

**Town of Needham
Board of Selectmen
Minutes for December 4, 2018
Needham Town Hall
Selectmen's Chamber**

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

7:00 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, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

7:00 p.m. Public Hearing: GOL - Eversource Energy - Bradford Street
Maureen Carroll, Eversource Representative appeared before the Board requesting permission to install approximately 12 feet of conduit in Bradford Street. This work is necessary to provide new underground electric service at 13 Bradford Street, Needham.

Ms. Fitzpatrick indicated all paperwork is in order.

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

Motion by Mr. Handel that the Board of Selectmen approve and sign a petition from Eversource Energy to install approximately 12 feet of conduit in Bradford Street. This work is necessary to provide new underground electric service at 13 Bradford Street, Needham.

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

7:01 p.m. Appointments and Consent Agenda:
Motion by Mr. Handel that the Board of Selectmen vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS: No Appointments were made at this meeting.

CONSENT AGENDA

Approve for calendar year 2019 requests for license renewals of Restaurant – All Alcoholic Licenses for each of the following establishments (subject to receipt of required completed paperwork):

- Cerritos, Inc. d/b/a Acapulco's Mexican Family Restaurant
- 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
2. Approve for calendar year 2019 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 2019 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 2019 requests for license renewals of Package Stores Wine and Malt Beverages for the following establishment:
- Volante Farms
5. Approve for calendar year 2019 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 2019 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 2019 requests for license renewals of Common Victualler Licenses for the following establishments (subject to receipt of required completed paperwork):
- Cerritos, Inc. d/b/a Acapulco’s Mexican Family Restaurant
 - Acorns Bakery & Café, Inc.
 - 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**
- **North Hill Needham, Inc. d/b/a Central Avenue 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**
- **New Hong Kong IV, Inc. 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**
- **Needham Food and Beverage LLC d/b/a The Heights**
- **Henry Hospitality Inc. d/b/a The James**
- **Three Sons, Inc. d/b/a Kosta's Pizza & Seafood**
- **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**
- **LVP RI Needham Holding Corp. 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**
- **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
- The Simpson Corp. d/b/a Cutler Lake Cafe

8. Approve for calendar year 2019 requests for various license renewals as detailed below for the following establishments (subject to receipt of required completed paperwork):

- LVP RI Needham Holding Corp. 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
- Sol Soul Family Foods 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
- LVP RI Needham Holding Corp. d/b/a Residence Inn- Weekday Entertainment

9. Approve for calendar year 2019 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. Water & Sewer Abatement Order #1265**
- 11. Approve the flyer for insertion with the Property Tax bill.**
- 12. Approve a Special One Day All Alcoholic Beverages license request from Artie Crocker of New Year's Needham to hold its New Year's Needham Countdown party on December 31, 2018 from 9:15 p.m. to 12:15 a.m. (January 1, 2019) in Powers Hall at Needham Town Hall.**
- 13. Approve and authorize the Chair to sign the employment agreement between the Town and Chief of Police John Schlittler.**

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

7:02 p.m.

Public Hearing: Tax Classification

Chip Davis, Director of Assessing and members of the Board of Assessors including Paul Dawson, Chair and Tom Colarusso, Secretary appeared before the Board regarding the allocation of the FY2019 tax levy among the various classes of property in Town.

Mr. Matthews gave a brief history of the more than 20 year history of how the Town assigns the tax levy between residential and commercial properties.

Mr. Dawson read prepared remarks from the "Classification Hearing Report FY2019," saying for the most part the FY2019 residential values have remained stable year over year with the exception, of course, of the properties that have seen increases in value due to heavy building permit activity throughout Town. On the residential side of the ledger there were just shy of 1,200 permits pulled. These include 150 New Construction permits with an average permit amount of over \$700,000. 300+ additional permits were pulled, of which 120 carried amounts between \$100,000 and \$700,000. There were also nearly 700 permits for all forms of Remodeling. Also adding, in large part, to the New Growth numbers were the push to completion of well over 500 rental units on projects on Greendale Avenue and in Needham Crossing. Mr. Dawson continued, a match to this \$80 million in multi-dwelling residential growth on the Real Estate side may not be seen again for a while, but there is more growth on the horizon on the far side of Route 128. Foremost, on the commercial property front are two B Street projects that will bring a new hotel to Town as well as the consolidation, under one roof, of several NBC TV affiliates into a single headquarters building. There was growth in the commercial sector for FY19 as well, highlighted by the completion of Needham's third hotel and a number of major rehab projects where space has been upgraded and is attracting tenants willing to pay higher rents as they flow west, looking to avoid the booming commercial market rents in Boston and take advantage of Needham's transportation opportunities. Mr. Dawson said Business personal property, while not continuing its mind boggling upsurge of the last few years, as newly created office space at Trip Advisor and Shark Ninja upgraded everything from tables to high tech, still produced over \$26 million in new growth. He said last year in this report it was mentioned that Needham, along with 39 other Commonwealth municipalities, will be switching the Computer Assisted Mass

Appraisal (CAMA) systems from a system, administered by the Massachusetts Department of Revenue and developed in 1986, to a Cloud solution that is a product of Tyler Technologies. As one of the three Beta towns, Needham has been deeply involved in making sure this system will be a viable solution for all towns involved in the \$2,000,000, state funded conversion to Tyler's IAS World. Mr. Dawson said as always, the office processed thousands of auto excise bills along with processing numerous applications for Excise and Real Estate abatements, multiple statutory exemption requests and multiple daily informational queries from both internal and external sources.

Discussion ensued on the split tax rate, new growth, and computation of FY2019 Tax Rate using the 175% Classification, with Mr. Davis stating the Estimated Residential Factor is 0.887936, producing a residential tax rate of \$12.39 and a commercial tax rate of \$24.42 for FY2019.

Mr. Matthews invited public comment.

Maria Iriti, 331 Rosemary Street suggested copies of the Tax Classification report be made available for residents in attendance to follow discussion at future tax classification public hearings. Mr. Matthews agreed the suggestion is a good one.

Motion by Mr. Handel that the Board of Selectmen establish a residential factor of 88.7936 for the purposes of setting the Fiscal Year 2019 tax rates. Second: Mr. Bulian. Unanimously approved 5-0.

The Board signed the appropriate tax classification documents and thanked Mr. Davis and the Board of Assessors for their work.

7:28 p.m.

Town Manager:

1. Preliminary FY2020 - FY2024 Capital Improvement Plan

Ms. Fitzpatrick and Dave Davison, Assistant Town Manager/Finance appeared before the Board to discuss the preliminary FY2020-FY2024 Capital Improvement Plan. Ms. Fitzpatrick commented this is the first time in quite a while there is no recommendation for levy supported debt. However, she said there are projects that will "have a call" on that debt including the Emery Grover and DPW Complex, but more information is needed before including them on the Capital Improvement Plan. Discussion continued on the five year plan, with Ms. Fitzpatrick stating a vote on the final plan is scheduled for December 18, 2018.

Mr. Matthews said to the Board that if they have any questions before the final vote to please let him know.

7:30 p.m.

Board Discussion:

1. Committee Reports

No Committee Reports were heard.

7:32 p.m.

Adjourn:

Executive Session: Exception 3 - Potential Litigation and Exception 6 - Purchase, Exchange, Lease or Value of Real Property

Motion by Mr. Handel that the Board of Selectmen vote to enter into Executive Session.

Exception 3 - To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

Exception 6 - To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

Not to return to open session prior to adjournment.

Second: Mr. Bulian. Mr. Matthews polled the Board. Unanimously approved 5-0.

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=>

Note: The meeting adjourned at 8:55 p.m.