. He said he is ready to vote for approval.

Ms. Cooley commented the safety question is a good one, however the proposal is the safest, available solution. She said she is satisfied.

Mr. Zavarian said the property is a gem in Needham and asked if there is a conservation easement? Ms. Cooley said her understanding is the land is private property.

Steve Watras, 38 Parkland Road said he is concerned with noise from the generators. Mr. Klasnick said an environmental sound assessment was completed and found that all federal, state, and local noise standards are in compliance. Mr. Matthews commented questions about noise and different conditions set by the Zoning Board of Appeals can be found in the ZBA decision. He stated if there is a failure to comply with conditions set by the ZBA, then a resident can seek recourse from the Town. Mr. Bulian stated the building department would need to observe the situation.

Ms. Fitzpatrick noted a post construction sound report will be filed with the Zoning Board of Appeals. A copy of the ZBA decision was offered to Mr. Watras.

**Motion by Ms. Cooley that the Select Board vote to approve and authorize the Chairman to sign a license for Entravision Communication Corporation to install a 400Kw backup power generator with associated 2,000-gallon diesel tank located on a concrete slab at 350 Cedar Street, Needham, MA 02494. Second: Mr. Borrelli. Unanimously approved 5-0.**

8:04 p.m. Change of Manager: Needham Cabot Concessions LLC d/b/a Sheraton Needham Hotel  
Andrew Upton, Attorney and Manish Bhatia, Proposed Manager appeared before the Board to discuss an application by Needham Cabot concessions LLC, operating in the Sheraton Needham Hotel, 100 Cabot Street, for a change in manager. A review indicates Mr. Bhatia meets the statutory requirements to serve as manager of a facility to dispense alcohol. The additional filing material seems to be in order.

Mr. Matthews said Mr. Bhatia has a strong record and he is confident in his ability to do the job. However, Mr. Matthews told Mr. Bhatia of recurring issues regarding the sale of alcohol of minors at the hotel. He reiterated to Mr. Bhatia the importance of following Town rules and that alcohol cannot be served to minors. Mr. Matthews said the Town has the right, at any time, to suspend an alcoholic beverage license should it become necessary, and told Mr. Bhatia that Needham has regular compliance checks, which the Sheraton Hotel has failed three times in the past. Mr. Matthews reiterated Mr. Bhatia has had no issues at any previous employer but comes to a business with prior violations. Mr. Bhatia said, he fully understands

that as manager he is personally liable for any problems, and he takes the job very seriously and will follow the law.

The Board welcomed Mr. Bhatia to Needham and wished him well in his new position.

**Motion by Mr. Handel that the Select Board approve and sign an application for a Change in Manager to Manish Bhatia for Needham Cabot Concessions LLC operating in the Sheraton Needham Hotel, 100 Cabot Street, Needham and to forward this application to the ABCC for approval.  
Second: Mr. Borrelli. Unanimously approved 5-0.**

8:13 p.m. Town Manager:

1. Capital Improvement Plan Requests FY2021-FY2025

Ms. Fitzpatrick and Dave Davison, Assistant Town Manager/Finance appeared before the Board with an overview of the submitted capital project requests for the five-year period, and to answer questions from board members and discuss possible recommendations.

Ms. Fitzpatrick said discussion of preliminary funding recommendations for the FY2021 – FY2025 Capital Improvement Plan will take place at the Select Board meeting on December 3rd, with final approval at the Select Board meeting on December 17th. Ms. Fitzpatrick commented on various school requests, fleet maintenance, roads and infrastructure, energy efficiency, athletic and recreation facilities, library technology, and the significant investment request in NPDES compliance to improve water quality of stormwater.

Discussion ensued with questions and comments from the Board concerning pedestrian safety, feasibility study for Daley Building upgrades, Charles River Water Treatment Plant upgrades, Charles River Street boat launch, library materials handler, NPDES fees, and the School Master Plan Feasibility Study.

The Board acknowledged the efforts in preparing the Capital Improvement Plan and thanked Ms. Fitzpatrick and Mr. Davison for the overview.

2. Town Manager Report

Ms. Fitzpatrick reported on cable channel improvements in the Select Board's Chamber including new HD cameras and three presentation boards.

Ms. Fitzpatrick reported the MBTA has been running test trains because of the new positive train control system installed which will become operational in early 2020.

Ms. Fitzpatrick reported the annual bonfire at the high school is held the Tuesday evening before Thanksgiving. She said the event is well attended.

8:34 p.m. Board Discussion:

1. Committee Reports

No Committee Reports were made.

Ms. Cooley congratulated the Needham High School Girls Volleyball Team on winning their first state championship. It was noted the team has been invited to Town Hall to meet with the Select Board in the coming weeks.

Mr. Bulian wished residents a Happy Thanksgiving and reminded everyone that the annual Needham Wellesley “Powder Puff” game will be held at Needham High School on Wednesday, November 27, 2019 at 1:00 p.m. and the annual Needham Wellesley Football game will be held on Thanksgiving morning, Thursday, November 28, 2019 at 10:00 a.m. at Wellesley High School. “Go Rockets!”

8:35 p.m. Adjourn:

**Motion by Mr. Borrelli that the Select Board vote to adjourn the Select Board meeting of Tuesday, November 26, 2019.**

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

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

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