

**Town of Needham  
Board of Selectmen  
Minutes for February 5, 2013  
Needham Town Hall - Powers Hall**

6:00 p.m. Call to Order:  
A meeting of the Board of Selectmen was convened by Vice Chairman Daniel P. Matthews. Those present were John A. Bulian, Maurice P. Handel, Matthew D. Borrelli, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt. Gerald A. Wasserman was not present.

6:00 p.m. Town Manager:  
Kate Fitzpatrick, Town Manager appeared before the Board with 1 item to discuss:

1. Accept and Refer Zoning

Ms. Fitzpatrick told the Board the Planning Board voted to sponsor five zoning articles on the Annual Town Meeting warrant, and has asked the Board to accept the proposed amendment and refer the amendment back to the Planning Board for its review, hearing, and report.

**Motion by Mr. Bulian that the Board vote to accept and refer five proposed zoning articles: 1. Amend Zoning By-law: Dimensional Regulations; 2. Amend Zoning By-law: Lot Width Definition/Measurement; 3. Amend Zoning By-law: Definitions; 4. Amend Zoning By-law: Dimensional Controls for Exempt Uses; and 5. Amend Zoning By-law: Dimensional Regulations for Mixed-Use 128 Zoning District to the Planning Board for review, hearing, and report.**

**Second: Mr. Handel. Unanimously approved 4-0.**

6:05 p.m. Discussion of Package Store License Hearings:  
Mr. Matthews resumed the hearing on applications for Alcoholic Packages Beverages Licenses and said the first item on the agenda is to take testimony from people who were unable to attend the Needham Blanchard's, Inc., portion of the hearing on February 2, 2013, due to religious reasons.

No public comments were made. Mr. Matthews noted representatives of Temple Beth Shalom and people who wrote in by email were able to participate in the process even though a portion of the proceeding was left open for comment.

Mr. Matthews invited comment from representatives of Needham Blanchard's Inc. Andrew Upton, Attorney, and Christine Elder, applicant appeared before the Board. Mr. Upton told the Board a letter from an abutter was received indicating its willingness to work together on the project. Mr. Upton reiterated a meeting was held with the Board of Directors of Temple Beth Shalom. He said various forms of screening and plantings on their property has been offered. He said

Temple Beth Shalom must testify and the Board has to find there is substantial evidence that Needham Blanchard's would be detrimental to their spiritual activities. He noted Bickford's served alcohol from 2003 to 2012 with no detrimental affect to spiritual activities at the temple. He said the temple was notified in July 2003 of the application and did not object. Mr. Upton submitted a letter from a house of worship next to Blanchard's in Revere indicating that for 50 years as an abutter within 500 feet, the church has never felt Blanchard's was detrimental to them. He commented a new Blanchard's store would visually improve the neighborhood.

Mr. Matthews closed the evidentiary portion of the public hearing. The Board proceeded to the discussion and decision phase.

Kate Fitzpatrick, Town Manager read comments from Mr. Gerald Wasserman, Chairman, Board of Selectmen, who was unable to attend the meeting. She stated she met with Mr. Wasserman and relayed his thoughts.

Mr. Wasserman indicated he feels there are 3 tiers of applicants. He indicated his support for liquor license applications from Needham Center Wine & Spirits, 1013 Great Plain Avenue, Vinodivino, 922 Highland Avenue, and Bin Ends, 65 Crawford Street. Mr. Wasserman stated some concern for the applications from Volante Farms, Inc., 292 Forest Street, and Needham Wine & Spirits, LLC., 1257 Highland Avenue. Mr. Wasserman indicated he is not supportive of the remaining liquor license applications.

The Board discussed applications in the order heard on February 2, 2013.

1. Needham Wine & Spirits, LLC., 1257 Highland Avenue

Mr. Bulian said the presentation was compelling and he was pleased with the attitude towards "zero tolerance" and ID detection. He said the proposed store would be a little bit hidden and not as visible from the street. He stated he is pleased with the attitude, track record, and steps taken to remedy one infraction. He noted their experience, Needham roots, local support, and said he can support this application. Mr. Bulian commented he liked the proposed look of the store shown at the hearing.

Mr. Handel said he feels there are four categories of applications including package store, boutique purveyors, accessory purveyors, and regional wholesale. He stated he felt the Needham Wine & Spirits application was a good example of a well thought out package store, with owners who have experience and a proven track record. Mr. Handel supports the application from Needham Wine & Spirits, LLC.

Mr. Borrelli concurred with the comments and reiterated experience, Needham roots, location, and store layout make him supportive of the application. He noted conditions he would like to see on some applications including no tobacco,

no overnight deliveries, and no signage in the window. Mr. Borrelli said the submitted plans should be tied to all applications in order to avoid problems in the future.

Mr. Matthews said that while the vote was overwhelming to introduce package stores to Needham there were many votes against it. He commented he wants applicants with a strong record in this business, and an ability to deal with difficult parking and traffic issues. Mr. Matthews said it makes sense to have specific conditions in some instances. Mr. Matthews supports the application for Needham Wine & Spirits LLC., as it meets his requirements for strong experience, good location, and off street parking.

Mr. Handel said it makes sense to hold the applicant to the plan presented and on which the Board made its decision.

2. Needham Center Wine & Spirits, (Lianos Liquors), 1013 Great Plain Avenue

Mr. Bulian commented he likes the concept and was impressed when he visited Ball Square Liquors, owned by Mr. Lianos. He stated he understands the benefit of filling this storefront, but expressed concern for the Great Plain Avenue location, relative to street parking. Mr. Bulian stated he supports the application for Needham Center Wine & Spirits., LLC. He stated he prefers restricting the sale of tobacco products at all locations.

Mr. Handel said this store and location are exactly what the Council of Economic Advisors was looking for when it began the process. He noted the site is difficult, but said rear access is an asset. Mr. Handel said he likes that the applicant will sell gourmet food and it fits the definition of a boutique wine store. Mr. Handel said he supports this application.

Mr. Borrelli said the location is good and the shop is exactly what he thought should go into this storefront. Mr. Borrelli said he understands the concern about parking, and commented any retail use would have the same parking issues. Mr. Borrelli said access to the cooler must be worked out so there are no safety concerns. Mr. Borrelli said he supports this application.

Mr. Matthews said he is undecided on this application and is interested in listening to discussion. He said he is satisfied with the applicant as a business man, but the location is a tough one.

3. Craft Liquors of Needham, Inc., 922-932 Great Plain Avenue

Mr. Handel said he liked the concept and there are many positive aspects, however the owner has no experience with the sale of alcohol. Mr. Handel said he can not support this application at this time.

Mr. Borrelli concurred experience is lacking and said he cannot support this application.

Mr. Matthews concurred with Mr. Handel and Mr. Bulian. Mr. Matthews said the applicant put a great deal of effort into his application, but the lack of experience and the location are obstacles. Mr. Matthews said he cannot support this application.

Mr. Bulian said he is supportive of this application because it fills a vacancy and brings life to the area. He noted synergy with Sweet Basil. He said he is less concerned with the experience of the applicant.

4. Needham Blanchard's Inc., 679 Highland Avenue

Mr. Borrelli said he cannot support this application due to issues with the location and layout.

Mr. Matthews commented he cannot support this application due to the location and difficulty of the intersection. He noted there are no other retail stores in the area. He commented on the temple across the street and the "good faith" opinions of those who testified having a liquor store near the temple would be a problem.

Mr. Bulian said he cannot support this application due to concern with the concept of a big liquor store at the entrance of Town off of Route 128. He commented his vision and that of the voters is a smaller, boutique or hidden full liquor store.

Mr. Handel said a free standing liquor store at the entrance to the Town is not something he can support.

5. Volante Farms, Inc., 292 Forest Street

Mr. Matthews said he supports this application as the location is good and is synergistic with the existing use of the property. He noted the family commitment to Needham and that the application is for wine and malt beverages only.

Mr. Bulian said he supports this application and was pleased hearing how the business will handle high school employees. Mr. Bulian said it is a good location and an accessory use for the sale of beer and wine.

Mr. Handel said he supports the application and concurs it is an accessory use of only 320 sq. ft. of retail space for the sale of wine and malt beverages. He noted it will be a convenience for residents.

Mr. Borrelli said he strongly supports this application as Volante Farms is a Needham institution and allowing the sale of wine and malt beverages will help the existing business.

6. Highland Avenue Wine & Spirits, 33 Highland Avenue

Mr. Bulian said he cannot support this application as he feels it does not offer anything for Needham residents. He noted the proximity of the proposed store to the Newton border.

Mr. Handel said he cannot support this application as he feels it is in a highly congested area where significant street improvements may result in the taking of property along the roadway. He said this store does not benefit the residents of Needham.

Mr. Borrelli concurs with the comments made by Mr. Bulian and Mr. Handel, and said he was concerned by the lack of experience of the applicant. Mr. Borrelli said he cannot support this application.

Mr. Matthews agrees with the comments. He pointed out one of the applicants has experience, but the manager of record does not. He said he feels the location is extremely challenging and therefore cannot support this application.

7. Gordon's Fine Wine & Liquors, 855 Highland Avenue

Mr. Handel said he cannot support this application due to many of the same reasons he did not support the Blanchard's application. He said the area is too congested and offers nothing to the Town.

Mr. Borrelli said he cannot support this application as the location is not beneficial and is on a very difficult stretch of road.

Mr. Matthews said although the applicant is very qualified, he feels the location and parking issues make him unable to support this application. He noted a letter of opposition received from Pastor Shaw of Carter Memorial United Methodist Church.

8. Vinodivino 3 LLC., 922 Highland Avenue

Mr. Borrelli said he supports this application and feels Vinodivino will fit in well with the area and be a convenience for residents. He noted comments received from abutters supportive of the business, and said limiting the size of the plan would alleviate the concern of some abutters. Mr. Borrelli mentioned the parking issues and said he feels Vinodivino would have lower traffic than other potential occupants of the storefront.

Mr. Matthews supports this application saying he was very impressed with the applicants. He noted the parking issue will need to be addressed for the entire plaza. Mr. Matthews said Vinodivino is a good business with a good location. Mr. Matthews said he would have preferred to see a wine and malt application only, and suggested the applicant may want to scale back. Mr. Matthews said he would like this license limited to 1,000 sq. feet.

Mr. Bulian said he supports the application and feels this is the type of business that he and other residents envisioned for Needham. He is supportive of the All Alcohol Beverage application as filed, and said he liked the location, presentation, and concept.

Mr. Handel supports this application and said limiting the business to wine and malt only would detract from the high quality of the purveyor. He said Vinodivino fits in the plaza along with the specialty foods sold at Trader Joe's. He commented restricting the license to 1,000 sq. feet makes sense, and will limit the demand for parking. He said this business will help the Heights become a more vibrant business community.

9. Panella's Market & Deli, 50 Central Avenue

Mr. Matthews does not support the application. He said the applicant does not have prior business experience, noted the history of the family business, but that the store has been closed for some time.

Mr. Bulian does not support the application as the location is on the Newton border and provides minimal benefit to Needham residents. He noted the applicant has no experience handling retail sales of alcohol.

Mr. Handel does not support the application at this time, stating once the market has been established and the Town is used to having package stores, he could see an application being accepted.

Mr. Borrelli concurred with Mr. Handel and felt an application may be possible in the future.

10. Bin Ends, 65 Crawford Street

Mr. Bulian said he had a great experience at Bin Ends, Braintree. He said he loved the concept and could support the license, but he is concerned with the location. He said it does not do anything for Needham or the synergy in the business districts. He said he supports the application for discussion purposes only, but is unsure how he will vote.

Mr. Handel said he strongly supports the Bin Ends application and respectfully disagrees with Mr. Bulian's analysis of the location. He stated Bin Ends is a high quality, regional business that will attract people to Needham through the 19B intersection, and is directly across from the new development at Needham Crossing. Mr. Handel said Bin Ends will have a positive impact on the neighborhood, will not have a significant impact on traffic, and is off the beaten path but still visible from the highway.

Mr. Borrelli said Bin Ends is a unique concept and that this store would be a destination shop, unlike the other applications. Mr. Borrelli said Bin Ends has a niche business and he is supportive of the application.

Mr. Matthews noted the strong experience of the applicant and said the location is very good for managing traffic and parking. Mr. Matthews said he is concerned with the number of licenses being considered.

Mr. Matthews noted 3 applications have unanimous support (Needham Wine & Spirits, Volante Farms, and Vinodivino), and 1 application has majority support (Bin Ends), 2 applications have some support (Needham Center Wine & Spirits and Craft Liquors), and 4 applications have no affirmative votes (Blanchard's Wine & Spirits, Gordon's Fine Wine & Liquors, Panella's Market, and Highland Avenue Wine & Spirits).

Mr. Bulian clarified he chose six licenses that he could support, but is concerned with the potential number of licenses. He stated he will not vote in support of more than four applications.

Mr. Matthews asked for motions to deny applications that have no affirmative votes.

**Motion by Mr. Bulian that the Board vote to deny M.G.L. Chapter 138 Section 15 Package Store application received from Needham Blanchard's Inc.**

**Second: Mr. Handel. Unanimously approved 4-0.**

**Motion by Mr. Borrelli that the Board vote to deny M.G.L. Chapter 138 Section 15 Package Store application received from Marivo, Inc., d/b/a Highland Wine & Spirits.**

**Second: Mr. Bulian. Unanimously approved 4-0.**

**Motion by Mr. Bulian that the Board vote to deny M.G.L. Chapter 138 Section 15 Package Store application received from Gordon's Fine Wine & Liquors.**

**Second: Mr. Handel. Unanimously approved 4-0.**

**Motion by Mr. Handel that the Board vote to deny M.G.L. Chapter 138 Section 15 Package Store application received from TTP LLC., d/b/a Panella's Market & Deli.**

**Second: Mr. Bulian. Unanimously approved 4-0.**

Mr. Matthews asked Mr. Bulian if he would like to return to the question of Craft Liquors now or would he prefer to wait since he was supportive of the application.

Mr. Bulian commented voters clearly asked the Board to "take it slow." He restated he is not willing to support more than 4 applications, including Volante

Farms. He noted he was the only Board member to support Craft Liquors and has decided to support a motion to deny.

**Motion by Mr. Handel that the Board vote to deny M.G.L. Chapter 138 Section 15 Package Store application received from Craft Liquors of Needham Inc.**

**Second: Mr. Borrelli. Unanimously approved 4-0.**

Mr. Bulian commented on the application from Needham Center Wine & Spirits and said it is incumbent upon the Board to support a convenient downtown location. He noted Mr. Borrelli and Mr. Handel expressed it is a flagship location in the downtown and fills a vacancy with a quality business. Mr. Bulian said the name is too similar to Needham Wine & Spirits LLC., at 1257 Highland Avenue.

Mr. Matthews said there are enough votes to approve the Lianos Liquors d/b/a Needham Center Wine & Spirits, and while he has some doubts about the location, he has no doubt about the applicant and is willing to support the application.

Mr. Matthews stated there are now four applications with unanimous support, not counting the possible license granted to Bin Ends.

Mr. Handel commented the Board promised Needham voters it would “go slow”, and part of “going slow” means not putting things in peoples faces in a way that constitutes a “wall of change”. He said licenses for Volante Farms and Bin Ends are virtually invisible. He stated the Board could, in good conscience, issue five licenses and meet the spirit of not having a “wall of change” come into the Town. He said one license would remain if another purveyor applied, plus an additional two licenses in another four years if there is enough demand. He said the Town has a unique opportunity to give Needham a regional presence by issuing a license to Bin Ends. Mr. Handel stated he supports issuing five licenses.

Mr. Bulian said he is supportive of issuing four licenses. He stated he likes the concept of Bin Ends, but will not vote for more than four licenses. He noted the area will be under a lot of construction in the next five years, and he is “not sold” on the regional presence of Bin Ends. He stated he will not support a license for Bin Ends at this time.

Mr. Borrelli said much of the discussion centers around safety, substance abuse, and access to alcohol in Needham Center and Needham Heights. He said Bin Ends is a different concept and noted it is down the street from the winery Needham use to have, and to restrict it solely on the number of licenses might do a disservice to Bin Ends and the community. He feels the Board is still “going slow”. He said Bin Ends is a destination and may have a good impact on Needham. Mr. Borrelli supports issuing a license to Bin Ends.



Mr. Matthews said he supports the Bin Ends application. He stated he was prepared to issue five licenses. He said the applicant has solid business experience and will be in a good location where traffic and parking will not be an issue. He noted the restricted business hours, which should be included in the license.

#### Specific Conditions

Mr. Matthews asked the Board for comment on specific conditions on individual licenses. He said the Board mentioned conditions on the sale of lottery tickets, tobacco, delivery restrictions, signage restrictions, and size/floor plan. He said the size/floor plan for Vinodivino indicating a maximum selling area of 1,000 sq. ft. should be printed on the license.

Mr. Borrelli noted Needham Center Wine & Spirits must consider the cooler location and address concerns with Police Chief Droney. Mr. Matthews suggested a side letter be sent to the applicant.

Mr. Matthews asked the Board for comment on the sale of lottery tickets.

Mr. Handel commented lottery tickets are a function of the State of Massachusetts and sees no reason to prohibit the sale. He expects some applicants will sell lottery tickets and some will not, and that it will not affect the quality of the business or clientele.

Mr. Bulian said he prefers restricting the sale of lottery tickets. He said there is no benefit.

Mr. Borrelli noted sales of Keno tickets is prohibited.

Mr. Matthews noted all applicants said they would restrict the sale of lottery tickets, tobacco, signage etc., and feels it is up to each applicant to use good judgement. He said there is not a majority to impose a restriction.

Mr. Handel said he is personally opposed to the use of tobacco, but acknowledged high quality tobacco “goes hand in hand” with high quality wine. He stated there is no reason to restrict the sale of tobacco and said it should be left up to the judgement of the purveyor.

Mr. Bulian said he is in favor of restricting tobacco of all kinds, including chewing tobacco. He noted the minimum age to purchase tobacco in Needham is 21.

Mr. Borrelli said he prefers to restrict the sale of cigarettes because the shop then becomes a convenience store. He would support the sale of cigars.

Mr. Matthews concurred with Mr. Handel saying it may be something the customer wants, but not something the Town encourages. He stated the Board has broad authority to review the question and it is something that can be revisited in the future. He noted there is not a majority to impose conditions on the sale of tobacco.

Mr. Matthews commented some businesses will have specific conditions because they are under special permits and other Boards will review certain matters. He suggested the Board of Selectmen not get involved in the matter of delivery at this time, but revisit the issue if problems arise once the businesses are open.

Mr. Handel agreed with Mr. Matthews saying deliveries are one aspect with direct impact on adjacent neighbors. He said residents need to be protected and the Board must be vigilant on the issue.

Mr. Borrelli pointed out Vinodivino is subject to special permit, as awarded to Trader Joe's, that allows for overnight delivery. He stated concern for overnight delivery on the neighborhood.

Mr. Matthews said that if a review of the permit for the entire plaza is required, then the Board of Selectmen will decide if further involvement is necessary.

Mr. Handel suggested sending notice to the Planning Board stating the Selectmen's concerns.

Mr. Matthews asked the Selectmen if they want specific restrictions on signage. He noted a review of the sign by-law will apply.

Mr. Handel stated neon signs are not allowed.

Mr. Tobin stated under the sign by-law, one sign is allowed.

Mr. Matthews said discussion on two applications restricting size of plan should be stated on the permit. He noted Volante Farms asked for 320 sq. ft. for display, and said that is what the permit should say.

Mr. Matthews asked for motions to approve Alcohol Licenses.

**Motion by Mr. Borrelli that the Board vote to approve M.G.L. Chapter 138 Section 15 Package Store application received from Needham Wine & Spirits, LLC., 1257 Highland Avenue, Needham, Michael O'Connell, Manager, hours of operation 9 a.m. - 10 p.m. on days other than Sunday, Sunday 12 p.m. - 5 p.m.**

**Second: Mr. Bulian. Unanimously approved 4-0.**

**Motion by Mr. Bulian that the Board vote to approve M.G.L. Chapter 138 Section 15 Package Store application received from Lianos Liquors d/b/a Needham Center Wine & Spirits, 1013 Great Plain Avenue, Needham, Chris Lianos, Manager, hours of operation 9 a.m. - 10 p.m. on days other than Sunday, Sunday 12 p.m. - 6 p.m.  
Second: Mr. Handel. Unanimously approved 4-0.**

Mr. Matthews noted that the license is conditional on a side letter being sent to Mr. Lianos asking him to assure access to coolers is satisfactory to the Needham Police Chief.

**Motion by Mr. Borrelli that the Board vote to approve M.G.L Chapter 138 Section 15 Package Store application received from Volante Farms Inc., 292 Forest Street, Needham, David Volante, Manager, hours of operation 9 a.m. - 7 p.m. Monday thru Friday, 9 a.m. - 6 p.m. Saturday, and 12 p.m. - 5 p.m. on Sunday.  
Second: Mr. Handel. Unanimously approved 4-0.**

Mr. Matthews said Volante Farms license to state “alcoholic display area limited to 320 sq. ft.”.

**Motion by Mr. Borrelli that the Board vote to approve M.G.L. Chapter 138 Section 15 Package Store application received from Vinodivino 3 LLC., d/b/a Vinodivino, 922 Highland Avenue, Needham, Raphael Keller-Go, Manager, hours of operation 10 a.m. - 8:30 p.m. on days other than Sunday, Sunday 12 p.m. - 5 p.m.  
Second: Mr. Handel. Unanimously approved 4-0.**

Mr. Matthews said Vinodivino license to state “sales and display area limited to 1,000 sq. ft.”

Ms. Fitzpatrick noted the motion to approve Lianos Liquors d/b/a Needham Center Wine & Spirits and said the Board’s regulations limit Sunday hours of operation from 12 p.m. - 5 p.m.

**Motion by Mr. Bulian to reconsider motion to approve Lianos Liquors d/b/a Needham Center Wine & Spirits, due to technical error on hours of operation.  
Second: Mr. Handel. Unanimously approved 4-0.**

**Motion by Mr. Bulian that the Board vote to approve M.G.L. Chapter 138 Section 15 Package Store application received from Lianos Liquors d/b/a Needham Center Wine & Spirits, 1013 Great Plain Avenue, Needham, Chris Lianos, Manager, hours of operation 9 a.m. - 10 p.m. on days other than Sunday, Sunday 12 p.m. - 5 p.m.  
Second: Mr. Handel. Unanimously approved 4-0.**

Mr. Matthews noted that the license is conditional on a side letter being sent to Mr. Lianos asking him to assure access to coolers is satisfactory to the Needham Police Chief.

**Motion by Mr. Handel that the Board vote to approve M.G.L. Chapter 138 Section 15 Package Store application received from Innovative Distributing Concepts LLC., d/b/a Bin Ends, 65 Crawford Street, Needham, John C. Hafferty, Manager, hours of operation Monday 12 p.m. - 8 p.m., Tuesday - Saturday 10 a.m. - 8 p.m., Sunday 12 p.m. - 5 p.m.**

Mr. Matthews noted prior discussion on possible expanded holiday hours. Mr. Smart, Attorney, said information asked for at the public hearing and a request for expanded holiday hours “except during the 7 days prior to Thanksgiving through December 24 the proposed hours would be Monday - Saturday 9 a.m. - 9 p.m. and Sunday 12 p.m. - 5 p.m.” was sent to the Selectmen prior to deadline of 5 p.m. on Monday, February 4, 2013. Mr. Matthews asked for a motion to add additional language.

**Motion by Mr. Handel that the Board vote to approve expanded holiday hours of operation for Innovative Distributing Concepts LLC., “during the 7 days prior to Thanksgiving through December 24 the proposed hours would be Monday - Saturday 9 a.m. - 9 p.m. and Sunday 12 p.m. - 5 p.m.”**  
**Second: Mr. Borrelli. Unanimously approved 4-0.**

**Motion by Mr. Handel that the Board vote to approve M.G.L. Chapter 138 Section 15 Package Store application received from Innovative Distributing Concepts LLC., d/b/a Bin Ends, 65 Crawford Street, Needham, John C. Hafferty, Manager, hours of operation Monday 12 p.m. - 8 p.m., Tuesday - Saturday 10 a.m. - 8 p.m., Sunday 12 p.m. - 5 p.m. except during the 7 days prior to Thanksgiving through December 24 when the hours are 9 a.m. - 9 p.m. Monday - Saturday, Sunday 12 p.m. - 5 p.m.**  
**Second: Mr. Borrelli. Approved 3-1. Mr. Bulian voted nay.**

Mr. Matthews noted Mr. Bulian’s reservation not to approve more than four licenses. He said a compromise has been reached with a very strong field of applicants.

Mr. Matthews thanked all of the applicants for their efforts and for giving the Board options, even though all applications were not approved. He said the Board may wish to “take another course” on the applications given the rules it operates under, one of which is a very limited total quota of licenses for the community. He said the approved applications will be forwarded to the state, and several licensees have issues that need to be addressed, as well as the necessary build out to open each store.

Mr. Handel thanked all of the applicants, even those who were not granted a license. He said all of the applications were high quality, and will reflect well on Needham.

Mr. Bulian said allowing package stores is a big change for the Town, but hopes the look and feel of the Town will be minimally changed. He thanked the applicants.

Mr. Borrelli thanked the applicants and residents for their comments.

Mr. Matthews said it has been a fairly long process to get to this point. He thanked the applicants, residents, Town staff, and Town counsel. He said the Board tried to make sure the process was fair and that everyone had an opportunity to have their say. He commented the decisions that have been made have been in the best interest of the Town.

9:00 p.m.

Adjourn:

**Motion by Mr. Bulian that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of February 5, 2013.**

**Second: Mr. Borrelli. Unanimously approved 4-0.**

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=>