

REVISED SELECT BOARD AGENDA

Regular Meeting

6:00 p.m. September 12, 2023



Needham Town Hall

Select Board Chambers & Zoom

Pursuant to Chapter 2 of the Acts of 2023, meetings of public bodies may be conducted virtually provided that adequate access is provided to the public.

To listen and view this virtual meeting on a phone, computer, laptop, or tablet, download the “Zoom Cloud Meeting” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the meeting or click the link below to join the webinar:

Link:

<https://us02web.zoom.us/j/89068374046?pwd=UzBqaWlrNWZrSWdCQkpaZkYjd1RHQT09>

Webinar ID: 890 6837 4046

Passcode: 221095

	6:00	Public Comment Period Citizens are encouraged to inform the Office of the Town Manager in advance via email (OTM@needhamma.gov), telephone (781) 455-7500 extension 204, or in person by the end of the business day prior to the meeting of their intent to participate in the public comment period. The Chair will first recognize those who have communicated in advance their desire to speak for up to three minutes. If time allows, others wishing to speak will be recognized in an order determined by the Chair for up to three minutes. The Board’s policy on public participation in meetings can be found here .
1.	6:00	Certificate of Appreciation – Mary Hunt
2.	6:05	Introduce Tatiana Swanson, Director of Human Resources Kate Fitzpatrick, Town Manager
3.	6:10	August 8th Stormwater Management Update – Department of Public Works Carys Lustig, Director of Public Works
4.	6:40	DPW Feasibility Study – Update - Michael Richard, Weston & Sampson Engineers - Hank Haff, Director Building Design & Construction - Carys Lustig, Director of Public Works - Shane Mark, Assistant Director of Public Works
5.	7:15	Needham Newton Community Way Feasibility Study Update Shane Mark, Assistant Director of Public Works

		• Carol Radisch, Senior Transportation Planner GPI • John Diaz, Vice President/Director of Innovation GPI
6.	8:00	Opt-In Specialized Energy Code • Katie King, Deputy Town Manager • Ian Finlayson, Acting Director, Energy Efficiency Division, Massachusetts Department of Energy Resources • Stephen Frail, Chair, Climate Action Plan Committee • Joe Prondak, Building Commissioner • Hank Haff, Director, Building Design & Construction
7.	8:30	Town Manager • Special Town Meeting Warrant Update • Town Manager Report
8.	8:45	Board Discussion • Select Board Goal Setting FY2024 - 2025 • Committee Reports

APPOINTMENT CALENDAR

1.	Denise Garlick	Town Financed Community Housing Oversight Committee Term Exp: 6/30/2026
2.	Nikolaos Ligris	Zoning Board of Appeals Term Exp: 6/30/2025
3.	Artie Crocker	Climate Action Plan Committee Term Exp: 6/30/2024
4.	Megan Anderson	Historical Commission Term Exp: 6/30/2025
5.	Kate Fitzpatrick	Needham Branding and Town Seal Committee Term Exp: 6/30/2024
6.	Felix Zemel (Administrative Reappointment to Correct Board Member Term Expiration Dates)	Design Review Board Term Exp: 6/30/2024
7.	Robert Dermody (Administrative Reappointment to Correct Board Member Term Expiration Dates)	Design Review Board Term Exp: 6/30/2025
8.	Joshua Levy	Housing Needham Advisory Group Term Exp: 6/30/2024
9.	Marshall Davis	Needham Branding and Town Seal Committee Term Exp: 6/30/2024
10.	Leah Wilkovich-Quarty	Single Parcel Local Historical District Study Committee Term Exp: 6/30/2026

CONSENT AGENDA *Supporting Documents Attached

1.*	Approve open session minutes of August 15, 2023.					
2.	Accept the following donations to the Needham Free Public Library: - From Barbara Kochaniak, \$400 for Polish books; - From Ellen Sullivan, \$50 for Children’s books, in memory of Theodore Daoust Riley; and, - From Liz Bercume, \$50 for Children’s books, in honor of Luke Twomey on his fourth birthday.					
3.	Accept the following donation to the Needham Health Division: \$150 from Friends of Denise Garlick for the Domestic Violence Action Committee (DVAC)					
4.	Approve a request from Jill Barber, Membership Director of YMCA, to hold the road event “Race to Kick Cancer 5K” in Needham. The event is scheduled for Sunday, November 12, 2023, at 10:00 a.m. The event and route have been approved by the following departments: Fire, Police, Park and Recreation, and Public Works.					
5.*	Approve partial road closure of Pickering Street (from Great Plain Ave to just before the entrance of the Walgreens Parking Lot) from 8:30a.m. to 4:00 p.m. during the Needham Harvest Fair on Sunday October 2, 2022.					
6.	Grant permission for the following residents to hold block parties:					
	Name	Address	Party Location	Date	Time	Rain Date
	Ratify – Robert Petitt	80 Robinwood Ave	Robinwood Ave	9/4/23	4pm-9pm	N/A
	Ratify – Neeti Mehta	55 North Hill Ave	Howe Road	9/9/23	3pm-10pm	9/10/23
	Ratify – Kate Deeley	61 Kenney Street	Kenney Street	9/9/23	3pm-11pm	9/10/23
	Dan Oneill	75 Kimball Street	Corner of Grant and Kimball Streets	9/17/23	4:30pm-6:30pm	9/22/23
	Claudette Shea	107 Grosvenor Rd	Between 92 & 107 Grosvenor Road	9/17/23	4:30pm-6:30pm	9/24/23
	Laura Raff	52 Wilshire Park	52 Wilshire Park	9/23/23	4pm-9pm	9/24/23
	Katie Philippi	33 Spring Road	67 Spring Road	9/30/23	1pm-10pm	10/1/23
	Lisa Madkins	18 Bobsled Drive	Bottom of Bobsled Drive	9/30/23	5pm-9pm	10/1/23
	Denise Arrondo	21 Prince Street	Prince Street	9/30/23	5pm-8pm	10/1/23
	Amy Hurley	130 South Street	Corner of Needhamdale Road & Green Street	10/1/23	4pm-9pm	N/A
	Rebecca Regan	60 Eaton Road	Eaton Road	10/1/23	3pm-8pm	9/30/23
	Maureen Callahan	67Bradford Street	Cleveland Road	10/15/23	1pm-4pm	N/A
	Liz Lawlor	76 Howland Street	Pleasant St/Howland St	10/21/23	4pm-6:30pm	10/22/23

NOTICE OF APPROVED ONE-DAY SPECIAL ALCOHOL LICENSES

Hosting Organization	Primary Contact	Location	Date
Temple Beth Shalom	Joelle Schatz	670 Highland Avenue	08/25/2023



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/12/2023

Agenda Item	Introduce Tatiana Swanson, Director of Human Resources
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
The Town Manager will introduce Tatiana Swanson, newly promoted Director of Human Resources.	
2.	VOTE REQUIRED BY SELECT BOARD
N/A – Introduction Only	
3.	BACK UP INFORMATION ATTACHED
a. Resume for Tatiana Swanson	

Tatiana Swanson

OBJECTIVE:

To serve the public in a leadership role through my extensive experience in finance and human resources activities, project development and management skills, strategic planning and execution abilities. To continue to contribute to the advancement of the community's goals and objectives, and advocate for the principle that people are the key to our organization's growth and success.

QUALIFICATIONS:

- Strong organizational, financial, analytical, technical, communication and interpersonal skills.
- Creative, energetic, and self-motivated problem solver.
- Consistently relied upon by executive management due to demonstrated working knowledge and expertise in strategic planning, research, and execution.
- Professional skills in budgeting, capital request preparation; and financial management.

EXPERIENCE:

7/21 – Present **Town of Needham**
Assistant Director of Human Resources

Needham, MA

- Manages the Human Resources office, its administrative and financial processes including talent recruitment and hiring, employee onboarding and orientation, management of employee and retiree benefits, processing of personnel changes and performance evaluation tracking, employee engaging, employee leave, injury-on-duty and workers compensation, data gathering, staff development and communication, and financial operations. Supervises and assigns work for the Human Resources Assistant and the Benefits Administrator.
- Manages the Town's online hiring platform. Lead its implementation, which effectively streamlined recruitment and hiring processes and reduced the recruitment timeline significantly, increased visibility in job boards, and provided enhanced candidate management flexibility for hiring managers.
- Builds and facilitates activities and programs focused on the growth, development, engagement, and retention of our staff. Supports the Town's Diversity, Equity, Including and Belonging goals through implementation of inclusive activities and initiatives, such as Affinity Groups, Mental Health webinars, lactation pod installation, Needham's Inclusion Day, succession planning, health and wellness, unconscious bias training and DEI&B Roundtable discussion facilitation.
- Provides direction and guidance to department managers in matters relating to personnel management, professional development, policy administration, investigations, case management documentation, employee retention and incentive programs, and manager coaching as needed.
- Supports the Director in the strategic planning and execution of the goals and objectives of the department.
- Maintains effective working relationships with members of the staff and community members, including those from diverse cultures or backgrounds.
- Serves as Town liaison for the Needham Commission on Disabilities (2016 – Present)
- Member of the Risk Management Committee

12/12 – 7/21 **Town of Needham**
Finance and Procurement Coordinator/Procurement Officer

Needham, MA

- Functions as purchasing agent for the Town and provided direct oversight of all procurement efforts for Town Departments. Research, creation and distribution of specifications for public bidding, maintenance of procurement calendar and timelines and evaluation committee member. Reviewed submissions and maintained communication with staff and potential bidders, for contract award. Approval of all Town

purchase orders, streamlining of purchasing services, compliance with state contract use requirements and reporting, creation and implementation of policies and procedures, compliance with all applicable State Laws, local by-laws regulations and requirements. Contract drafting and execution. Conducted internal and coordinated third-party training for Town staff; and provided overall guidance to Town staff and executive management.

- Project Management - successful spearheading and participation of projects such as Commbuys implementation, the Bay Colony Rail Trail Project, Solarize Needham, employee engagement initiative, employee succession, expense reimbursement, purchasing card initiative, online surplus auction program, energy billing consolidation, CARES and FEMA submission for a total of over \$2.7 million in reimbursed funding, among others.
- Coordinated the Town's annual budget and five-year capital improvement plan submission process for conformance with established objectives. Prepared budget for Purchasing Department.
- Managed the Town's vehicle, property and general liability insurance program for the Town and functioned as the Town's Risk Management Coordinator while leading the Risk Management Committee.

04/08-12/12 **Clean Harbors Environmental Services**

Norwell, MA

Transportation Manager

- Responsible for the strategic vendor procurement and operational and financial management of fuel and transportation services and products for Clean Harbors fleet and equipment - a yearly spend of \$78 mil/year.
- Established processes aimed at reducing overall fuel spend, increase effectiveness in procurement, streamlining of information and data management. Yielded savings of over \$1 million/yr.
- Leader and participant of multiple operational excellence teams, in partnership with the company's Executive Board.
- Assessed candidates for commercial driving positions in accordance with Department of Transportation (DOT) regulatory laws, managed qualification process, standard practices and company policies and procedures by evaluating potential company liability and driving history. Performed background and annual driving records checks.
- Single point of contact for all field education efforts to ensure compliance with purchasing parameters and reporting requirements.
- Liaison to occupational health provider and internal Health and Safety Compliance department. Managed drug testing results, record-keeping and non-compliance response and risk management plan implementation.
- Policy creation and enforcement, as well as drug & alcohol policy, program execution and monitoring.

11/06 – 04/08 **Clean Harbors Environmental Services**

Norwell, MA

Sr. Coordinator, Transportation Compliance (11/06-04/08)

Hazmat Specialist, Transportation Compliance (04/03 -04/05)

04/05 – 11/06 **EDS Safeguard Services LLC – A Medicare Integrity Program**

Hingham, MA

Fraud Investigator

EDUCATION:

UMass, Boston	B.A. In Sociology and Criminology	Boston, MA
	<i>Summa cum Laude</i>	
Regina Pacis	High School	Lima, Perú

CERTIFICATIONS:

Massachusetts Certified Public Purchasing Official (MCPPO)

Suffolk University Moakley Center/Suffolk University through Massachusetts Municipal Association (MMA)
Certificate in Local Government Leadership and Management

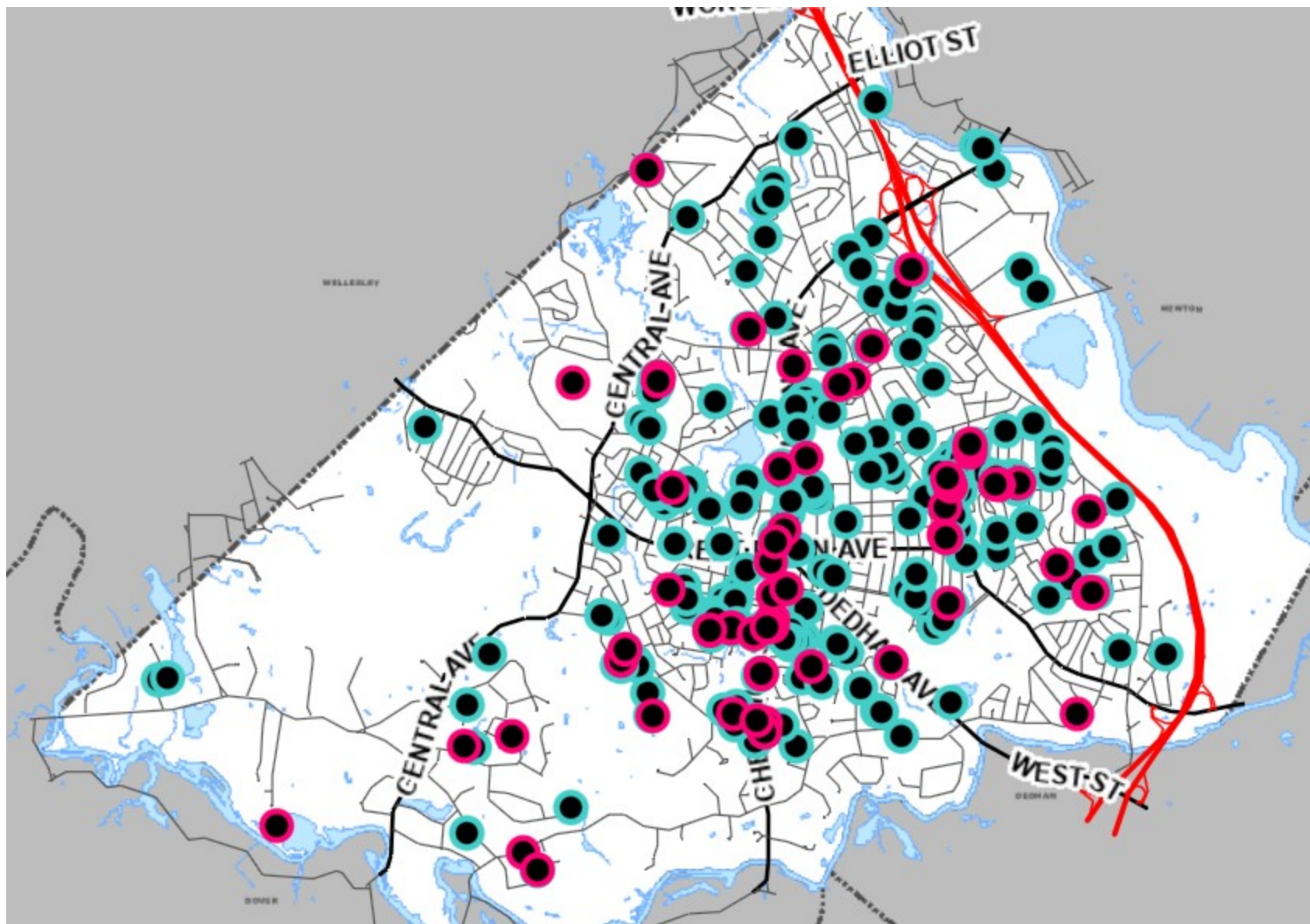


**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/12/2023

Agenda Item	August 8 th Stormwater Management Update – Department of Public Works
Presenter(s)	Carys Lustig, Director of Public Works

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
	DPW Director Carys Lustig will provide an update of work done by DPW in response to the August 8th event and include plans for moving forward on stormwater improvements and mitigation on both public and private property. DPW has worked with various sets of data to create a heatmap of impacted areas from the August 8th storm. The focus is specifically on flooding of interior property spaces. DPW has received numerous insurance claims and Freedom of Information Act requests which are time consuming for staff to investigate and thoroughly document. Provide a clarification on Stormwater Quality vs. Stormwater Capacity and the requirements and mandates of both programs, their overlap, and their difference.
2.	VOTE REQUIRED BY SELECT BOARD
	N/A – Discussion Only
3.	BACK UP INFORMATION ATTACHED
	a. Stormwater Map





**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/12/2023

Agenda Item	DPW Feasibility Study – Update
Presenter(s)	Michael Richard, Weston & Sampson Engineers Hank Haff, Director Building Design & Construction Carys Lustig, Director of Public Works Shane Mark, Assistant Director of Public Works

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
	Staff and the project consultant will provide an update on the four design options being studied for the Needham DPW Feasibility Study.
2.	VOTE REQUIRED BY SELECT BOARD
	N/A – Discussion Only
3.	BACK UP INFORMATION ATTACHED
	a. DPW Feasibility Study - Slide Deck



TOWN OF
NEEDHAM
MASSACHUSETTS

DPW Complex Feasibility Study

SEPTEMBER 12, 2023





AGENDA

01

Completed Information Previously Reviewed

02

Concepts and Phasing

03

Present Day Costs

04

Next Steps

05

Questions & Discussion



AGENDA

01

Completed Information Previously Reviewed

02

Concepts and Phasing

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Present Day Costs

04

Next Steps

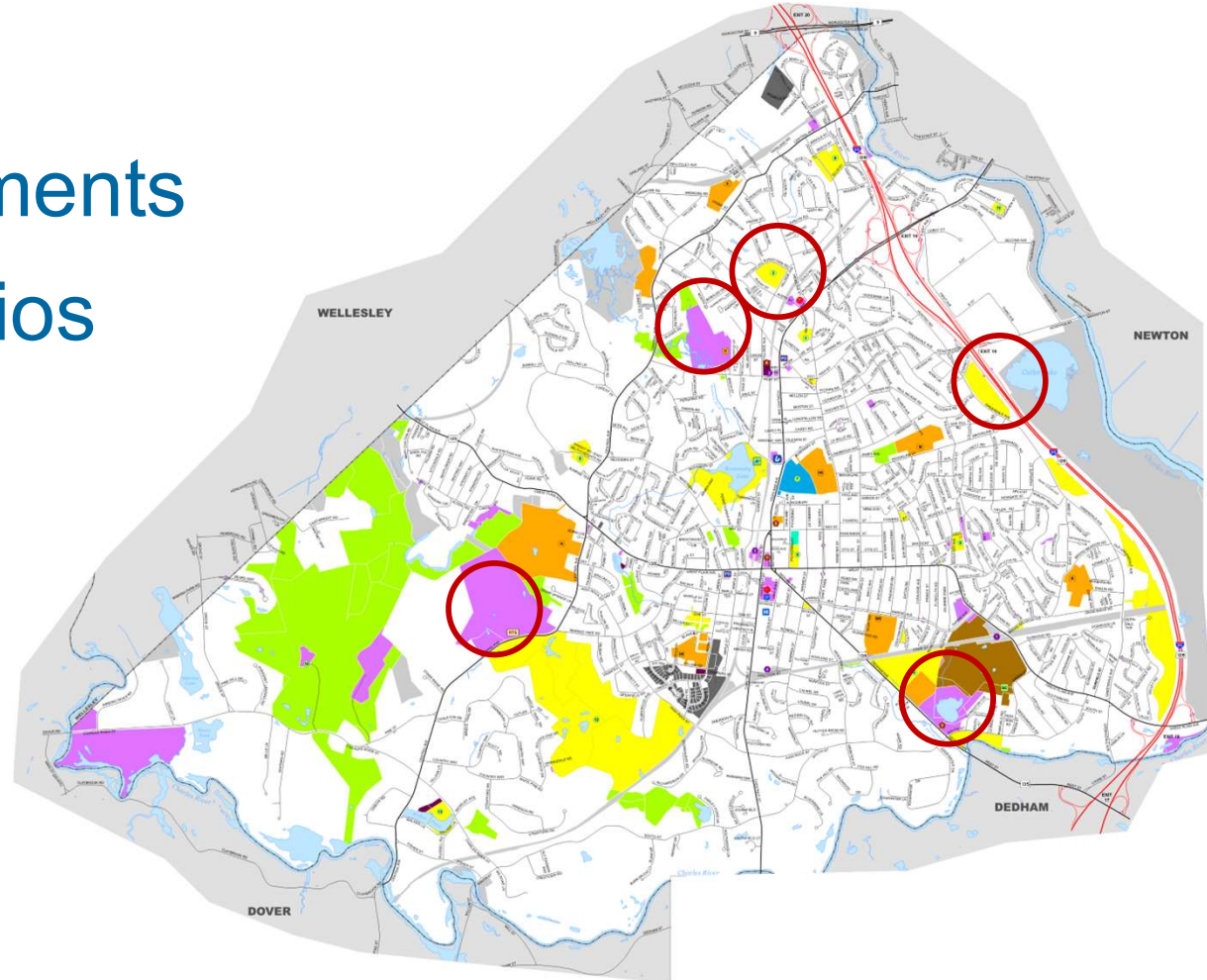
05

Questions & Discussion

Tasks Completed To Date

COMPLETED
INFORMATION

- ✓ Space Needs
- ✓ Building Assessments
- ✓ Potential Scenarios
- ✓ Site Selection
- ✓ Test Fits



Recent Flooding at 470 Dedham Ave

COMPLETED
INFORMATION



Dedham Ave had 3" of rain in 1.5 hours



Flooding occurred on August 8, 2023



AGENDA

01

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Questions & Discussion



AGENDA

01

Completed Information Previously Reviewed

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Next Steps

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Questions & Discussion

User Groups Scenarios

CONCEPTS & PHASING

Option 1 - Consolidated

470 DEDHAM AVE

Fleet Maintenance
Water Sewer Drains
Highway
Parks & Forestry
Wash Bay

Option 2 - Campus

PARCEL 74

Highway
Parks & Forestry

Option 3 - Campus

HILLSIDE SCHOOL

Highway
Parks & Forestry

Option 4 - Campus

COGSWELL BUILDING

Fleet Maintenance

470 DEDHAM AVE

Water Sewer Drains
Highway
Parks & Forestry
Wash Bay

470 DEDHAM AVE

Fleet Maintenance
Water Sewer Drains
Wash Bay

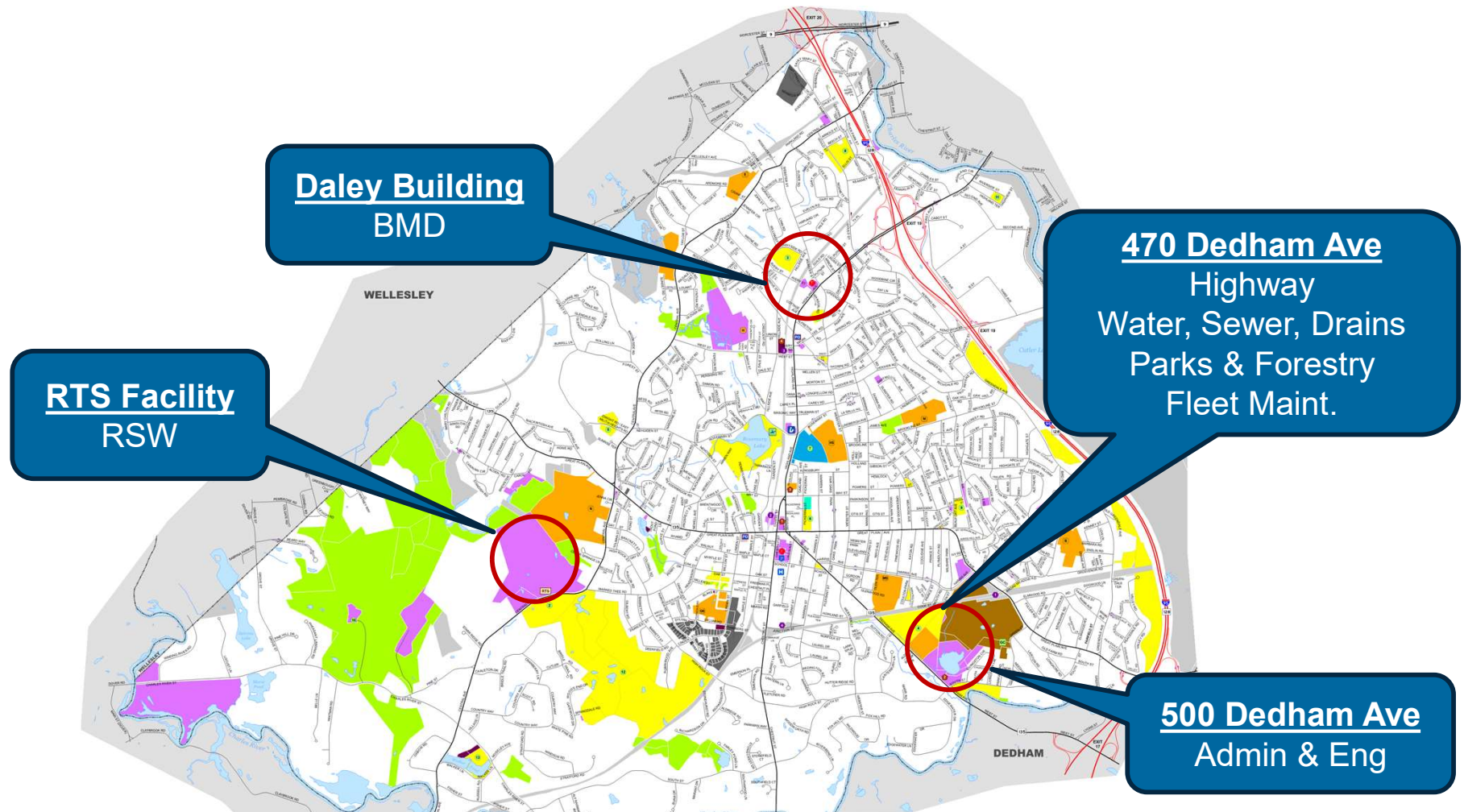
500 DEDHAM AVE → DPW Admin, Engineering, and Superintendents to remain

RECYCLING TRANSFER STATION → Recycling & Solid Waste to remain

DALEY BUILDING → Building Maintenance Division to remain

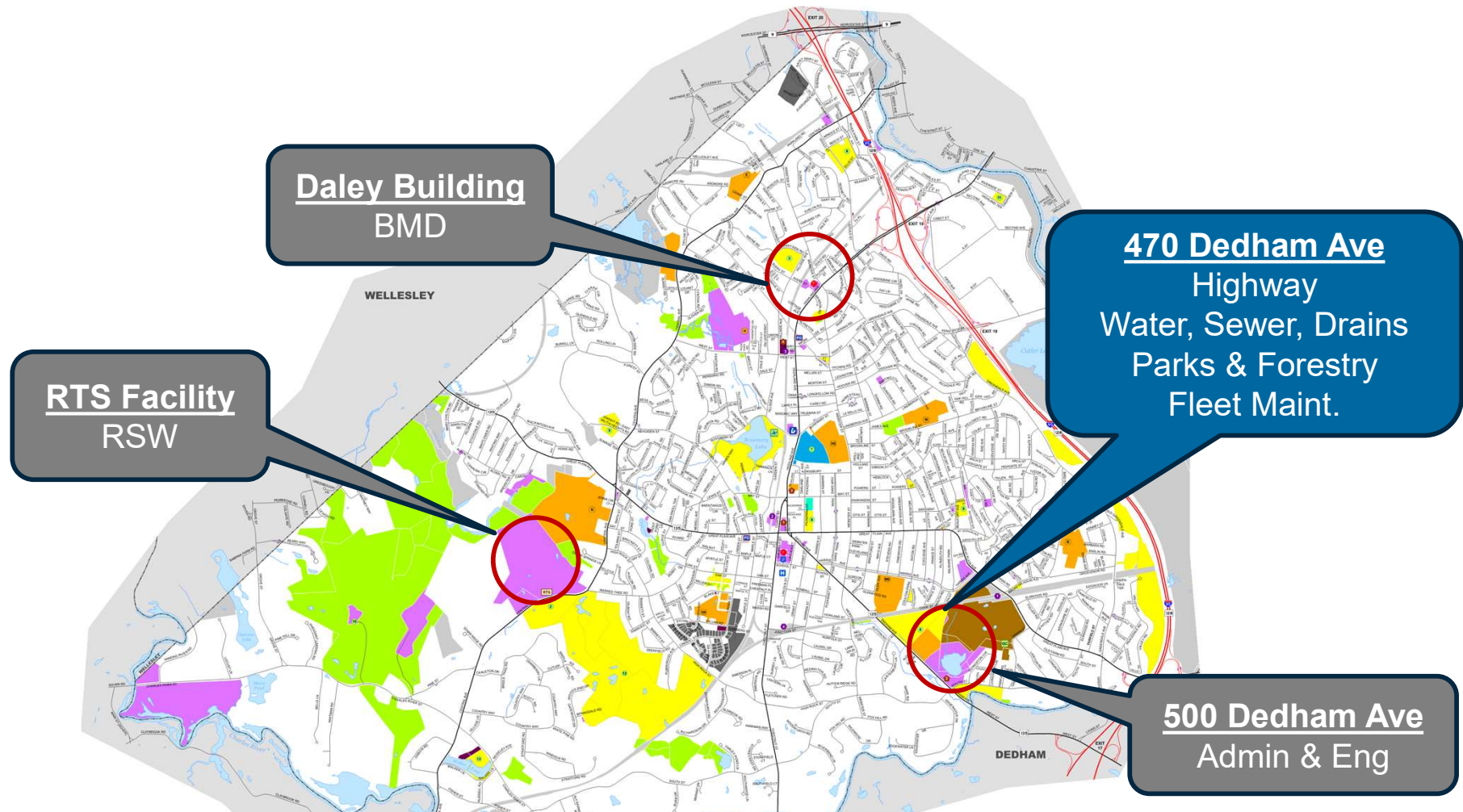
Option 1 - Consolidated

CONCEPTS & PHASING



Option 1 - Consolidated

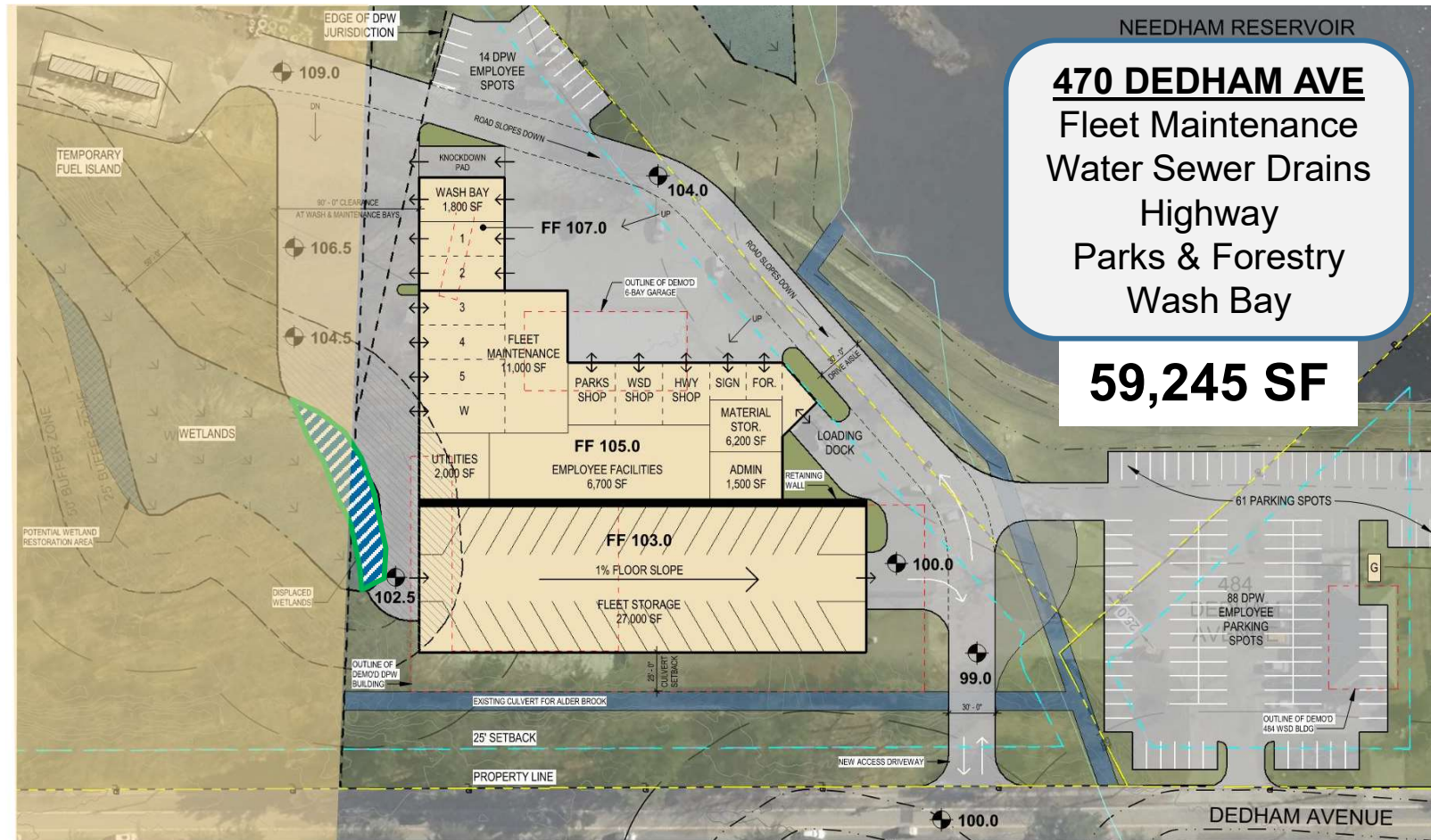
CONCEPTS & PHASING



CONCEPTS & PHASING

- Most operations consolidated
- Most efficient construction

- Tight site
- Requires disruption and replication of wetlands
- Adjacent school jurisdiction

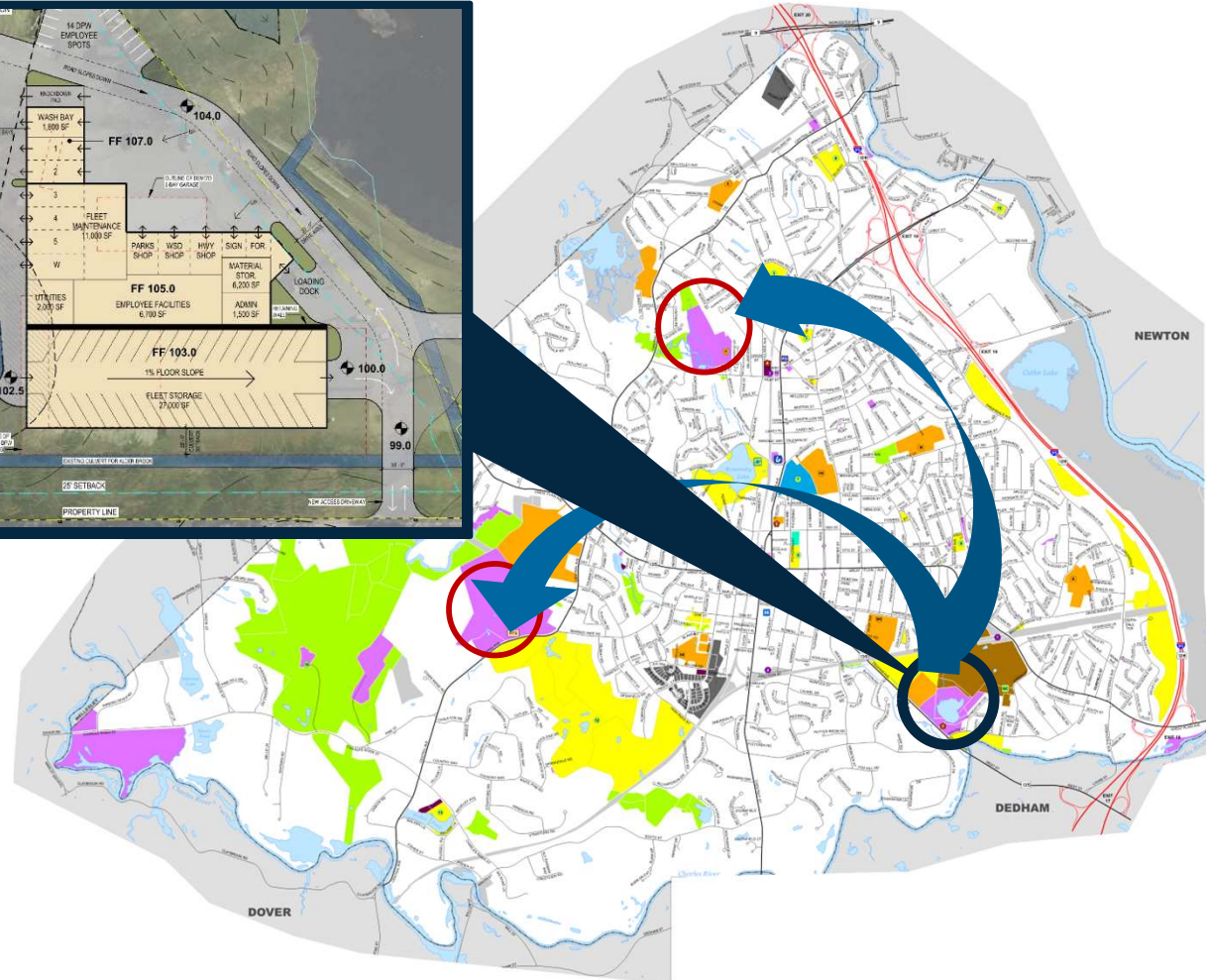


Option 1 - Consolidated

CONCEPTS & PHASING

470 Dedham Ave phasing

- Phase 1: begin limited construction at 470 Dedham to allow for continuous DPW operations
- Phase 2 (as necessary): temporarily relocate all DPW operations from 470;
- Phase 3: complete construct of new facility at 470
- Phase 4: move into new facility

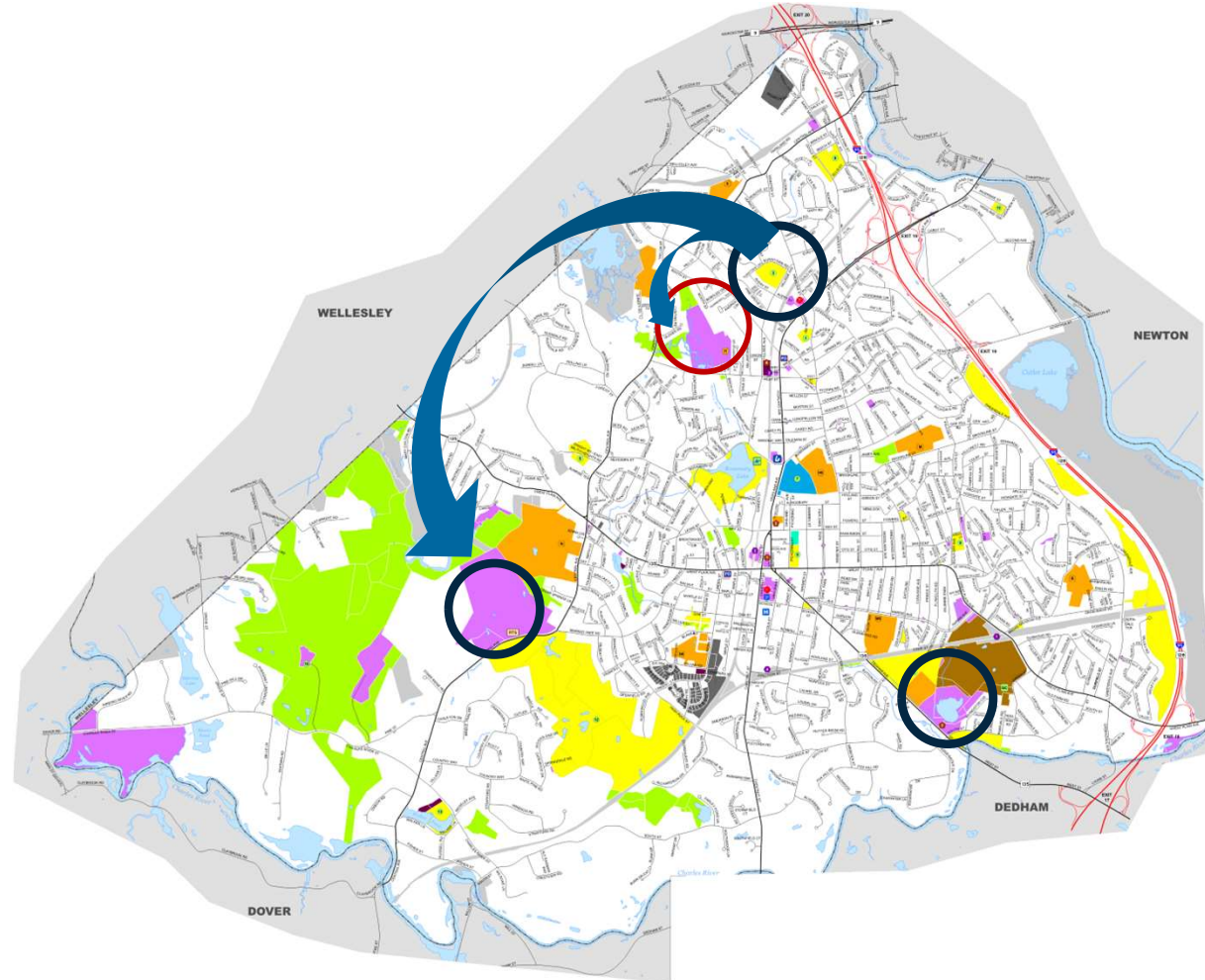


Option 1 - Consolidated

CONCEPTS & PHASING

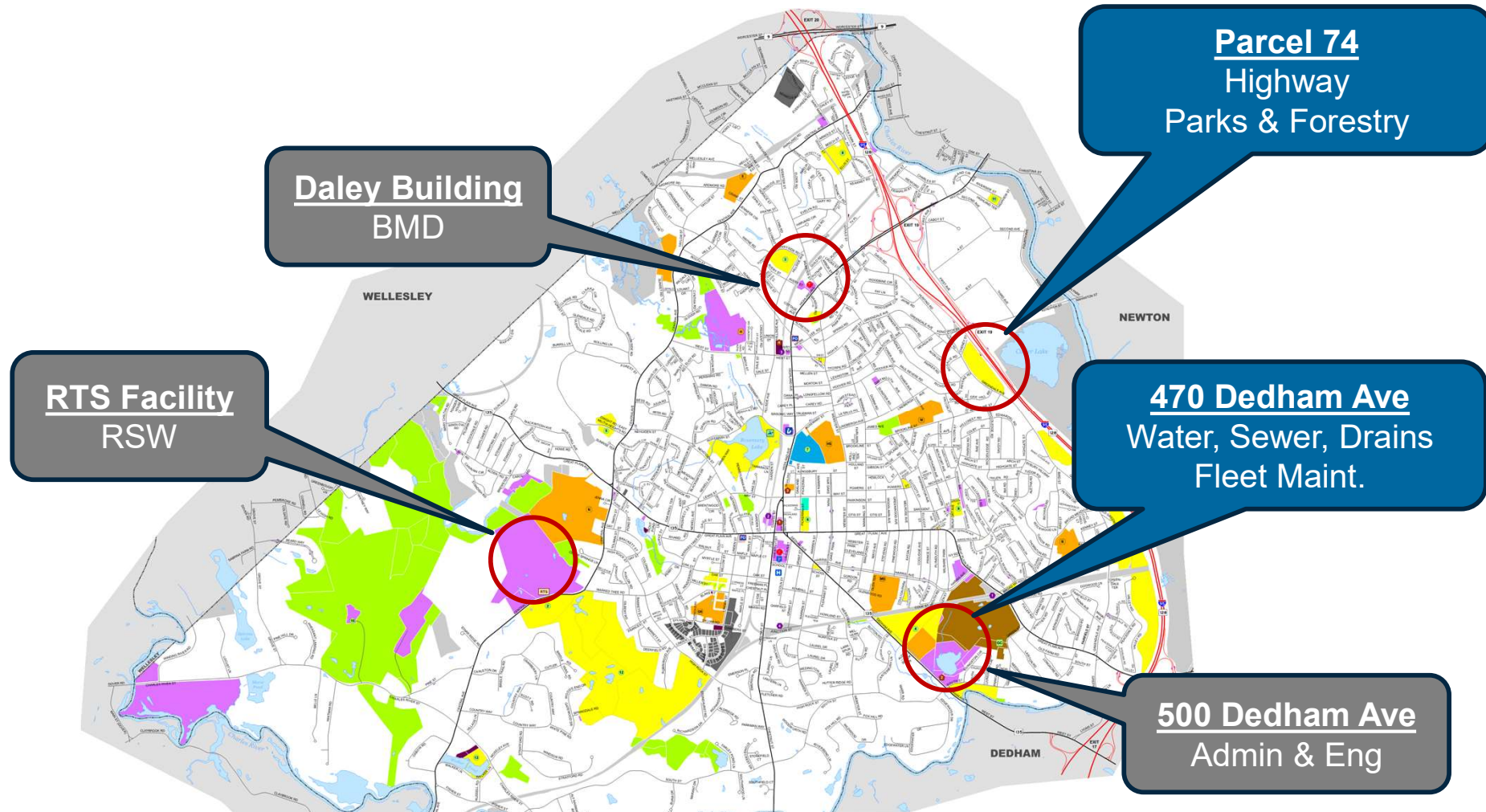
Additional Phases

- BMD: Temporarily relocate during construction
- RTS: Temporary operations not anticipated
- Admin & Engineering: Temp ops may not be necessary.



Option 2 - Campus at Parcel 74 & 470

CONCEPTS & PHASING



Option 2 - Campus at Parcel 74 & 470

CONCEPTS & PHASING

Parcel 74

- 23,300 SF new facility for Highway and Parks & Forestry divisions



Option 2 - Campus at Parcel 74 & 470

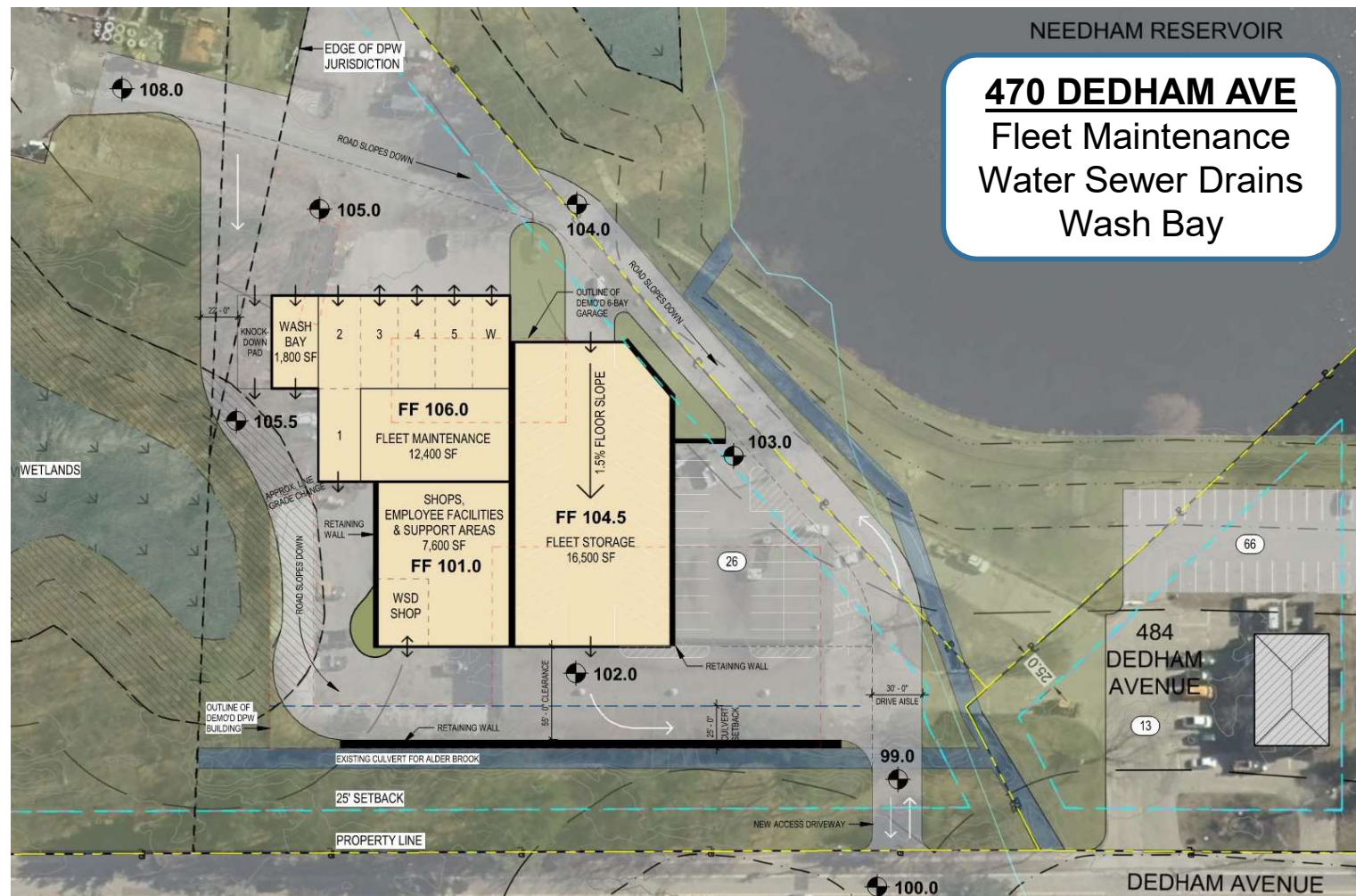
CONCEPTS & PHASING

470 Dedham Ave

- 38,370 SF new facility for Fleet Maintenance and Water Sewer Drains divisions
- Town-wide Wash Bay

484 Dedham Ave

- Converted to Comfort Station for public



Option 2 - Campus at Parcel 74 & 470

CONCEPTS & PHASING

Key Benefits

- More 470 site area than Option 1 – Consolidated
- New offsite facility + phased 470 approach = minimal temporary operations
- Grading and vegetation can substantially screen new Facility at Parcel 74

Key Challenges

- Introduction of a new site not previously part of Public Works
- Large amount of site work at Parcel 74

PARCEL 74 Highway Parks & Forestry

23,300 SF



470 DEDHAM AVE Fleet Maintenance Water Sewer Drains Wash Bay

38,370 SF

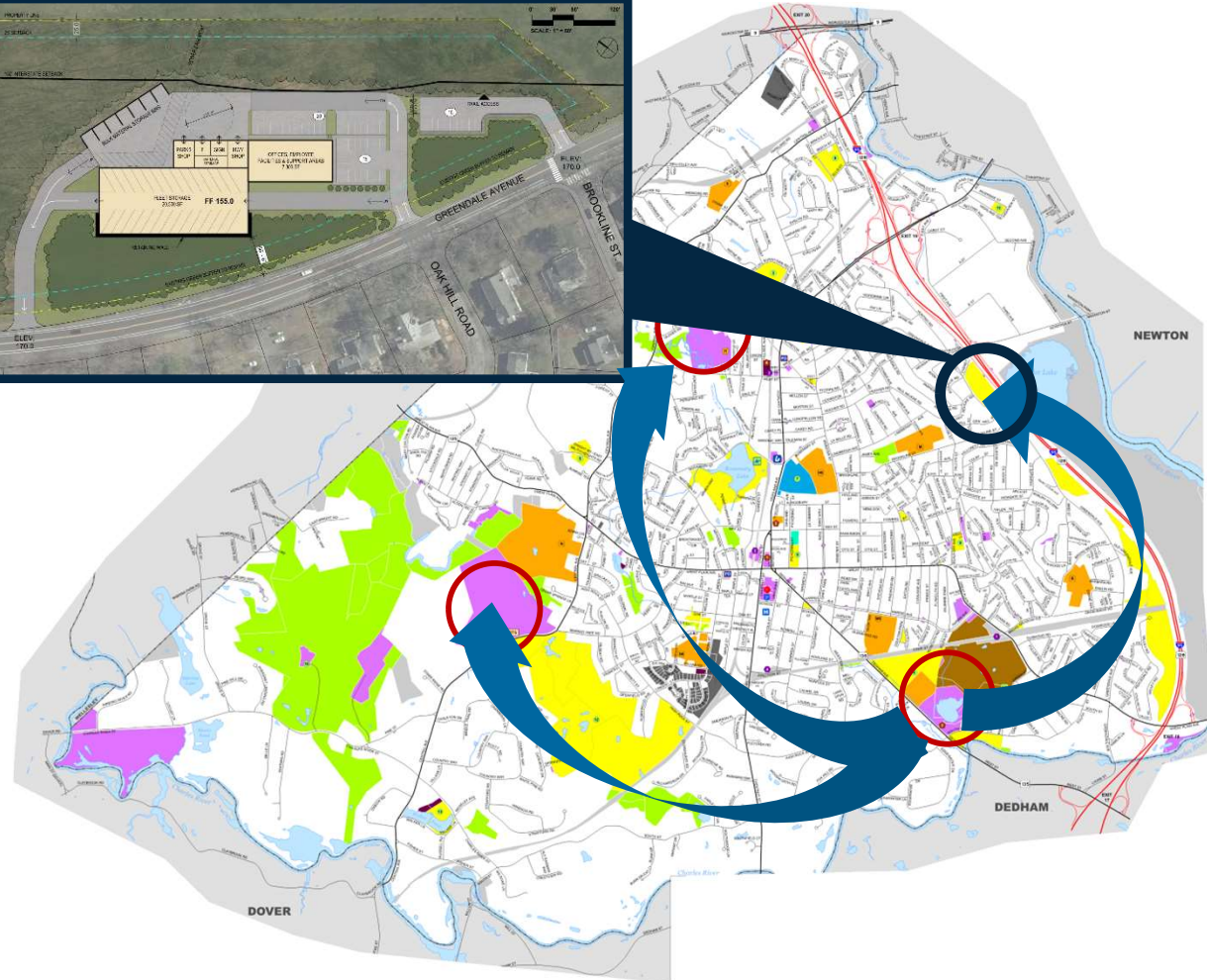


Option 2 - Campus at Parcel 74 & 470

CONCEPTS & PHASING

Phasing

- Phase 1: construct new Hwy + P&F facility at Parcel 74; Hwy + P&F move to Parcel 74.
- Phase 2: demo 6-bay; begin construction of upper Maintenance portion of 470; Fleet Maint. + WSD continue to operate at 470.
- Phase 3: temporarily relocate WSD to Cogswell, Hillside, or Parcel 74; move Fleet Maint. into new facility; demo remaining 470.
- Phase 4: complete 470 facility; move WSD into new facility.

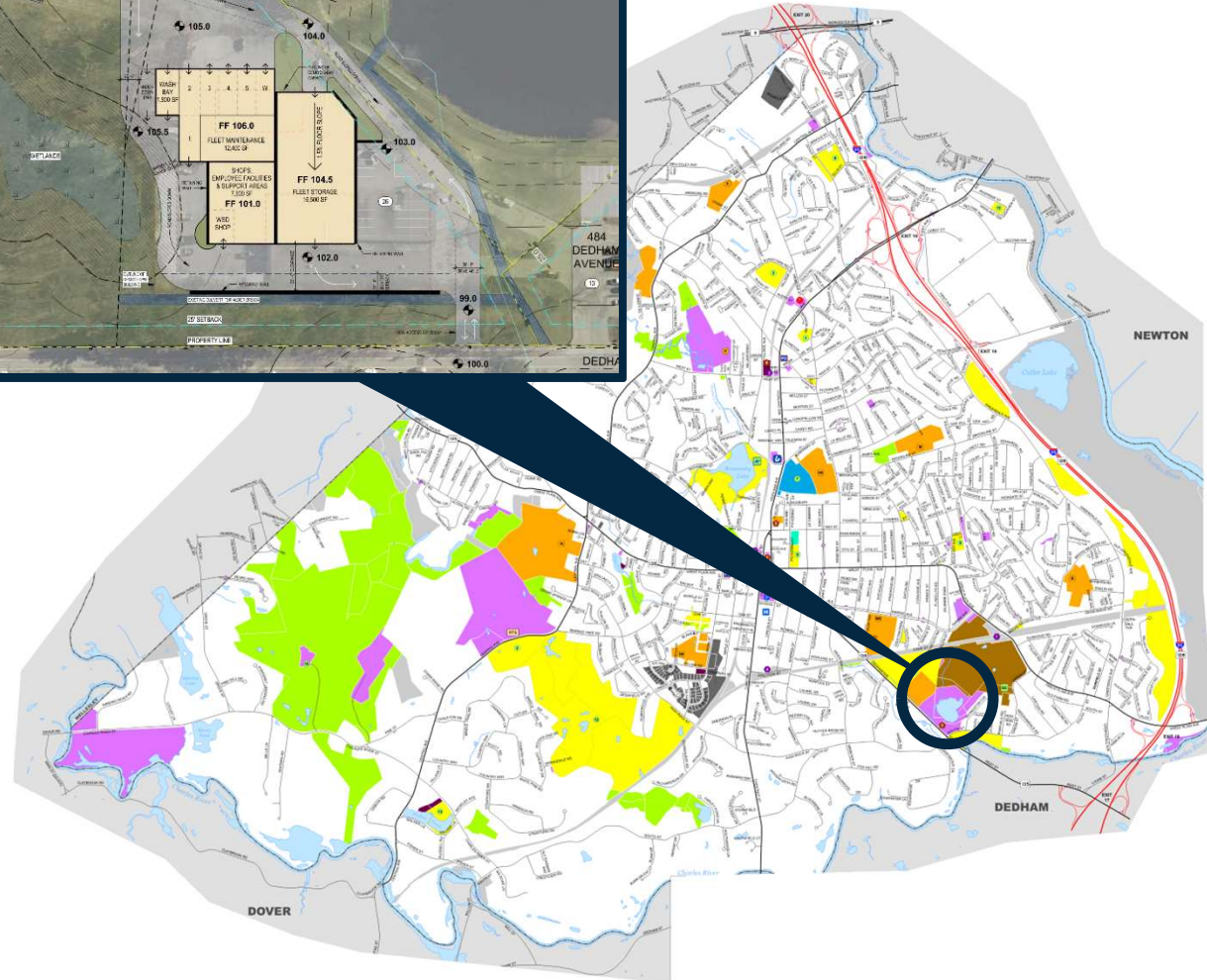


Option 2 - Campus at Parcel 74 & 470

CONCEPTS & PHASING

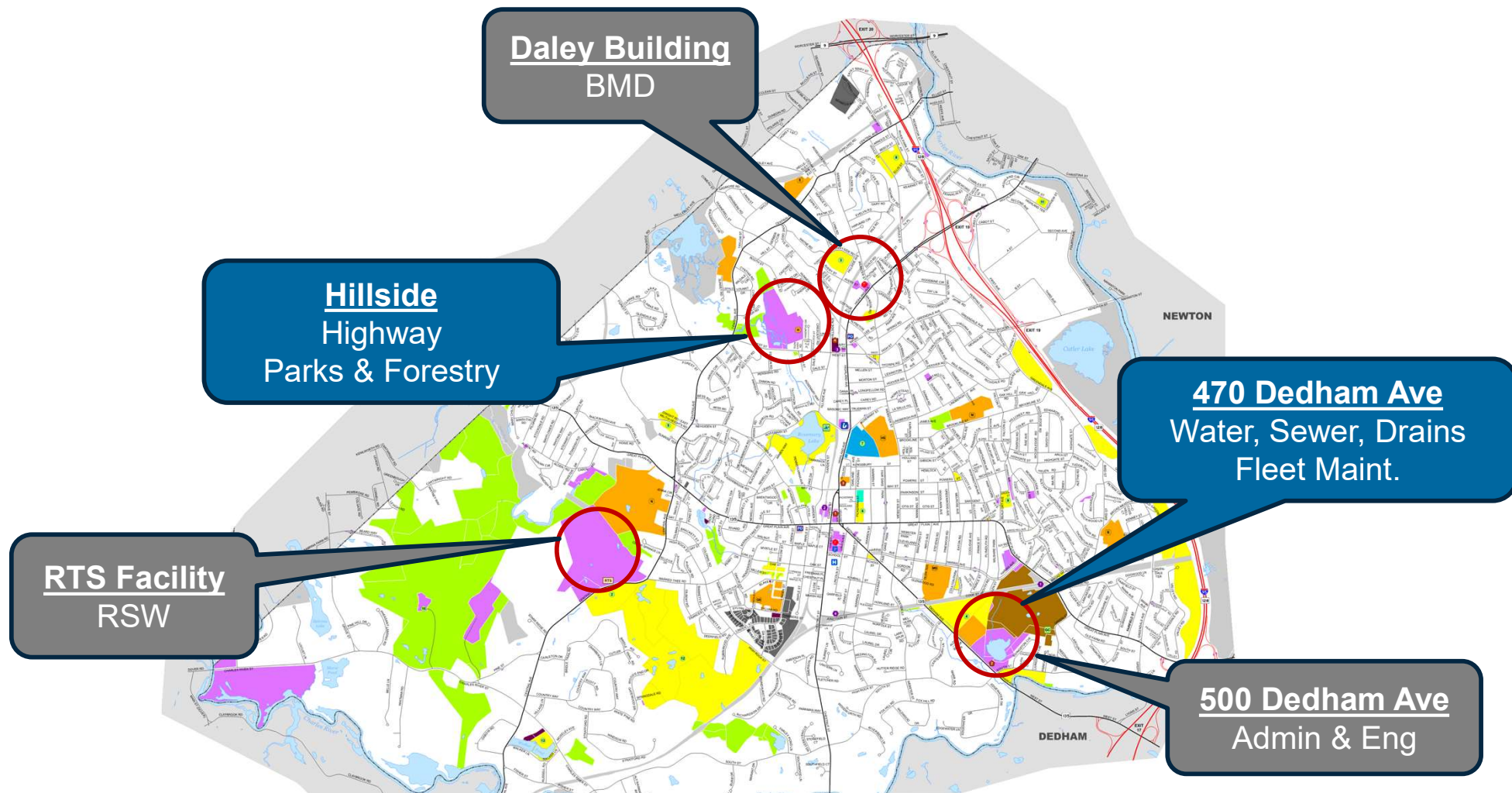
Phasing

- Phase 1: construct new Hwy + P&F facility at Parcel 74; Hwy + P&F move to Parcel 74.
- Phase 2: demo 6-bay; begin construction of upper Maintenance portion of 470; Fleet Maint. + WSD continue to operate at 470.
- Phase 3: temporarily relocate WSD to Cogswell, Hillside, or Parcel 74; move Fleet Maint. into new facility; demo remaining 470.
- Phase 4: complete 470 facility; move WSD into new facility.



Option 3 - Campus at Hillside & 470

CONCEPTS & PHASING

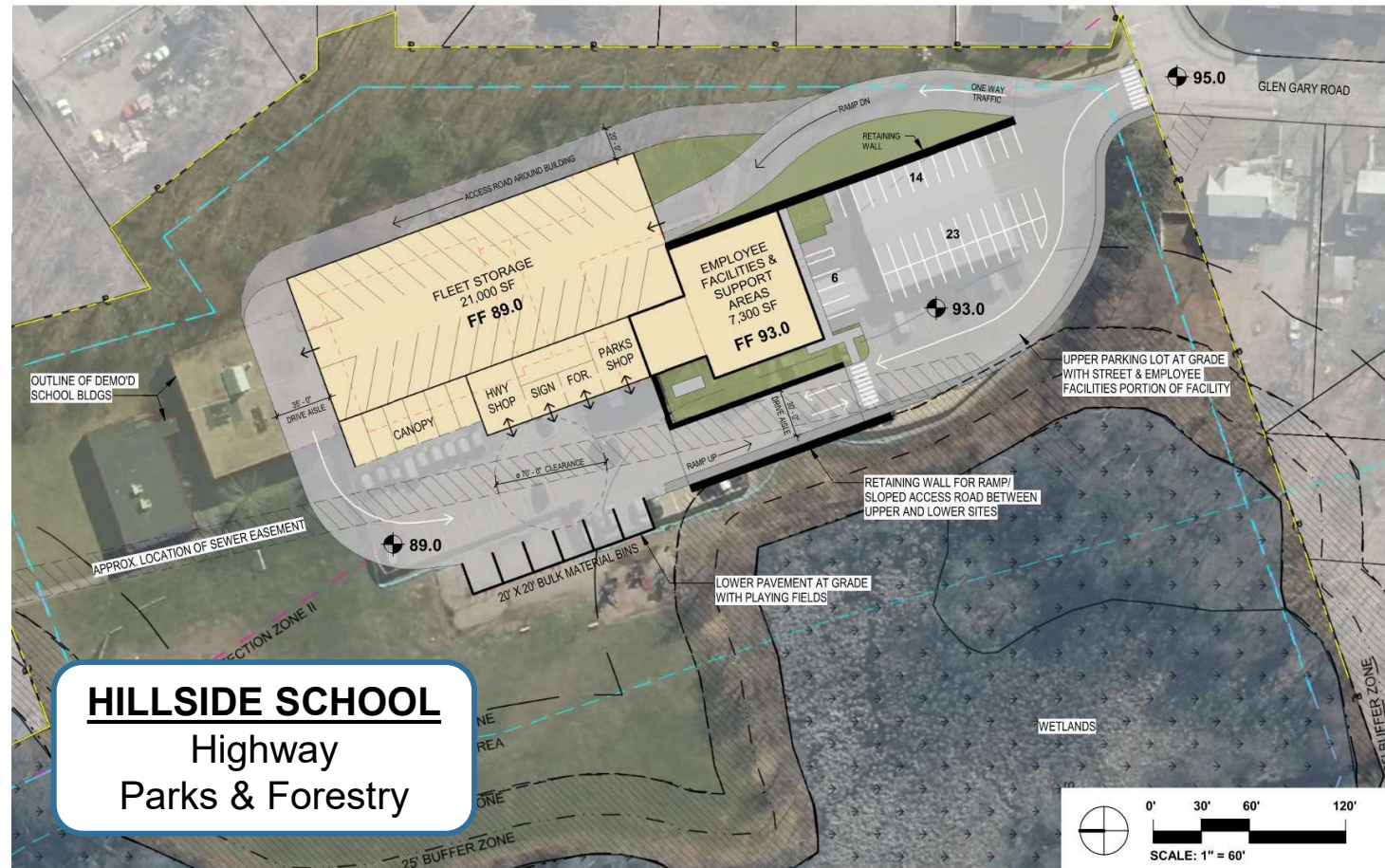


Option 3 - Campus at Hillside & 470

CONCEPTS & PHASING

Hillside School

- 23,300 SF new facility for Highway and Parks & Forestry divisions



Option 3 - Campus at Hillside & 470

CONCEPTS & PHASING

Key Benefits

- More 470 site area than consolidated option

Key Challenges

- Introduction of a new site not previously part of PW
- Large amount of site work and retaining walls
- Contamination
- Elimination of fields
- Release of site by School Committee
- Demolition of existing school

HILLSIDE SCHOOL

Highway
Parks & Forestry

23,300 SF



470 DEDHAM AVE

Fleet Maintenance
Water Sewer Drains
Wash Bay

38,370 SF

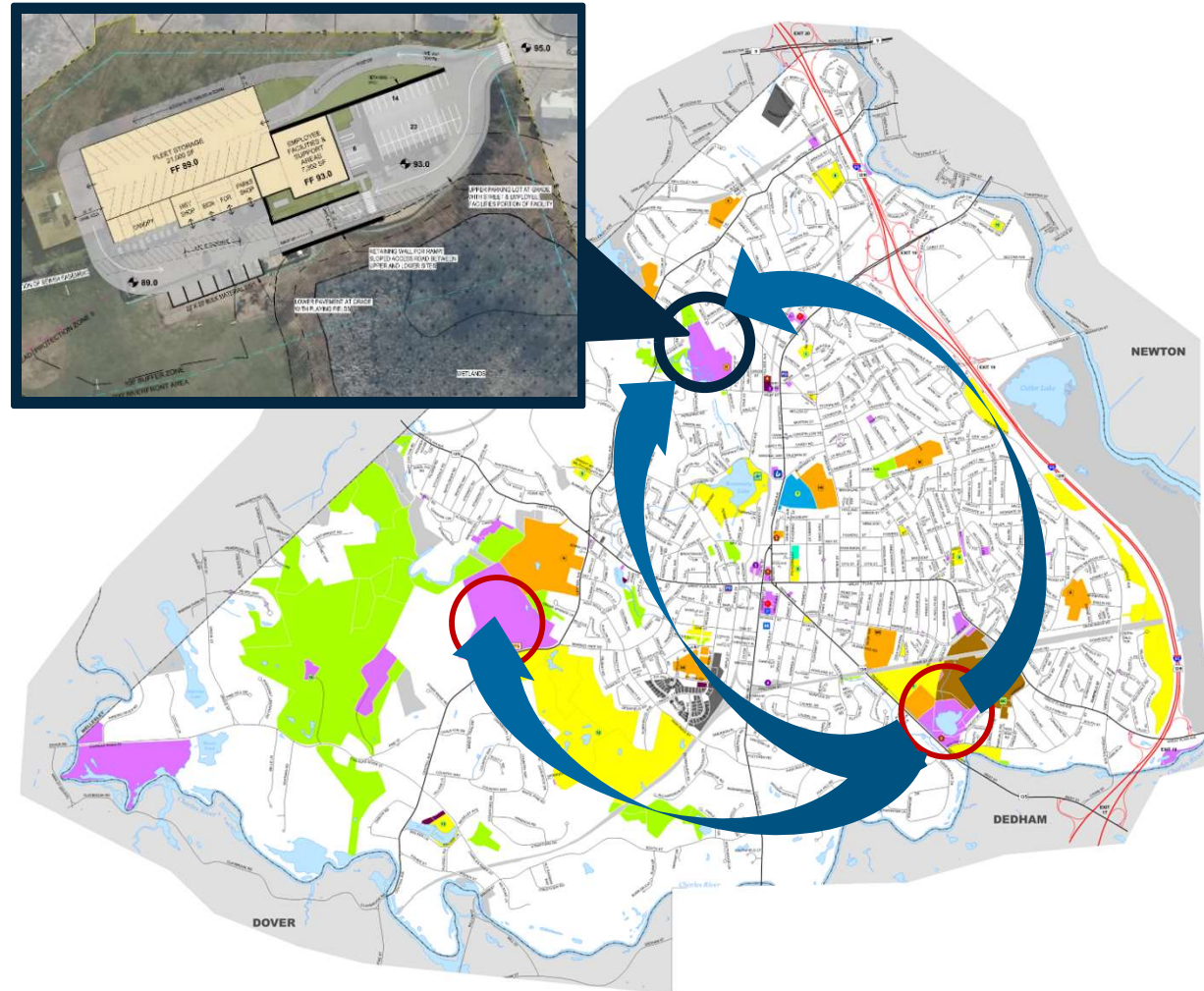


Option 3 - Campus at Hillside & 470

CONCEPTS & PHASING

Phasing

- Phase 1: construct new Hwy + P&F facility at Hillside School; Hwy + P&F move to Hillside.
- Phase 2: demo 6-bay; begin construction of upper Maintenance portion of 470; Fleet Maint. + WSD continue to operate at 470.
- Phase 3: temporarily relocate WSD to Cogswell or Hillside; move Fleet Maint. into new facility; demo remaining 470.
- Phase 4: complete 470 facility; move WSD into new facility.

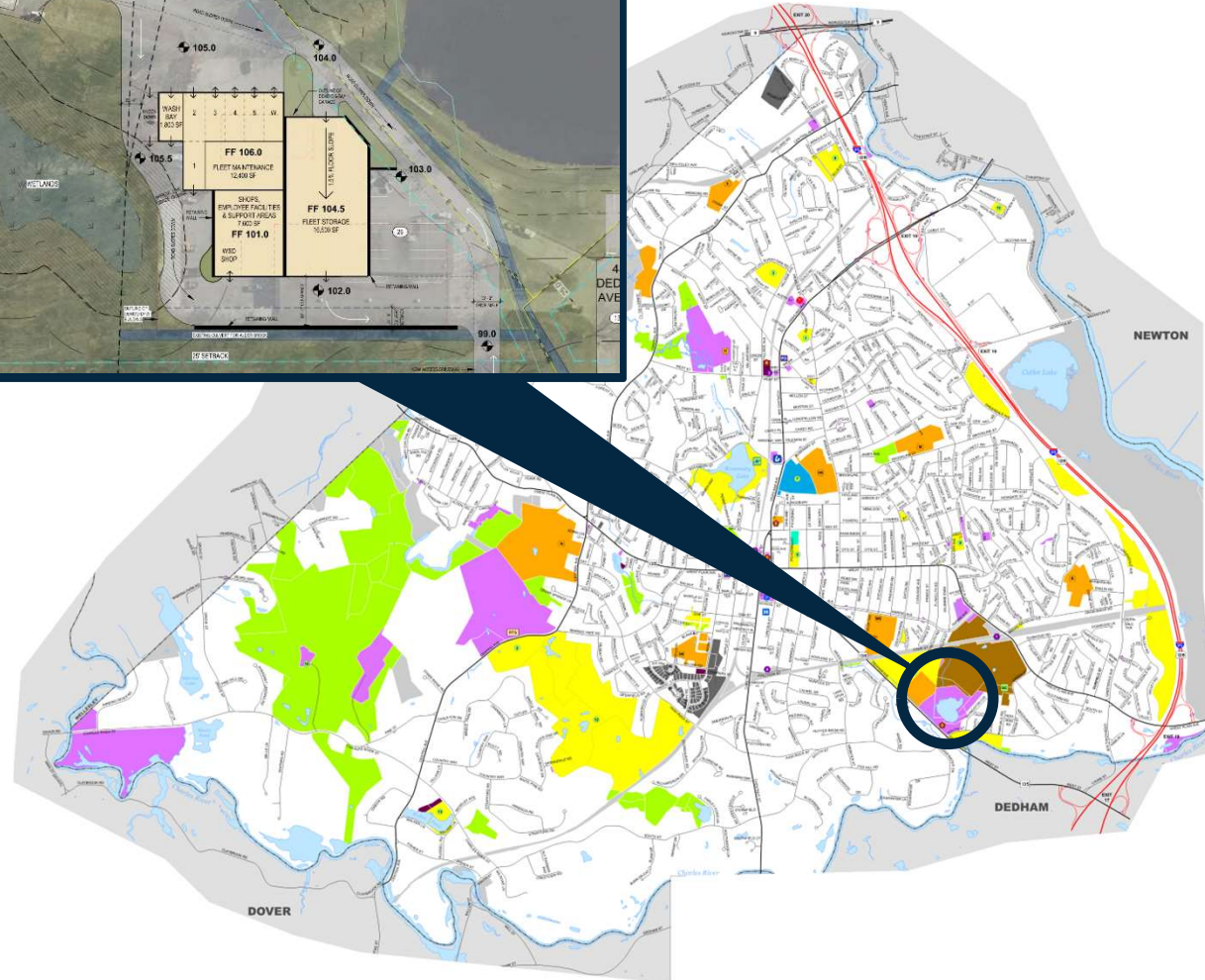


Option 3 - Campus at Hillside & 470

CONCEPTS & PHASING

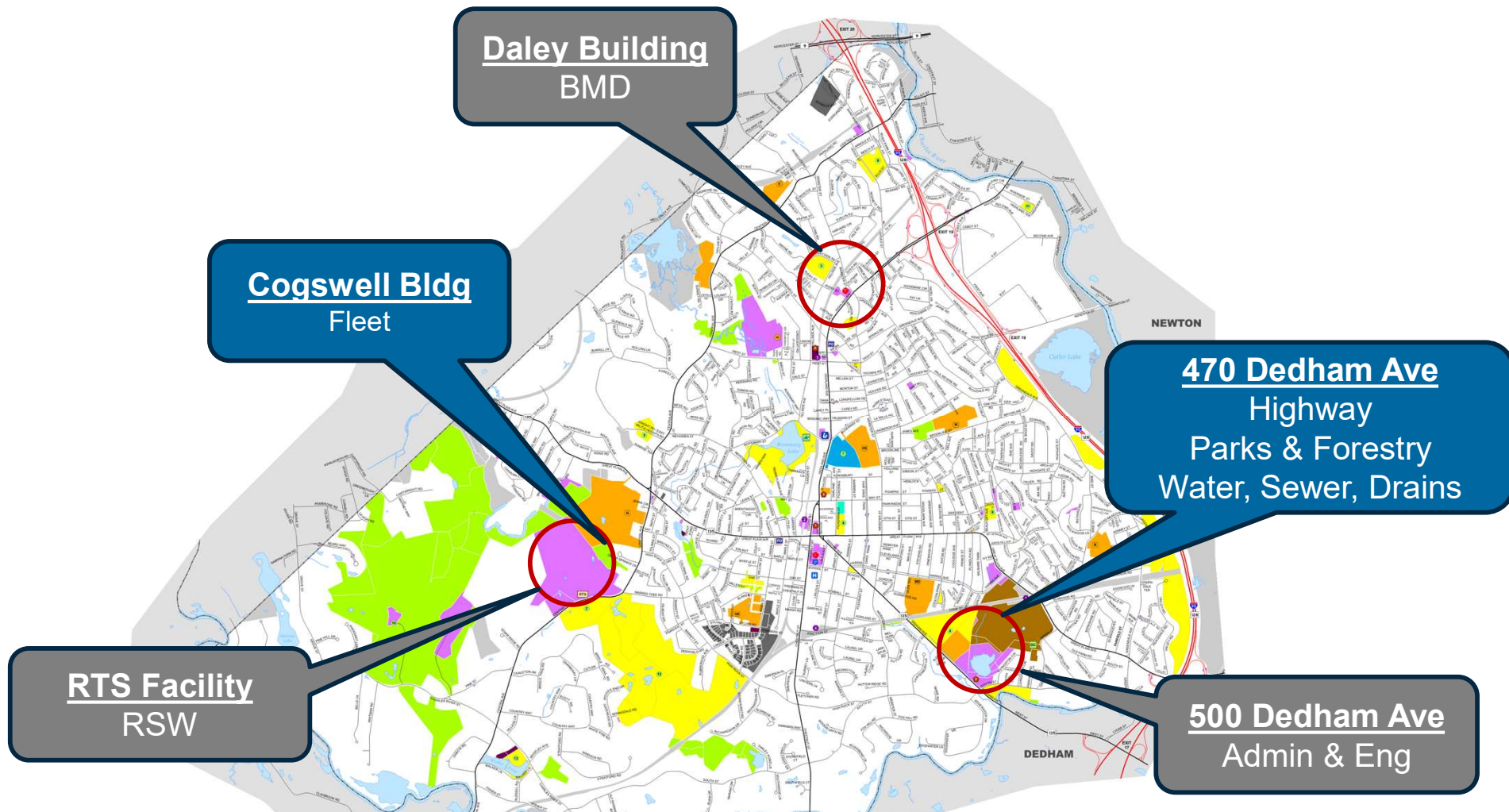
Phasing

- Phase 1: construct new Hwy + P&F facility at Hillside School; Hwy + P&F move to Hillside.
- Phase 2: demo 6-bay; begin construction of upper Maintenance portion of 470; Fleet Maint. + WSD continue to operate at 470.
- Phase 3: temporarily relocate WSD to Cogswell or Hillside; move Fleet Maint. into new facility; demo remaining 470.
- Phase 4: complete 470 facility; move WSD into new facility.



Option 4 - Campus at Cogswell & 470

CONCEPTS & PHASING

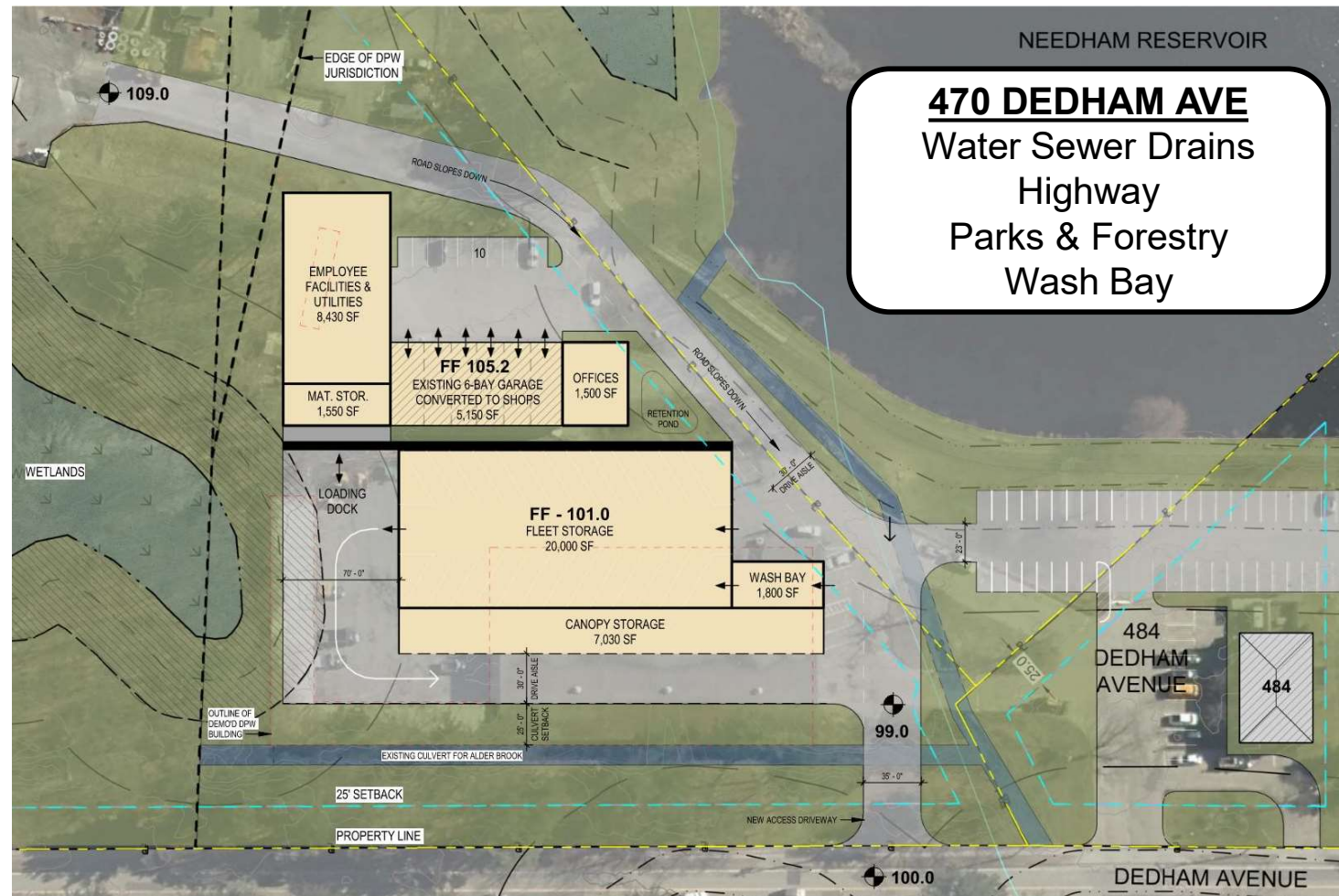


Option 4 - Campus at Cogswell & 470

CONCEPTS & PHASING

470 Dedham Ave

- 43,100 SF new facility for Highway, Parks & Forestry, and WSD divisions
- Reuse of existing 6-bay storage garage → converted to shop space



Option 4 - Campus at Cogswell & 470

CONCEPTS & PHASING

Jack Cogswell Building

- Currently used for DPW seasonal storage
- 12,139 SF addition to the existing storage garage for Fleet Maintenance



Option 4 - Campus at Cogswell & 470

CONCEPTS & PHASING

Key Benefits

- Consolidates 3 Divisions at 470
- Minimal traffic impact to Central Ave with Maint.
- More 470 site area than consolidated option
- Favorable phasing
- Reuse of 6-bay garage

Key Challenges

- Site grading/bedrock
- Requires sewer main (Cogswell)
- Shops program to be reduced if 6-bay reused (narrow bays)

COGSWELL BUILDING Fleet Maintenance

12,139 SF



470 DEDHAM AVE Highway Parks & Forestry Water Sewer Drains Wash Bay

43,100 SF

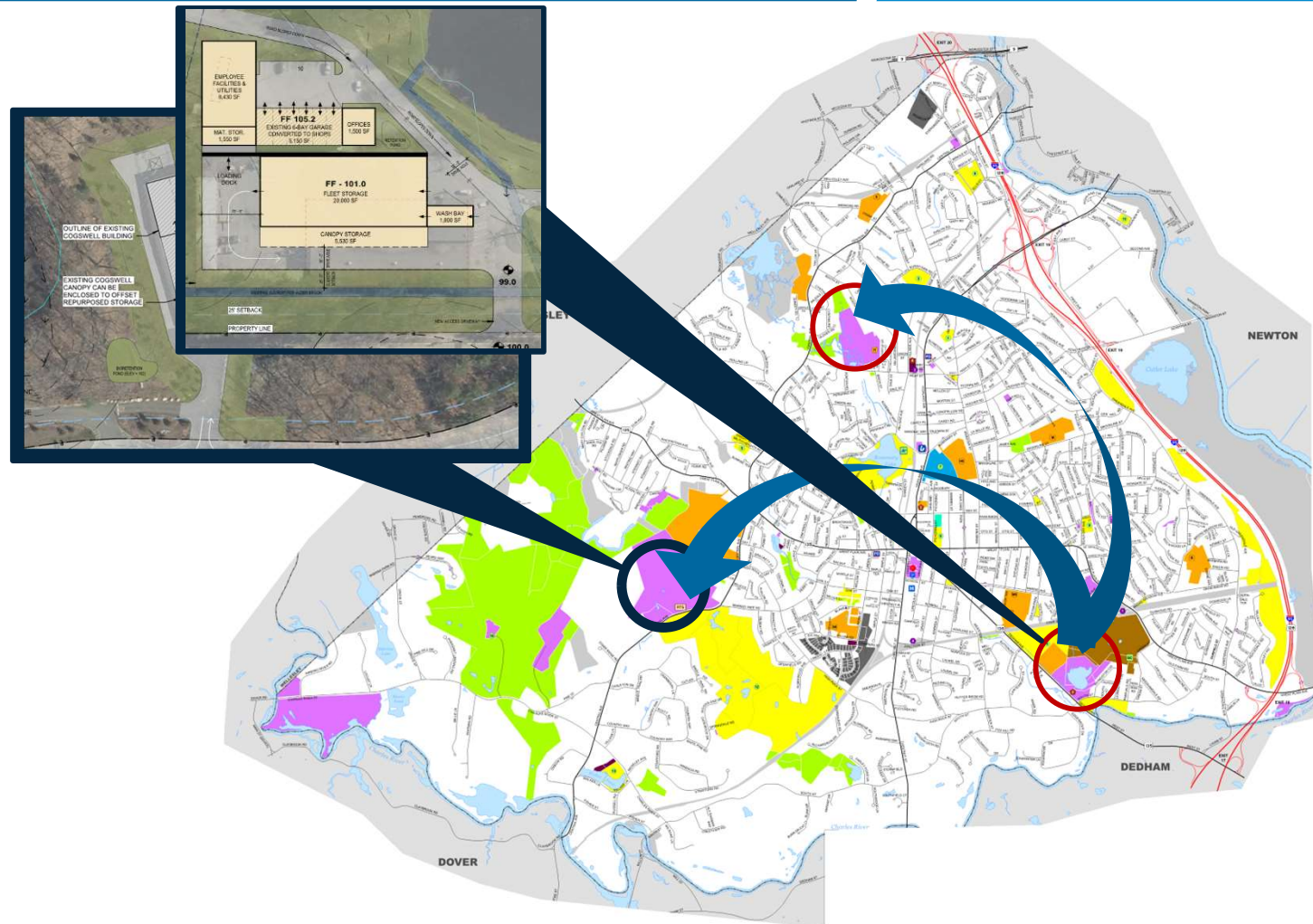


Option 4 - Campus at Cogswell & 470

CONCEPTS & PHASING

Phasing

- Phase 1 (Cogswell): temporarily relocate fleet storage; construct new Maintenance addition.
- Phase 2: move Fleet Maint. into Cogswell.
- Phase 3: temporarily relocate Highway and Parks and Forestry; Construct new 470 facility.





AGENDA

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Completed Information Previously Reviewed

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Concepts and Phasing

03

Present Day Costs

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Next Steps

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Questions & Discussion

Estimated Present Day Hard Costs

CONCEPTS & PHASING

Site Location	Option 1 Consolidated	Option 2 Campus (Parcel 74)	Option 3 Campus (Hillside)	Option 4 Campus (Cogswell)
470 Dedham Ave	\$ 45,070,000	\$ 32,630,000	\$ 32,630,000	\$ 33,070,000
500 Dedham Ave Renovations	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Daley Building Renovations	\$ 4,840,000	\$ 4,840,000	\$ 4,840,000	\$ 4,840,000
RTS	\$ 8,710,000	\$ 8,710,000	\$ 8,710,000	\$ 8,710,000
Parcel 74		\$ 18,320,000		
Hillside School			\$ 19,320,000	
Cogswell				\$ 14,080,000
TOTAL:	\$ 59,120,000	\$ 65,000,000	\$ 66,000,000	\$ 61,200,000
For Daley Building New, Add:	\$ 4,670,000	\$ 4,670,000	\$ 4,670,000	\$ 4,670,000
TOTAL:	\$ 63,790,000	\$ 69,670,000	\$ 70,670,000	\$ 65,870,000

NOTES:

- Estimates reflect 2024 square foot construction costs only. All soft costs and cost escalation will be added once a phasing plan is defined.
- Soft Costs typically add between 25%-30% of the Construction Cost.
- Small project contingency of 4% may be recommended depending on market conditions at time of bidding.



AGENDA

01

Completed Information Previously Reviewed

02

Concepts and Phasing

03

Present Day Costs

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Next Steps

05

Questions & Discussion

Next Steps

- Identify Preferred Concept / Scenario
- Finalize Report
 - Finalize Costs
 - Prepare Project Schedule
(design, procurement, construction, phasing)



AGENDA

01

Completed Information Previously Reviewed

02

Concepts and Phasing

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Present Day Costs

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Next Steps

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Questions & Discussion



Thank you!
Questions?

westonandsampson.com

Weston & SampsonSM



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 09/12/2023

Agenda Item	Needham Newton Community Way Feasibility Study Update
Presenter(s)	Shane Mark, Assistant Director of Public Works Carol Radisch, Senior Transportation Planner GPI John Diaz, Vice President/Director of Innovation GPI

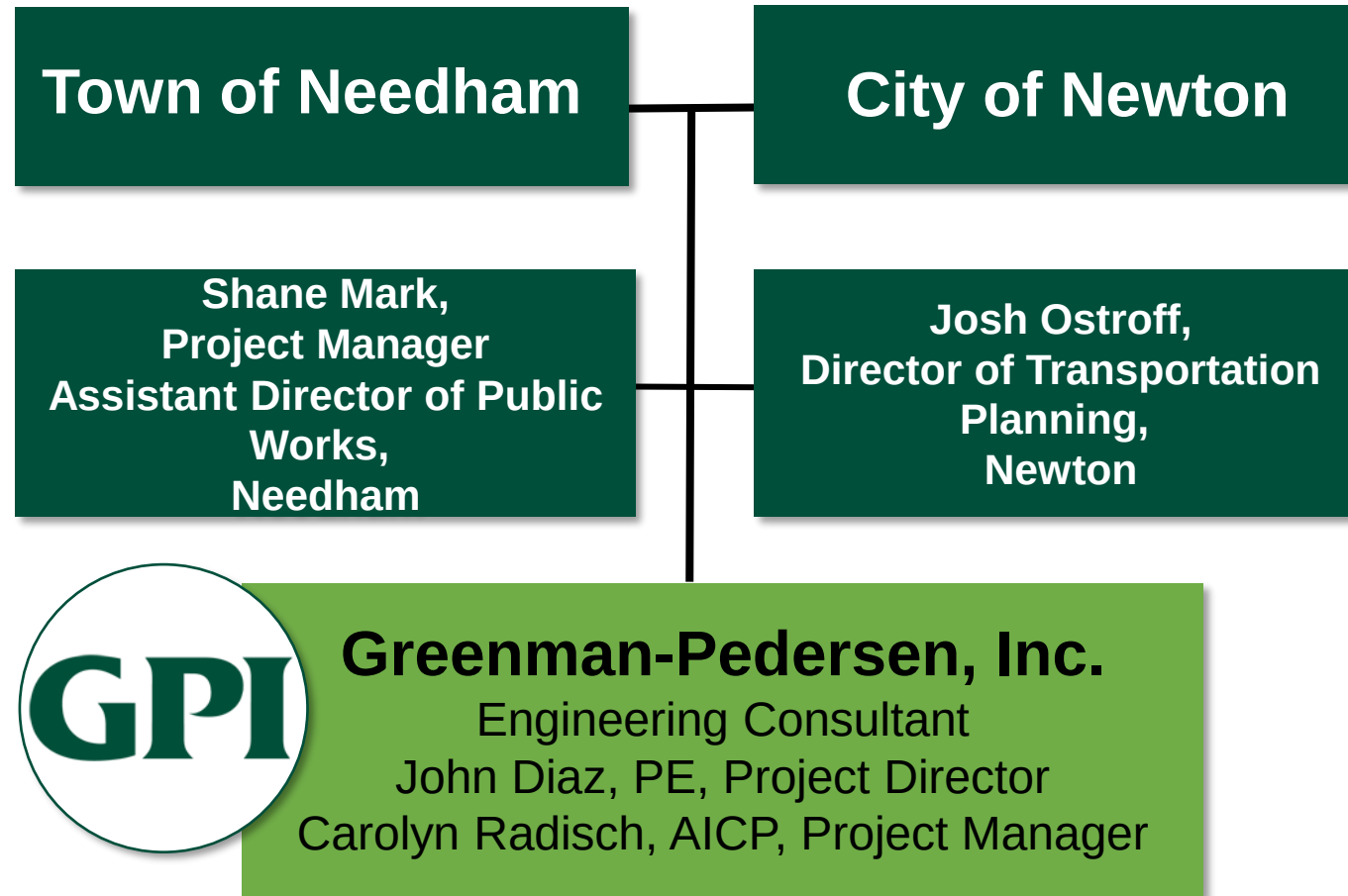
1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
	Staff will present an update on the Needham Newton Community Way Feasibility Study.
2.	VOTE REQUIRED BY SELECT BOARD
	N/A – Discussion Only
3.	BACK UP INFORMATION ATTACHED
a.	Slide Deck Presentation



NEEDHAM SELECT BOARD MEETING
SEPTEMBER 12, 2023



Engineering | Design | Planning | Construction Management



INTRODUCTIONS — COMMUNITY WAY WORKING GROUP

NEEDHAM-NEWTON COMMUNITY WAY FEASIBILITY STUDY

Kate Fitzpatrick

Town Manager, Needham

Shane Mark

Assistant Director of DPW, Needham

Tyler Gabrielski

Management Analyst, DPW, Needham

Cecilia Simchak

Director of Finance / Administration, Needham

Stacey Mulroy

Director of Parks and Recreation, Needham

Lt. John McGrath

Police Department, Needham

Duncan Allen

Needham Resident, MBTA Advisory Board

James Goldstein

Needham Resident, President, Bay Colony Rail Trail Association

Deborah Crossley

City Councilor, Newton

John Ostroff

Director of Transportation Planning, Newton

Jennifer Steel

Chief Environmental Planner, Newton

George Kirby

Newton Resident, Co-Founder, Newton Upper Falls Greenway

Thank You!



Engineering | Design | Planning | Construction Management



3

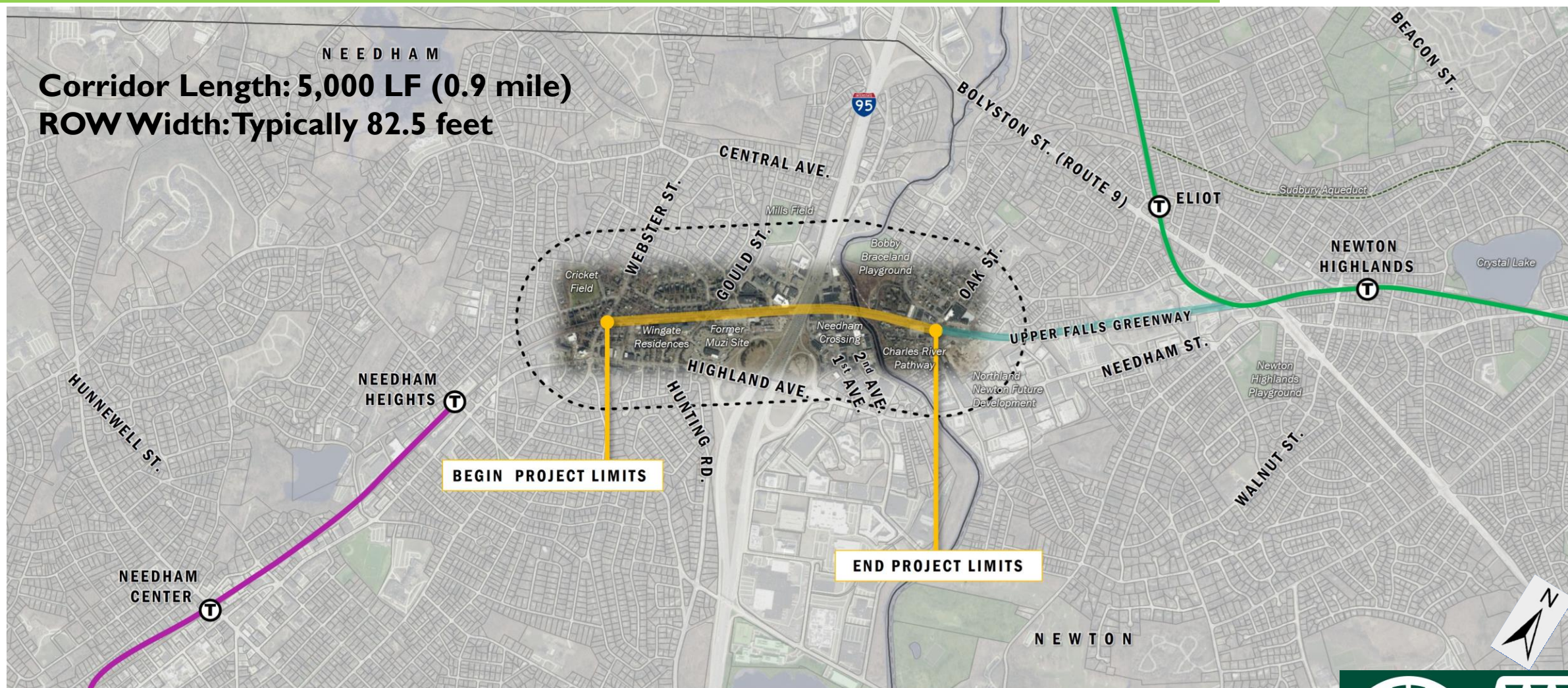
1. Welcome and Introductions
2. Study Scope and Area Overview
3. What We Heard from the Community
4. Community Way Design Alternatives and Costs
5. Next Steps
6. Questions And Comments

The **purpose** of this meeting is two-fold:

- to **inform the public** about the findings of the feasibility study; and
- to **collect select board input**.

STUDY SCOPE + AREA OVERVIEW

STUDY AREA



Determine the **feasibility of:**

- providing a community 'way' **between Needham Heights and the Upper Falls Greenway in Newton**
- that will consider a **shared-use path** designed to accommodate:
 - **only bicycles and pedestrians** and
 - **bicycles, pedestrians & electric shuttle buses**

Recommendations for design and construction are based on feasibility.

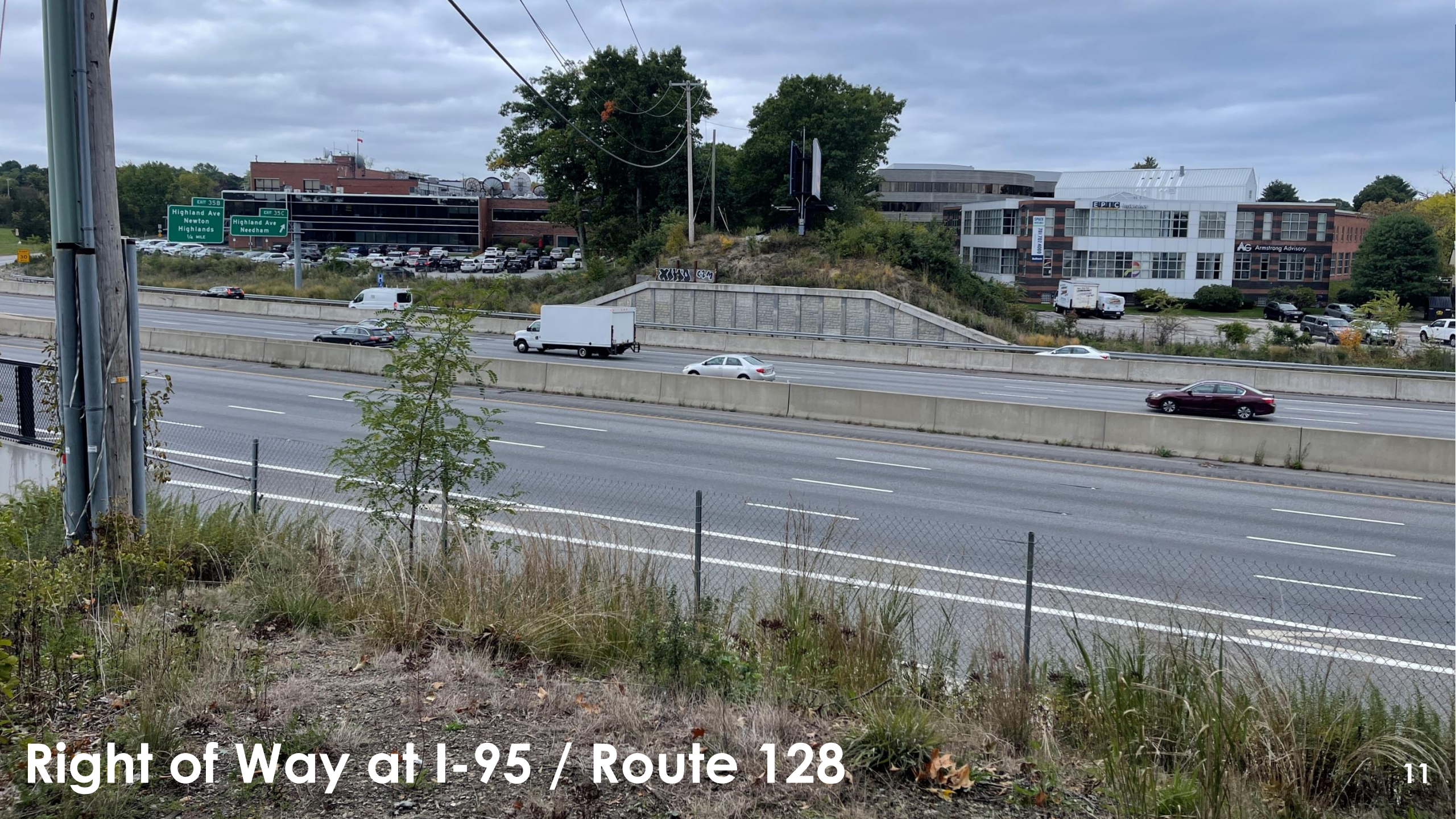
Planning and selection of the preferred alternative will be undertaken by Needham and Newton.



Corridor Conditions - Needham



Corridor Conditions - Needham



Right of Way at I-95 / Route 128



Bridge over Charles River



Upper Falls Greenway - Newton

WHAT WE HEARD THROUGH THE APRIL 2023 ONLINE COMMUNITY SURVEY

WHAT WE HEARD — WHO RESPONDED TO THE ONLINE SURVEY

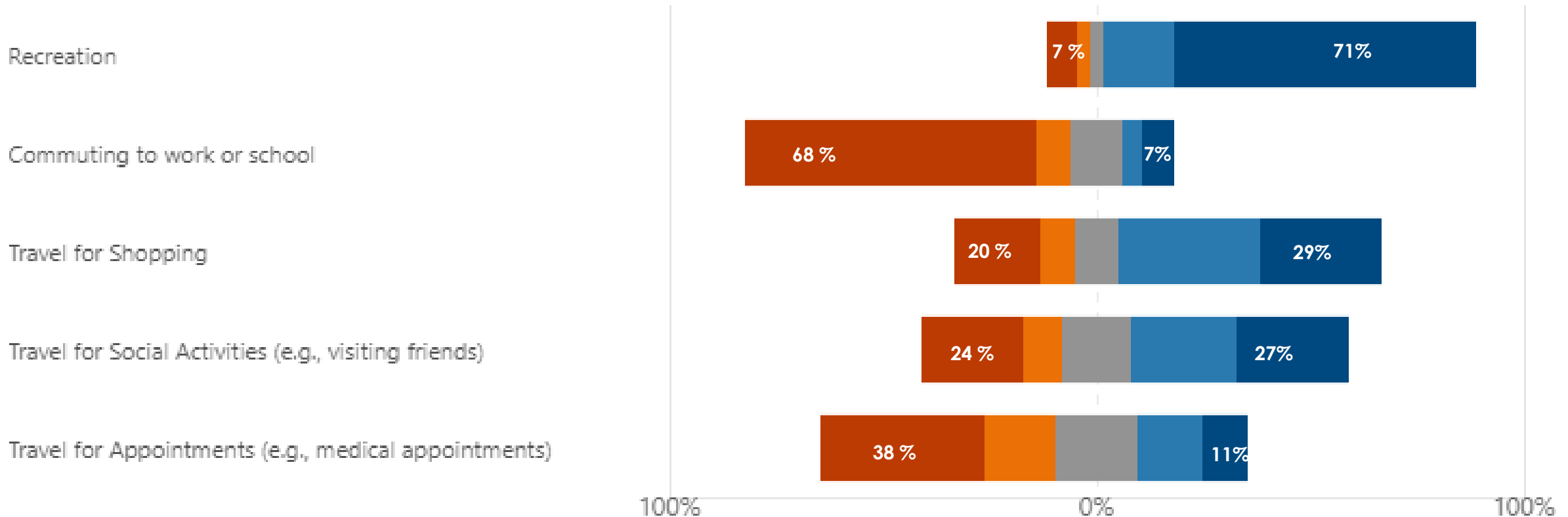


Total Responses	445
Needham Residents	46%
Newton Residents	52%
Residents who reside near the Community Way or Upper Falls Greenway	48%
Respondents who attended public informational meetings	14%

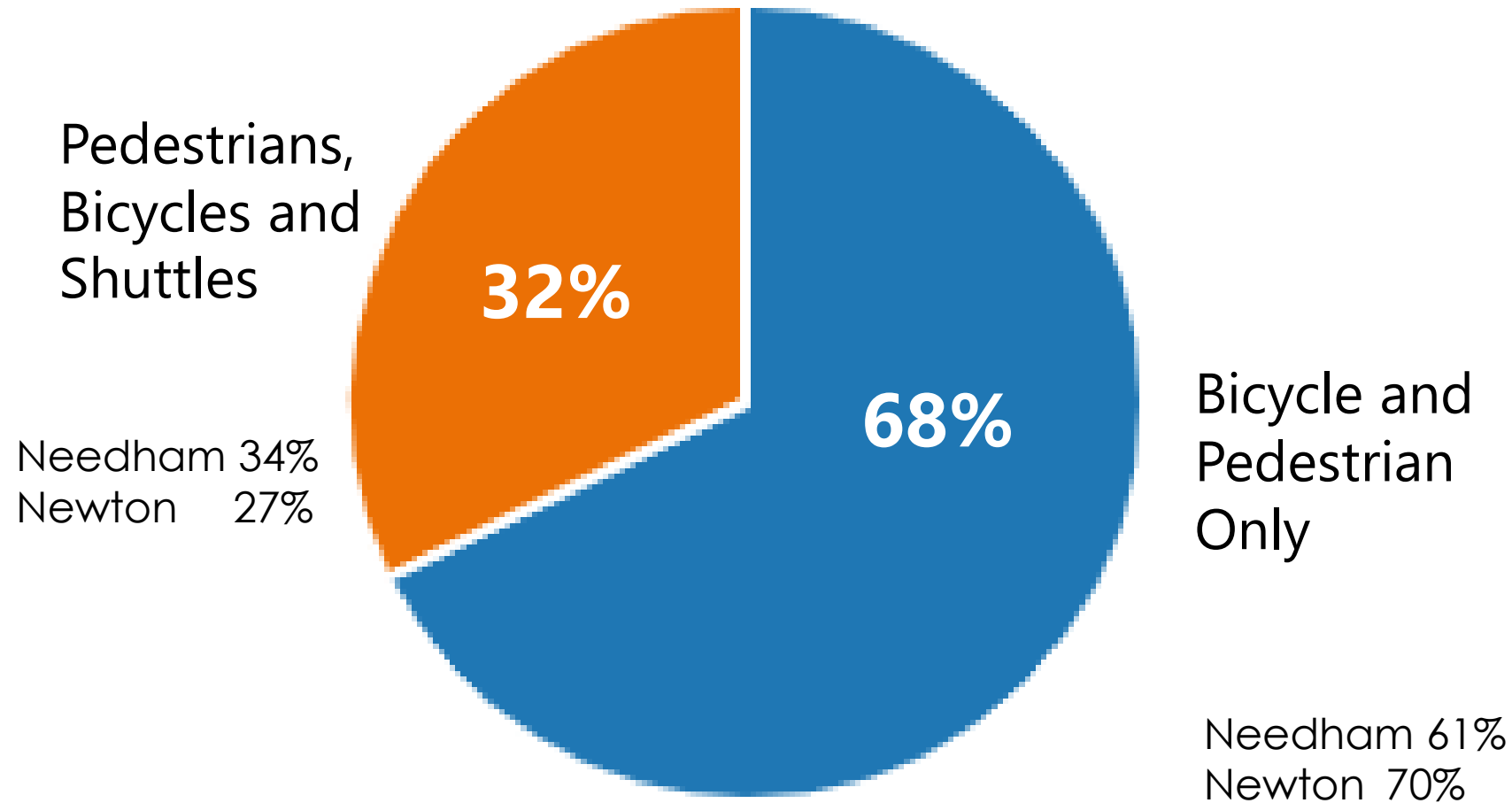
WHAT WE HEARD — TRAVEL PURPOSE

If the Community Way was created how likely would you be to use the path for each of the following?

Very unlikely Somewhat unlikely Neither likely nor unlikely Somewhat likely Very likely

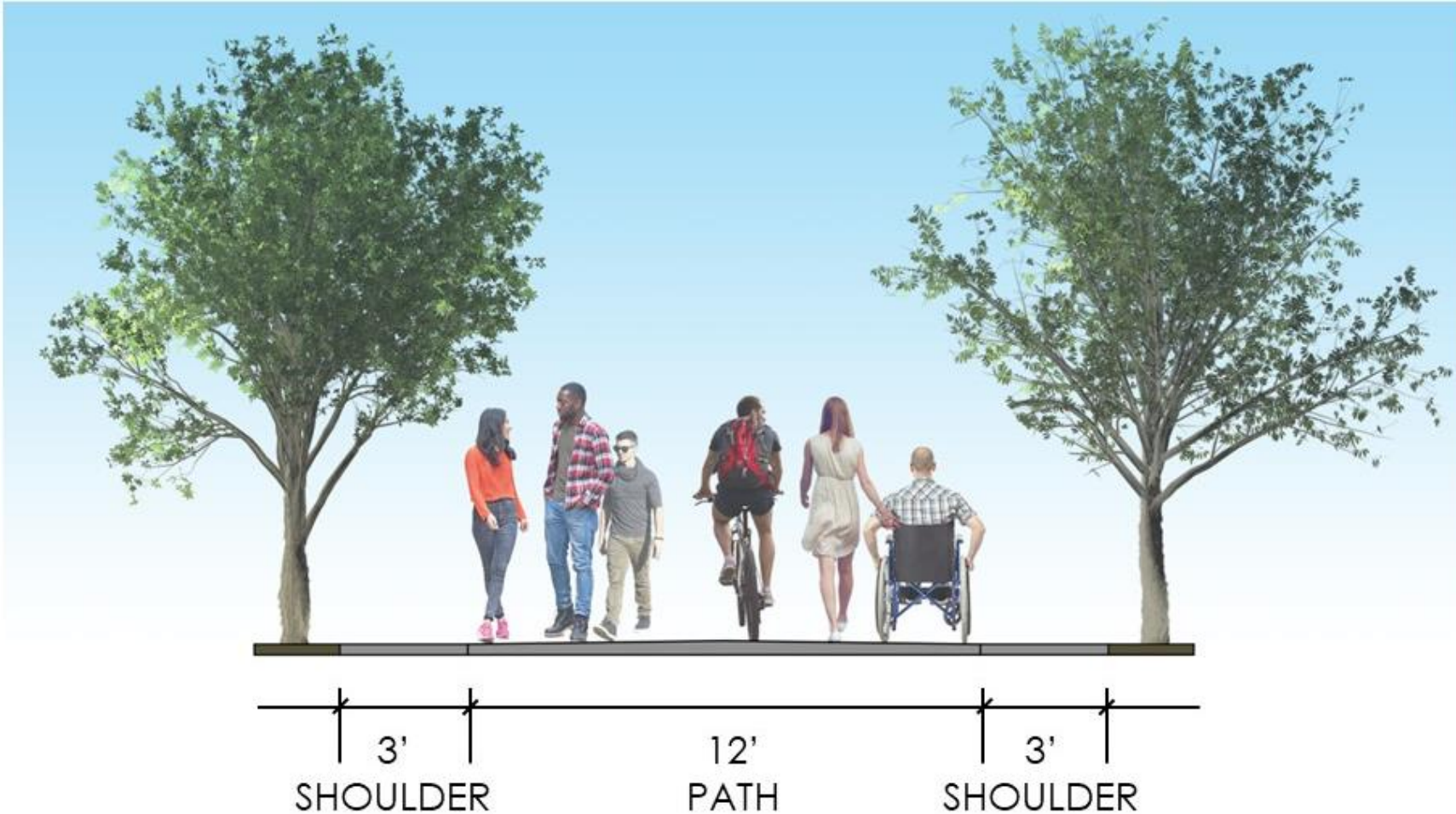


WHAT WE HEARD — PREFERENCE for BIKE/PED ONLY VS. BIKE/PED/SHUTTLE USE

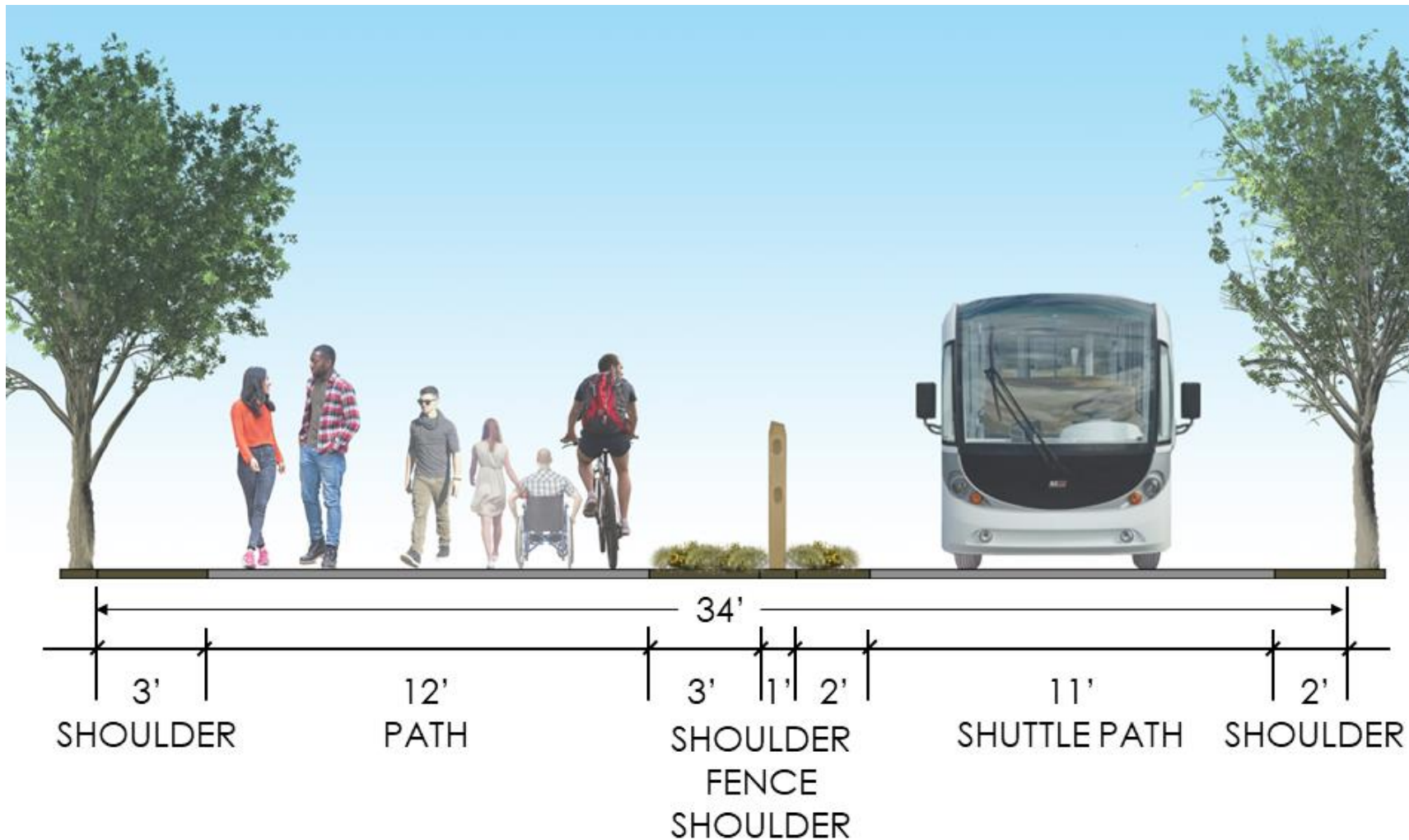


STUDY ALTERNATIVES

ALTERNATIVE 1: PEDESTRIAN AND BICYCLIST SHARED USE PATH - 18-FEET



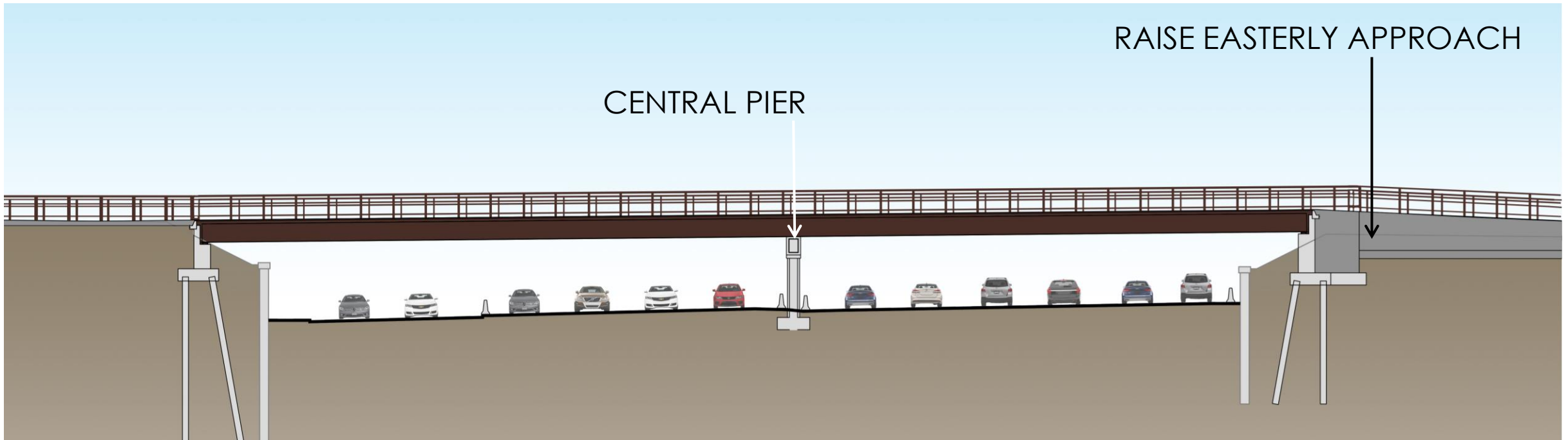
ALTERNATIVE 2: SHUTTLE INCLUSIVE PATH - 34-FEET



NOTE: Variations on Alternative 2 were developed for the Charles River Bridge crossing

DESIGN CONSIDERATIONS

I-95 / ROUTE 128 BRIDGE



Easterly approach would need to be **raised** to meet vertical clearance standards for I-95 / Route 128.

Central pier for a two-span bridge structure would require MassDOT / FHWA approval.

CHARLES RIVER BRIDGE

NEEDHAM-NEWTON COMMUNITY WAY FEASIBILITY STUDY



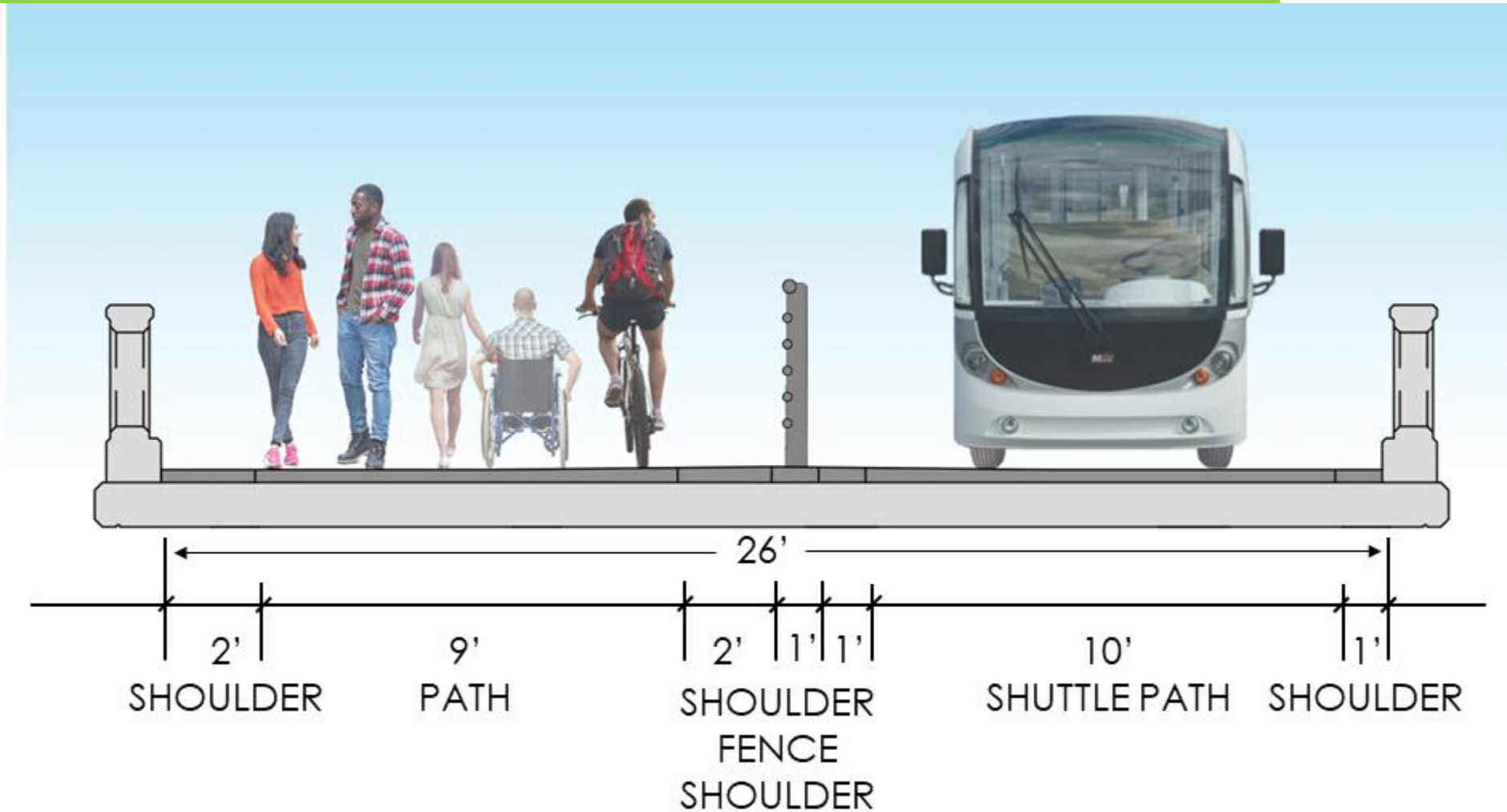
CHARLES RIVER BRIDGE

- **Existing structure** is in **satisfactory** condition
 - steel stringers/beams
 - concrete abutments
- **Existing deck** needs **replacement**
 - must be concrete for a Shared Use Path
- **Existing beams** **satisfactory for bike/ped** path
 - 18-foot maximum useable width
- **Wider path (>18 feet) would require new or modified abutments and beams**



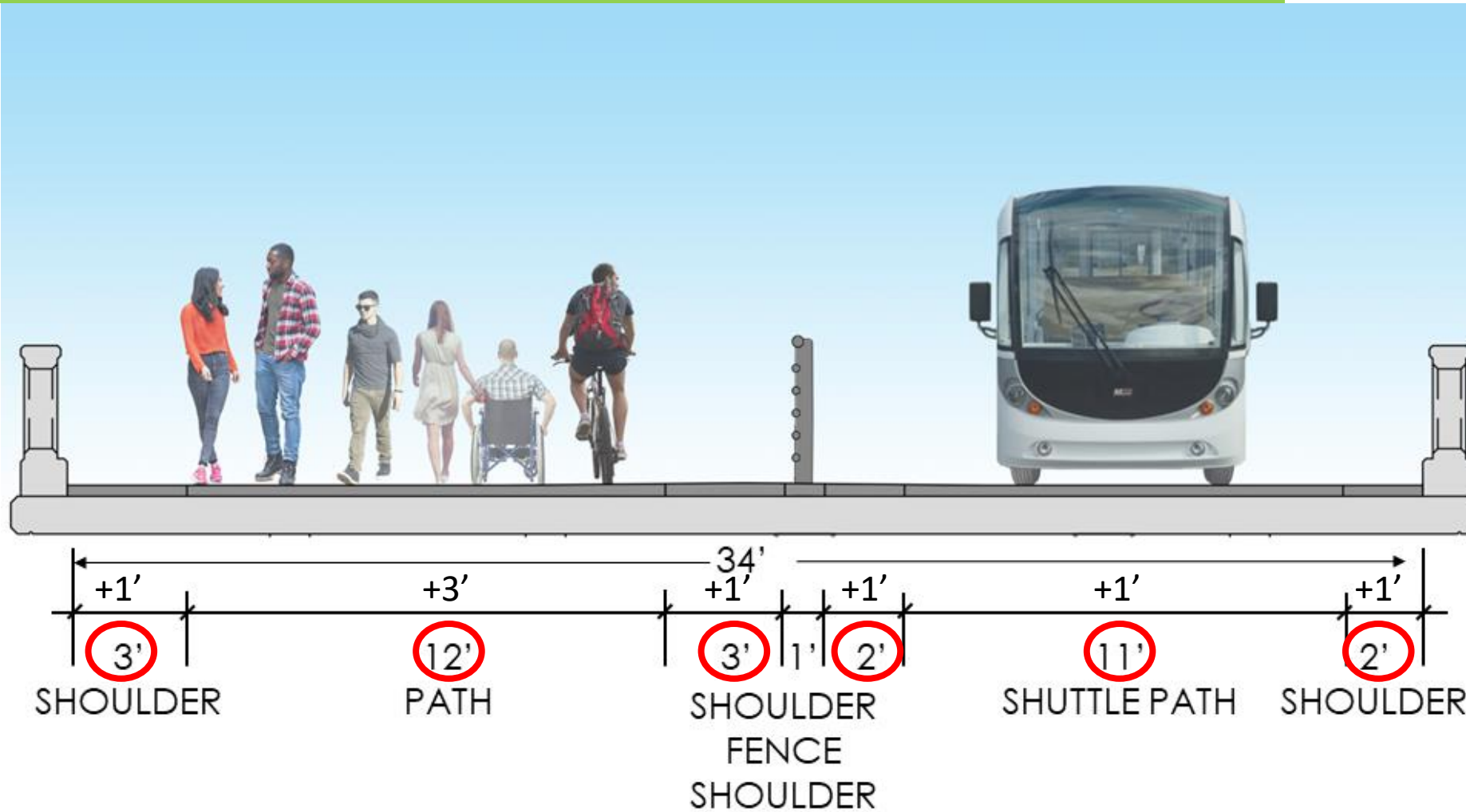
Existing West Substructure

CHARLES RIVER BRIDGE: ALTERNATIVE 2A — 26-FEET

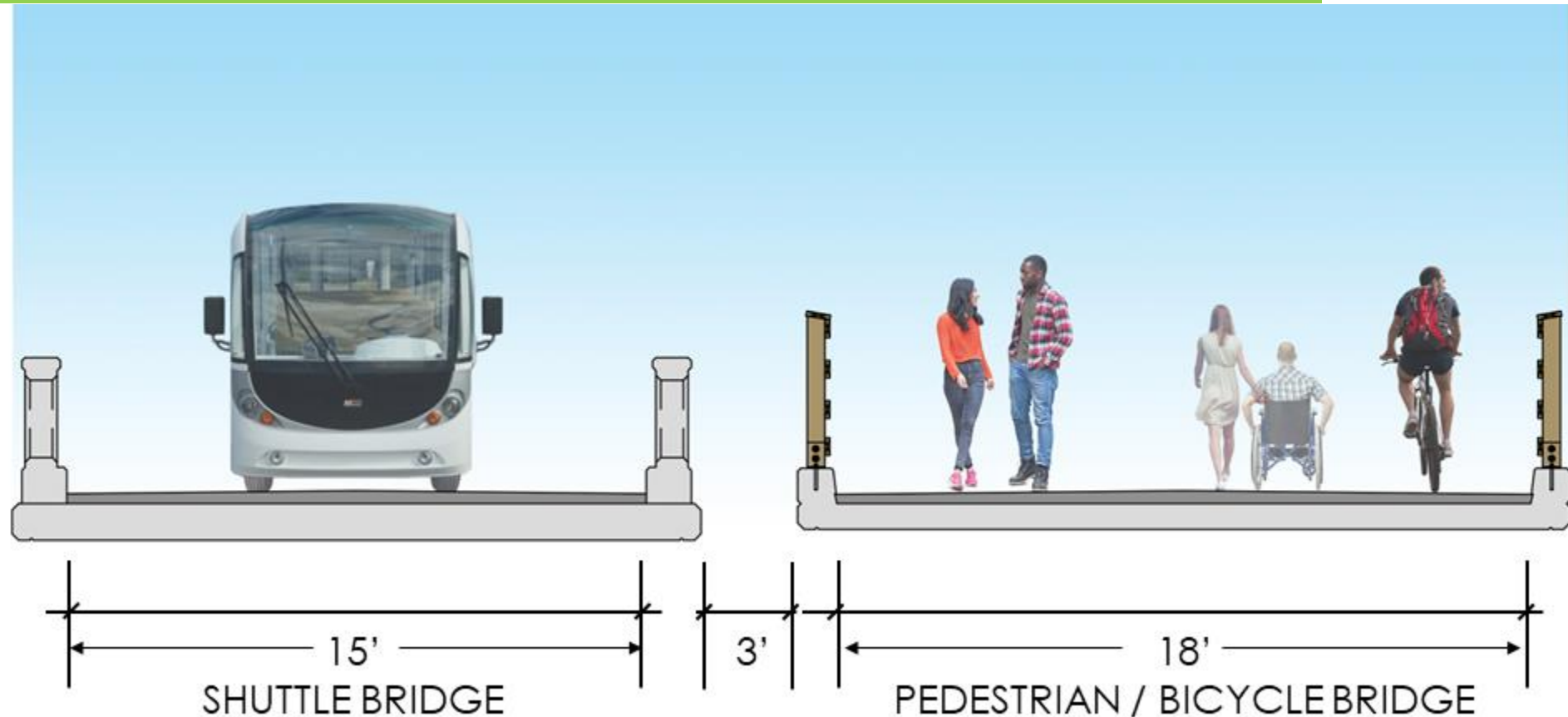


GPI Would require new abutments for the bridge over the Charles and design exceptions for the path, path shoulders and narrow bridge²⁵

CHARLES RIVER BRIDGE: ALTERNATIVE 2B — 34-FEET

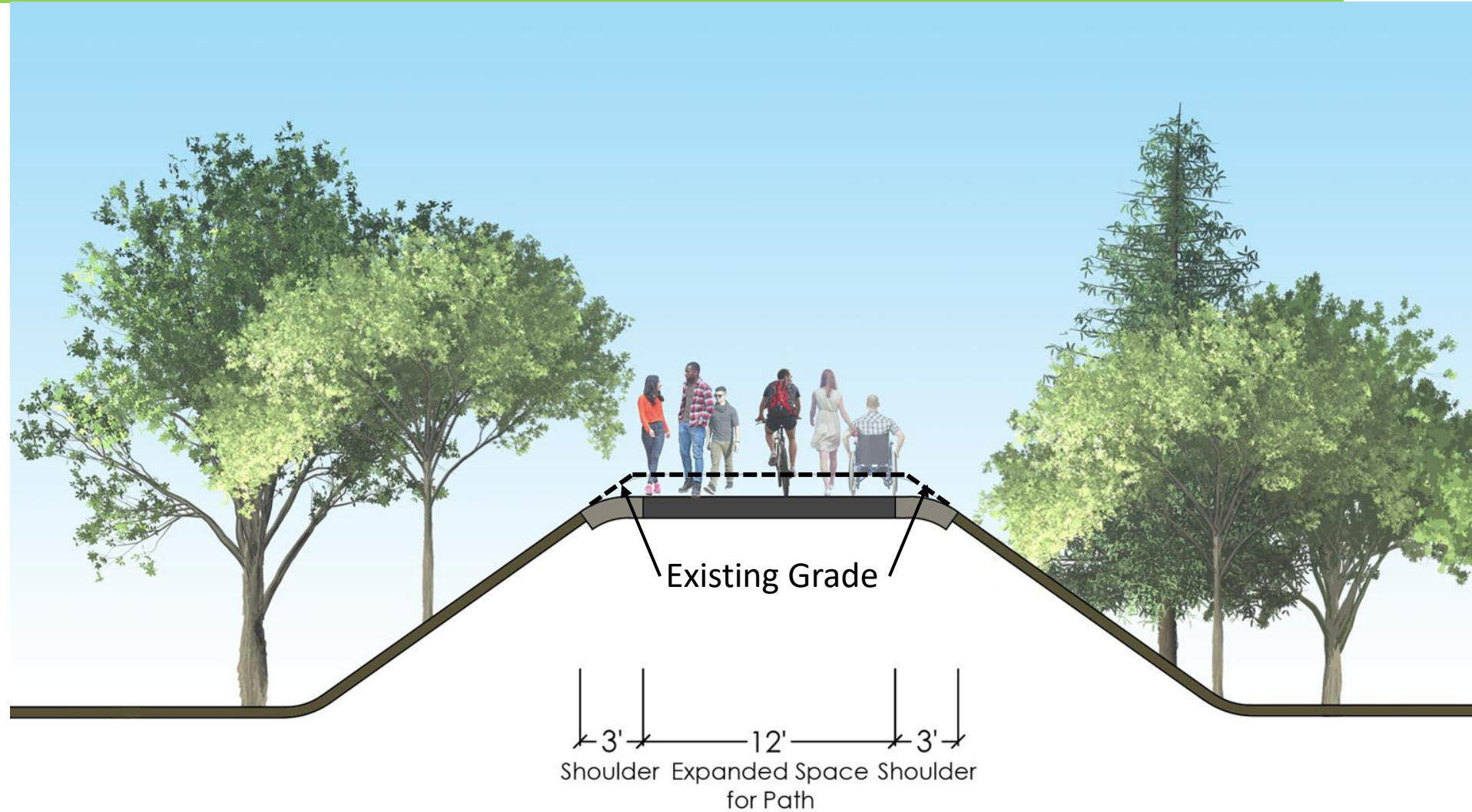


ALTERNATIVE 2C: TWO BRIDGES ON EXISTING AND NEW ABUTMENTS



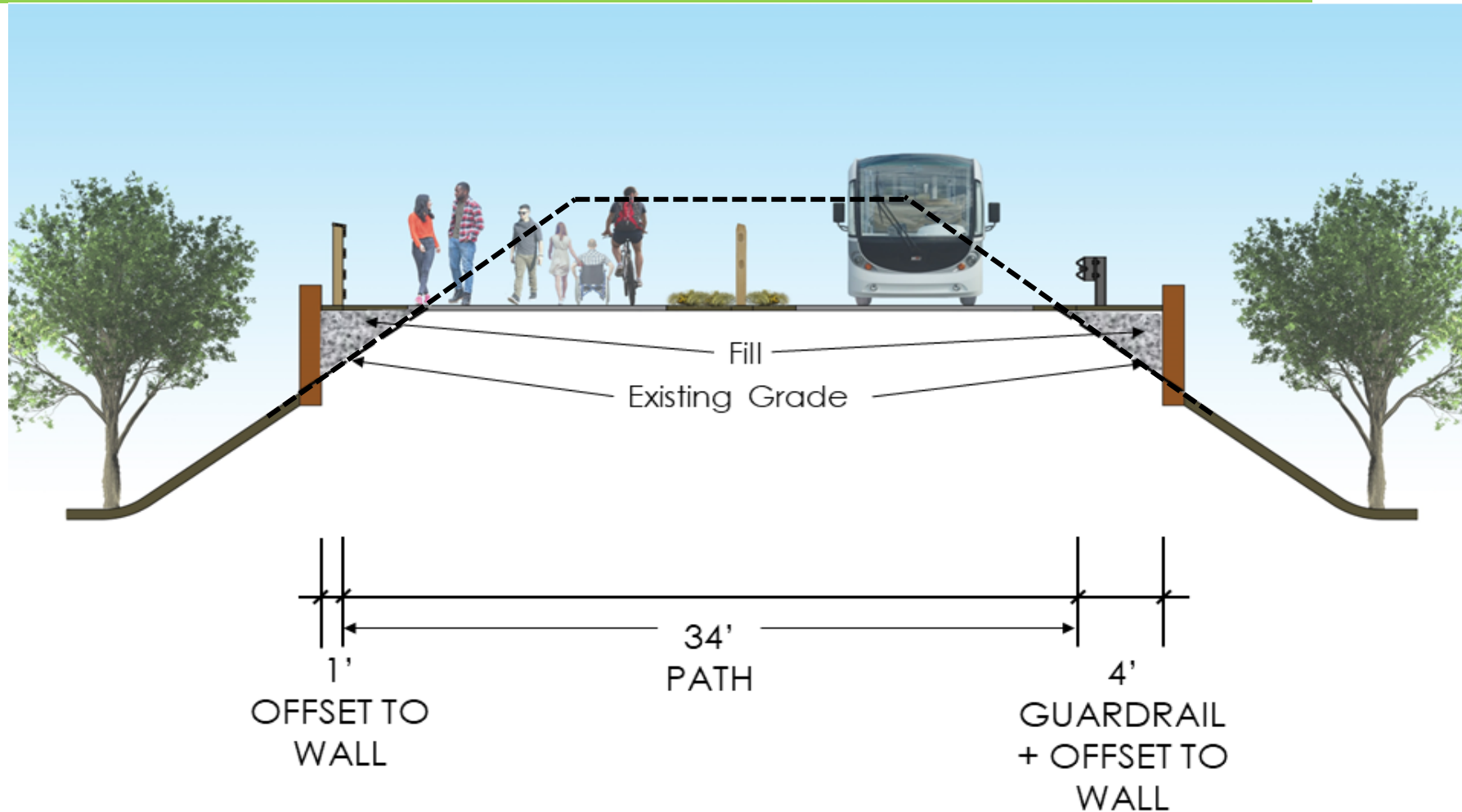
Would require new abutments for a second bridge over the Charles to the north of the bike/ped bridge. Existing beam could be used for bike/ped path.

PATH: WIDENING CONSIDERATIONS — ALTERNATIVE I



Illustrative Section – For Illustration Only
2,140 LF of Retaining Walls

PATH: WIDENING CONSIDERATIONS — ALTERNATIVE 2



Illustrative Section – For Illustration Only

3,700 LF of Retaining Walls

PATH: ROW LICENSES AND ENCROACHMENTS

The MBTA issues licenses for citizens, municipalities or companies that wish to access or lease MBTA property. Within the project area licensees include utility companies as well as WCVB TV.

Based on review of the 2023 aerial mapping of the right of way and field reconnaissance it appears that there may be encroachments along the right of way at the following locations:

Encroachment Description	Location
Material and Equipment Storage	Arbor Road businesses
Landscaping	Wingate Residences, 235 Gould Road
Material and Equipment Storage	Fremont Street businesses

Based on review of aerial photos, only the landscaping at the Wingate Residences conflicts with the proposed path.

ALTERNATIVE 1 GRADE CROSSINGS — WEBSTER, GOULD AND OAK STREETS



Crossings include high visibility crosswalks, path median islands, pavement markings, RRFBs, detectable warning panels
Alternative 2 would include a shuttle lane

VEGETATION REMOVAL



VEGETATION REMOVAL



Example of 12' Path with 2' Shoulders

Alternative 1:
18' path within
an 82.5' ROW =
64.5' open
within the ROW

Alternative 2:
34' way within
an 82.5' ROW =
48.5' open
within the ROW

NATURAL AND CULTURAL RESOURCES



OPEN SPACE

Open Space

WETLANDS

Open Water

Wooded Swamp

FEMA FLOOD HAZARD

1% Annual Chance of Flooding

0.2% Annual Chance of Flooding

NHESP

Certified Vernal Pools

Potential Vernal Pools

HAZARDOUS MATERIALS

AUL Sites

Chapter 21E Tier I Classified Sites

Chapter 21E Tier II Classified Sites

MASS HISTORIC INVENTORY

National Register of Historic Places

National Register of Historic Places & Local Historic District

Inventoried Property

National Register of Historic Places

Local Historic District

Inventoried Property

Study Corridor

Existing Upper Falls Greenway

At-Grade Crossing

Missing Bridge

Existing Bridge

0 250 500 1,000 Feet



ENVIRONMENTAL PERMITTING SUMMARY

Environmental Permit Requirements	Alternative 1	Alternative 2
MEPA ENF/EIR Filing	No	Maybe
Notice of Intent Application (Needham and Newton)	Yes	Yes
MassDEP Water Quality Certification	No	No
MassDEP Chapter 91 Waterways License	Maybe	Yes
Department of the Army Permit	No	Yes (SVN or PCN)
EPA NPDES Construction General Permit	Yes	Yes

COSTS

PRELIMINARY CONSTRUCTION COST ESTIMATES*

SEGMENT	ALT. 1 Bike/Ped 18'	ALT. 2A B/P/Shuttle 26'	ALT. 2B B/P/Shuttle 34'	ALT. 2C B/P/Shuttle 2 bridges
Trail Improvements	\$ 3.2 M	\$ 8.2 M	\$ 8.2 M	\$ 8.2 M
Bridge over I-95/Route 128	\$ 12.0 M	\$ 24.5 M	\$ 24.5 M	\$ 24.5 M
Bridge over Charles River	\$ 1.6 M	\$ 3.5 M	\$ 12.8 M	\$ 9.7 M
Probable Cost 2023 DOLLARS	\$ 16.8 M	\$ 36.2 M	\$ 45.5 M	\$ 42.4 M
2030 PLANNING COST with inflation (4% for 7 yrs.)	\$ 22.2 M	\$ 47.7 M	\$ 59.9 M	\$ 55.8 M

*Costs include:

Estimate Contingency	25% of construction cost
Construction Contingency	10% of construction cost
Construction Inspection	10% of construction cost
Utility Relocations	3% of construction cost
Traffic Management	2-5% of construction cost
Design Fee	15% of construction cost before contingencies

*Costs don't include:

Improvements to Upper Falls
Greenway to accommodate
shuttle service nor planning
and construction costs to
connect with Needham
Heights and Newton
Highlands Stations.

FINDINGS, CONCLUSIONS, and NEXT STEPS

ENGINEERING ASSESSMENTS AND CONCLUSIONS

Path Improvements

- Alternative 2 requires more earthwork, retaining walls and vegetation removal due to greater width.
- Path would likely conflict with encroaching landscaping at Wingate Residences.

Route 128 Bridge

- Need to raise the grade on the easterly side.
- Need to accommodate center pier in highway median for two-span bridge.
- Bridge design subject to review and approval by MassDOT and FHWA.

Charles River Bridge

- Existing beam and abutments limit width to 18' path; shuttle path requires new and/or altered substructures.
- Permitting / impacts to wetlands of Alternative 2 would be greater than Alternative 1.

MBTA Lease

- Upper Falls Greenway lease does not allow motorized use – would require amendment for Alternative 2.

NEXT STEP: DETERMINE A PREFERRED ALTERNATIVE

1. Develop a process for Needham and Newton to jointly determine a preferred alternative
2. Determine the preferred alternative
 - 1) Alternative 1: A shared use path for pedestrians and bicycles only;
 - 2) Alternative 2: Further assessment for the shuttle inclusive option; or
 - 3) No development at this time

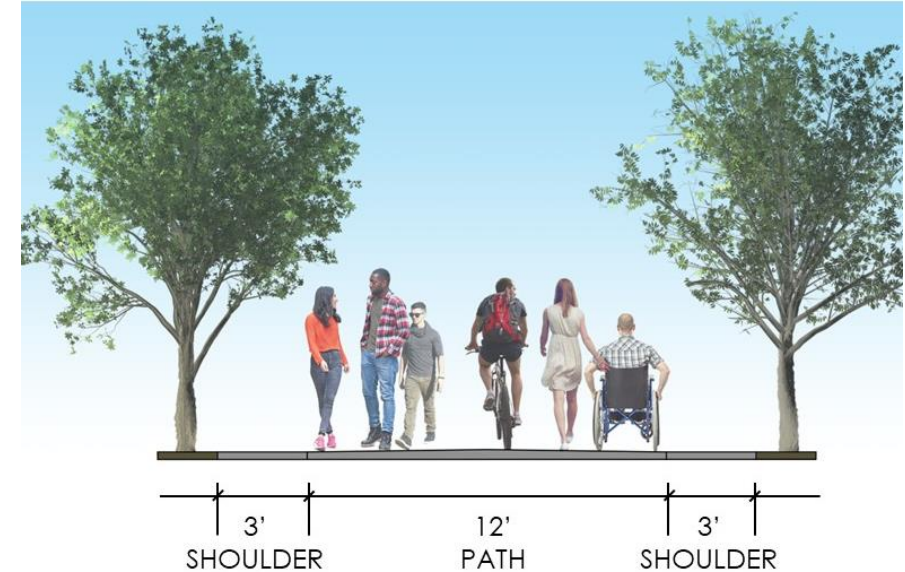
PROCESS FOR ALTERNATIVE I — PEDESTRIAN AND BICYCLE PATH

Planning

- Negotiate lease agreement with MBTA (Needham).
- Connectivity planning at northern terminus of Upper Falls Greenway (Newton).
- Connectivity planning to link Community Way with the developing Bay Colony Rail Trail in Needham.
- Initiate Project Review process with MassDOT District 6.
- Foster partnerships with MassDOT and DCR (Dept. of Conservation and Recreation).

Funding Options

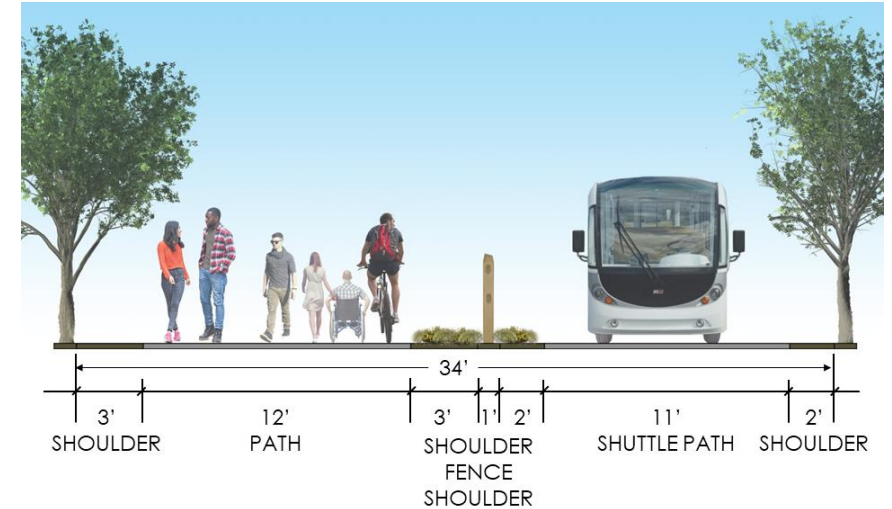
- Design and Planning: MassTrails grants, local funding, developer contributions
- Construction: TIP (Transportation Improvement Program)



PROCESS FOR ALTERNATIVE 2 — PEDESTRIAN, BICYCLE AND SHUTTLE PATH

Planning

- Engage in transit planning for the corridor:
 - In collaboration with the MBTA, the Boston MPO and stakeholders in both communities, assess transit demand and potential solutions along the Needham Street/Highland Avenue corridor.
 - Identify Shuttle Route and Update Ridership Estimates.
 - Update Cost Estimates.
 - Evaluate Alternatives for the Shuttle Route.
 - Identify Shuttle Service Provider – Must be PUBLIC Transit Service if public funding is used for improvements.
 - Negotiate lease agreements with MBTA allowing motorized use (Needham and Newton).



Funding Options

- Planning: Local funding, grants
- Construction: TIP (Transportation Improvement Program) MassWorks, local funding, developer

The Community Way Feasibility Study will be available September 22nd

<http://needhamma.gov/communityway>

<http://newtonma.gov/communityway>



Thank You!

Questions and Comments

GPI



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/12/2023

Agenda Item	Opt-In Specialized Energy Code
Presenter(s)	Katie King, Deputy Town Manager Ian Finlayson, Acting Director, Energy Efficiency Division, Massachusetts Department of Energy Resources Stephen Frail, Chair, Climate Action Plan Committee Joe Prondak, Building Commissioner Hank Haff, Director, Building Design & Construction

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
Massachusetts has three sets of standards for building energy performance: (1) a required <i>base</i> energy code, (2) an optional, more energy efficient <i>stretch</i> energy code, and (3) a new opt-in <i>specialized</i> energy code that was created to ensure new construction meets greenhouse gas limits set by the State for 2025 – 2050. Needham adopted the <i>stretch</i> energy code in 2019, effective January 1, 2020. The Select Board has placed an article on the October Town Meeting warrant to adopt the <i>opt-in specialized</i> energy code, to be effective July 1, 2024. Panelists will present an overview of what the opt-in specialized energy code is, how the code aligns with the Town’s climate action plan, and answer any questions. Future public engagement opportunities include an information session hosted by the Building Commissioner on September 27 at 4 pm (Public Services Administration Building, 500 Dedham Avenue & Zoom) and a public hearing on this article is planned for the Select Board’s October 10th agenda.	
2.	VOTE REQUIRED BY SELECT BOARD
N/A – Discussion Only	
3.	BACK UP INFORMATION ATTACHED
a. MA Department of Energy Resources Presentation b. Climate Action Plan Committee Presentation c. Frequently Asked Questions	

Opt-in Specialized Energy Code

Summary for Needham

September 12, 2023

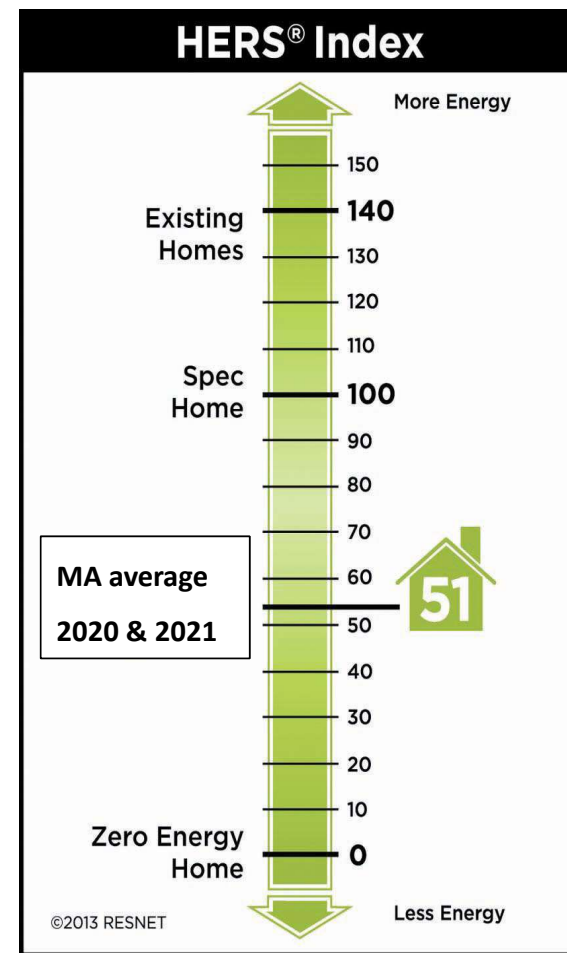
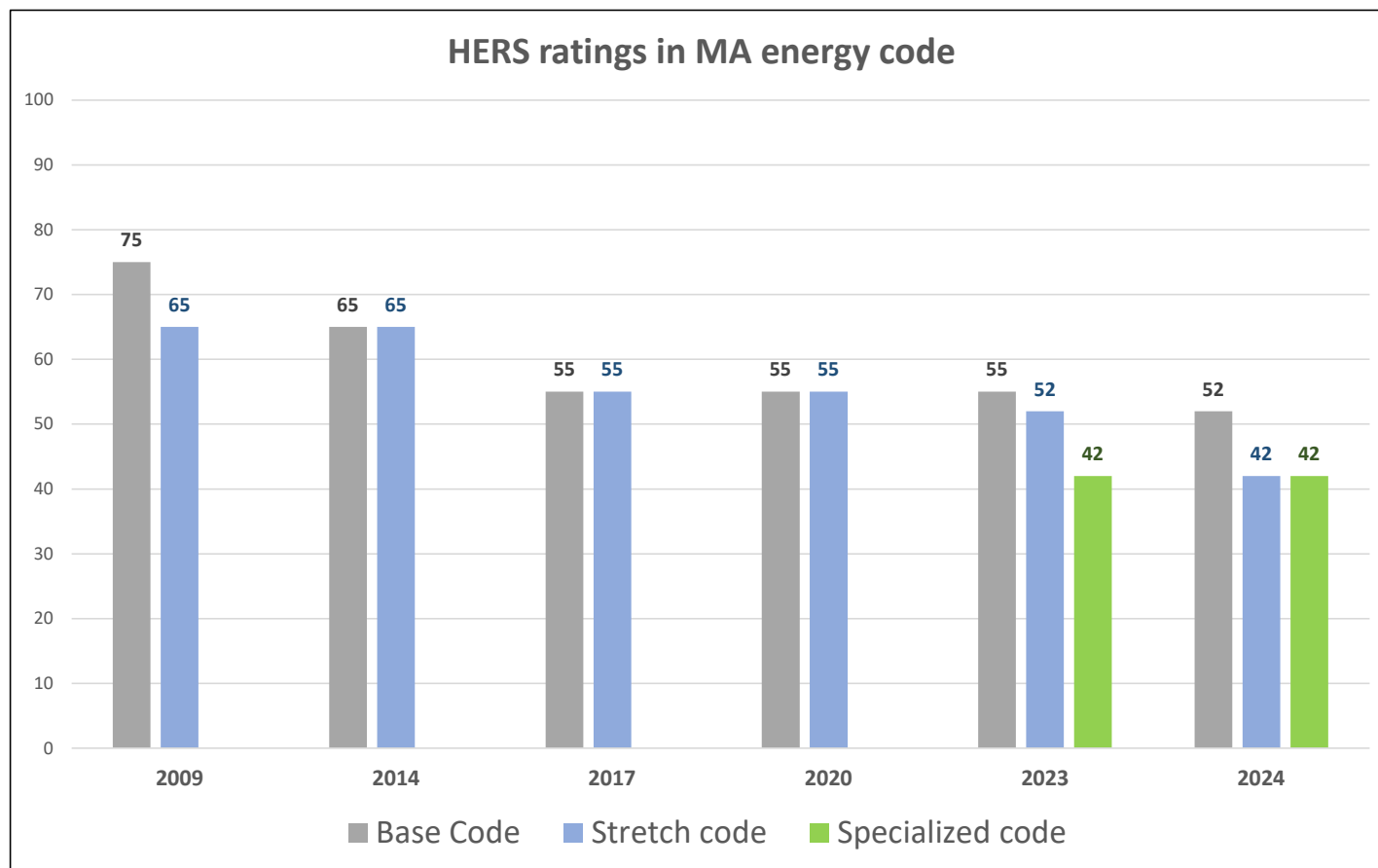
Ian Finlayson – MA DOER



RESIDENTIAL

Low Rise & Multi-family

(Simplified) History of HERS ratings in MA energy code



Specialized vs Stretch code - Residential Low-Rise

Energy Source(s)	Home Size	Stretch code (July 2024)	Specialized Code (Jan 2024)
All Electric New Homes	Any Size home	HERS 45 or Passivehouse	
Mixed-Fuel New Homes	Under 4,000 sq ft	HERS 42	+Solar PV (min 4kw) + wiring for electrification
	4,000 sq ft and over	HERS 42	+ Solar PV (to net-zero) + wiring for electrification
	Any	Passivehouse option	+ wiring for electrification
Home additions & alterations	Any	Same as Stretch code	
Historic or Existing homes	Any	Energy Code exemption if it would damage the historic fabric of the building	

Specialized Residential Code: Solar PV sizing

- Mixed-fuel buildings, Solar required when there is a suitable solar-roof zone of 300 sq ft or greater
- All-electric buildings – solar not required, just solar-ready roofs



Home Type	Solar required
All-electric	No
Passivehouse	No
Mixed-fuel <4,000 sq ft	4 kW
Mixed-fuel 4,000 sq ft +	Enough for net-zero (8+ kw)
other R-uses	0.75 W/sq ft (same as commercial)

Specialized vs Stretch code – Multi-family

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code (Jan 2024)
New Multi-family (4+ stories & over 12,000 sf)	All Electric	HERS 45 or TEDI or Passivehouse	Passivehouse
	Mixed Fuel	HERS 42 or TEDI or Passivehouse	Passivehouse + wiring for electrification



SPECIALIZED CODE - Commercial

Specialized vs Stretch code – what’s different?

Commercial Bulidings:

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code (Jan 2024)
Schools, Offices, Municipal buildings	All Electric	TEDI or Passivehouse	
	Mixed Fuel	TEDI or Passivehouse	TEDI + Solar PV or Passivehouse + wiring for electrification
Other Commercial (over 20,000 sf)	All Electric	ASHRAE or TEDI or Passivehouse	
	Mixed Fuel	ASHRAE or TEDI or Passivehouse	ASHRAE + Solar or TEDI + Solar or Passivehouse + wiring for electrification

Solar PV in Specialized code

- Required:
 - Using Fossil fuels
 - Using Net Zero path
- Optional:
 - All-electric building
- Exceptions for shaded sites
can reduce min. size



Specialized Commercial Code: Solar PV sizing

CC105.2 On-site renewable energy. New mixed-fuel buildings shall have equipment installed for on-site renewable energy with a rated capacity of not less than 1.5 W/ft^2 (16.1 W/m^2) multiplied by the sum of the gross conditioned floor area of the three largest floors.

Exception: Where the building site cannot meet the requirement in full with an on-site renewable energy system, the building site shall install a partial system designed to utilize not less than 75% of the *Potential Solar Zone Area*.

Examples of Solar PV size:

- 4 story 200,000 sf High school: 160,000 sf on 3 largest floors
Min. Solar = $1.5 \times 160,000 = 240 \text{ kW}$ system
- 3 story 80,000 sf Office
Min. Solar = $1.5 \times 80,000 = 120 \text{ kW}$ system

Increased Incentives for builders & developers

- All-electric homes are generally cheaper to build
Heat Pump(s) replaces both Central A/C + Furnace(s)
- Mass Save: 1-4 unit all-electric homes
\$15,000 for HERS 45 single-family
\$25,000 for HERS 35 / Passive House single-family
- Mass Save: multi-family Passivehouse
\$3,000 per unit plus design study funding
- Federal IRA:
\$2,500 or \$5,000/home from 45L tax credit: (aligned with HERS)
up to \$6/sqft from 179D tax credit for commercial & multi-family

<https://www.masssave.com/saving/residential-rebates/all-electric-home>

<https://www.masssave.com/saving/residential-rebates/passive-house-incentives>

Specialized code – Requirements summary

- Efficiency requirements same as in Stretch code
- EV ready same as Stretch code: min. 10% of spaces (20% for business or residential)
- HERS ratings 42/45 6 months earlier: Jan 2024 vs July 2024
- Multi-family buildings over 3 stories: Passivehouse
- New mixed-fuel buildings:
 - Pre-wired for Electrification
 - Solar PV on available space – minimum size
 - Homes over 4,000 sf – HERS 0 (HERS 42 + Solar PV)

Questions?

Contact DOER:

Stretchcode@mass.gov

Paul Ormond

Ian Finlayson

Opt-In Specialized Energy Code

Presentation to the Select Board

Town of Needham Climate Action Planning Committee

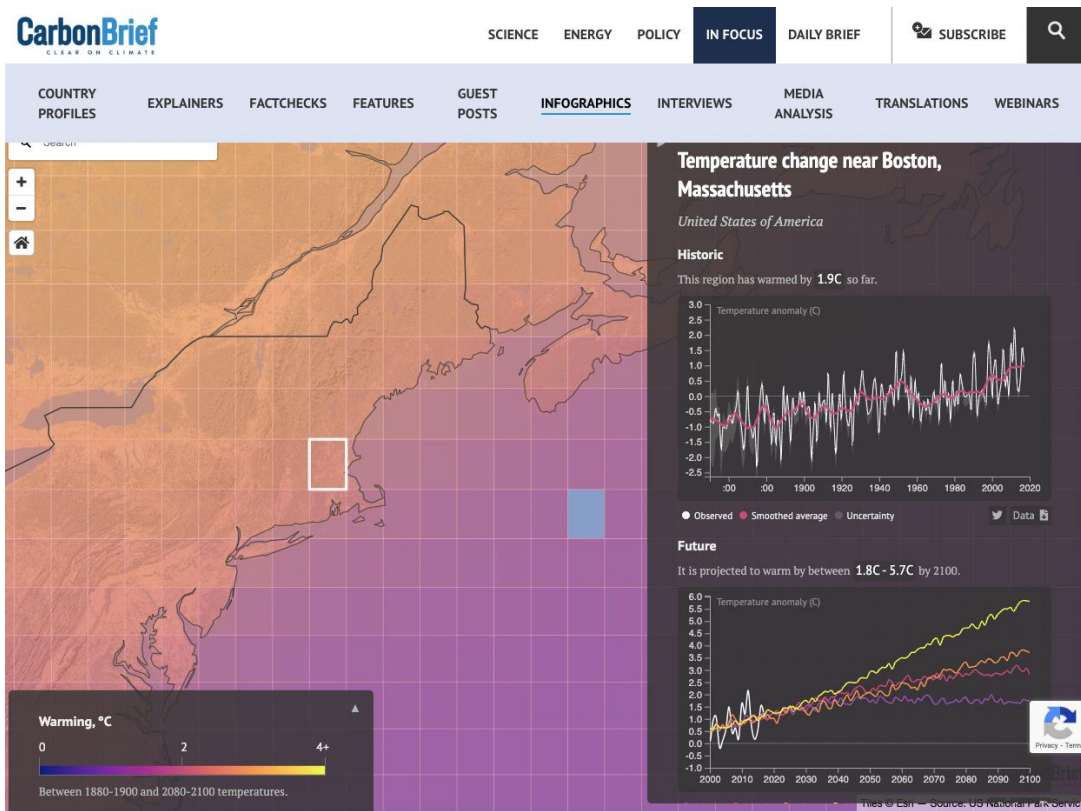


**With each additional 1° (F) of
temperature, the atmosphere's
capacity to hold
water vapor
increases by 4%**

Climate Change has arrived in Needham

Needham has warmed by 3.4 degrees F since the pre-industrial era.

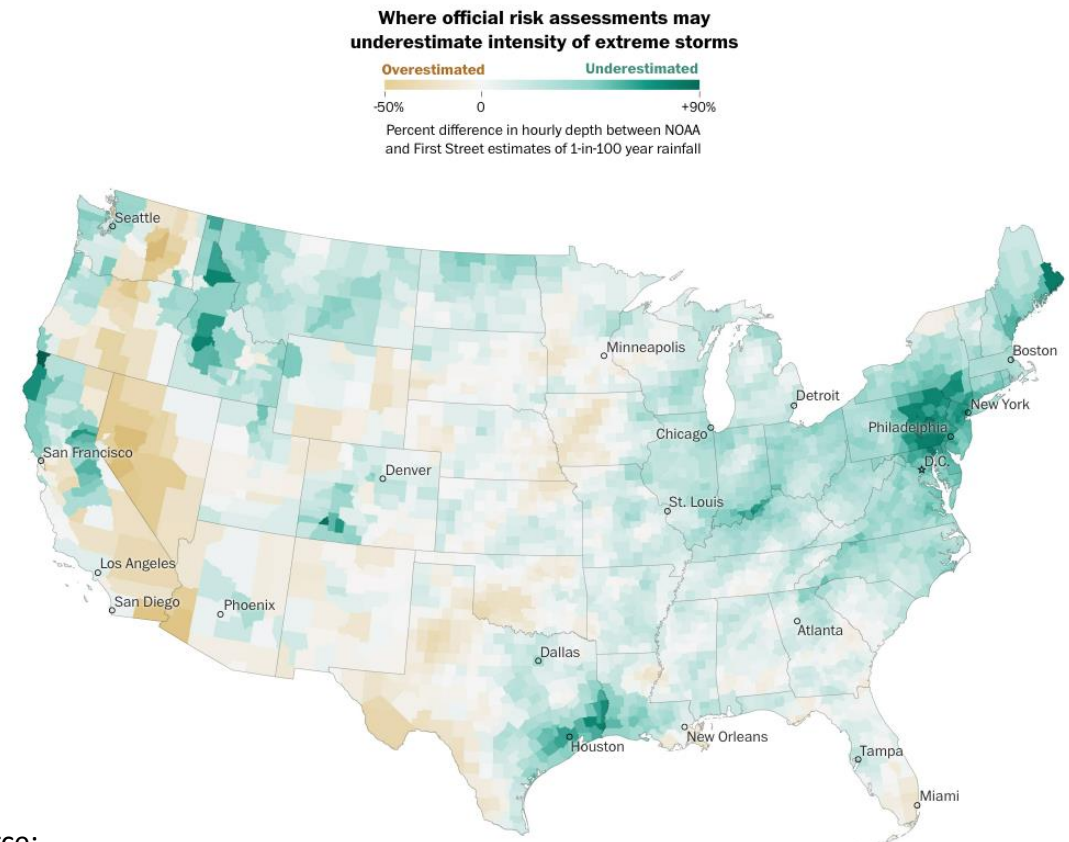
Local extreme rainfall events are underestimated by official models by ~50%



Sources:

Map: <https://www.carbonbrief.org/mapped-how-every-part-of-the-world-has-warmed-and-could-continue-to-warm/>

Data from: <https://berkeleyearth.org/data/>



Source:

Map from <https://www.washingtonpost.com/climate-environment/2023/06/26/rain-flooding-us-risk-climate-change/>

Data from: <https://www.sciencedirect.com/science/article/pii/S2214581822002890>

Climate Change has arrived in Needham



Aftermath of the August 8, 2023 rainstorms

What We Can Expect In Needham



**Intense
Storms**



Heat Waves



Drought



Flooding

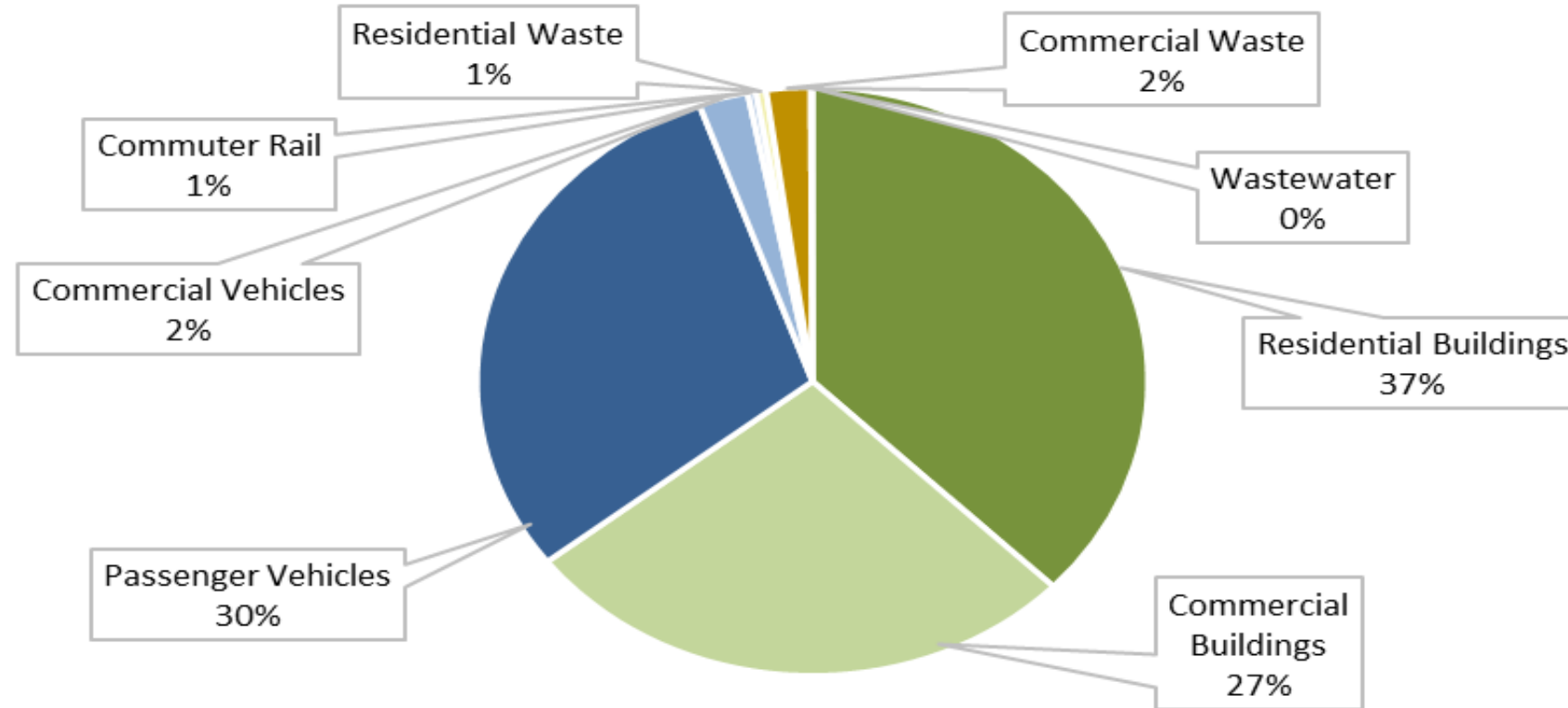
Climate Hazards

Why We're Taking Action

- To ensure Needham reduces its contribution to climate change
- To save money and resources
- To preserve the Town's history, culture, and quality of life
- To prepare for the current and coming impacts of climate change
- To comply with Massachusetts state law

**We can mitigate the worst impacts of climate change,
but we have to act TODAY.**

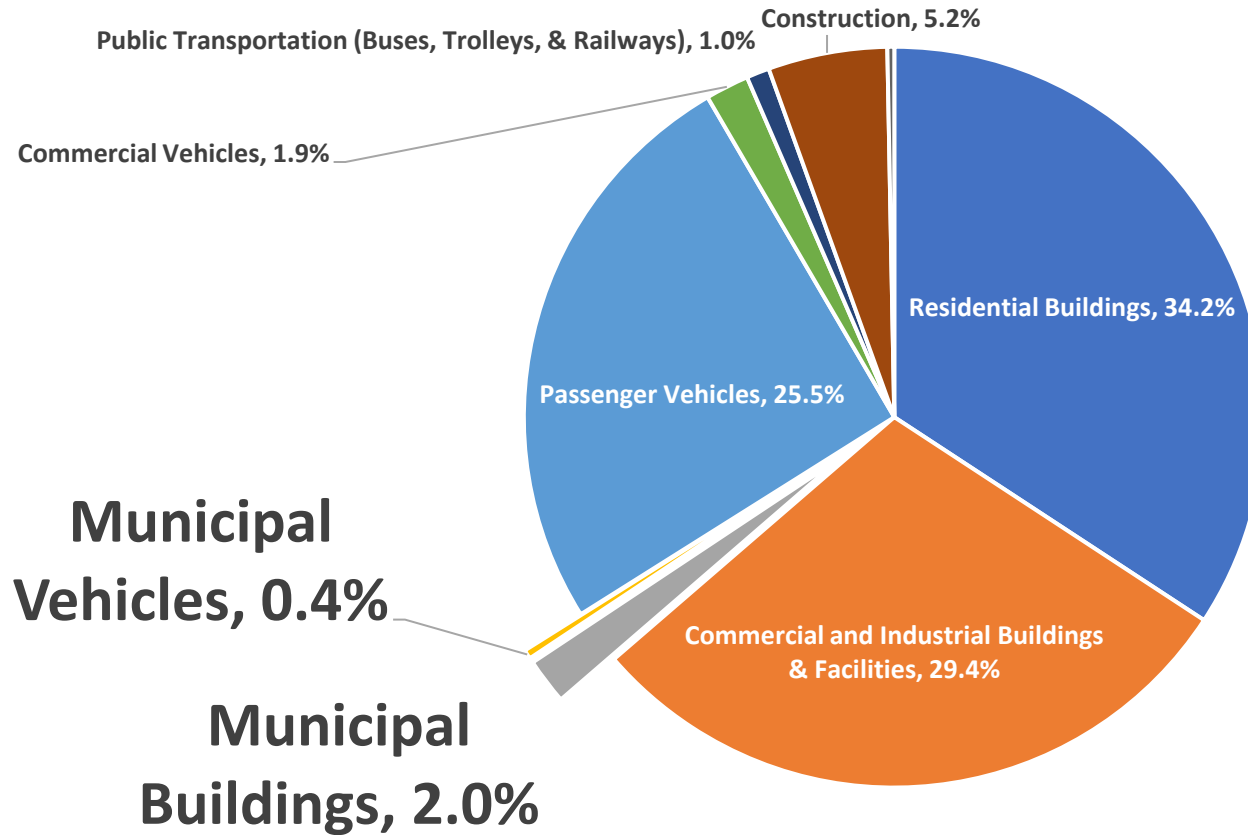
Buildings account for about 64% of Needham's greenhouse gas emissions



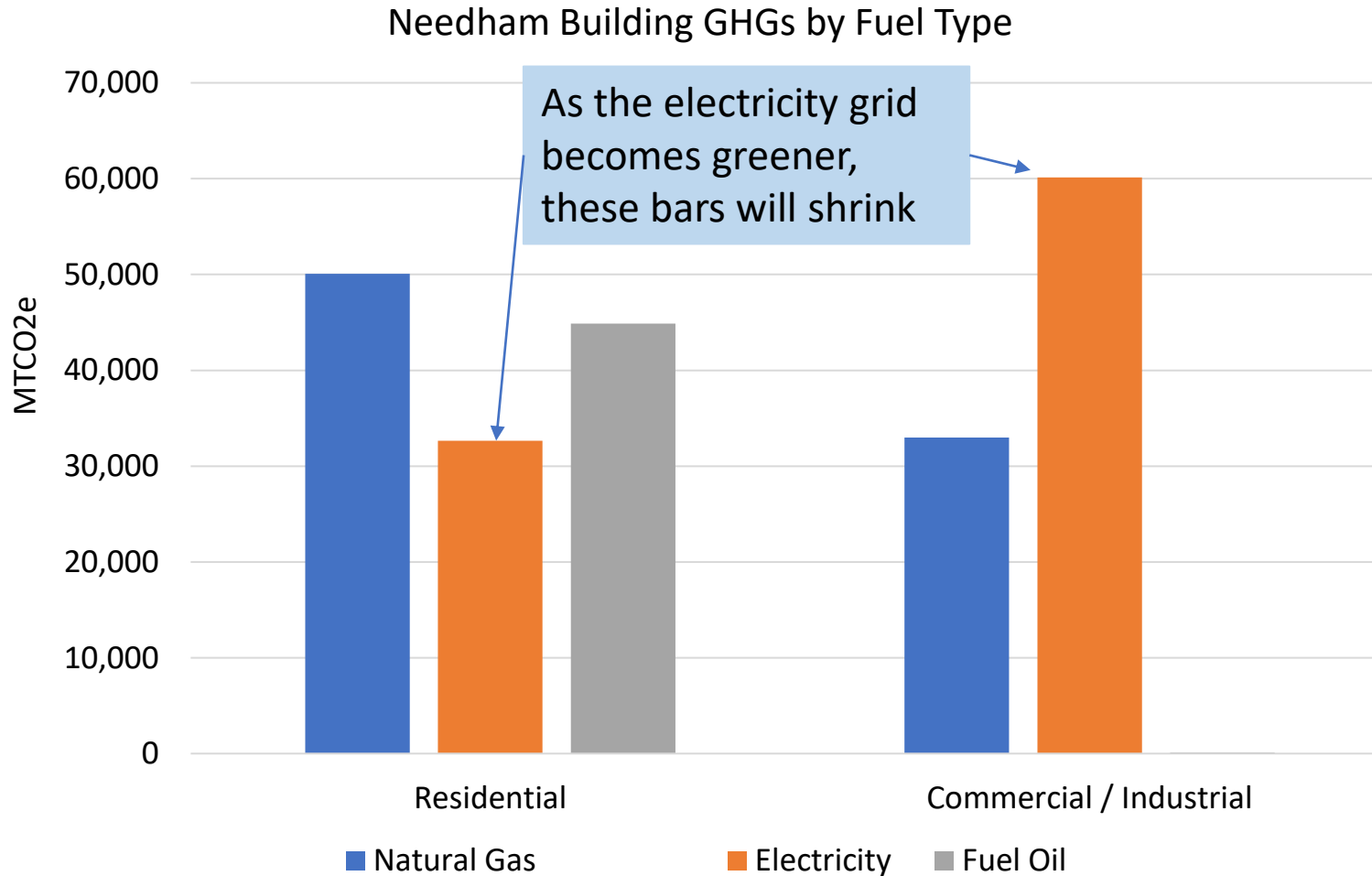
Source: Needham Greenhouse Gas Inventory, 2023 (Prepared by KLA Associates)

Achieving Net Zero will require efficiency upgrades and electrification of heating in all residential and commercial buildings by 2050.

Town of Needham's share of greenhouse gas emissions is only ~2.5%



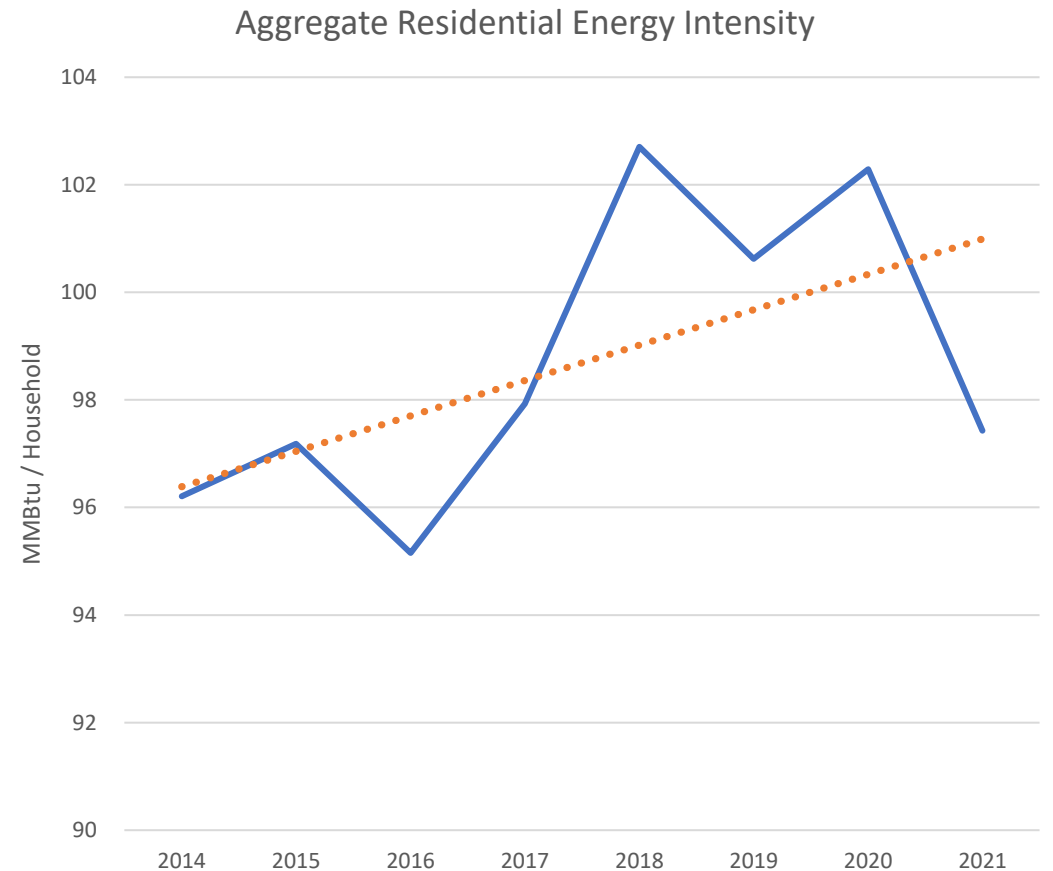
Building Energy (2021 GHG Inventory)



Over time, homes and commercial buildings will have to switch from natural gas and oil if we are to meet net zero greenhouse gas emission targets.

Needham homes are getting bigger, and larger homes consume more energy

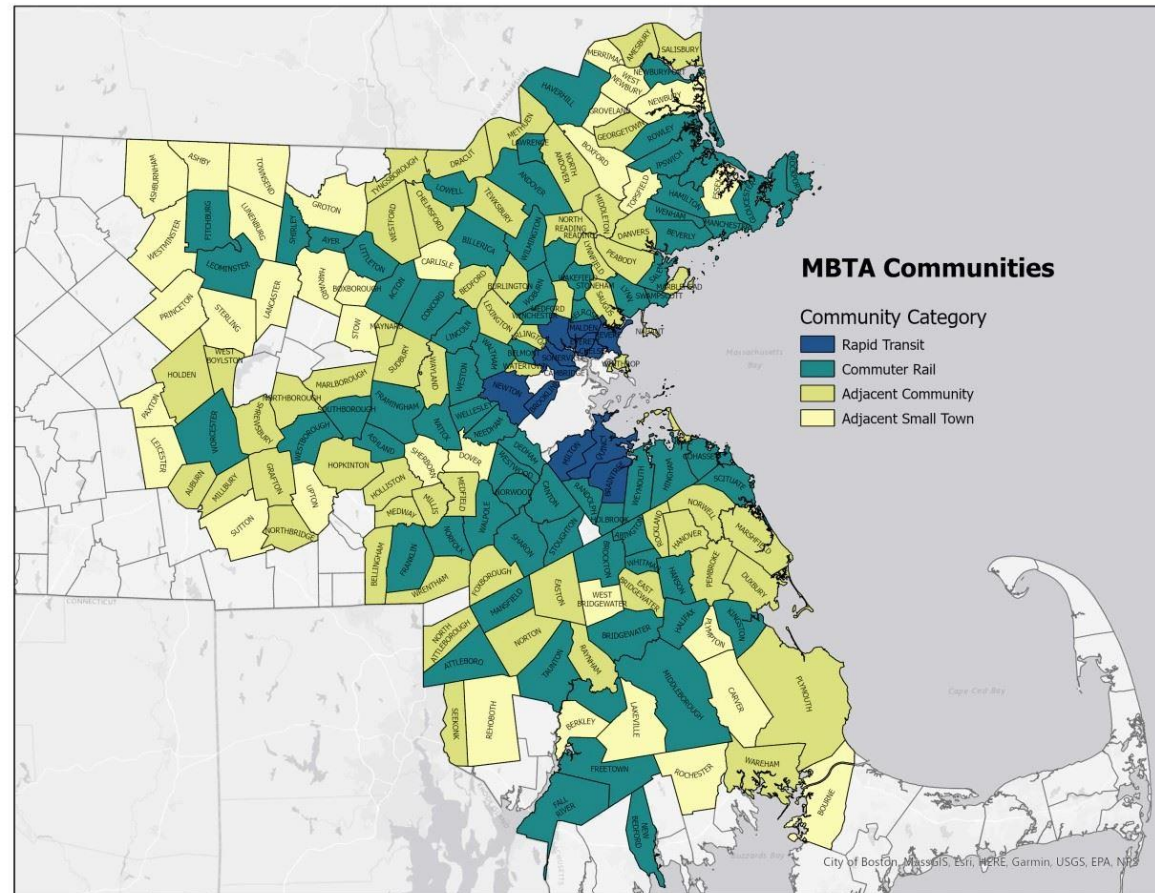
- 720 parcels were completely rebuilt
(Average increase of 2,931 ft²)
- 7,448 properties increased in size over the last decade
(Median increase 707 ft²)



Municipal Projects on the Horizon



MBTA Communities Act

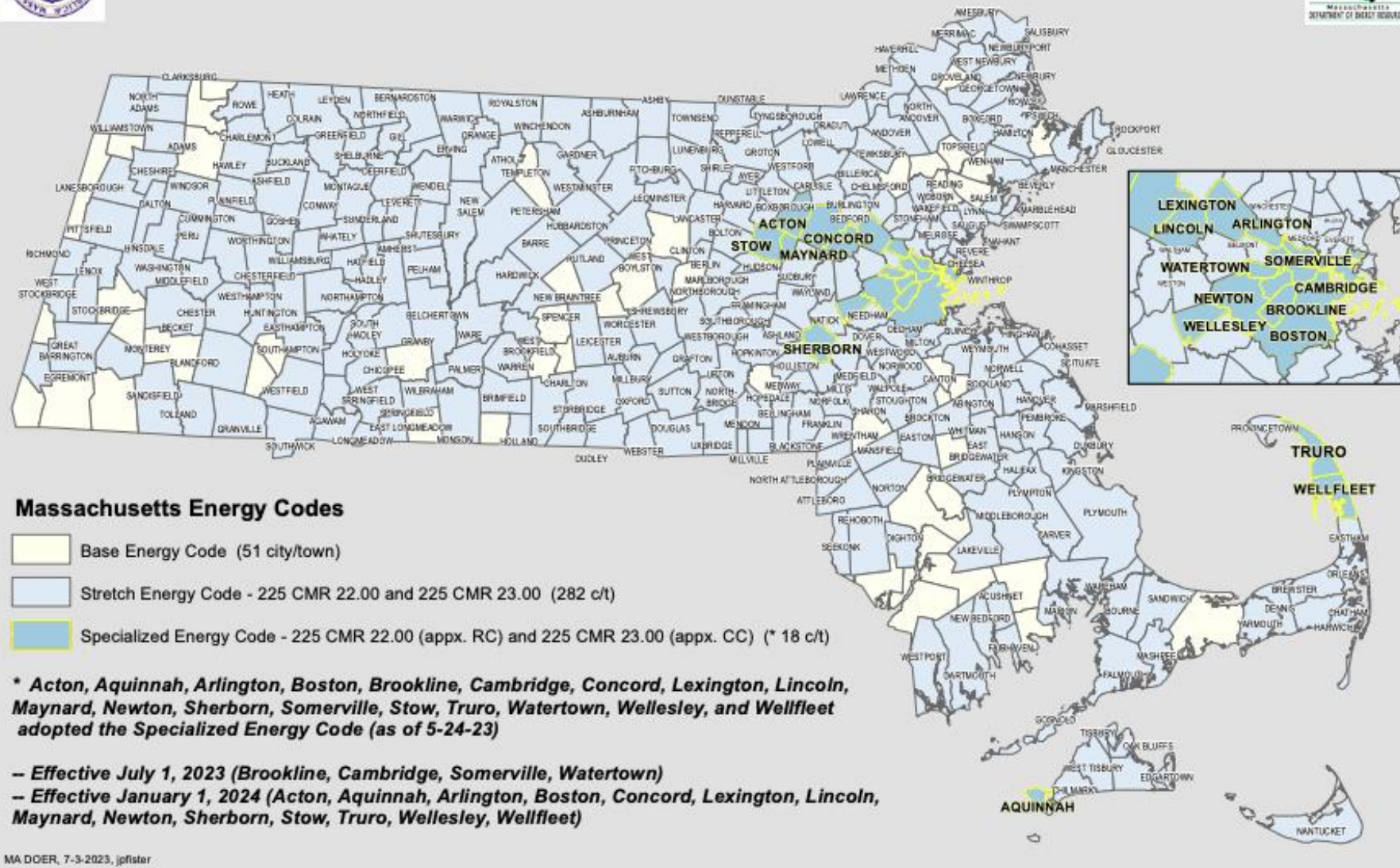


Stretch Energy Code History

2009	• Stretch Energy Code Created as part of Green Communities Act under Board of Building Regulations and Standards • Towns and cities must adopt the Stretch Energy Code to qualify for Green Communities • Stretch Energy Code sets efficiency requirements about 20% to 35% above the Base Energy Code • Every three years, the Base Energy Code is increased to match the Stretch Energy Code
2019	• Needham adopts Stretch Energy Code at Annual Town Meeting
2021	• Climate Act 2021 established DOER as Stretch Energy Code authority • Climate Act 2021 mandated a new energy code tier be developed to provide a pathway for buildings to be made net zero over time
2022	• DOER releases updates to the Stretch Energy Code and introduces the new Opt-In Specialized Energy Code for new construction
2023	• Updated Stretch Code went into effect for Needham on Jan 1, 2023 • CAPC recommends that the Town adopt the Opt-In Specialized Energy Code



Massachusetts Building Energy Code Adoption by Municipality



Source: <https://www.mass.gov/doc/building-energy-code-adoption-by-municipality/download>

* Acton, Aquinnah, Arlington, Boston, Brookline, Cambridge, Concord, Lexington, Lincoln, Maynard, Newton, Sherborn, Somerville, Stow, Truro, Watertown, Wellesley, and Wellfleet have adopted the Specialized Energy Code already.

Won't the electric grid be overwhelmed by building electrification?

- **No**

At the April 2023 CAPC meeting, **Eversource presented that Needham has sufficient capacity to support full electrification by 2050**, with no significant upgrades to transmission or nearby sub-station required.

- Eversource continuously forecasts demand and updates 5 year plans for upgrades as needed.
 - Electric grid is operating at 20% below the all-time system electric peak in 2006, due to energy efficiency measures.
 - By 2035, building electrification will cause the grid to switch from summer peaking to winter peaking.
 - At local street level, transformers (the “cans” on the poles) may occasionally need to be upgraded.
- **State is building both energy supply and transmission capacity**
 - State has \$470M set aside for grid modernization
 - Sept 1, 2023, Eversource, National Grid, Unitil submitted Grid Modernization Plans
 - By 2050, New England electricity supply is planned to double from 25 to 50GW, much of it from solar/offshore wind
 - **Inflation Reduction Act also has significant funding and financing for clean power generation, transmission, and grid modernization**

Sources:

<https://www.energy.gov/sites/default/files/2022-10/BIL%20and%20IRA%20Program%20and%20Opportunities.pdf>

<https://www.mass.gov/info-details/grid-modernization-advisory-council-gmac>

Let's build a Sustainable Needham together

The CAPC requests that the Select Board co-sponsor an article for Fall Special Town Meeting 2023 to accept the Opt-in Specialized Energy Code.

If approved by Town Meeting, the new code would go into effect July 1, 2024.

We welcome your questions and stand by to support this article.



FAQ Updated Stretch Energy Code & Opt-In Specialized Energy Code

Overview

1. What are the building energy code options for cities and towns in Massachusetts?

Cities and towns have three choices of standards for building energy performance: (1) a required *Base* Energy Code, (2) an optional, more energy efficient *Stretch* Energy Code, and (3) a new opt-in *Specialized* Energy Code that was created to ensure new construction meets State greenhouse gas limits.

2. What energy code currently applies in Needham?

Needham adopted the *Stretch* Energy Code in 2019, effective January 1, 2020. The Select Board has placed an article on the October 2023 Town Meeting warrant proposing to adopt the *Specialized* Energy Code, to be effective July 1, 2024.

3. What is the Stretch code?

The Stretch code is a more energy efficient alternative to the base code. It increases the energy efficiency requirements for all new residential and commercial buildings, as well as for certain additions and renovations of existing buildings.

4. What is the Specialized code?

The Specialized code was created to ensure that new building construction is consistent with State greenhouse gas emission limits set for 2025 to 2050, primarily through a combination of energy efficiency, reduced heating loads, and efficient electrification. Use of fossil fuels, such as gas and propane or biomass, is permitted but comes with additional requirements for on-site solar generation and pre-wiring for future electrification of any fossil fuel using equipment.

5. What is the history of the Stretch and Specialized codes?

2009

- Stretch Energy Code is created as part of Green Communities Act under Board of Building Regulations and Standards
- Towns and cities must adopt the Stretch Energy Code to qualify for Green Communities
- Stretch Energy Code sets efficiency requirements about 20% to 35% above the Base Energy Code

2019

- Needham adopts Stretch Energy Code at Annual Town Meeting, effective January 1, 2020

2021

- Climate Act 2021 established MA Department of Energy Resources as Stretch Code authority
- Climate Act 2021 mandated a new energy code tier be developed to provide a pathway for buildings to be made net zero over time

2022



FAQ Updated Stretch Energy Code & Opt-In Specialized Energy Code

- DOER releases updates to the Stretch Energy Code and introduces the new Opt-In Specialized Energy Code for new construction

2023

- Stretch Code updates went into effect for Needham on January 1, 2023 and July 1, 2023. Additional updates to the Stretch code will take effect on July 1, 2024.
- Select Board proposes adoption of Opt-In Specialized Energy Code for October Town Meeting. If adopted, the Specialized code would become effective in Needham on July 1, 2024.

6. What building types does the Stretch energy code and Specialized code apply to?

The Stretch code applies to residential and commercial new construction, as well as certain renovations and additions. The Specialized code applies only to new residential and commercial construction. The codes only apply to construction projects receiving permits after effective dates, not those already under construction.

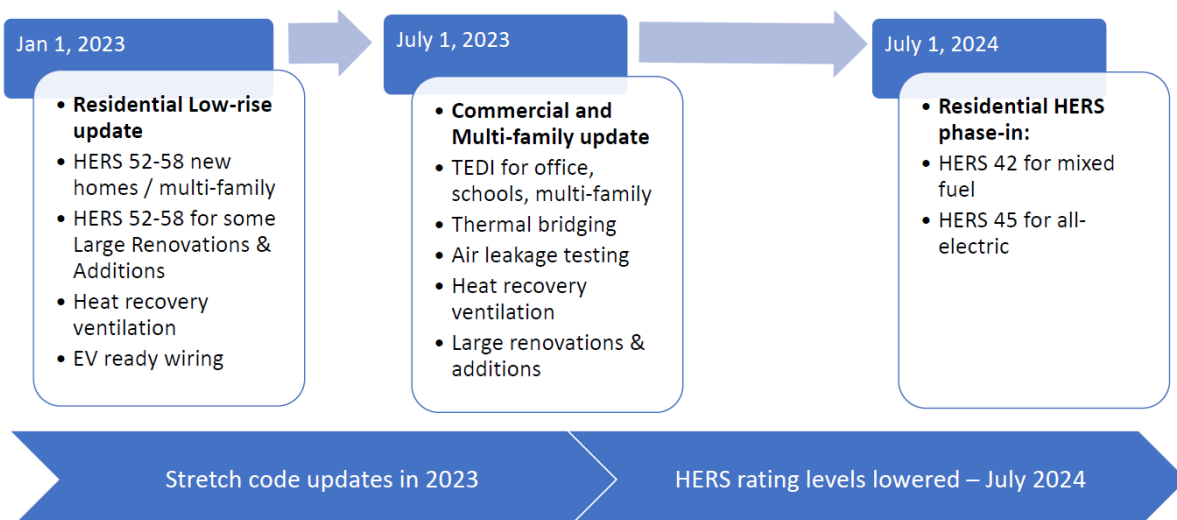
7. What changed in the 2023 update to the Stretch code?

Needham adopted the Stretch code in all future forms, so the updates to the Stretch code applied immediately without a Town Meeting vote. By contrast, the Opt-In Specialized Energy Code requires Town Meeting to affirmatively vote to adopt it. Certain updates to the Stretch Code took effect immediately, other provisions became effective on July 1, 2023 and some will take effect July 1, 2024.

All buildings are required to install wiring for electric vehicle (EV) charging in a minimum of 20% (up from 10%) of new parking spaces, and one space per home in one- and two-family homes.



Timeline: Stretch code update





FAQ Updated Stretch Energy Code & Opt-In Specialized Energy Code

Existing residential buildings are now subject to the updated Stretch code if:

- You are building an addition over 1,000 square feet,
- Your addition exceeds 100% of the conditioned floor area of the existing dwelling, or
- Renovations or reconfigurations are more than 50% of your home and the altered area exceeds 1,000 square feet.

Existing commercial buildings are now subject to the updated Stretch code if:

- You are building an addition greater than 20,000 square feet.
- There's an alteration of commercial building, but the code allows for 10% reduced envelope requirement for alterations compared to true new construction.
- There's a change of use or occupancy, but the code allows for a 10% reduced envelope requirement for change of use compared to true new construction.

8. Does the Stretch code apply to historic buildings?

No, historic buildings are exempt from the Stretch code and the base energy code.

9. Does the Opt-In Specialized Energy Code apply to existing structures?

No, the Opt-In Specialized Energy Code applies only to new construction and not to existing structures.

10. What is the main difference between the updated Stretch Code vs Opt-In Specialized Energy code?

Under the Specialized Code, all mixed-fuel residential and commercial buildings (i.e., with any space or water heating or appliances powered by fossil fuels) must provide pre-wiring for electric space heating, electric water heating, and electric appliances.

Specialized vs Stretch code - Residential Low-Rise

Energy Source(s)	Home Size	Stretch code (July 2024)	Specialized Code (Jan 2024)
All Electric New Homes	Any Size home	HERS 45 or Passivehouse	
Mixed-Fuel New Homes	Under 4,000 sq ft	HERS 42	+Solar PV (min 4kw) + wiring for electrification
	4,000 sq ft and over	HERS 42	+ Solar PV (to net-zero) + wiring for electrification
	Any	Passivehouse option	+ wiring for electrification
Home additions & alterations	Any	Same as Stretch code	
Historic or Existing homes	Any	Energy Code exemption if it would damage the historic fabric of the building	

Mixed-Fuel Residential buildings greater than 4,000 square feet must achieve high energy efficiency



FAQ Updated Stretch Energy Code & Opt-In Specialized Energy Code

standards and must meet those energy efficiency requirements prior to renewable energy offsets. These performance standards encourage large homes to go all-electric.

Specialized vs Stretch code – Multi-family

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code (Jan 2024)
New Multi-family (4+ stories & over 12,000 sf)	All Electric	HERS 45 or TEDI or Passivehouse	Passivehouse
	Mixed Fuel	HERS 42 or TEDI or Passivehouse	Passivehouse + wiring for electrification

Multi-Family residential buildings greater than 12,000 square feet must achieve pre-certification to Passive House Standards.

Specialized vs Stretch code – what's different? Commercial Buildings:

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code (Jan 2024)
Schools, Offices, Municipal buildings	All Electric	TEDI or Passivehouse	
	Mixed Fuel	TEDI or Passivehouse	TEDI + Solar PV or Passivehouse + wiring for electrification
Other Commercial (over 20,000 sf)	All Electric	ASHRAE or TEDI or Passivehouse	
	Mixed Fuel	ASHRAE or TEDI or Passivehouse	ASHRAE + Solar or TEDI + Solar or Passivehouse + wiring for electrification

Mixed-Fuel Commercial and Municipal buildings of all sizes must offset their emissions by providing on-site solar panels or achieve Passive House certification.



FAQ Updated Stretch Energy Code & Opt-In Specialized Energy Code

11. Is EV readiness required for alterations?

No. EV readiness is only required for new construction.

12. Is solar readiness required for alterations?

No. The solar-ready provisions apply only to new construction.

13. Are there EV parking space requirements?

Yes. The updated Stretch Code raises the minimum number of spaces requiring EV wiring to 20% for business and multi-family buildings (up from 10% required in the base code), and 1 per new residential home.

Adoption & Enforcement

14. Why adopt the Opt-In Specialized Energy Code?

Buildings account for about 64% of Needham's greenhouse gas emissions, with residential buildings contributing 37% and commercial buildings contributing 27% of total emissions. Achieving Net Zero emissions by 2050 will require efficiency upgrades and electrification of heating in all residential and commercial buildings. The Opt-In Specialized energy code will accelerate the transition to clean energy transition and avoid cost premiums to convert these buildings to all-electric in the future. As the electric grid becomes greener with wind, solar, and other renewables, all-electric homes will allow us to meet our net zero emissions targets.

15. How is the Specialized energy code adopted?

A vote of Town Meeting is required to adopt the Specialized energy code. An article for this vote is included on the warrant for Needham's October 30, 2023 Town Meeting. Once the Stretch and Specialized code is adopted by a municipality, all future editions, amendments and modifications are automatically adopted unless the municipality rescinds adoption of the code itself by a vote of Town Meeting. A community must adopt the Stretch and Specialized code "as is," without applying any amendments or conditions.

16. How many MA communities have adopted the current Stretch Code?

As of July 2023, 51 municipalities follow the base code, 282 municipalities have adopted the Stretch code and 18 municipalities have adopted the Specialized code. Specialized code effective July 1, 2023: Brookline, Cambridge, Watertown, Somerville. Specialized code effective January 1, 2024: Acton, Aquinnah, Arlington, Boston, Concord, Lexington, Lincoln, Maynard, Newton, Sherborn, Stow, Truro, Wellesley, Wellfleet



FAQ Updated Stretch Energy Code & Opt-In Specialized Energy Code

17. How would the Stretch code be implemented and enforced?

Once the Stretch or Specialized energy code is adopted by a town or city, it supplements the previous energy code language and becomes the binding energy code language for building projects in that municipality. Implementation and enforcement of the code is similar to existing code, where the developer is responsible for submitting documentation of compliance to the building inspector for review, and the building inspector conducts a site review.

Other Considerations

18. Is it possible to install a gas-powered cooktop, water heater or other appliance along with all-electric heating and cooling?

Yes, but this would be a Mixed Fuel building and must meet the Mixed Fuel requirements including installation of electrical service and wiring for eventual conversion of those gas appliances to electric. All-electric buildings allow fossil fuels for emergency backup generation systems.

19. What is the anticipated cost of building under the Stretch energy code?

DOER has commissioned studies to analyze the change in construction costs related to building to the Stretch code for several sizes and types of residences, and they generally indicate the construction and operating costs are lower under the Stretch code standards with fully electric heating and cooling via heat pumps. <https://www.mass.gov/doc/residential-stretch-code-costs-and-benefits-case-studies/download>

20. Won't the electric grid be overwhelmed by building electrification?

Today, the electric grid is operating at 20% below the all-time system electric peak in 2006, due to energy efficiency measures. Nearly 50% greater energy efficiency will be gained by switching from fossil fuels to electric vehicles, electric heat pumps, and electric appliances. Electric heat pumps are 2.5 to 4 times more efficient than the most efficient gas boiler. By 2035, building electrification will cause the grid to switch from summer peaking to winter peaking. This will not require a lot of transmission upgrades in the next 10 years. By 2050, New England capacity is planned to double from 25 to 50GW; an additional 10 GW is planned to be available by 2035. The electric grid is mandated to get greener by 3% per year.

At the April 2023 Climate Action Planning Committee meeting, Eversource presented that Needham has sufficient capacity to support full electrification by 2050, with no significant upgrades to transmission lines or nearby sub-station required. Eversource continuously forecasts demand and updates 5 year plans for upgrades as needed. Eversource did say that at the local street level, transformers (the "cans" on the telephone poles) may occasionally need to be upgraded.



FAQ Updated Stretch Energy Code & Opt-In Specialized Energy Code

21. Will the Opt-In-Specialized Energy Code discourage the creation of affordable housing?

No, because financial incentives through Mass Save and competitive incentives from the Department of Housing and Community Development make this attractive. Once federal and state incentives are factored in, builders with experience building all-electric buildings incur little if any additional construction costs. Third party power purchase agreements provide solar energy with no upfront cost. The result is affordable housing that delivers comfort and energy efficiency in perpetuity, providing affordable housing residents with health benefits and lower energy bills over the life of the building.

On the residential side, the stricter building efficiency requirements of the Opt-in Specialized Energy Code impacts large homes over 4,000 square feet in size. In Needham, most new homes built today are larger than 4,000 square feet.

22. Why are fossil fuels permitted if the climate bill required DOER to produce a “net zero” code?

The definition of “Net Zero” is evolving. The Federal Department of Energy (DOE) compiled 20+ net zero definitions used in official publications over the past decade; many definitions permit fossil fuel use. Both the Updated Stretch Code and Opt-In Specialized Energy Code offer Mixed Fuel and All Electric compliance pathways. This preserves market choice at a time when economic uncertainty makes utility pricing highly volatile, and utility costs vary significantly from one community to another.

Technical

23. What is TEDI and how is it calculated?

TEDI stands for “Thermal Energy Demand Intensity.” Like, EUI, “Energy Use Intensity,” TEDI is a computed value derived from building energy modeling software such as eQuest. Whereas EUI measures annual energy consumption, TEDI measures annual thermal demand (not usage), reflecting the building envelope and mechanical design quality. DOER has issued [2023 Technical Guidance for Massachusetts Stretch Codes](#) and [Guidelines for TEDI Modeling](#), explaining, among many other things, how TEDI values are calculated.

24. What is a HERS rating?

HERS stands for ‘Home Energy Rating System,’ and is a national standard that uses information on the design of the energy systems in a home to calculate, via computer modeling, the average energy needs of that home and give it a rating score. The HERS Index was developed by the non-profit Residential Energy Services Network (RESNET) for the mortgage industry and is utilized by the Federal Internal Revenue Service (IRS) and the LEED for Homes program. On the HERS 2006 index scale smaller numbers are better, with 0 representing a net zero energy home, and 100 represents a home built according to meet the national model energy code in 2006 (the IECC 2004 with 2005 amendments). A HERS rating of 52 means that the home uses about 48% less energy than the same size home built to the 2004/2005 IECC code requirements.



FAQ Updated Stretch Energy Code & Opt-In Specialized Energy Code

25. What is Passive House?

Passive House is a set of performance-based building certification standards that focus on the significant reduction of energy demand while ensuring a healthy and comfortable building. A Passive House can be any building and any size – a home, office, or school, a large multifamily building or mixed-use commercial development. A Passive House approach focuses on the building envelop and mechanical systems to reduce energy.

Resources

26. Who do I contact if I have a question or comment about the Town's proposal to adopt the Specialized Energy Code?

Please e-mail your questions and comments to otm@needhamma.gov with subject "Energy Code".

The Town will be hosting an informational session for architects, builders, contractors, homeowners and commercial property owners on September 27 at 4:00 pm at the Public Services Administration Building, 500 Dedham Avenue, Needham (and via Zoom). All are welcome.

The Select Board will be holding a public hearing on this warrant article on Tuesday, October 10.

27. Where can I go to learn more?

MA Department of Energy Resources: <https://www.mass.gov/info-details/building-energy-code>

The Mass Save program provides training for code officials, builders, and design professionals: <https://www.masssave.com/trade-partners/energy-code-training-and-technical-support>

[*A Next-Generation Roadmap for Massachusetts Climate Policy \(2021\)*](#)

[*Global Warming Solutions Act \(2008\)*](#)

Northeast Energy Efficiency Partnerships' [Commercial](#) and [Residential](#) resources.

[HERS Index](#)

[Passive House Massachusetts](#)



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/12/2023

Agenda Item	Special Town Meeting Warrant Update
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
The Board will review articles on the Special Town Meeting Warrant. The Board is scheduled to close the warrant on September 26, 2023.	
2.	VOTE REQUIRED BY SELECT BOARD
N/A – Discussion Only	
3.	BACK UP INFORMATION ATTACHED
a. Draft Special Town Meeting Warrant 9/8/2023 b. Status of Articles as of 9/6/2023 c. Non-Criminal Disposition – Chart Noting Proposed Updates and Discussion Items	

TOWN OF NEEDHAM



SPECIAL TOWN MEETING WARRANT

MONDAY, OCTOBER 30, 2023

7:30 P.M.

JAMES HUGH POWERS HALL, NEEDHAM TOWN HALL

1471 HIGHLAND AVENUE

Draft 9.6.2023

Additional information on Warrant articles will be made available at
www.needhamma.gov/townmeeting during the weeks leading up to the Special
Town Meeting

Norfolk, ss.

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the qualified Town Meeting Members of the Town of Needham to meet in the Needham Town Hall on:

At 7:30 in the afternoon, then and there to act upon the following articles:

To see if the Town will vote to raise and/or transfer and appropriate \$205,000 sum for roadway improvements, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be raised from the Tax Levy; or take any other action relative thereto.

FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information:

To see if the Town will vote to raise and/or transfer and appropriate \$400,000 for youth health initiatives, to be spent under the direction of the Town Manager, and to meet this appropriation that \$200,000 be raised from the Tax Levy and \$200,000 be transferred from Overlay Surplus; or take any other action relative thereto.

FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information:

**ARTICLE 3: APPROPRIATE FOR INTERSECTION IMPROVEMENTS
(CHILDREN’S HOSPITAL)**

To see if the Town will vote to raise and/or transfer and appropriate \$30,000 for improvements to the intersection of Kendrick Street at Third Avenue, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be raised from the Tax Levy; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

**ARTICLE 4: APPROPRIATE FOR COMMUNITY OPIOID SETTLEMENT
FUND PLANNING**

To see if the Town will vote to raise and/or transfer and appropriate a sum for the development of a Community Opioid Settlement Fund Plan, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from the Opioid Settlement Stabilization Fund; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 5: AMEND THE FY2024 OPERATING BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2024 Operating Budget adopted under Article 12 of the 2023 Annual Town Meeting by deleting the amounts of money appropriated under some of the line items and appropriating the new amounts as follows:

<u>Line Item</u>	<u>Appropriation</u>	<u>Changing From</u>	<u>Changing To</u>
14A	Finance Department Salary & Wages	\$2,398,879	
14B	Finance Department Expenses	\$1,355,040	
23A	Public Works Salary & Wages	\$10,915,518	
23B	Public Works Expenses	\$8,793,620	

Or take any other action relative thereto.

INSERTED BY: Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 6: AMEND THE FY2024 SEWER ENTERPRISE FUND BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2024 Sewer Enterprise Fund Budget adopted under Article 13 of the 2023 Annual Town Meeting by deleting the amounts of money appropriated under some of the line items and appropriating the new amounts as follows:

<u>Line Item</u>	<u>Appropriation</u>	<u>Changing From</u>	<u>Changing To</u>
201A	\$1,144,544		
201D	MWRA Assessment	\$7,197,220	\$7,084,841

Or take any other action relative thereto.

INSERTED BY: Select Board & Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: Article be Adopted

ARTICLE 7: AMEND THE FY2024 WATER ENTERPRISE FUND BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2024 Water Enterprise Fund Budget adopted under Article 14 of the 2023 Annual Town Meeting by deleting the amounts of money appropriated under some of the line items and appropriating the new amounts as follows:

<u>Line Item</u>	<u>Appropriation</u>	<u>Changing From</u>	<u>Changing To</u>
301D	MWRA Assessment	\$1,886,141	\$1,887,130

Or take any other action relative thereto.

INSERTED BY: Select Board & Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information:

ARTICLE 8: UNPAID BILLS OF A PRIOR YEAR

To see if the Town will vote to raise and appropriate, or otherwise provide such sums of money as may be required for the payment of unpaid bills of previous years, incurred by the departments, boards and officers of the Town of Needham, or otherwise act thereon.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: State law requires Town Meeting action for the Town to make payment for bills received after the close of the fiscal year or bills in excess of appropriation.

CAPITAL ARTICLES

ARTICLE 9: APPROPRIATE FOR GENERAL FUND CASH CAPITAL

To see if the Town will vote to appropriate \$96,200 for the purchase of vehicles, to be spent under the direction of the Town Manager, and to meet this appropriation, that \$59,980 be transferred from Article 32 of the May 2018 Annual Town Meeting, \$21,225 be transferred from Article 37 of the May 2019 Annual Town Meeting, and \$14,995 be transferred from Article 21 of the June 8, 2020 Town Meeting; or to take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 10: APPROPRIATE FOR SEWER ENTERPRISE FUND CASH CAPITAL

To see if the Town will vote to appropriate \$55,000 for the purchase of a vehicle, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be raised from Sewer Enterprise Fund receipts; or to take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 11: APPROPRIATE FOR WATER ENTERPRISE FUND CASH CAPITAL

To see if the Town will vote to appropriate \$41,100 for the purchase of a vehicle, to be spent under the direction of the Town Manager, and to meet this appropriation, that \$41,100 be transferred from Article 39 of the May 2018 Annual Town Meeting; or to take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 12: APPROPRIATE FOR CLAXTON FIELD IMPROVEMENTS

To see if the Town will vote to raise and/or transfer and appropriate a sum for Claxton Field Improvements, including the payment of costs incidental or related thereto, to be spent under the direction of the Town Manager, and to meet this appropriation that the Treasurer, with the approval of the Select Board, is authorized to borrow said sum under Massachusetts General Law Chapter 44, Section 7; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 13: TRANSFER OF SURPLUS BOND PROCEEDS

To see if the Town will vote to authorize the transfer of \$286,000 of surplus proceeds from previously issued bonds, which are no longer needed to complete the Central Avenue Elementary School (Williams School) for which they were initially borrowed, to pay costs of the Emery Grover project as authorized by G.L. c. 44, §20, or to take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Explanation: The Williams School project was completed, the project was audited, final bonds were previously issued, and the Massachusetts School Building Authority share of the project cost has been received. This has resulted in a surplus balance which per State Law may only be used to fund another project for which the Town may borrow for a similar term. This requires Town Meeting action. The Williams School project was funded by a Debt Exclusion. Therefore, upon the approval of Town Meeting to transfer the monies from the Williams School project to the Emery Grover project, a credit will be applied to the outstanding debt, reducing the

amount that will be paid by debt exclusion and therefore reducing the amount of additional taxes that would have otherwise been raised on the tax rate. Article X is a companion article to rescind \$286,000 from an earlier debt authorization for the Emery Grover project.

ARTICLE 14: RESCIND DEBT AUTHORIZATION

To see if the Town will vote to rescind \$286,000 of the borrowing authorization under M.G.L., Chapter 44, Section 7, approved at the May 2022 Annual Town Meeting Article 21 (Emery Grover Renovation), for which the same amount will be appropriated from proceeds of previously issued bonds, or take any other action relative thereto.

INSERTED BY: Select Board

FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information:

When a project is financed by borrowing, the project has been completed, and the bills have been paid, the balance of the authorization that was not borrowed and not reserved for other project obligations may be rescinded. A Town Meeting vote to rescind prevents the Town from borrowing the amount rescinded and frees up borrowing capacity. However, in this instance the project is currently in progress and construction work is underway. The purpose of this reduction is to offset the \$286,000 which is proposed to be appropriated to the Emery Grover project under an earlier article. Town Meeting by appropriating the funds in the previous article and rescinding a portion of the debt authorization under this article keeps the total project budget the same.

GENERAL ARTICLES & CITIZENS PETITIONS

ARTICLE 15: AMEND GENERAL BY-LAWS – NON-CRIMINAL DISPOSITION

To see if the Town will vote to amend the General By-laws by:

or take any other action relative thereto.

INSERTED BY: Select Board

FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 16: AMEND GENERAL BY-LAWS/SPECIALIZED ENERGY CODE

To see if the Town will vote to adopt the Municipal Opt-in Specialized Stretch Energy Code (the “Specialized Energy Code”) for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments

or modifications thereto, and to amend its General By-Laws by deleting Section 3.11 (Stretch Energy Code) in its entirety, and inserting in its place the text set forth below, provided that said adoption of the Specialized Energy Code and this amendment of the General By-Laws shall be effective as of July 1, 2024.

Section 3.11 SPECIALIZED ENERGY CODE

3.11.1 Definitions

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

Specialized Energy Code – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

Stretch Energy Code - Codified by the combination of 225 CMR 22 and 23, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

3.11.2 Purpose The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

3.11.3 Applicability The Specialized Energy Code applies to residential and commercial buildings.

3.11.4 Specialized Energy Code The Specialized Energy Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications, is herein incorporated by reference into this section.

3.11.5 Enforcement The Specialized Energy Code is enforceable by the Building Commissioner.

3.11.6 Effective Date This Section 3.11 shall be effective as of July 1, 2024.

or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

**ARTICLE 17: FOSTER PROPERTY OPEN SPACE ZONING NON-BINDING
RESOLUTION**

To see if the Town will vote to support the concept of amending the Zoning By-Laws to allow for clustered development of a portion of the parcel located at 484 Charles River Street, containing 58.28 acres +/- as shown on Assessors Map 304, Block 0002, as approximately 70 townhome housing units, of which at least 5% would be affordable, provided that such zoning shall be consistent with the proposal to preserve (i) approximately half of 484 Charles River Street, (ii) 0 Charles River Street (as shown on Assessors Map 304, Block 0004) and (iii) 0 Charles River Street (Assessors Map 304, Block 005) collectively containing 34 acres +/- in Town ownership, and for which Town Meeting appropriated \$2.5 million at the October 2022 Special Town Meeting; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

And you are hereby directed to serve this Warrant by posting copies thereof in not less than twenty public places in said Town at least fourteen (14) days before said meeting.

Hereof fail not and make due return of this warrant with your doings thereon unto our Town Clerk on or after said day and hour.

Given into our hands at Needham aforesaid this 26th day of September 2023.

Marianne B. Cooley, Chair
Kevin Keane, Vice Chair
Heidi Frail, Clerk
Marcus A. Nelson, Member
Catherine Dowd, Member

Select Board of Needham

A TRUE COPY

Attest:
Constable:

Draft 9.6.2023

Status of Articles 9.8.2023
October 30, 2023 Special Town Meeting

#	Article	Status	SB Position	FC Position	SB	FC	CPC	Planning
1	Appropriate for Roadway Improvements (Eversource)			Adopt				
2	Appropriate for Youth Health Initiatives (Children's Hospital Community Benefit Payment)							
3	Appropriate for Intersection Improvements (Children's Hospital)			Adopt				
4	Appropriate for Opioid Settlement Fund Planning							
5	Amend the FY2024 Operating Budget							
6	Amend the FY2024 Sewer Enterprise Fund Budget			Adopt				
7	Amend the FY2024 Water Enterprise Fund Budget			Adopt				
8	Appropriate for Unpaid Bills of a Prior Year							
9	Appropriate for General Fund Cash Capital							
10	Appropriate for Sewer Enterprise Fund Cash Capital							
11	Appropriate for Water Enterprise Fund Cash Capital							
12	Appropriate for Claxton Field Improvements							
13	Transfer of Surplus Bond Proceeds			Adopt				
14	Rescind Debt Authorization			Adopt				
15	Amend General By-laws – Non-Criminal Disposition							

Status of Articles 9.8.2023
October 30, 2023 Special Town Meeting

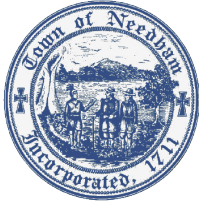
16	Amend General By-laws – Specialized Energy Code							
17	Foster Property Open Space Zoning Non-Binding Resolution							

Non-Criminal Disposition—Sections to be Revised/Discussed

Section	Topic	Question	Resolution—with Warrant Language	Tier
2.5.2	Disposal of Refuse and Garbage	Allows for immediate arrest without a warrant. Keep or delete?	Delete—unnecessary and never enforced. Warrant language: Delete the second paragraph of Section 2.5.2 Disposal or Refuse and Garbage in its entirety.	Tier 1: \$100
2.5.3	Sale of Cigarettes by Machine	Keep or delete?	Delete—cigarette machines no longer allowed per state law. Warrant language: Delete Section 2.5.3 Sale of Cigarettes by Machine in its entirety.	Eliminate
3.1.1	Grazing of Animals	Keep or delete?	Delete—this section is unnecessary. Although M.G.L. c.85, §10 allows towns to regulate this topic, it is clearly a relic from an earlier time. Warrant language: Delete Section 3.1.1 Grazing of Animals in its entirety, and renumber the remaining sections in Section 3.1 in appropriate numerical order to account for said deletion.	Eliminate
3.1.3	Coasting in Streets	Keep or delete?	Delete—this section is unnecessary. Although M.G.L. c.85, §10 allows towns to regulate “the use of sleds for coasting” this bylaw seems antiquated and unnecessary. Warrant language: Delete Section 3.1.3 Coasting in Streets in its entirety, and renumber the remaining sections within Section 3.1 in appropriate numerical order to account for said deletion.	Eliminate

3.1.4	Use of Sidewalks	Revise terminology (i.e. invalid)	Revise section to update language. Warrant language: Amend Section 3.1.4 to read as follows: 3.1.4 Use of Sidewalks. No person shall ride, drive, draw or push any motorized recreational vehicle or device over or upon any public footpath or sidewalk.	?
3.1.5	Bicycles on Sidewalks	Allow Select Board the discretion to prohibit use of bicycles on sidewalks within business districts; make this prohibition discretionary rather than mandatory	Revise “no person shall ride a bicycle” to “the Select Board <i>may</i> prohibit the riding of bicycles...”. Warrant language: Amend Section 3.1.5 to read as follows: 3.1.5 Bicycles on Sidewalks. The Select Board may prohibit the riding of bicycles on any sidewalk within the Needham Square and Needham Heights Square business districts, and may from time to time direct the Police Chief to place appropriate markings or signs to this effect.	?
3.1.14	Bows and Arrows	Revise language?	Revise to eliminate “discharge” of bows and arrows. Warrant language: Amend Section 3.1.14 to read as follows: 3.1.14 Bow and Arrows. No person shall hunt with <i>or shoot a bow and arrow</i> within the limits of any park, playground, public way, public building or other public property except with the consent of the Select Board, or hunt by bow and arrow on any private property except with the written consent of the property’s owner or legal representative.	Tier 3: \$300

3.4	Handicapped Parking	Keep or delete?	Keep. M.G.L. c.40, §21(23) allows for this topic to be regulated by town by-law. Accordingly, this topic is regulated locally in a way that is not otherwise covered by state law, and should therefore remain in the General By-Laws.	Tier 2: \$200
3.6.1	Fire Lanes	Keep or delete?	Keep. M.G.L. c.89, §7A provides for fire lanes “established by the fire department”, but the General Laws do not otherwise say how such fire lanes are created or enforced. Accordingly, the By-Law is an important tool for the continued use of fire lanes within Town because this is not otherwise covered by state law.	?
4.1.4	Licensure of Dogs	Eliminate reference to “female dog in heat”?	Revise to eliminate this paragraph from the By-Law. It is unnecessary and not enforced. Warrant language: Amend Section 4.1.4 by deleting “The owner of any unspayed and unleashed female dog found by the dog officer roaming in season (heat) off the premises of the owner or keeper shall be subject to a fine of fifty dollars (\$50.00). Each such occasion shall constitute separate violations.”	Eliminate
4.2	Public Carriages and Taxis	Update?	TBD.	?



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/12/2023

Agenda Item	Town Manager's Report
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
	The Town Manager will update the Board on issues not covered on the agenda.
2.	VOTE REQUIRED BY SELECT BOARD
	N/A – Discussion Only
3.	BACK UP INFORMATION ATTACHED
	None



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/12/2023

Agenda Item	Select Board Goal Setting FY2024 - 2025
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
The Board will discuss the FY2024 – 2025 goals and initiatives. The Board is scheduled to adopt the goals and initiatives at its meeting on September 26 th .	
2.	VOTE REQUIRED BY SELECT BOARD
N/A – Discussion Only	
3.	BACK UP INFORMATION ATTACHED
a. Select Board Goal Statement for FY2024- 2025, 9/12/2023 b. FY2023 – 2024 Select Board Initiatives Update & FY2024 – 2025 Ideas Referred to Town Manager, 9/12/2023	

Select Board Goals FY 2024-25 September 12, 2023

FY 2024-2025 Goals

Goal #1: Healthy and Socially Thriving

Needham residents enjoy plentiful recreational, cultural, and educational opportunities in an environment that upholds human rights, celebrates diversity, and fosters a sense of connection among neighbors, thus strengthening their bond to the community they proudly call home. Needham:

- Cultivates a wide range of recreational, cultural, educational, civic, and social opportunities for all socioeconomic and age groups;
- Supports the physical and mental well-being of its community members;
- Fosters inclusion, diversity, and equity in order to become a culturally responsive, anti-racist, and anti-biased community; and
- Values public art.

Goal #2: Economically Vital

Needham welcomes investment in local businesses and has a thriving local economy that contributes to a growing local tax base to support desirable community amenities and programs. Needham:

- Has a growth mindset and encourages business development and redevelopment;
- Supports an environment for creativity, innovation, and entrepreneurship;
- Promotes a well-educated, skilled, and diverse work force that meets employers' needs;
- Fosters a collaborative and resource-rich regional business climate;
- Attracts, sustains, and retains a diverse mix of businesses, entrepreneurs and jobs that support the needs of all community members; and
- Supports financial security and economic opportunity.

Goal #3: Livable

Needham values diversity and a broad spectrum of housing options. The community is supported by well-maintained public infrastructure and desirable amenities that accommodate a variety of community needs. Needham:

- Promotes and sustains a secure, clean, and attractive place to live, work and play;
- Supports an increase of housing, including a variety of types and price points;
- Provides high-performing, reliable, affordable public infrastructure and Town services;

- Encourages and appropriately regulates sustainable development; and
- Supports and enhances neighborhood livability and accessibility for all members of the community.

Goal #4: Accessible and Connected

In Needham, people can easily and affordably travel to their desired destinations without relying solely on cars. Needham:

- Supports a balanced transportation system that reflects effective land use, manages congestion, and facilitates strong regional multimodal connections;
- Offers and encourages a variety of safe, comfortable, affordable, reliable, convenient, and clean mobility options;
- Applies Complete Street principles to evaluate and prioritize bicycle and pedestrian safety;
- Coordinates with state and federal leaders to ensure access to safe, reliable, and efficient public transit;
- Provides effective infrastructure and services that enables people to connect with the natural and built environment; and
- Promotes transportation options to remain an age-friendly community.

Goal #5: Safe

Needham is a welcoming and inclusive community that fosters personal and community safety. Needham:

- Provides public safety in a manner consistent with community values;
- Provides comprehensive advanced life support level care;
- Plans for and provides equitable, timely and effective services and responses to emergencies and natural disasters;
- Fosters a climate of safety in homes, businesses, neighborhoods, streets, sidewalks, bike lanes, schools, and public places; and
- Encourages shared responsibility, provides education on personal and community safety, and fosters an environment that is welcoming and inclusive.

Goal #6: Responsibly Governed

Needham has an open and accessible Town government that fosters community engagement and trust while providing excellent municipal services. Needham:

- Models stewardship and sustainability of the Town's financial, human, information, and physical assets;
- Invests in making Town-owned buildings safe and functional;
- Supports strategic decision-making with opportunities for engagement and timely, reliable, and accurate data and analysis;

- Enhances and facilitates transparency, accuracy, efficiency, effectiveness, and quality service in all municipal business;
- Supports, develops, and enhances relationships between the Town and community and regional partners;
- Proactively reviews and updates Town policies and regulations and ensures compliance;
- Promotes collaboration between boards and committees;
- Values the local government workforce;
- Identifies and implements strategies to hire, support and retain diverse staff at every level of the organization; and
- Prioritizes acquisition of strategic parcels.

Goal #7: Environmentally Sustainable

Needham is a sustainable, thriving, and equitable community that benefits from and supports clean energy; preserves and responsibly uses the earth's resources; and cares for ecosystems. Needham:

- Combats the climate crisis;
- Prioritizes sustainability, including transitioning from fossil fuels to clean, renewable energy;
- Encourages the efficient use of natural resources; and
- Protects and enhances the biodiversity and vitality of ecological systems.

FY2024-2025 Initiatives

Initiatives to Begin: Now (0-18 months)

- Healthy and Socially Thriving
 - Identify ways to institutionalize community conversation around race, diversity, equity, and inclusion, to build relationships and a stronger understanding of different perspectives and lived experiences.
 - Make intentional efforts and identify creative ideas for community outreach to diversify the candidate pool for all appointed Boards and Committees; measure progress.
 - Complete the Equity Audit, clarify objectives, and determine next steps.
 - Provide support to other Boards and Committees on how to apply NUARI principles to their work, including training opportunities and sample goals.
 - NUARI: Conduct Board and Committee member orientation sessions to include the Town's race equity vision statement.
 - Hold a public hearing and determine if the Town will change Columbus Day to Indigenous People's Day.
 - Invite various identity network groups to meet with the Select Board and introduce the work they do and the community they serve.
- Livable
 - Work with the Planning Board on next steps related to the MBTA Community Housing Guidelines and the update to the Town's Affordable Housing Plan. Review updated demographics and impact on anticipated transit-oriented development and schools.
 - Identify funding for School Master Plan projects and participate in the planning process.
 - Evaluate RTS Service Delivery Model to guide long-term investment and review operational efficiencies in the short-term.
 - Evaluate next steps for use of the Stephen Palmer Building.
 - Evaluate expansion of off-leash dog areas.
 - Support for the Needham Housing Authority redevelopment project.
- Accessible and Connected
 - Implement the Parking Study
 - Parking:
 - Update parking payment technologies to allow for credit card and/or app-based payments
 - Ask the Planning Board to update parking requirements in zoning
 - Pilot converting some on-street parking spaces for more active curb use (e.g., short customer visits, active loading areas)
 - Update the Town's parking regulations and permit program (including permit rules, time/day regulations, and pricing)
 - Seek funding for noise reduction/Quiet Zone feasibility, design, and construction.

- Evaluate and make a final determination of the appropriate plan for Downtown Redesign Phase 2.
- Responsibly Governed
 - Evaluate the need for a flag policy.
 - Evaluate the possibility of developing a Community Master Plan. Develop an inventory of Town long-range plans and identify overlaps and conflicts, including other Boards of jurisdictions.
 - Establish process to do regular by-law charter review updates.
 - DPW phased renovation/construction.
 - Capital Facilities:
 - CATH upgrades (including additional parking)
 - Library phased renovations.
 - Evaluate ways to increase minority and women-owned business participation in construction, building maintenance projects, and other Town programs.
- Environmentally Sustainable
 - Prioritize and implement the Climate Action Plan.
 - Identify parcel acquisition to comply with Land and Water Conservation Fund requirements.
 - Evaluate adoption of net-zero building code; specialized opt-in code.
 - Sponsor a tree summit.

Initiatives to Begin: Next (18-36 months)

- Healthy and Socially Thriving
 - Develop a plan for a community observance of Juneteenth.
- Livable
 - Evaluate the role of the Affordable Housing Trust.
- Environmentally Sustainable
 - Explore development of a Town Electric Vehicle (EV) policy, i.e., the default position for fleet replacement should be EVs unless there is a compelling reason to use an alternative.

Initiatives to Begin: Near (36+ months)

- Economically Vital
 - Evaluate Chestnut Street redevelopment.
- Livable

- Begin the Ridge Hill/Nike Assessment Phase 2 Project, including working with the Community Farm to decide on the long-term plan for the farm at the site as well as considering potential future uses of the site.
- Accessible and Connected
 - Evaluate funding options for the Rail Trail extension from High Rock Street to Needham Junction.
 - Evaluate future use of the rail corridor between Dover and Newton.
 - Evaluate the feasibility of a shared use way between Needham Heights and the City of Newton.

FY2023 – 2024 Select Board Initiatives Update

FY2024 – 2025 Ideas Referred to Town Manager

September 12, 2023

FY2023 – 2024 Initiatives that are Complete

1. Update the Select Board's Appointment Protocol (BOS-ADMIN-003)
2. Collaborate with stakeholders on the development of short videos on how Town government works.
3. Expand Select Board community engagement efforts and ensure continuation of the Town's communications staffing. Pilot Select Board Office Hours
4. Develop a Select Board/Committee Code of Conduct
5. Review the funding goal and use of all stabilization funds in conjunction with the Finance Committee and stakeholder boards and committees.
6. Conduct a general governance review including the role of the Personnel Board.
7. Review and update Alcohol Regulations
8. Complete formal appointment of Town Counsel
9. Update policy governing use of public outdoor spaces under the jurisdiction of the Select Board (e.g., Town Common, Avery Square, Amity Path, etc.)
10. Support employee recruitment and retention initiatives
11. Work with public safety unions to reach agreement on alternatives to the Civil Service system; work with all stakeholders to implement alternative recruitment and promotion systems for public safety employees.
12. Work with the Chief of Police on updating the annual reporting and evaluating the possibility of creating a quarterly status reports.
13. Work with the Human Rights Committee to develop a discrimination complaint process and provide forums where individuals feel comfortable discussing their concerns related to diversity, equity, and/or inclusion.
14. Evaluate the role and composition of the TMAC, Transportation Committee, Rail Trail Advisory Committee, and Complete Streets Committee
15. Review and implement an alternative service delivery method for weights and measures inspections.
16. Work with the Park & Recreation Commission, Conservation Commission, and other stakeholders to set priorities for capital spending.
17. Work with stakeholders to secure funding for an arts and culture strategic plan

FY2023 – 2024 Initiatives that are being Operationalized

1. Recommend community energy aggregation.
2. Review/establish electric vehicle charging rates.
3. Review and recodify the non-criminal disposition by-law.

4. Implement Valor Act and consider aligning the administrative process for both the Valor Act and the Senior Corps programs.
5. Conduct focus groups with BIPOC community members to identify strategies for ensuring that all members of the community feel welcome as outlined in the NUARI vision statement and guiding principles.
6. Create a voluntary local historic district under Chapter 40C for the property of Elizabeth and Maurice Handel at 3 Rosemary Street, built by Jonathan and Jemima Kingsbury in 1779, the oldest house in 02494 and the 11th oldest in Needham.
7. Upgrade Town Seal to improve graphic quality and historical accuracy.
8. Identify opportunities for expanded active and passive recreation facilities including but not limited to an action sports park and additional boat ramps.
9. Maintain/repair the barn at Ridge Hill.
10. Actively monitor progress on the law enforcement recommendations that the Police Chief presented to the Select Board on June 8, 2021.
11. Prioritize funding for the Central Avenue/Centre Street Bridge.
12. Improve trailhead access to ensure clear and accessible access; consider creating a trails app.

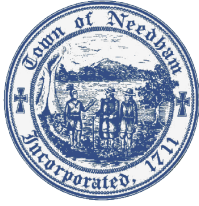
Tabled

1. Work with the Needham Golf Club to extend the lease of Town land to allow Club to finance improvements.
2. Review Elected/Appointed status.
3. Explore the option of petitioning to rename Hemlock Gorge to "Nehoiden's Grant."
4. Evaluate opportunities for undergrounding of electrical wires.
5. Evaluate expansion of snow removal efforts, including sidewalk plowing strategies.

Potential FY2024 – 2025 Initiatives Referred to Town Manager

1. Consider restriction of individual serving alcohol bottles (referred to Board of Health).
2. Create a town wide bike route map to use as a planning tool - deciding intentionally on which roads we would like to have a bike lane, where we want to channel our bike traffic (referred to the Mobility Committee).
3. Explore opportunities to increase bike infrastructure as possible throughout the town (referred to the Mobility Committee).
4. Explore the creation of a mountain biker trail extending south from Kendrick Street and parallel to Greendale Avenue (referred to the Mobility Committee).
5. Evaluate the issue of bicycles on sidewalks (referred to the Mobility Committee).
6. Procure a level 3 charging station to enable electric school transportation and town vehicle fleet changes (referred to the Climate Action Plan Committee).
7. Explore increasing the budget for Town Tree Planting (referred to Director of Public Works).

8. Increase NCAC funding in FY2025 Operating Budget (referred to the Economic Development Manager).
9. Define new arts and culture goal after Arts Plan is complete (referred to the Economic Development Manager).
10. Identify future cooling infrastructure, such as shade structures at Rosemary, playgrounds & playing fields, and on the Town Common (referred to the Park & Recreation Commission).
11. Identify opportunities to expand Social Safety Net, to include potential for increase funding for direct support (referred to the Director of Health & Human Services).
12. Identify courses of action to decrease food insecurity, including expanding food insecurity remediation programs supported by the Town (referred to the Director of Health & Human Services).



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 9/12/2023

Agenda Item	Committee Reports
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
Board members may report on the progress and / or activities of their Committee assignments.	
2.	VOTE REQUIRED BY SELECT BOARD
N/A – Discussion Only	
3.	BACK UP INFORMATION ATTACHED
None	

**Town of Needham
Select Board
Minutes for Tuesday, August 15, 2023
Select Board's Chamber
and
Via ZOOM
<https://us02web.zoom.us/j/86502992599>**

6:02 p.m. Call to Order:

A meeting of the Select Board was convened by Chair Marianne Cooley. Those present were Kevin Keane, Heidi Frail, Marcus Nelson, and Town Manager, Kate Fitzpatrick. Catherine Dowd was not in attendance. Dave Davison, ATM/Finance, Katie King, ATM/Operations, and Mary Hunt, Recording Secretary (via Zoom) were also in attendance.

6:04 p.m. Public Comment Period:

Dave Sherman, 100 Rosemary Way thanked the DPW for completing roadwork on Central Avenue. He said the new road work is a big improvement.

Irene Francesconi, 5 George Aggott Road expressed concern about the weather event on August 8, 2023. She said the entire first floor of her home was decimated due to the culvert behind her home which crested. She asked whether the town could do something about storm drainage, how residents affected by the storm can get financial support, and whether funding is available from FEMA, MEMA, or the state to upgrade the Alderbrook culvert.

Rachel Nissi, 450 Chestnut Street said her home was severely affected by the weather event on August 8, 2023. She said backed up storm drains created a lake in her neighborhood which broke through her basement door allowing 5 ft. of water into her home. She said all systems in her home have been destroyed and that she is disappointed by the town's response and lack of empathy or support. Ms. Nissi said she has reached out to the Select Board and Town Manager but has not received any response. Ms. Nissi asked about the Town's plans for preventing such an event in the future, and how it intends to help all residents and businesses impacted by the storm. She said in a time of crises, she would have expected the town to do more to help residents. Ms. Nissi asked for answers, regular communication, and an actionable plan.

Joshua Levy, 1606 Great Plain Avenue commented on the town's 2002 stormwater master plan noting 11 areas were identified as "problem areas." He said the Town's new master plan was published showing two of the 11 areas were remediated. He encouraged the Select Board to be proactive in addressing known and other potential problem areas. Mr. Levy said multi-unit buildings and large residential developments have been built in the past few years which, he said, stress the Town's drainage system. He said the drainage system must be fixed alongside any development the town does for Needham's housing initiative.

6:09 p.m. Overdose Awareness Day Proclamation:
Mr. Keane read a proclamation recognizing August 31, 2023 as International Overdose Awareness Day in Needham.

Motion by Mr. Keane that the Select Board approve and sign a proclamation declaring August 31, 2023 as International Overdose Awareness Day in the Town of Needham.

Second: Mr. Nelson. Unanimously approved 4-0.

Ms. Cooley invited members of the community to join the event recognizing International Overdose Awareness Day on August 31, 2023 at Memorial Park at 6:30 p.m.

6:11 p.m. Public Hearings - Eversource Energy Grant of Locations:
Joanne Callender, Eversource representative spoke with the Board regarding 3 Grant of Locations:

1. 1330 Highland Avenue - Emery Grover

Eversource Energy requests permission to install approximately 14 feet of conduit in Highland Avenue. The reason for this work is to provide service to 1330 Highland Avenue.

Ms. Fitzpatrick, Town Manager said all paperwork is in order.

Ms. Cooley invited public comment.

John Kalin, 15 Hoover Road objected to the project due to his claim that Eversource Energy is involved in certain Town problems. He said it is important for the community to help people affected by the August 8, 2023 storm as much as possible. He said he is in a good position to try and help people.

Motion by Ms. Frail that the Select Board approve and sign a petition from Eversource Energy to install approximately 14 feet of conduit in Highland Avenue.

Second: Mr. Nelson. Unanimously approved 4-0.

2. 23 Briarwood Circle

Eversource Energy requests permission to install approximately 7 feet of conduit in Briarwood Circle. The reason for this work is to provide underground service to 23 Briarwood Circle.

Ms. Fitzpatrick, Town Manager, asked for clarification on the pole number.

Ms. Cooley invited public comment. No comments were heard.

Motion by Mr. Keane that the Select Board approve and sign a petition from Eversource Energy to install approximately 7 feet of conduit in Briarwood Circle.

Second: Ms. Frail. Unanimously approved 4-0

3. 492 Chestnut Street

Eversource Energy requests permission to install approximately 15 feet of conduit in Chestnut Street. The reason for this work is to provide underground service to 492 Chestnut Street.

Ms. Fitzpatrick said all paperwork is in order.

Ms. Frail asked for clarification on the pole and house number.

Ms. Cooley invited public comment. No comments were made.

Motion by Mr. Nelson that the Select Board approve and sign a petition from Eversource Energy to install approximately 15 feet of conduit in Chestnut Street.

Second: Ms. Frail. Unanimously approved 4-0.

6:21 p.m.

Set Recycling and Transfer Station User Fees and Charges:

Mr. Davison reminded the Board that it held a Public Hearing regarding the recycling and transfer station fees and rates at its July 25, 2023 meeting. The Solid Waste Disposal and Recycling Advisory Committee voted to recommend the proposed changes that were presented to the Board that evening. The over the scale rates would increase from \$140 to \$200 per ton and the minimum charge would change from \$25 to \$30. The fee for disposal of a small printer would increase from \$2.50 to \$5.00 and the \$1.00 fee per fluorescent lamp would be eliminated.

Ms. Cooley said many emails were received by the Select Board concerning the matter in the last 24 hours. She said she is prepared to move forward on the item with the exception of the Per Ton Scale Rate. She noted it has been a significant period of time since a rate increase, recognizing operational reasons for the increase related to the volume of haulers. She suggested the Board think about a system that considers out of town haulers, the kind of materials being brought to the RTS, and incremental increases.

Mr. Davison stated the Solid Waste and Recycling Advisory Committee is scheduled to meet in September, noting the item can be addressed at a later date. He commented that rates have not been increased in 10 years, increasing costs for transporting the disposal to Milbury, and the decision by the Board to discontinue charging residents an annual fee for using the RTS.

Discussion ensued on the cost of the service that the Town provides and a gradual increase.

Jeff Heller, Chair, Solid Waste and Recycling Advisory Committee supports addressing the item at a later date, in a timely fashion. He suggested gathering usage data. Mr. Heller implored the Board to look at a previous study as it relates to the “common good.” He commented that people who use a private hauler have a responsibility, noting costs are shared equally and appropriately amongst the tax base. He said to take the comments of a small number of people who pay for their trash to be hauled and think they have no responsibility for the town’s disposal of trash is shortsighted. He suggested people who purchase a sticker and pay through the tax base would also have comments if the costs were cast upon them. He noted the Solid Waste Advisory Committee continually discusses the idea of fairness.

The Board agreed to vote the item with the expectation of the over the scale rate per tonnage.

Motion by Ms. Frail that the Select Board approved the proposed rates identified on the Schedule effective September 1, 2023, with the exception of the Per Ton Scale Rate.

Second: Mr. Keane. Unanimously approved 4-0.

6:42 p.m.

EV Charging Station Cost Recovery:

Dave Davison, ATM/Finance, Carys Lustig, DPW/Director, and Cecilia Simchak spoke with the Board regarding the costs associated with Needham’s EV charging stations. Mr. Davison told the Board it will hold a public hearing in September about implementing a rate for charging private vehicles at Town charging stations. He said while use of electric vehicles is being promoted, it is becoming increasingly costly for the town. He said rate recommendations are forthcoming.

Ms. Simchak discussed potential fees the Town could implement for private use of EV charging stations located around Needham. She said the fees would be comparable to fees in surrounding towns.

Ms. Lustig gave a brief background on the history of EV stations in Needham, how they have evolved, and their use for both Town and private vehicles.

Discussion ensued on implementing policies for charging hours for Town and private vehicles, grant funding, the availability of parking spaces for non-electric and electric vehicles, and the timeline for implementing rates.

The Board thanked Mr. Davison, Ms. Lustig, and Ms. Simchak for the discussion.

6:52 p.m.

Stormwater Management Update:

Carys Lustig, Director of Public Works, spoke with the Board concerning the storm on August 8, 2023.

Ms. Lustig gave a broad overview of Needham's stormwater system, the town's response during the August 8th event, and the town's plan going forward. Ms. Lustig acknowledged the issue is deeply personal for many people and understands the emotional connection people have to their property.

Ms. Cooley thanked Ms. Lustig and staff of the DPW for their "all hands on deck" approach while the storm was occurring and during cleanup. She said the effort was huge, particularly since the event was unexpected and happened with very little notice. She noted Ms. Lustig's interview on the Needham Channel explaining what occurred. Ms. Cooley thanked residents for inputting storm data into the SeeClickFix app which, she said, is helpful in determining whether the event will be declared a federal emergency. She noted federal funding criteria, saying 18 inches of water on the first floor is challenging to meet in this area, and that a basement is not considered "first floor." She said the Town will make its case to the government, and hopefully get some help for residents affected by the storm.

Discussion ensued on flooding, sewage overflow, potential costs for upgrading Needham's infrastructure, and how to help residents who sustained damage, particularly residents with standing water in their home.

Ms. Frail acknowledged the destruction, noting the enormous amount of activity directed at helping people. She thanked the police, fire, and DPW employees who did their best to keep roads open and people safe.

Ms. Cooley reiterated residents should continue inputting storm data into SeeClickFix and that additional comments can be sent to the Select Board at selectboard@needhamma.gov.

7:30 p.m.

Town Manager:

Kate Fitzpatrick, Town Manager spoke with the Board regarding 4 items:

1. American Rescue Plan Act Funding

Ms. Fitzpatrick provided the Board an update on ARPA spending, commitments, grants, and projects. She also recommended that the Board approve certain transfers within spending categories: Increase Technology Improvements by \$200,000 and decrease Rosemary Sluice Gate by \$200,000.

Motion by Ms. Frail that the Select Board vote to approve certain transfers within spending American Rescue Plan Act Funding categories: Increase Technology Improvements by \$200,000 and decrease Rosemary Sluice Gate by \$200,000.

Second: Mr. Nelson. Unanimously approved 4-0.

The Board thanked Ms. Fitzpatrick for the update.

2. Open October 30, 2023 Special Town Meeting Warrant

Ms. Fitzpatrick reviewed articles contained in the October 30, 2023 Special Town Meeting Warrant. She recommended that the Board vote to open the warrant for the October 30, 2023 Special Town Meeting, noting the Warrant is scheduled to be closed on September 26, 2023.

Discussion ensued on the Article: Appropriate for Roadway Improvement (Eversource). Ms. Lustig noted the town is collaborating with Eversource Energy on road repaving due to the gas main replacement mandate which is creating a significant burden on town roads. Claxton Field Improvements, Foster Property Open Space Zoning Non-Binding Resolution, and other articles were also discussed.

Motion by Mr. Nelson that the Select Board vote to open the warrant for the October 30, 2023 Special Town Meeting.

Second: Ms. Frail. Unanimously approved 4-0.

3. Municipal Electricity Aggregation Program

Ms. Fitzpatrick reminded the Board that at its meeting on July 25, 2023, the Select Board reviewed several threshold decisions for the Board to make before the draft plan could be completed. Ms. Fitzpatrick recommended that the Select Board act on the recommendations presented.

Motion by Mr. Keane that the Select Board vote:

1. That the program name will be “Needham Power Choice”
2. That the program logo should be similar to the logo created for Sustainable Needham.
3. That the program default and names should be:
 - Needham Standard (some additional renewables)
 - Needham 100% Green (100% green option)
 - Needham Budget (basic option)

Second: Ms. Frail. Unanimously approved 4-0.

4. Needham Branding & Town Seal Committee Charge & Composition

Ms. Fitzpatrick reminded the Select Board that at its meeting on July 25, 2023 the Board discussed the proposed Needham Branding & Town Seal Committee Charge and Composition. This Committee will assist the Board in its goal to upgrade the Town Seal to improve graphic quality and historical accuracy. Ms. Fitzpatrick recommended that the Board approve the charge and composition of this committee.

Motion by Ms. Frail that the Board vote to approve the Composition & Committee Charge for the Needham Branding & Town Seal Committee.

Second: Mr. Nelson. Unanimously approved 4-0.

8:07 p.m. Appointments and Consent Agenda:
Motion by Mr. Keane that the Select Board vote to approve the Appointments and Consent Agenda as presented.
Second: Ms. Frail. Unanimously approved 4-0.

APPOINTMENTS: No Appointments were made at this meeting.

CONSENT AGENDA

1. Approve open session minutes of July 25, 2023.
2. In accordance with Section 20B of the Town Charter, and upon the recommendation of the Town Manager and the Personnel Board, adopt a revised classification and compensation plan (Schedule A).
3. Amend the Town Financed Community Housing Oversight Committee Charge and Composition.
4. Approve Bar Service Area Waivers to the following establishments, retroactive to the date of initial alcohol license approval: French Press LLC, Latin-A Group LLC, PM Story Corporation, Pancho's Taqueria Needham LLC, 365 Management Company LLC, Needham Food and Beverage LLC, Ceed Corporation, and Blue Restaurant Needham LLC.
5. Accept the following donation to Needham's Aging Services Division: \$20 from Dorothea and Sheldon Buckler.
6. Accept the following donation to Needham's Domestic Violence Action Committee (DVAC) program: \$25 from Claire Blum.
7. Approve a Common Victualler License for Beth Israel – Trotman Family Glover Café.
8. Accept the Needham Commission on Disabilities approved grant request from the School Department for \$3,000 for the purchase of equipment for the Intensive Learning Center program.
9. Grant permission for the following residents to hold block parties:

Name	Address	Party Location	Party Date	Party Time	Party Rain Date
Kiran Kintali	40 Ardmore Rd.	Ardmore Rd. & Lakin St	9/9/23	2pm-8pm	9/10/23
Jen Bannon	61 Jarvis Circle	Jarvis Circle/ Corner of Nardone Road	9/9/23	3pm-9pm	9/10/23
Jennifer Lucarelli	58 Avalon Rd	Avalon Road	9/9/23	2pm-9pm	9/10/23
Paul Kaboub	57 Parkinson Street	Parkinson bet. Webster & Manning	9/9/23	4pm-8pm	9/23/23
Cindy Osgood	27 Laurel Dr	21 Laurel Drive	9/9/23	3pm-8pm	N/A
Eric Kaplan	33 Elmwood Rd	Elmwood Rd bet. Fuller Rd & Lancaster Rd	9/9/23	4pm-8pm	9/10/23

Julie Dananberg	36 Rosemary Street	Rosemary St. bet. Highland & Webster	9/10/23 4pm-7pm	10/1/23
Debra Whitney	36 Hunting Rd	Sachem Rd/ David Rd	9/10/23 2pm-7pm	N/A
Kristen Young	130 Hoover Rd	Hoover Rd between Webster St & Manning St	9/17/23 4pm-8pm	N/A
Kim Karelis	7 Rolling Lane	Rolling Lane	9/23/23 4pm-10pm	N/A
Alex Orquiza	44 Bennington Street	Bennington St. between High St & Concord St.	9/23/23 5pm-10pm	N/A

NOTICE OF APPROVED ONE-DAY SPECIAL ALCOHOL LICENSES

Hosting Organization	Primary Contact	Location	Date
Temple Beth Shalom	Joelle Schatz	670 Highland Avenue	10/1/23
Restaurant Associates	Ben Cevelo	400 First Avenue	8/16/23

Second: Ms. Frail. Unanimously approved 4-0.

8:08 p.m.

Board Discussion:

1. Town Manager Performance Evaluation

Ms. Cooley stated that in accordance with the Town Manager Evaluation Policy, the Select Board prepares an annual performance evaluation of the Town Manager. Each member of the Board completes his or her own evaluation. The individual evaluations are then compiled into a consensus evaluation overview document. Board policy calls for the overview to be released at a meeting of the Select Board. Ms. Cooley thanked the Board for their input and asked for approval of the Town Manager Consensus Evaluation Overview Document dated August 8, 2023, and to authorize a merit award of up to \$2,500. Ms. Cooley thanked Ms. Fitzpatrick for her leadership and dedication over many years.

The Board expressed its appreciation to Ms. Fitzpatrick and thanked her for her dedication to Needham.

Ms. Fitzpatrick thanked the Board for its support of her and the staff, and for their active participation and many initiatives.

Motion by Mr. Keane that the Board vote to approve the Town Manager Consensus Evaluation Overview Document dated August 8, 2023, and authorize the Chair to approve a merit award of up to \$2,500 to the Town Manager, as provided for in Section 5.5 of the Employment Agreement between the Town and the Town Manager.

Second: Ms. Frail. Unanimously approved 4-0.

2. Town of Needham Community Standards for Municipal Workplaces

Ms. Cooley reminded the Board that at its meeting on July 25, 2023 the Board discussed the Draft Needham Community Standards for Municipal Workplaces. The Code of Conduct Subcommittee (Kevin Keane & Heidi Frail) met to draft this statement. Ms. Cooley asked the Board to approve the Town of Needham Community Standards for Municipal Workplaces.

Ms. Cooley commented that the world has changed since the pandemic, and the document recognizes civil standards of how people work and speak with each other. She said all Needham employees and staff deserve to be treated excellently, hence the crafting of the document Community Standards for Municipal Workplaces.

Motion by Ms. Frail that the Board vote to approve the Town of Needham Community Standards for Municipal Workplaces.

Second: Mr. Nelson. Unanimously approved 4-0.

3. Goal Setting

Ms. Cooley noted that the Board recently held goal-setting meetings and next steps in the process. She read the vision statement that was discussed by the Board at its meetings on August 3rd and 4th:

“Needham is a safe and welcoming town that people are proud to call home, where neighbors care, respect differences, and contribute to the global community.”

She thanked the Board for their work.

4. Committee Reports

Mr. Nelson reported one person joined him during office hours held in July and

Ms. Cooley reported she did not have anyone stop by during office hours she held August.

8:25 p.m. Adjourn:

Motion by Mr. Nelson that the Select Board vote to adjourn the Select Board meeting of Tuesday, August 15, 2023.

Second: Ms. Frail. Unanimously approved 4-0.

The next Select Board meeting is scheduled for Tuesday, September 12, 2023.

A list of all documents used at this Select Board meeting is available at:
<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>



CHARLES RIVER REGIONAL CHAMBER

Charles River Regional Chamber
117 Kendrick Street, Suite 300
Needham, MA 02494

September 5, 2023

Ms. Marianne Cooley
Chair, Select Board
Town of Needham
1471 Highland Avenue
Needham, MA 02492

Dear Chair Cooley,

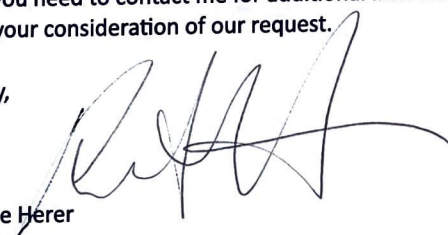
On behalf of the Needham Business Alliance of the Charles River Regional Chamber, I am writing to request the Select Board's approval of a road closure of Pickering Street during the Needham Harvest Fair on Sunday Oct. 1.

For the second-straight year the Harvest Fair will take place at Greene's Field in conjunction with the Needham Farmers Market (use of the space has been approved by Parks and Recreation.) The event will feature close to 100 business and nonprofit booths on Greene's Field. We request a full road closure during set up (so that we can control one way traffic for unloading) from 8:30 to 11 a.m. Then, during the hours of the event (11 a.m. to 4 p.m.) we ask that Pickering St will remain closed from Great Plain Ave to just before the Walgreens lot will allow for a pedestrian walk-through and set up of various children's activities that have always been a draw for the fair – like a fire ladder truck and police cruiser displays. We will secure a police detail to help support and direct traffic and pedestrians the day of the event.

The chamber, in conjunction with Amy Haelsen with support from various town depts., is committed to continuing the tradition of the Harvest Fair to support our local businesses and community organizations and provide a fun-filled and safe family event.

Should you need to contact me for additional information, I may be reached at (617) 916-9064. Thank you for your consideration of our request.

Sincerely,



Katherine Herer
VP, Operations
Charles River Regional Chamber
kherer@charlesriverchamber.com