

EXECUTIVE SESSION
Needham Finance Committee
Minutes of Meeting of January 6, 2016

The Executive Session of the Finance Committee was called to order at approximately 9:20 pm in the Town Hall, Selectmen's Chambers by the Chair, Louise Miller after a unanimous roll call vote by the Committee during an open meeting to go into Executive Session and not to return to open session up adjournment.

Present from the Finance Committee:

Chair; Louise Miller; Rick Zimbone, Vice Chair

Members: Barry Coffman, John Connelly, Carol Smith-Fachetti, Tom Jacob, Kenneth Lavery, Richard Lunetta, Richard Reilly

Others present:

Kate Fitzpatrick, Town Manager

David Davison, Assistant Town Manager/Finance Director

Maurice Handel, Chair, Board of Selectmen

Marianne Cooley, Board of Selectmen

Real Property

Mr. Handel stated that there is an additional property available that is adjacent to the property purchased for the new Hillside School. It allows the Town to address traffic issues in the area neighborhoods relating to school drop-offs and deliveries. The cost is expected to be reasonable with respect to the overall cost of the project. The appraisal will be available late Friday. He stated that the School Committee is not proposing this purchase. They were concerned that this purchase could compromise of other projects they are interested in. Mr. Lunetta asked the positive aspects of acquiring the property. Mr. Handel stated that it would reduce traffic on Sunset and Cephalo Roads and would allow for more design options. There would be half of the bus traffic because there would be a one-way loop. He stated that this opportunity will not be available later. Ms. Fitzpatrick stated that there is 0.3 acres, and the house is a 2-family that is possibly pre-existing non-conforming lot. She stated that the house would be demolished eventually, but would save renting a construction trailer at \$2,400 per month. Mr. Lunetta asked if there were negative aspects. Ms. Fitzpatrick stated that the cost is a factor. Mr. Handel stated that the Town is developing the site, and that any developer would exploit this opportunity. He stated that given the importance of the site, the purchase is prudent, and the Selectmen unanimously support it.

Mr. Connelly stated that he was at the PPBC meeting when this purchase was first raised, and he was underwhelmed at what it would add. There will still be buses on the neighborhood roads, but 8 buses would go once down the road instead of twice. He stated that there has been no well thought-out plan of how the driveway will work and where the curb cuts will be and how traffic will move. He stated that Town Meeting heard that the site was sufficient, and he feels the Town should be satisfied with it. He

stated that he thinks it is a poor investment and he will not support it. Mr. Handel stated that the property is affordable, and makes the site better by adding parking and eliminating traffic from deliveries, and it shows good faith to the neighbors.

Mr. Zimbone stated that he understands that the purchase price would be incremental on a relative basis, but the dollars spent here would not go toward another project. Ms. Fitzpatrick noted that if this is funded as part of the override for Hillside, as the Board of Selectmen recommends, then this purchase would not take directly from another project. Mr. Zimbone stated that there may be some resistance at Town Meeting, as there was objection to the property for the school site. Mr. Handel stated that he felt that the additional property will address some of the discomfort out there.

MOVED: By Mr. Zimbone moved that the Finance Committee exit the executive session and adjourn, there being no further business. Ms. Reilly seconded the motion. The motion was approved by a vote of 9-0 by the following roll call vote at approximately 9:33 p.m.: Ms. Smith-Fachetti: Aye; Mr. Connelly: Aye; Mr. Zimbone: Aye; Mr. Reilly: Aye; Ms. Miller: Aye; Mr. Lavery: Aye; Mr. Lunetta: Aye; Mr. Coffman: Aye; Mr. Jacob: Aye.

Respectfully submitted,

Louise Mizgerd
Staff Analyst