

**Finance Committee  
Town of Needham  
Minutes of Meeting of May 9, 2011**

The meeting of the Finance Committee was called to order by the Chair, Richard Zimbone, at approximately 7:00 pm in the Conference Room at the Newman School.

Present from the Finance Committee:

Richard Zimbone, Chair; Matthew Borrelli, Vice Chair

Members: John Connelly (arrived 7:15 pm), Richard Creem, Richard Lunetta, Gary McNeill (arrived 7:20 pm), Richard Reilly, Steven Rosenstock, Lisa Zappala

Also Present:

David Davison, Assistant Town Manager/Director of Finance

**Citizen Requests**

No citizens requested to speak.

**Special Town Meeting Article 2 – Amend Zoning By-Law / Amendments to New England Business Center**

Mr. Borrelli stated that he is on the Council of Economic Advisors (CEA). This article was presented to the CEA as seeking to accomplish: (1) to increase uses in the zone; (2) to increase dimensional requirements; and (3) to create a height requirement to encourage more development. A substitute motion is being presented so that the article will affect only uses. The proposed medical uses were limited to non-hospital-like services, for reasons stated in the warrant. He said he was aware of concerns from Glover Hospital. The CEA discussed also including dimensional requirements, but it was determined that dimension and building height issues were linked and should be addressed together, so both aspects were pulled out. The article as amended would allow additional uses such as eating facilities in the first floor of multi-story buildings. There is hope of addressing the dimensional and height issues at the Town Meeting in the fall. The CEA also discussed of changing the name from “New England” to “Needham” Business Center.

Mr. Creem asked whether the hospital had an interest in the zoning area, or whether it was protecting itself against competition. Mr. Borrelli stated that Mr. Connelly had attended the CEA meeting on behalf of the hospital and might have more information, but as he understood it, the hospital had some concerns. Mr. Rosenstock stated that the Town is not in the business of protecting specific business interests in Town. Ms. Zappala stated that the issue to consider is whether it is in the Town’s best interest to protect Glover from other hospitals.

Mr. Zimbone asked whether the Committee wished to take a position on Article 2. Mr. Borrelli stated that the article allows broader use of the area, and will encourage development and have a positive financial impact. There was discussion whether it would be consistent with other Finance Committee positions to recommend adoption of this article.

**MOVED:** By Mr. Reilly that the Finance Committee recommend adoption of Special Town Meeting Article 2 – Amend Zoning By-Law / Amendments to New England Business Center, as amended. Mr. Borrelli seconded the motion.

Discussion: Mr. Rosenstock stated that he could not vote in favor of this article because he does not fully understand what it is doing. He does not want to change the by-law since this issue was not fully vetted in front of the Finance Committee. There was discussion about the meaning and placement of the word “professional” as used in the by-law and amendment. Mr. Connelly recused himself from the discussion because he is involved with the hospital.

**VOTE:** The motion was approved by a vote of 7-1-1, with Mr. Rosenstock dissenting, and Mr. Connelly abstaining.

### **Suspend**

**MOVED:** By Mr. Rosenstock that the meeting be suspended and reconvened as necessary. Ms. Zappala seconded the motion. The motion was approved by a vote of 9-0 at approximately 7:22 pm.

### **Adjourn**

**MOVED:** By Mr. Reilly that the meeting be adjourned, there being no further business. Ms. Zappala seconded the motion. The motion was approved by a vote of 9-0 at approximately 11:11 pm.

Respectfully submitted,

Louise Mizgerd  
Executive Secretary

*Approved June 22, 2011*