

**Town Of Needham Board of Selectman  
Minutes for October 14, 2008  
Needham Library**

6:45 p.m. Informal Session:

A representative of Ferns & Fins of Needham appeared before the Board to express the group's interest in working with the Board to foster the use and preservation of open space within town. There are over 80 families actively involved in the organization.

7:00 p.m. Call To Order:

A meeting of the Board of Selectmen was convened by Chairman James Healy at 7:00 p.m. Those present were: John Bulian, Daniel P. Matthews, Gerald Wasserman, James Healy, Denise Garlick, Town Manager Kate Fitzpatrick and Recording Secretary Greg Cooper.

7:00 p.m. Proclamation - Anderson Wise:

Mr. Healy read a proclamation recognizing the efforts of Anderson Wise who recently competed in the 2008 Paralympic Games.

**Motion by Mr. Bulian that the Board of Selectmen approve and sign a proclamation recognizing Anderson Wise.**

**Second: Mr. Matthews. Unanimously approved 5-0.**

7:05 p.m. Appointments and Consent Agenda:

**Motion by Mr. Matthews that the Board of Selectmen vote to approve the Appointments and Consent Agenda as presented.**

**APPOINTMENTS**

**Senior Center Exploratory Committee -  
Matthew Borrelli, Marianne Cooley, Larry Cummings, Carol deLemos, Denise Garlick, Jim Healy, Jay Kaplan, Melinda Lombardo, Lianne Relich, Colleen Schaller, Mary Elizabeth Weadock**

**CONSENT AGENDA \*=Backup attached**

- 1.\* Approve and sign State Primary Election Warrant.**
- 2.\* Approve One Day Special License by Martin Conley for The Friends of Andy Wise, for "A**

Celebration of Andy Wise" event to be held at the Knights of Columbus, 1211 Highland Avenue, October 24, 2008 from 7:30 p.m. until 11:00 p.m.

3. Accept the following items received as donations at the Needham Free Public Library for the period September 10, 2008 through October 7, 2008:
  - The following people made donations to the library in memory of Dr. Thomas H. Weller:
    - o The Van Broekhoven Family (\$100.00)
    - o Department of Medicine BID Medical Center and Harvard Medical Faculty Physicians (\$100.00)
    - o Alice N. Robbins (\$200.00)
    - o Martin G. Ostro, M.D. (\$25.00)
  - Richard W. Bonney gave the library a copy of the *Harvard Alumni Directory, 1965* (\$15.00)
  - The Needham High School Anime club gave the library a three-DVD set of *FullMetal Panic? Fumoffu* (\$50.00)
  - Library program performer Mr. Kim Webster gave the library three of his music CDs (\$45.00)
  - Needham author Athanasia Papademetriou gave the library a copy of her book, *Presbytera: The Life, Mission, and Service of the Priest's Wife* (\$19.95)
  - The Friends of the Needham Public Library donated a copy of Friends' program speaker Samuel L. Blumenfeld's book *The Marlowe-Shakespeare Connection: A new Study of the Authorship Question* (\$45.00)
  - An anonymous donor gave the library a copy of the *Rosetta Stone, Level 1, German* language program. (\$175.00)
  - Needham author John A. Ullian donated copies of his books:
    - o *In Debt? Help is on the Way* (\$20.00)
    - o *Divorce: A Hand-holding consumer's guide to the Divorce Process* (\$20.00)
    - o *Legal Issues of Public School Administrators in Massachusetts* (\$50.00)
  - The Massachusetts Down Syndrome Congress gave the library a copy of the book, *Teaching Children with Down Syndrome about*

*Their Bodies, Boundaries, and Sexuality: A Guide for Parents and Professionals* by Terri Couwenhoven

- 4.\* Approve One Day Special All Alcoholic License by Scott Milliken for the Village Club Building Association Inc., for "The Sopranos Last Supper" event to be held at The Village Club, 183 Morton Street, on November 8, 2008 from 6:00 p.m. until Midnight.
- 5.\* Approve minutes of June 9, 2008 and September 15, 2008 and September 23, 2008.
6. Accept donation of one thousand coloring books, "Fun is Playing Safe", to the Needham Police Department by the Needham Rotary Club. Estimated value of the books is \$400-\$500.
- 7.\* Grant permission for the Park & Recreation Department to hold its annual Spooky Walk on Saturday, October 18, 2008. Use of Town Common for ½ hour at 11:00 a.m. is requested so that all of the children can assemble in one area before embarking on their "trick or treat" walk to local stores. The rain date for this event is Sat. Oct. 25, 2008.
- 8.\* Water and Sewer Abatement #1077
9. Grant permission for the following residents to hold block parties:

Name	Address	Location	Date	Rain Date	Time
• Valerie St. Peters	15 Fairfield Street	Fairfield Street	10/31		4:30pm-7:00pm
• Mary Hunt(ratification)	40 Avalon Road	Avalon Road & Bonwood Road	9/28/08	N/A	1:00pm-6:00pm
• Heinz Brinkhouse(ratification)	10 Lancaster Road	Lancaster Road	10/2/08	N/A	6:00pm-9:00pm

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

7:05 p.m. Approve Purchase and Sale Agreement - Habitat for Humanity:

Ms. Fitzpatrick and David Tobin, Town Counsel, requested the Board approve a purchase and sale agreement for a parcel at 1 Bancroft, Needham to Habitat for Humanity. Ms. Fitzpatrick stated that a Deed Rider ensures that the property will be used for affordable housing in perpetuity. The Board stated that the agreement was complicated but resulted in a potential model for other communities. Mr. Healy stated that much of the discussion on the issue was done in

Executive Session and it was not the intent of the Board to slow the process but rather to ensure a quality agreement.

**Motion by Mr. Wasserman that the Board of Selectmen vote to enter into a Purchase and Sale Agreement with Habitat for Humanity of Greater Boston, Inc. for the parcel of land known and numbered as 1 Bancroft Street, Needham.**

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

7:10 p.m. Town Hall Options:

Ms. Fitzpatrick stated that the Board wanted to hold another public information session on the Town Hall Project and asked Wendall Kalsow, project architect, to provide a summary of the work to date. Mr. Kalsow reviewed the various options that were considered. He stated that, initially, his office met with the Town Manager and Department heads to identify needs. Several options were developed that focused on maintaining the historical elements of the building while meeting the needs to the Town administration. Mr. Kalsow stated that a Town Hall Renovation Summit was held that gathered input from many stakeholders. The result of all of this effort is a proposal to renovate Town Hall, which would include restoration of the auditorium and an addition off the rear of the building. Mr. Kalsow stated that the new design provides the necessary office and meeting space to satisfy the administrative needs of the Town going forward and preserves the important historical elements of the building. He went through a floor by floor review of where various Town services would be located in the renovated building. Mr. Healy sought comment from the public on the proposed project.

Paula Canavan asked where the cars that occupied the 13 parking spaces that will be lost would go. Ms. Fitzpatrick stated that half will be able to stay on site and the other half will need to park in permit parking lots.

David Sexton stated that the proposal assumes co-location of some departments and asked which ones. Ms. Fitzpatrick stated that the Park and

Recreation Department and Planning Department would be relocated to the new PSAB building. She stated that the design is flexible and can be modified over time to suit needs.

James Powers suggested that teleconference be used to lessen the need for face-to-face meetings. Ms. Fitzpatrick envisions this happening but there will always be a need for meeting space because of the voluntary nature of the Town government.

Mr. Sexton asked if future staffing projections were considered and whether the building will accommodate these projections. Ms. Fitzpatrick stated that this was done.

Mr. Bulian asked how long the downtown will be affected by the construction. Steve Popper, Director of Construction and Renovation, stated that the project would take 18 months and the work would be confined to the site. Staging of materials would take place in the rear of the building and on Garrity Way.

Mr. Matthews stated that the newest design will meet the Town's administrative needs for some time. He stated that over \$1,000,000 in design funds is being requested at the October 27, 2008 Special Town Meeting with construction funding of over \$17 million to be sought in May, 2009. The Board wants to make sure there is strong support for the project.

Mr. Wasserman stated that the new design was not recommended solely as a result of lobbying by certain groups but rather because it is the best design that will serve the town for many years to come.

Ms. Garlick stated that the Town is trying to be prudent with taxpayer money by investing in a building that serves both present and future needs.

Meredith Page stated that she likes the design.

Mr. Healy stated that the Board held many public meetings and listened to all interested parties in considering the project. He stated that the Board will be going to the Finance Committee and Community Preservation Committee with the new design. Mr. Healy stated that the additional \$2.7 million in estimated costs for constructing the Alternative #4 is a good investment and resulted in minor impacts to future capital projects within Town. He stated that no override will be necessary to fund the project. He reiterated the need for support for the project at the upcoming Special Town Meeting on October 27, 2008.

7:50 p.m. Mr. Healy called for a short recess.

8:05 p.m. Public Information Session - Public Services Administration Building:

Ms. Fitzpatrick stated that the Public Services Administration Building will be the first non-school building to be built in the Town in a long time. Mr. Healy stated that the \$5.27 million in funding for the construction of the building will be sought at the October 27, 2008 Special Town Meeting. Mark Meche and Dana Weeder from Winter Street Architects were asked to provide an overview of the design. Mr. Meche stated that the 22,000 square feet, two story building will have a flexible floor plan. Mr. Weeder showed a few design drawings and highlighted some of the materials to be used in the buildings construction. Mr. Healy opened the public discussion.

Robert Larsen asked if there was any thought to putting solar panels on the roof. Mr. Meche stated that it was outside the budget but is a real potential in the future once the technology evolves.

Phil Robey asked if there was any discussion of a third floor. Mr. Popper stated that the building lot size and parking requirements would have made it difficult, and visually, it would have negatively impacted a key entrance way to Town.

Susan Abbott asked where the groundwater goes. Mr. Meche stated that a system will be in place to keep all the water on site and returned through direct infiltration.

James Powers asked if the Town could consider working with the MBTA to consider extending public transportation to the site.

Meredith Page stated that she did not think the two-tone coloring of the building was attractive. Phil Roby agreed with the comment.

Mark Gluesing expressed support for the design and color. He asked why several parcels were not combined to enable a larger building. Mr. Meche stated that zoning constraints prohibit two buildings to one parcel so the area would have had to be completely rezoned.

Elizabeth Handler asked if there would be any sidewalk improvements. Ms. Fitzpatrick stated that there are no plans to add a sidewalk on South Street but the North side of Dedham Avenue would be raised slightly.

Kate Robey asked if there would be sufficient visitor parking. Mr. Weir stated that there would be 73 parking spots. Ms. Robey asked if an archway could be incorporated into the entrance similar to the water building. Mr. Meche stated that this would not be consistent with the more modern design. Mr. Bulian asked if the 73 parking spots would be sufficient during the transition. Ms. Fitzpatrick stated that some employees would park in the DeFazio lot.

Ms. Abbott asked if a green roof could be placed on the building. Mr. Meche stated that it was looked at but did not meet the cost/benefit analysis. He stated that they are currently looking at a geo-thermal system to heat and cool the building.

Mr. Wasserman asked if the shape of the building was by design of site constraints. Mr. Weeder

stated that the design was a result of both of those issues. The building materials (metal) are significantly cheaper than traditional brick. Mr. Wasserman asked if there was any way to expand the building in the future. Mr. Popper stated that it was looked at but was cost prohibitive and there was a significant parking constraint.

Mr. Healy asked if the Town is short cutting something due to cost constraints. John Connelly, PPBC, stated that all necessities are being met. Mr. Healy reiterated the importance of this project moving forward because of its relationship to the Town Hall renovation. He expressed his support for the project and urged others to support at the upcoming Special Town Meeting.

Debbie Schmill asked about the possible use of solar and the energy efficiency of the building. She also asked if there would be showers in the building. Mr. Meche stated that the building uses passive solar. Mr. Popper stated that there are showers in the existing DPW building.

9:00 p.m. Mr. Healy closed the discussion and called for a short break.

9:05 p.m. Town Manager, Kate Fitzpatrick, appeared before the Board with four items for the Board's consideration:

1. Newman School Feasibility Project Update:  
Ms. Fitzpatrick stated that the School Committee is considering withdrawing the placeholder Article in the Special Town Meeting Warrant. She stated that the School Committee is looking at options to bring a design appropriation in May. Mr. Connelly stated that the PPBC is working with a consultant to identify suitable HVAC systems. Mr. Healy asked if the building was currently in good working condition. Mr. Connelly stated that the temporary system is working fine. Mr. Healy asked how long the Town could wait before modernizing the system. Mr. Connelly offered a timeline of how long it would

take to complete an installation of a new system but did not comment on when the installation should take place. He stated that the PPBC should have an estimate of design costs in early November. Mr. Healy stated that the School Committee needs to come up with options for how to house students during the construction phase of this project. He said the cost of relocation could be significant and suggested that the High Rock School should be considered. Ms. Garlick stated that the health and safety of the students is the overriding issue and a contingency relocation plan should be developed as soon as possible.

2. Chestnut Street Rehabilitation:  
Ms. Fitzpatrick provided the Board with an update on the Chestnut Street rehabilitation project. She stated that drainage and utility work would be done this fall and sidewalk construction will happen in spring. She stated that signals will be installed at High Rock Street and South Street. Ms. Fitzpatrick stated that there is also a strong interest in improving the street scaping coming in the business district.
3. Acceptance of Restrictive Covenants:  
Ms. Fitzpatrick stated that the Planning Board has requested that the Board accept and execute a Grant of Restrictive Covenant and a Declaration of Restrictive Covenant for the 342 Cartwright Road Subdivision Plan.  
**Motion by Mr. Wasserman that the Board of Selectmen, at the request of the Planning Board, vote to accept and authorize the Chairman to sign on behalf of the Board the Declaration of Restrictive Covenant and Grant of Restrictive Covenant by Paul V. Ferreira and Holly S. Ferreira to the Town of Needham.**  
**Second: Mr. Bulian. Unanimously approved 5-0.**
4. Position on Warrant Articles:  
The Board considered taking positions on the Articles on the October 27, 2008 Special Town Meeting Warrant.

Article 1 - Zoning District/Town Hall

**Motion by Mr. Wasserman that the Board of Selectmen vote to support Article 1 - Zoning District/Town Hall in the October 27, 2008 Special Town Meeting Warrant.**

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

Article 2 - Zoning Height/Town Hall

**Motion by Mr. Wasserman that the Board of Selectmen vote to support Article 2 - Zoning Height/Town Hall in the October 27, 2008 Special Town Meeting Warrant.**

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

Article 3 - AFSCME Agreement

The Board held taking a position on this article.

Article 4 - Line Item Transfers

**Motion by Mr. Bulian that the Board of Selectmen vote to support Article 4 - Line Item Transfers in the October 27, 2008 Special Town Meeting Warrant.**

**Second: Mr. Wasserman. Unanimously approved 5-0.**

Article 5 - Public Services Building

**Motion by Mr. Wasserman that the Board of Selectmen vote to support Article 5 - Public Services Building, as amended to include the sum of \$5,725,000, in the October 27, 2008 Special Town Meeting Warrant.**

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

Article 6 - Town Hall Approval in Principle

**Motion by Mr. Wasserman that the Board of Selectmen vote to support Article 6 - Town Hall Approval in Principle in the October 27, 2008 Special Town Meeting Warrant.**

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

Article 7 - Newman Design

The Board held taking a position on this Article.

Article 8 - Capital Improvement Fund

**Motion by Mr. Wasserman that the Board of Selectmen vote to support Article 8 - Capital**

**Improvement Fund in the October 27, 2008 Special  
Town Meeting Warrant.**

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

9:30 p.m. Board Discussion:

1. Mr. Wasserman stated that he will be bringing a proposal on senior tax relief to the Board in early November. He suggested that Board members contact him with questions.
2. Town Meeting Study Committee:  
Mr. Matthews reported to the Board on the direction and potential recommendations of the Town Meeting Study Committee. He reviewed some of the findings from a survey of Town Meeting Members. He said there is interest in improving the process including potentially the Town Meeting start time and reducing the number of presentations on uncontested issues. Mr. Matthews stated that the majority of survey respondents did not feel attendance was a problem. The Board discussed opportunities for reducing presentations and encouraging better preparation by Town Meeting Members. Mr. Matthews suggested that the Board might want to comment on the Committee's work and possibly develop a position piece to give to the Committee. The Board agreed with this approach.
3. Mr. Healy had three minor things to mention publicly.
  1. Mr. Healy expressed his opinion that Question 4, although requesting funds for operations, is really more like a capital project. It would not make sense for the Town to build a building and then not fund its operation.
  2. Mr. Healy stated that the Board still supports a new senior center although the construction schedule has been delayed a little due to the expanded Town Hall project. He stated that a sign of this is the Board's creation tonight of the Senior Center Exploratory Committee. He thanked Mr. Matthews for his efforts in finding residents to serve on the Committee. The

first meeting of the Committee will be in November.

3. Mr. Healy requested that the Board begin to think about how best the Town can utilize the Nike Site. He stated that he would like to make this a topic of discussion at a future Board meeting.

10:10p.m. Adjourn

**Motion by Mr. Bulian that the Board of Selectmen vote to adjourn the October 14, 2008 meeting.**

**Second: Mr. Wasserman. Unanimously approved 5-0.**