

**Town of Needham
Select Board
Minutes for December 3, 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. Project Presentation of a "Parking Garage at Hersey Train Station":

The Mighty MOOOO-NS, Mitchell 5th grade Robotics Group appeared before the Board to present its project of a "Parking Garage Hersey Train Station, Needham, MA." Members of the group including Aarav Agrawal, Brandon Ah Kee, Jack Krupat, Josua Weiner, and Lucas Zheng gave a Powerpoint presentation outlining the problem of the lack commuter train parking at Hersey Station. The group discussed their solution of building a sustainable, multi-use and eco-friendly parking garage which will increase parking capacity from 318 to 675 vehicles.

It was noted the project was shared with Denise Garlick, State Representative, who invited the Mighty MOOOO-NS to showcase their project at the Massachusetts State House, as well as Kate Fitzpatrick, Town Manager, Richard Merson, Director, DPW, Needham commuters, and other interested groups.

Ms. Cooley said she was very impressed with the presentation and the group's "forward thinking" on how the garage could work for the future. She said the garage is desperately needed and she hopes the MBTA is listening.

Mr. Borrelli said the presentation was excellent, focusing on many aspects including environmental issues, costs, and retail uses.

Mr. Handel said the group did an amazing presentation and that he loves the concept. He said there would be great community support after much discussion.

Mr. Matthews concurred, saying neighbors must be persuaded. He commented on future uses of the building, should commuter population decline.

Mr. Bulian said the design is nice and aesthetically pleasing for the neighborhood. He said the MBTA must be convinced of the idea.

The Board thanked the group for their presentation.

7:12 p.m.

Public Hearing: Tax Classification

Chip Davis, Director of Assessing and members of the Board of Assessors including Paul Dawson, Chair, Walter McDonough, and Stanley Winston appeared before the Board regarding the allocation of the fiscal year 2020 tax levy among the various classes of property in Town.

Mr. Dawson read a prepared statement saying increased residential values are primarily due to the 10% increase in land value. He commented on tear down lots, strong building activity including NBC Universal's conversion of 189 B Street, the settlement of potentially costly tax appeals, and the state funded conversion to new valuation software. Mr. Dawson said in 2019 the Assessors Office was responsible for approximately 10,800 tax assessments (\$10.8 billion) in total real estate and property values, as well as processing auto excise bills and the adjudication of numerous applications for real estate/excise abatements and statutory exemption requests. He said the office also handled many daily informational questions from internal and external sources.

Mr. Davis reviewed with the Board the "Classification Hearing, FY2020," dated December 3, 2019.

Mr. Matthew noted roughly 13% of commercial valuation will pay approximately 22% of the tax levy, which he said is a significant subsidy to homeowners and helps the Town get a lot of things done. He said it speaks well to the management of Needham.

Mr. Borrelli said Needham is fortunate that NBC Universal came to town, especially as reflected in the revenue from personal property and real estate taxes. He said Needham continues to look to increase development in the Needham Crossing area.

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

Mr. Bulian said it is great Needham has commercial property positively affecting property taxation. He said the trend will continue, noting zoning for the buildout of Children's Hospital will also provide a nice level of property taxation. He said tremendous services have been delivered to residents, noting increasing valuations due to the collective work of various boards and committees in managing the money. Mr. Bulian said, however, at some point new commercial growth and revenue should be treated as a way to slow the increase in the residential property tax rate.

**Motion by Mr. Handel that the Select Board establish a residential factor of .8904138 for the purposes of setting the Fiscal Year 2020 tax rates.
Second: Mr. Borrelli. Unanimously approved 5-0.**

The Board thanked Mr. Davis and the Board of Assessors for their work.

7:43 p.m. Substance Prevention Alliance of Needham - Update:
Karen Shannon, Senior Substance Use Prevention Program Coordinator presented an overview of SPAN, including coalition mission and vision, structure, accomplishments and partnership.

A Powerpoint presentation titled “Needham Youth Substance Use.” Ms. Shannon said SPAN (formerly Needham Coalition for Your Substance Abuse Prevention (NCYSAP) has been in existence for 10 years with approximately 50 volunteers who make up the leadership team and three action teams: Community, Parent, Youth. Ms. Shannon said data is used to inform initiatives, gathered from the MetroWest Adolescent Health Survey and a parent survey. Ms. Shannon spoke of the vision and mission of SPAN, and told the Board of various initiatives in the last year including vaping education forums, Hidden in Plain Sight, S.A.L.S.A, Team Dad, Be a Good Neighbor Campaign, Family Dinner Project, and Community Medication Disposals. She commented SPAN partners with the Needham Public Schools, Police Department, YMCA, Beth Israel Deaconess Hospital Needham, Needham Youth & Family Services, Parents, and the Vaping Task Force. Discussion continued regarding the MetroWest Adolescent Health Survey and results comparing 2016 to 2018. She said four substances are tracked including alcohol, marijuana, prescription drugs, and electronic vapor products. A list of resources for people looking for more information was provided, which Ms. Shannon said is also on the website www.spanneedham.org.

Mr. Handel asked about the accuracy of responses in the survey? Ms. Shannon said information is fairly consistent, with a high confidence that the reported rates are truthful and well represented by the students who answered the survey questions.

Mr. Borrelli commented early education is important. He asked about tracking opioid use. Ms. Shannon said data shows a fairly low number (1%-2%) of positive responses from Needham students. Mr. Borrelli asked how Needham compares with other communities, citing a decrease of alcohol use from 2016 (32%) to 2018 (29%)? Ms. Shannon said Needham is one of 25 towns participating in the MetroWest Health Survey, noting Needham typically falls at or below the rest of the region. Mr. Borrelli noted vaping products include tobacco or marijuana, asking if the survey tracks usage of both products? Ms. Shannon said new questions have been introduced on the survey to gather data on both products. Mr. Borrelli asked whether there has been an increase in marijuana use since medicinal use has been legalized? Ms. Shannon said some students have shared that marijuana has been accessed through friends, with a percentage saying they have purchased marijuana through someone with a medical i.d. card. She said this information is tracked over time.

Ms. Cooley asked if some students consciously choose to be “drug free” at the high school level? Ms. Shannon commented that the majority of students are not using the products, and the trends show a decrease in alcohol and prescription drug use,

but marijuana use has increased slightly and vaping has presented a new realm of challenges. Ms. Shannon said the question by Ms. Cooley is an interesting one to think about.

Mr. Matthews said the consequences of opioid use are devastating. Ms. Shannon said even though some numbers appear low, that does not discount the importance. Mr. Matthews said the gateway to many opioid problems was from actual written prescriptions by medical personnel who did not understand the consequences. Ms. Shannon said a pharmacy workshop was held a couple years ago to discuss safe prescribing and pain management. She said education prevents overprescribing.

Ms. Fitzpatrick commented tobacco use was tracked along with alcohol use, noting tobacco use was significantly lower, attributed to the stand the community took many years ago in terms of Tobacco 21. Ms. Shannon said in 2003 Needham was the first town in the nation to raise the legal minimum sales age for tobacco and nicotine products to 21. She said vaping is taking the nation by storm and addicting a new generation to nicotine.

Ms. Cooley commented cigarette smoking has been stigmatized, but what should have really been stigmatized is nicotine.

The Board thanked Ms. Shannon for the information.

8:15 p.m.

Jog for Joy - Youth & Family Services:

Sara Shine, Director of Youth & Family Services spoke with the Board about a partnership between Highrock Church and Needham Youth & Family Services to help support Youth Mental Health First Aid. Ms. Shine acknowledged Ryan Marshall, Highrock Church for sponsoring the 5K “Jog for Joy” and for supporting youth mental health first aid.

A Powerpoint presentation was viewed titled “Youth Mental Health First Aid” detailing training that, like CPR, assists an individual experiencing a mental health or substance use-related crisis.

Discussion ensued on mental health problems in adolescence, noting early intervention is key. Ms. Shine said the initiative is for Needham to become a place where any youth experiencing difficulty has at least one person they can go to in a time of crisis, noting the free training is for anyone who works with youth on a consistent basis. Ms. Shine said Highrock Church is sponsoring a 5K, Sunday, December 8, 2019 at 9:15 a.m. at 754 Greendale Avenue, Needham, and that donations are welcome.

Discussion ensued on destigmatizing mental illness, the impact of social media, and the importance of recognizing signs and symptoms.

Ms. Cooley pointed out training scheduled for Wednesday, December 11 and 18, 2019 from 5pm - 9 pm at the Center at the Heights, 300 Hillside Avenue, Needham.

The Board thanked Ms. Shine for her work and presentation.

8:24 p.m. Youth Diversion Program - Update:
Kristen Lindley, Youth Diversion Program Coordinator and Katie McCullough, Needham Police Department appeared before the Board with an update regarding program implementation and current statistics, as well as goals and expectations in the future for the Youth Diversion Program.

A Powerpoint presentation was viewed titled “Needham Youth Diversion Program.” Ms. Lindley gave a brief overview of the program, saying the program began in 2018 and helps youth avoid the consequences of formal court proceedings for minor legal offenses. She said ten students have completed the program. Ms. Lindley spoke about the goals of the program as of December 2018, as well as updates as of November 2019 including hiring a part-time clinician and working to hire a Youth Diversion Program Coordinator under the Youth and Family Services Division.

The Board thanked Ms. Lindley and Officer McCullough for their work and for the presentation.

8:35 p.m. Town Manager:
Kate Fitzpatrick, Town Manager and David Davison, Assistant Town Manager/Finance appeared before the Board with two items to discuss:

1. Capital Plan

Ms. Fitzpatrick discussed with the Board the preliminary funding recommendations for the FY2021-FY2025 Capital Improvement Plan. She referred to a chart specifically related to FY2021, outlining changes made from department requests and what is being recommended. She commented on, among other items, Automated External Defibrillators Replacement, Ridge Hill Building Demolition, Renovate/Reconstruct Hillside as Swing Space for School Construction, and NPDES Support Projects. She noted the Select Board is scheduled to vote on the final plan on December 17, 2019.

2. Town Manager Report

Ms. Fitzpatrick reported the Town is in the process of working with the MBTA to design, plan, locate, and license at least one bike shelter in the coming year.

Ms. Fitzpatrick reminded the Board “Needham Lights,” including the traditional Blue Tree lighting is scheduled for Saturday, December 7, 2019 from 2pm - 5pm. She also reported the “Winter Arts Festival” will be held on Saturday, December 14, 2019 in Powers Hall, with 30 participating artists. She said it is clear that Needham embraces community gatherings and the arts.

She thanked all of Needham's first responders for their work during the recent snow event to make sure roadways were clear.

8:48 p.m. Board Discussion:

1. Committee Reports

No Committee Reports were made.

8:49 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 for calendar year 2020 requests for license renewals of Restaurant – All Alcoholic Licenses for each of the following establishments (subject to receipt of required completed paperwork):

- Zucchini Gold, LLC d/b/a The Rice Barn
- Bertucci's Restaurants, LLC d/b/a Bertucci's
- 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
- 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
- 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
- Spiga, LLC d/b/a Spiga
- Latin-A Group LLC d/b/a Latina Kitchen and Bar
- Poet King Restaurant Group LLC. d/b/a Hungry Coyote
- Pancho's Taqueria Needham, LLC d/b/a Pancho's Taqueria

2. Approve for calendar year 2020 request for license renewal of Restaurant – Wine and Malt Beverage License for the following establishment (subject to receipt of required completed paperwork):

- French Press LLC d/b/a French Press Bakery & Café

3. **Approve for calendar year 2020 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 2020 requests for license renewals of Package Stores Wine and Malt Beverages for the following establishment:**
 - **Volante Farms**
5. **Approve for calendar year 2020 request for Innholder – All Alcoholic License Renewal for the following establishments:**
 - **Needham 365 Bev, LLC. d/b/a Residence Inn**
 - **Needham Cabot Concessions, LLC d/b/a Sheraton Needham Hotel**
6. **Approve for calendar year 2020 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 2020 requests for license renewals of Common Victualler Licenses for the following establishments (subject to receipt of required completed paperwork):**
 - **Bagels' Best, Inc. d/b/a Bagels' Best Café**
 - **Bertucci's Restaurants, LLC d/b/a Bertucci's**
 - **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**
 - **Chef Mike's LLC d/b/a Chef Mike's**
 - **North Hill Needham, Inc. d/b/a Central Avenue Café**
 - **LPM Holding Co., Inc. d/b/a Cutler Café**
 - **LPM Holding Co., Inc. d/b/a Kendrick Café**
 - **1095, LLC d/b/a Comella's Restaurant**
 - **TDRG Needham, Inc. d/b/a Cook Needham**
 - **Your Other Oven, Inc. d/b/a Domino's Pizza**
 - **Lin and Xie Corp. 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
- 1056 Gyro and Kebab House Corp d/b/a Gyro and Kebab House
- Needham Food and Beverage LLC d/b/a The Heights
- Poet King Restaurant Group LLC. d/b/a Hungry Coyote
- Henry Hospitality Inc. d/b/a The James
- Three Sons, Inc. d/b/a Kosta's Pizza & Seafood
- Latin-A Group LLC d/b/a Latina Kitchen and Bar
- 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
- Pancho's Taqueria Needham, LLC d/b/a Pancho's Taqueria
- Needham 365 Bev. LLC 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
- Servente Bakery & Café Inc. d/b/a Servente Bakery & Café
- 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
- H & B Pizza, Inc. d/b/a Sweet Tomatoes Pizza
- Niki Corp. d/b/a Town House of Pizza
- Treat LLC d/b/a Treat Cupcake Bar
- Lt. Manson Carter Post 2498 V.F.W. of U.S.

- Village Club Building Assoc. Inc.
 - Volante Farms
8. Approve for calendar year 2020 requests for various license renewals as detailed below for the following establishments (subject to receipt of required completed paperwork):
- Needham 365 Bev. LLC 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
 - 7-Eleven – Special Permit (24 hr. retail sale of food)
 - Yeat Inc. d/b/a Sweet Basil – Special Permit (Carry In Beer/Wine)
 - Needham Cabot Concessions, LLC d/b/a Sheraton Needham Hotel – Sunday Entertainment
 - Needham Cabot Concessions, LLC d/b/a Sheraton Needham Hotel – Weekday Entertainment
 - Rockets Restaurant Group, LLC d/b/a 3 Squares – Weekday Entertainment
 - SAI Restaurants, Inc. d/b/a Masala Art – Weekday Entertainment
 - SAI Restaurants, Inc. d/b/a Masala Art- Sunday 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
 - Poet King Restaurant Group LLC. d/b/a Hungry Coyote- Weekday Entertainment
 - Poet King Restaurant Group LLC. d/b/a Hungry Coyote- Sunday Entertainment
 - Sol Soul FamilyFoods LLC. d/b/a Hearth Pizzeria-Weekday Entertainment
 - Sol Soul Family Foods LLC. d/b/a Hearth Pizzeria-Sunday Entertainment
 - Henry Hospitality Inc. d/b/a The James- Weekday Entertainment
 - Henry Hospitality Inc. d/b/a The James- Sunday Entertainment
 - Needham 365 Bev. LLC d/b/a Residence Inn- Weekday Entertainment
9. Approve for calendar year 2020 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
 - Chestnut Motors - Class II
 - Copley Motorcars – Class II

- Needham Service Center – Class II
 - R&R Automotive – Class II
 - Muzi Chevrolet – Class I
 - Muzi Motors, Inc. – Class I
10. Set fee for disposal of surplus fire alarm boxes at \$25 each.
 11. Accept the following donations made to the Needham Aging Services Donation account: \$200 from Jon & Tricia Silverman; and \$87 from Mystic Valley Elder Services.
 12. Accept the following donations made to the Needham Health Division’s Gift of Warmth & Traveling Meals Program: \$350 from Mary Clare Siegel; and \$100 from the Christ Church Needham.
 13. Accept a donation of \$21,025 made to Aging Services for programs in the fitness room at the Center at the Heights from the Friends at the Center at the Heights.
 14. Accept a donation of \$1,500 from Paramount Pictures for community use.
 15. Water and Sewer Abatement Order #1284.

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

8:50 p.m.

Adjourn:

Motion by Mr. Handel that the Select Board vote to adjourn the Select Board meeting of Tuesday, December 3, 2019.

Second: Mr. Borrelli. 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=>