Town of Needham
Board of Selectmen
Minutes for August 11, 2009
Needham Town Hall

6:45 p.m. Informal Session:

7:00 p.m. Call to Order:

A meeting of the Board of Selectmen was convened by Chairman Daniel P. Matthews at 7:00 p.m. Those present were: Mr. John Bulian, Ms. Denise Garlick, Mr. Maurice Handel, Mr. Gerald Wasserman, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

Public Hearing – NSTAR

Ms. Althea Wade, NSTAR representative appeared before the Board to request the Board's approval on two petitions.

1. Public Hearing – NSTAR petition for 146 Hillcrest Road: This petition is for the installation of conduit to provide new underground electric service.

   Motion by Mr. Bulian that the Board of Selectmen approve and sign petition from NSTAR to install approximately 6 feet of conduit @ Pole 86/16 Hillcrest Road, Needham in order to provide new underground electric service @ #146 Hillcrest Road, Needham. Second: Mr. Handel. Unanimously approved 5-0.

2. Public Hearing – NSTAR petition for 500 Dedham Avenue: This petition is for the installation of conduit to provide new underground electric service.

   Motion by Mr. Bulian that the Board of Selectmen approve and sign petition from NSTAR to install approximately 11 feet of conduit @ Pole 15/56X Dedham Avenue, Needham in order to provide new underground electric service to new two story building @ #50 Dedham Avenue, Needham.
   Second: Mr. Handel. Unanimously approved 5-0.

7:05 p.m. Consent Agenda:

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

APPOINTMENTS
1. Solid Waste Disposal / Recycling Advisory Mary Kenslea 6/30/2010
2.* Appointment of Election Workers As attached list.

CONSENT AGENDA *=Backup attached
1. Accept donation of $18 from Stephanie M. Pearl to the Needham Police Department's Child Safety Seat Installation Program.
2. Accept donation of $500 from Touchdown Club of Needham, Inc. to the Needham Park Trustees Revolving Account.
3. Accept the following donations to the Needham Free Public Library during the period of July 9, 2009 through August 5, 2009: The Needham Coalition for Suicide Prevention gave the library eleven books ($149.74) on grieving, death, and suicide prevention; Marion Markovitch gave the library a copy of Mabel H. Cabot's *Vanished Kingdoms: A Woman Explorer in Tibet, China & Mongolia, 1921-1925* ($29.99); Mark and Deborah Pasculano donated $1,000.00 to the library for the purchase of new books; Anchorage Press sent the library two copies of *The Great, Great, Great Chicken War* by David de la Garza($31.90); Mike Borgos gave the library a copy of his book, *Void Where Prohibited: A Story of Love and Murder* ($18.95); John F. Dewey donated the following music CDs:*Les Paul and His Trio* ($7.50),*Classical Jazz: Jazz Greats* ($15.00), *Classical Jazz: Jazz Masters* ($15.00); Former Needham Resident Sharon Slaton Howell sent the library of copy of her newest book, *Precious: Collected Poems* ($10.00)
4.* Water & Sewer Abatement, Order #1092
5.* In accordance with M.G.L. c. 268A, and upon the certification by the Town Manager that all conditions have been met, approve a Section 20(b) exemption for Louise Ettedgui Miller, Finance Committee Executive Secretary, to serve as Temporary Administrative Analyst in the Office of the Treasurer/Collector.
6.* Approve and sign corrective agreement (minor document discrepancy) from the Trustees of Reservations relating to a conservation restriction at 100 Wilson Lane, recorded in December 2003.
7.* Approve special banner hanging request from Paul Good, Needham Community Revitalization Trust Fund, for the one time hanging of a Beth Israel Deaconess banner in celebration of the grand opening of the new hospital wing occurring on October 3, 2009.
8. Grant permission for the following residents to hold block parties:

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Stephanie Wallace	81 Gary Rd.	81 Gary Road	9/5/09	9/6/09	4-7 pm
Dale McCarthy	72 Stevens Rd.	Stevens Road	9/13/09	9/20/09	4-6 pm
Jennifer McGrady	86 Mayflower Rd.	Mayflower Rd.	9/12/09	9/13/09	3-10 pm
Molly Kerrigan	386 Warren St.	Lower Laurel Drive	9/12/09	9/13/09	3-8 pm
Donna Trabucco	45 Coulton Park	Coulton Park	9/6/09	9/7/09	2-9 pm
Jeanie Martin	139 Plymouth Rd.	Plymouth Road	9/13/09	9/20/09	1-7 pm
Kate Deeley	61 Kenney St.	Corner of Barbara Rd. & Kenney St.	9/12/09	9/13/09	3-9 pm

7:10 p.m. Public Hearing – Change in Time of Town Meeting:
Mr. Matthews opened the public hearing to solicit comment about the Board’s proposal to call for the fall, 2009 Special Town Meeting to begin at 7:00 p.m., rather than the 7:30 p.m. start time. He noted that the goal would be to finish Town Meeting one-half hour earlier. He stated that several comments have been sent to the Board via email, some in favor and some against the time change.

Mr. Wasserman reiterated that this is a public hearing and no vote will be taken tonight.

Karen Price advocated keeping the start time at 7:30 p.m. Ms. Price suggested that the Board consider an on-line survey soliciting feedback from Town Meeting Members as to how a time change would affect them.

Paul Denver, who chaired the Town Meeting Study Committee, recommended no change in the start time and proposed to end discussions at 10:30 p.m. He also stated that the fall Special Town Meeting result is not necessarily indicative of what will happen for May’s Town Meeting. May Annual Town Meeting typically lasts four or five evenings, where the fall Special Town Meeting will last only one evening.

Steve Rosenstock said that he is in favor of keeping the start time at 7:30 p.m., primarily due to the challenges of commuting from Boston, and the need for boards and committees to meet immediately prior to Town Meeting.

Peter Pingitore said that he supports the comments of Paul Denver, and suggests that reviewing Town Meeting member demographics may prove helpful in making a final decision. He supports starting the meeting at 7:30 p.m. and ending at 10:30 p.m.

James Huge Powers said that he also agrees with the comments of Paul Denver. Mr. Powers said that he feels there is currently too much absenteeism, and making the start time earlier could further damage the Town Meeting system. Mr. Powers also stated that the meeting should end at 10:30 p.m., as people are tired and may not properly focus on Warrant Articles. He feels discussion regarding a change in start time should take place at the Special Town Meeting, with a Warrant Article at the May meeting.

Mr. Matthews thanked the members and stated the Board will take their comments under advisement to be taken up at the next Board of Selectmen meeting.

7:30 p.m. Public Hearing – Water and Sewer Rates 2010
David Davison, ATM/Finance Director, appeared before the Board of Selectmen to recommend the Board make no change to the water and sewer rates.

Motion by Mr. Bulian that the Board of Selectmen approve the rates and the block structure per the recommended schedules.
Second: Mr. Wasserman. Unanimously approved 5-0.

8:00 p.m. Beth Israel Deaconess Hospital Update
Mr. Jeff Liebman, President and CEO of the Beth Israel Deaconess Hospital, appeared before the Board of Selectmen with an update on the future vision for the hospital.

Mr. Liebman stated that the hospital expansion project is nearly complete, with 37,000 sq. ft. and 20 new beds being added. The hospital is a self-sufficient entity with its own cash flow, and the value of the hospital and grounds has risen to $65 million from $1.2 million over the last six years.

A report to analyze the current health care needs of the community is currently being conducted and is expected within 3 or 4 months. Cardiology, Orthopedics, and Women's Health are some of the growing areas. Mr. Liebman stated that more physician space close to the hospital will be required as additional staff will be recruited.

Mr. Handel suggested the impact of the hospital is not only on the residents and businesses in the town of Needham, but also on surrounding communities.

Ms. Garlick stated that she is a strong proponent of having a community hospital.

Mr. Wasserman stated that the hospital is a very important piece of Needham's economic vibrancy; however parking is an issue that must be addressed.

Mr. Matthews thanked Mr. Liebman for his hard work, especially considering that in the last 20 years many municipal hospitals in the State have closed. He reiterated that the Town of Needham is fortunate to have the hospital, and he looks forward to the continued partnership between the Town of Needham and the Beth Israel Deaconess Hospital.

8:20 p.m. Alternative Energy Analysis at RTS

Mr. Chip Laffey, Director of Facility Operations, Mr. Mario Araya, RTS Superintendent, and Ms. Carys Lustig, Administrative Analyst, appeared before the Board to discuss their proposal to erect a meteorological (MET) tower at the Needham Sanitary Landfill to record wind data over a one year period. Recording actual wind speeds for one year will provide information to assist the Town in determining whether installation of a wind turbine at the site is feasible. Copies of the Draft Engineering Plan and MTC site information were reviewed by the Board.

Mr. Handel said that he supports this type of alternative energy, but cautioned that proper zoning must be in place.

Mr. Wasserman said that he is in favor of the tower, and stated it is a great idea to do testing. He suggested that there may be other potential sites around Needham for future wind towers as well, which would provide the Town with more energy options.

Mr. Matthews asked if it is the sense of the Board that the staff pursue the installation of the MET tower. The Board agreement with this approach.

8:30 p.m. Town Manager Report:
Ms. Fitzpatrick appeared before the Board with five items for the Board's consideration:

1. Economic Impact of Highland Corridor Project
Town Manager, Kate Fitzpatrick and Joyce Moss, Economic Development Coordinator, appeared before the Board with an update on the status of the Highland Avenue turn-back project.

Ms. Fitzpatrick stated that Highland Avenue and Needham Street are currently State roadways. The Town is working with the State in order to gain jurisdiction over both roadways.

Ms. Moss discussed the land boundaries of the 215 acre site and reviewed the proposed 3 phases of the project. Ms. Moss stated that if all roadways were improved an additional 2.5 million square feet of commercial space could be added within a 10 year period. It is estimated that completion of the project could bring between 1400 and 2000 new net jobs to the area.

Mr. Handel asked if Needham is dependent on the City of Newton for this project. He stated the railroad behind Marshall's could be an issue, but is very important to the project.

Mr. Wasserman stated that new mixed use zoning and the roadways are significant to the project, as well as the Green Line train.

Ms. Fitzpatrick responded that this project can be accomplished without the City of Newton. Ms. Garlick asked about the status of the project. Ms. Fitzpatrick responded that the Kendrick Street ramp construction is estimated to commence in November 2011. In the interim, funding the Highland Avenue corridor is possible and the project can move forward before the Kendrick Street project begins.

2. Call for Special Town Meeting
Motion by Mr. Bulian that the Board of Selectmen call for a Special Town Meeting to be held on November 2, 2009 at the Newman School.
Second: Mr. Handel. Unanimously approved 5-0.

3. Needham Building Custodian and Trades Association Agreement
Ms. Fitzpatrick informed the Board that the Town and the Needham Building and Trades Association have reached agreement on a one-year contract for fiscal year 2009 with a cost of living adjustment of 2.5%. The Association has agreed that newly hired employees will be required to participate in the Town's new higher out-of-pocket health insurance program (so called "rate savers"). This Agreement will be presented to the Special Town Meeting for funding.
Motion by Mr. Bulian that the Board approve the Memorandum of Agreement between the Town and the Needham Building Custodian and Tradesman Independent Association for FY09.
Second: Mr. Handel. Unanimously approved 5-0.

4. Newman Project Update
Ms. Fitzpatrick updated the Board regarding the preliminary estimate for the rehabilitation of the Newman School playing fields. The field project is in conjunction with the school building project, however is not eligible for funding by the MSBA. Ms. Fitzpatrick stated that including the project in the debt exclusion override may be appropriate. The firm of Weston and Sampson has been hired and rehabilitation of the fields is estimated to cost approximately $1.4 million. A proposal is expected to be presented at a September 2009 Board of Selectmen meeting.

Mr. Matthews said this project is a major decision for the community with members of different Boards looking at the entire project, including the core building, optional needs, and the grounds (tennis courts, parking lots). A total cost estimate, along with a funding amount from the MSBA is necessary prior to approaching voters.

5. FY2011 -2015 Pro Forma Budget
Ms. Fitzpatrick and Mr. David Davison, Assistant Town Manager/Finance Director, provided the Board with the FY2011-2015 Pro Forma Budget. Mr. Davison reviewed the budget and provided the Board with an overview of the points made in the Pro Forma. A major impact on the budget is the amount of State aid, which decreased to $6.9 million from $9.2 million. The Board was impressed with the level of detail provided and thanked Mr. Davison for his work.

9:45 p.m. Board Discussion:

1. Quite Zone Update
Mr. Matthews summarized the status of a Quite Zone, including the possibility of students from Northeastern University performing a study. Mr. Matthews stated the students would work on behalf of the proponents of the Quite Zone, under the direction of an instructor from Northeastern.

Ms. Garlick reiterated her concerns about a Quiet Zone and stated she would not support the plan.

Mr. Handel suggested additional information is necessary before making a decision.

Mr. Wasserman said that he would prefer that the Transportation Committee oversee the project. He stated that the study should proceed, but safety is a major concern and more information is needed to make a decision.

2. Adopt Goals
The Board of Selectmen reviewed the list of goals for FY2010-2011.

Ms. Garlick commented on the Senior Center goal and asked that the Board agree to begin the construction in 2012.

Mr. Wasserman agreed, stating that a timeline was necessary for the Senior Center, as it helps people know we are working towards the goal. He also stated that the number of goals is more than can be accomplished, and suggested approving the Committed Obligations, with further discussion on Board Goals.

Mr. Matthews stated that ordinarily a shorter list is preferred, however it would be difficult to prioritize and make progress, yet feels it is a workable document that can be voted upon. The Board agreed to revisit the goals in November and periodically thereafter.

Motion by Mr. Bulian that the Board adopt the Statement of Committed Obligations and Goals FY2010-2011.
Second: Mr. Handel. Unanimously approved 5-0.

10:30 p.m. Executive Session:
Motion by Mr. Bulian that the Board vote to enter Executive Session to:

Exception 3: to discuss strategy with respect to collective bargaining or litigation, or to conduct strategy sessions in preparation for negotiations with non-union personnel; and

Exception 6: to consider the purchase, exchange, taking, lease, or value of real property if such discussion may have detrimental effect on the negotiating position of the governmental body.

Not to return to open session prior to adjournment.

Second: Mr. Handel. Mr. Matthews polled the Board: Unanimous 5-0.

(The Board adjourned the meeting at 11:10 p.m.)