

**Needham Finance Committee  
Minutes of Meeting of May 3, 2021**

This emergency meeting of the Finance Committee to address issues not reasonably anticipated by Chair within 48 hours was called to order by Chair Carol Fachetti at approximately 4:45 pm in the Parking Lot at Memorial Park, near the Field House.

Present from the Finance Committee:

Carol Fachetti, Chair; Joshua Levy, Vice Chair

Members: Barry Coffman, John Connelly, James Healy, Tom Jacob, Richard Lunetta, Richard Reilly

**May Special Town Meeting Warrant Article Amendments**

Article 5 - Amend Zoning By-Law - Highway Commercial 1 Zoning District

Article 6 - Amend Zoning By-Law - Map Change to Highway Commercial 1

Ms. Fachetti stated that there are 4 motions to amend these articles from 3 different individuals. There was discussion of the proposed changes. Mr. Jacob questioned whether the changes would materially affect the financial impact. Mr. Reilly stated that they could affect prospective developers' intent. Mr. Coffman stated that more information would be needed. Mr. Connelly stated that the proposed amendment have the same failings of the original articles. He opposes the amendments based on the same reason—a lack of sufficient information to consider the financial implications. Mr. Healy stated that he believes that the Committee should take a position. He has the same view as he did before: he does not support the proposed zoning changes at the present time, even with the amendments. Mr. Jacob noted that he is not opposed to the projects as described, or to changing the zoning, but he agrees that the information provided is insufficient, in order to evaluate the implications of the proposed amendments. Mr. Reilly added that the Committee has been unable to present adequate financial information to Town Meeting to help members make a decision. Mr. Coffman expressed concern that it will be impossible to get enough information because of the projects discussed are so speculative. He stated that he thinks the adjustment to the 2015 data has provide enough information to decide whether there are financial implications, but there will need to be a detailed and thorough analysis when an actual plan is proposed. There is enough information to sense what the effects will be, though information on infrastructure is still missing. He feels that the original proposed article did address the feedback given at the time. The same issues from earlier do apply to the proposed amendments-- the Committee has no clear idea of the financial ramifications. Town Meeting can decide if it feels this is good for the Town or not. Mr. Jacob noted that he has a different view of the articles and amendments as a Town Meeting member and as Finance Committee members. Mr. Reilly stated that it is not clear whether some of the proposed changes would be considered a barrier to lower income developers, and whether they would enhance or reduce the financial benefits to the Town. Mr. Healy stated that the same could apply the stretch code proposal. Mr. Coffman stated that the proposed unlimited low income housing could have implications for infrastructure. Mr. Jacob stated that the Committee cannot give guidance to Town Meeting on these issues.

MOVED: By Mr. Connelly that the Finance Committee recommend not adopt the proposed amendment to Annual Town Meeting Warrant Article 5 submitted by Mr. Frail. Mr. Healy seconded the motion. The motion was approved by a vote of 8-0.

MOVED: By Mr. Connelly that the Finance Committee recommend not adopt the proposed amendment to Annual Town Meeting Warrant Article 5 submitted by Mr. Pollack. Mr. Healy seconded the motion. The motion was approved by a vote of 8-0.

MOVED: By Mr. Connelly that the Finance Committee recommend not adopt the proposed amendment to Annual Town Meeting Warrant Article 5 submitted by Mr. Scheideler, proposing changes to housing provisions. Mr. Healy seconded the motion. The motion was approved by a vote of 8-0.

MOVED: By Mr. Connelly that the Finance Committee recommend not adopt the proposed amendment to Annual Town Meeting Warrant Article 5 submitted by Mr. Scheideler regarding inclusive zoning. Mr. Healy seconded the motion. The motion was approved by a vote of 8-0.

### **Adjournment**

MOVED: By Mr. Connelly that the Finance Committee meeting be adjourned to attend the Annual Town Meeting. The motion was approved by a vote of 8-0 at approximately 4:57 p.m.

Documents: Town of Needham 2021 Annual Town Meeting Warrant; Motion to Amend Article 5 ATM (Frail) (PDF); Motion to Amend Article 5 ATM (Pollack) (PDF); Motion to Amend Article 5 (delete housing Scheideler) (PDF); Motion to Amend Article 5 (inclusive zoning Scheiderler) (PDF).

Respectfully submitted,

Louise Mizgerd  
Staff Analyst

*Approved June 18, 2021*