

**Town of Needham
Board of Selectmen
Minutes for September 25, 2018
Needham Town Hall
Selectmen's Chamber**

6:45 p.m. Informal Meeting with Citizens: No activity.

7:08 p.m. Call to Order:

A meeting of the Board of Selectmen was convened by Chair Daniel P. Matthews. Those present were John A. Bulian, Maurice P. Handel, Matthew D. Borrelli, Marianne B. Cooley, Assistant Town Manager David Davison, and Recording Secretary Mary Hunt.

7:08 p.m. Recognize Jeff Friedman & The Needham Farmers Market:

Mr. Bulian read a Certificate of Appreciation awarded to Jeff Friedman.

Motion by Mr. Bulian that the Board of Selectmen award and sign a Certificate of Appreciation from the Board to Jeff Friedman recognizing ten years of tireless pursuit and dedication in creating the Needham Farmers Market. From its first market day held on the First Parish Church Common to its present locale in front of Town Hall, the NFM has become a vibrant gathering place for the community while offering fresh and local products, live music and artists each week. Congratulations!

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

Mr. Friedman introduced the Needham Farmers Market Board of Directors, saying their teamwork and tireless effort have made the farmers market possible. He said the NFM appreciates the support of the Board of Selectmen.

7:12 p.m. Appointments and Consent Agenda:

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

APPOINTMENTS: No Appointments were made at this meeting.

CONSENT AGENDA

- 1. Approve the Notice of Experimental Traffic Regulation in accordance with the Needham Traffic Rules and Regulations Section 3-6 for A Street, Food Vendor Parking Only, East sideline of A Street 80 foot section across from 40 A Street- Tuesday – Friday from 9:00 a.m. to 3:00 p.m.; and for 4th Avenue Food Vendor Parking Only, West sideline of 4th Avenue 50 foot section in front of 115-117 4th Avenue- Tuesday – Friday from 9:00 a.m. to 3:00 p.m. for the period September 25, 2018 to October 24, 2018.**

2. Approve a temporary use of the Kimball Lot by Beth Israel Deaconess Hospital for valet parking for hospital patients on a non-exclusive basis through October 17, 2018.
3. Water and Sewer Abatement Order #1261
4. Approve and sign updated Selectmen Policy BOS-PRO-004 Procedure for Designer Selection by Town Agencies. Policy has been updated to reflect the changes which raise the threshold amounts in the designer selection law, which were part of Chapter 113 of the Acts of 2018, An Act Providing for Capital Facility Repairs and Improvements for the Commonwealth that was signed by Governor Baker on June 15 2018.
5. In accordance with Section 20B of the Town Charter, and upon the recommendation of the Town Manager and the Personnel Board, adopt a classification and compensation plan for fiscal year 2019 (corrected K Schedule).
6. Approve and sign an updated 2018 Common Victualler license for The Rice Barn, who has started serving lunch on Saturdays and Sundays.
7. Approve a Special One Day Wines and Malt Beverages License for Susan Shaver, of the Needham Community Farm to host its Needham Community Farm Annual Harvest Celebration & Auction event on Sunday, October 14, 2018 from 6:00 p.m. to 9:00 p.m. The event will be held in Powers Hall, 1471 Highland Avenue, Needham.
8. Sign the Warrant for the State Election to be held on Tuesday, November 6, 2018.
9. Grant permission for the following residents to hold block parties:

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Kim Stone (Ratify)	45 Greendale Avenue	Park Ave & Greendale Ave.	9/22/18	9/23/18	3pm-6pm
Alyssa Kence (Ratify)	59 Coolidge Avenue	Coolidge Ave.	9/22/18	9/23/18	4pm-9pm
Amy Hurley (Ratify)	154 South St.	Needhamdale	9/23/18	9/30/18	3:30pm- 8pm
Richard Myers	78 Warren St.	Warren St. between May St. & Great Plain	9/29/18	9/30/18	3:30pm-8:30pm
Sharon Ellis	192 Maple St.	Maple St. Cul-de-sac	10/6/18	N/A	3pm-9pm
Elizabeth Berkman	113 Melrose Ave.	Hatfield Park Melrose Ave/ Ellicott St.	10/13/18	10/14/18	3pm-6pm
Kevin Keane	88 Lexington Ave.	Burnside Rd. btwn Lexington & Concord	10/20/18	N/A	6pm-9pm

Nicole Maffeo 111 Hawthorn Hawthorn Ave. 10/20/18N/A 4pm-8pm
Avenue

Kelly Allen 103 Sylvan Rd. Sylvan/Harding 10/28/18N/A 2pm-6pm

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

7:15 p.m.

Needham 2025 Project Update:

Ms. Cooley updated the Board on the progress of the Needham 2025 Working Group and proposed warrant article for the October 10, 2018 Special Town Meeting.

She said over the summer she and Mr. Bulian met with members of the Planning Board, Finance Committee, and School Committee, explaining the goal of the project is to gain a better understanding of commercial and residential growth on the Town's infrastructure, including but not limited to traffic, transportation, water, sewer, drains, roads and bridges, and school facilities; and to identify options for managing that impact. She commented the main question is "what will the population of Needham be in 5 years?" Ms. Cooley referenced questions contained in 'Needham 2025, Proposed Scope of Work' noting a request for \$75,000 will help a consultant fill in gaps of various smaller studies already completed. Ms. Cooley noted questions regarding the school population, saying the schools have set aside money for a demographer to complete an enrollment study. She said information will be brought to Town Meeting.

Mr. Handel said Needham population is now over 32,000 people, noting the growth is real.

Mr. Matthews said many questions remain, and planning ahead will make a big difference. He said he is hopeful a request can be made to Town Meeting for the appropriation.

7:20 p.m.

Stormwater By-Law Update:

Mr. Borrelli updated the Board on proposed revisions to the Stormwater By-Law since the Board's public hearing on September 11, 2018.

He said the purpose of the By-law is state and federal compliance, as well as controlling stormwater runoff to prevent pollution of Needham's wetlands. He gave a brief background of the By-Law and the draft Regulations that will go to Town Meeting, noting a public hearing on the associated Stormwater Regulations will be held after Special Town Meeting. Discussion ensued on standard systems, additions to residential properties, poor soil conditions leading to connection to the Towns' drain system, illicit connections of water into the sewer system, and the effective date.

Ms. Cooley clarified the By-law is what will be presented at the Special Town Meeting. She said the Regulations detail the cost involved, with some work is still needed which can be handled going forward.

Mr. Matthews thanked Mr. Borrelli for his work.

7:28 p.m.

Assistant Town Manager:

Dave Davison, Assistant Town Manager appeared before the Board with three items to discuss:

1. Sewer Rate Relief

Mr. Davison reminded the Board that at the January 23, 2018 meeting, the Board approved the application to apply for sewer rate relief from the Commonwealth of Massachusetts. The rate relief is offered to communities that have made sewer infrastructure improvements financed by debt. He explained the State has distributed \$1,342 to the Town of Needham for this purpose, and recommends a flat per account credit. The credit would be applied on the first bill that each account receives during the second quarter FY2019.

Mr. Davison said the Commonwealth has also opened the application period for FY2019 sewer rate relief requests. Every year that the program has been offered, the Town has filed an application. The application requires the Town Manager and Board of Selectmen signatures in order to submit.

Motion by Mr. Handel that the Board of Selectmen vote to (1) approve a one-time flat sewer rate credit of \$0.10 per account billed during the second quarter of FY2019 to reflect the State sewer rate relief money received from the Commonwealth and (2) that the Board support and sign the sewer rate relief application to be filed with the Commonwealth and that the Board approves applying the proceeds of the grant, if any, as a credit against the sewer bill.

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

Mr. Matthews recognized students from Catholic Memorial High School attending the Board's meeting as required for their AP Government class. Discussion continued on the role of the Board of Selectmen, construction projects, and current issues in the Needham. Photographs were taken earlier in the meeting.

2. Public Safety Project Financing Update

Mr. Davison updated the Board on the current estimate of probable cost for the Public Safety Project. It was noted the project consists of the reconstruction of the Police Station, Fire Station #1, and Fire Station #2, as well as temporary quarters for both Police and Fire and replacement of the Town's public safety communications network.

Mr. Davison reviewed a draft of "Needham Combined Public Safety Projects" dated September 18, 2018, which he said is on the Town's website. He stated the

most recent cost estimate of the project is \$69,995,000. He commented the figure is the lowest number the PPBC could reasonably go forward with to Town Meeting, Board of Selectmen, Finance Committee, and citizens to deliver the project on time and without having to return seeking additional funds.

Discussion ensued on tax implications to both residential and commercial properties and the cost of servicing the debt. Mr. Davison stated the average cost for the taxpayer is \$436/year. However, Mr. Davison noted the shift to the commercial sector, as has occurred over the last 5 years, means the bill to the taxpayer is 11% less than if there were no shift or \$388/year.

Discussion ensued on interest rates and cost of the project.

3. Positions on Warrant Articles

Mr. Davison reiterated Special Town Meeting will take place on Wednesday, October 10, 2018. He stated the Board is unable to take positions tonight on Article 1, Article 2, Article 3, Article 5, Article 6, and Article 7 as the Town is waiting for a decision from the Unions on whether to accept the Town's offer on Collective Bargaining Agreements.

The Board reviewed and took positions on articles contained in the Special Town Meeting Warrant.

Motion by Mr. Bulian that the Board vote to support Article 4 - Amend Operating Budget in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 8 - Appropriate for Consulting Assistance N2025 in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 9 - Amend Zoning By-Law - Wireless Communications Facilities in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 10 - Appropriate for Public Safety Buildings Construction in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 11 - Appropriate for Emery Grover Feasibility Study in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 12 - Appropriate for Mitchell School Modular Classrooms in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 13 - Rescind Debt Authorization in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 14 - Accept Grant of Access Easement/700 Greendale Avenue in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 15 - Amend General By-Law - Stormwater By-Law in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 16 - Amend General By-Law/Non-Criminal Disposition in the Special Town Meeting Warrant.

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

8:02 p.m. Board Discussion:

1. Committee Reports

No Committee Reports were made at this meeting.

Mr. Matthews announced the Farmers Market and Harvest Fair will be held Sunday, September 30, 2018 from 12 noon to 4 p.m. He commented tours of the Police Department and Station #1 at Chestnut and School Streets will be given from 11 a.m. to 1 p.m. He encouraged Town Meeting Members and voters to look at the facilities and see why the Town is making the recommendation for the capital project. He said additional tours will be given on Thursday, October 4, 2018 and Saturday, October 27, 2018. Mr. Matthews said tours of Fire Station #2 in Needham Heights will take place on Saturday, October 13, 2018 from 10 a.m. - 11 a.m. and Thursday, October 18, 2018 in the evening. He noted all tour hours will be posted to the Town's website.

8:03 p.m. Executive Session: Exception 3 - Potential Litigation

Mr. Matthews stated Town Counsel advised the matter for consideration under Executive Session 3 is not ready for discussion. He announced Executive Session will not be held.

8:04 p.m. Adjourn:

Motion by Mr. Borrelli that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of Tuesday, September 25, 2018.

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