

**Town of Needham
Board of Selectmen
Minutes for December 7, 2009
Needham Town Hall**

4:45 p.m. Call to Order:

A meeting of the Board of Selectmen was convened by Chairman Daniel P. Matthews at 4:45 p.m. Those present were: Mr. John Bulian, Mr. Gerald Wasserman, Mr. Maurice Handel, Ms. Denise Garlick, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

Mr. Matthews stated this meeting is starting early due to the Senior Center public hearing later this evening at Broadmeadow School beginning at 7:00 p.m. Mr. Matthews also encouraged all citizens to get out and vote tomorrow on Election Day.

4:50 p.m. Approve Sale of Bonds:

Mr. David Davison, ATM/Finance Director and Ms. Evelyn Poness, Treasurer appeared before the Board to review the results of the bond sale and discuss the future debt issues.

Mr. Davison stated that the Town has maintained its' AAA rating with Standard and Poor's, and continues to be deemed solvent and strong, with good long term planning. Even with the Newman School, new senior center, and water system projects, Standard and Poor's again has issued a favorable rating. Mr. Davison informed the Board the Town received three competitive bids for the 19 year \$15,815,000 bond; a reflection of the Town's overall credit quality. He stated the lowest bidder offered a coupon rate that ranges from a low of 2.000% to a high of 4.000% per year, with a premium of \$274,164.20 which resulted in a true interest cost of 3.032173%. Mr. Davison also commented that the Town issued a six plus month \$2,000,800 bond anticipation note with a rate of 0.484% with a premium of \$5,162.06. Mr. Davison stated that while these are not the lowest rates, they are still very favorable.

Motion by Mr. Bulian that the Board vote to approve Motion A as shown below:

Move that the sale of the \$15,815,000 General Obligation Municipal Purpose Loan of 2009 Bonds of the Town dated December 15, 2009 (the "Bonds"), to UBS Financial Services Inc. at the price of \$16,088,164.20 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on August 1 of the years and in the principal amounts and bear interest at the respective rates, as follows:

Year	Amount	Rate	Interest	Year	Amount	Rate	Interest
2010	\$950,000		2.00%	2020	\$835,000		3.00%
2011	935,000		2.00	2021	835,000		3.25
2012	935,000		2.00	2022	835,000		3.25
2013	895,000		2.00	2023	835,000		3.50
2014	850,000		2.00	2024	810,000		3.50
2015	850,000		2.00	2025	810,000		4.00
2016	850,000		3.00	2026	805,000		4.00
2017	850,000		2.50	2027	620,000		4.00
2018	850,000		2.75	2028	615,000		4.00
2019	850,000		3.00				

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

Motion by Mr. Bulian that the Board vote to approve Motion B as shown below:

Move to approve the sale of a \$2,000,800 1.00 percent General Obligation Bond Anticipation Note of the Town dated December 15, 2009, and payable June 15, 2010 (the “Note”), to Eastern Bank at par and accrued interest, if any, plus a premium of \$5,162.06.

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

Motion by Mr. Bulian that the Board vote to approve Motion C as shown below:

Move that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated November 25, 2009, and a final Official Statement dated December 3, 2009 (the “Official Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

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

Motion by Mr. Bulian that the Board vote to approve Motion D as shown below:

Move that in connection with the marketing and sale of the Note, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated November 25, 2009, and a final Official Statement dated December 3, 2009, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

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

Motion by Mr. Bulian that the Board vote to approve Motion E as shown below:

Move that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

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

Motion by Mr. Bulian that the Board vote to approve Motion F as shown below:

Move that the consent to the financial advisor bidding for the Bonds and Note, as executed prior to the bidding for the Bonds and Note, is hereby confirmed.

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

Motion by Mr. Bulian that the Board vote to approve Motion G as shown below:

Move that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver continuing and material events disclosure undertakings in compliance with SEC Rule 15c2-12 in such forms as may be approved by bond counsel to the Town, which undertakings shall be incorporated by reference in the Bonds and Note, as applicable, for the benefit of the holders of the Bonds and Note from time to time.

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

Motion by Mr. Bulian that the Board vote to approve Motion H as shown below:

Move that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

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

5:00 p.m.

Consent Agenda:

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

APPOINTMENTS

1. User Agency Representatives for the Senior Center Feasibility Study:
Denise Garlick, Colleen Schaller

CONSENT AGENDA

1. Approve 2009 common victuallers application from Paraskevi Tsoutsoplides, owner of Sweet Corner, 1056 Great Plain Avenue.
2. Approve minutes from October 21, 2009, October 27, 2009, November 2, 2009 and November 24, 2009.
3. Approve request from Masala Art to extend hours of operation on New Years Eve until 1:00 am. The restaurant will be hosting a special event that evening with food, drinks and dancing.
4. Accept donation of \$10 from an anonymous donor to the Needham Youth Commission.
5. Accept the following donations made to the Needham Public Library for the period: November 5, 2009 to December 1, 2009: Susan Abbott gave the library a copy of Ralph Nader's new book, *Only the Super-Rich Can Save Us!* (\$27.50); John O'Leary gave the library a copy of his new book, *If We Can Put a Man on the Moon: Getting Big Things Done in Government* (\$24.95); The Community Friends at Avery Manor gave the library two books: *Kindred Kaleidoscope '05* (\$10.00) and *Kaleidoscope 2007, 2008* (\$10.00). The books contain pictures that are worthy of notice from the annual Kindred Healthcare Art and Poetry Contest. M. Paul Shore donated the following books: *The New Haven Railroad's Streamline Passenger Fleet, 1934 – 1953* by Geoffrey Doughty (\$28.95), *New Haven Passenger Trains* by Peter E. Lynch (\$34.95), *The Complete English-Hebrew Dictionary: New Enlarged Edition* (3 volumes) (\$174.60), and *The Complete Hebrew-English Dictionary: New Enlarged Edition* (2 volumes) (\$124.60); Lois Englander donated \$100.00 in loving memory of Irwin Englander; Gerald Goldstein donated the following books: *History Will not Absolve Us* by E. Martin Schotz (\$27.50), *3-d Thrillers! Mummies* (\$7.99), *Atlas of Mysterious Places* (\$29.95); Mary Dickert donated \$30.00 to the Henderson Fund in memory of Charles F.C.Henderson; The Friends of the Library gave the library \$17,000.00 for collection enrichment; Mark Milligan donated a book-on-CD of *Alex Cross's Trial* by James Patterson (\$39.98); Sue McLaughlin donated a copy of *New Moon* by Stephenie Meyer (\$10.99); Gail Hedges donated 71 books to the Children's Room (\$1065); The U.S. Department of the Navy sent the library a complete compact disc set of U.S. Navy Band recordings (\$90.00); Kathryn Dietz gave the library 49 books on China (\$700); Edwin Harwood donated a copy of Stephen King's new book, *Under the Dome* (\$35.00); Children's entertainer Les Julian gave the library a copy of his CD, *Good Things Happen!* (\$15.00).
6. Approve request of Susan Abbott for use of Town Common on Saturday, December 12, 2009 from 1:00 pm to 1:15 pm for a group of volunteers – as many as 350 – to assemble for a photo opportunity in

support of 350.org. The purpose of the photograph is to send the message that citizens want swift action so that the USA can be the leader in reducing green house gasses. The picture will be sent to the US representatives at the Global Summit on Climate Change which starts in Copenhagen on December 12th.

7. Water and Sewer Abatement #1096.

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

5:05 p.m.

Property Tax Classification Public Hearing:

Members of the Board of Assessors made a presentation to the Board of Selectmen about the certified valuation of property. Mr. Tom Colarusso, Board of Assessors, provided a general overview of the residential and commercial property values. He stated that the real estate market has held its value and is basically stable, unlike most other communities in the area. He continued that Needham ranks 4th among Norfolk County towns in terms of holding real estate values based on sales activity in 2009 when compared to 2008. Mr. Colarusso mentioned Wrentham, Sharon, and Westwood were the only towns to show positive results. Overall, he said, approximately 750 Needham properties rose in value, 950 properties reduced in value, and 8,500 properties held the same value. With regard to commercial properties, Mr. Colarusso stated the market remains stable, but may be of concern in the future due to the increase in vacancies and falling rents. Mr. Colarusso commented on “new growth” in Needham, stating it remains strong due to the move towards the completion of the Charles River Landing project, as well as 17 new High Rock Homes, and the artist studios on Thorpe Road.

Mr. Chip Davis, Administrative Assessor, stated the estimated residential factor being voted upon tonight is 0.890949075962 as outlined on page 15 of the FY2010 Classification Hearing information.

Mr. Matthews asked what options are available to store owners seeking relief should there be an economic downturn in the retail sector. Mr. Davis responded stating that while relief would not be instantaneous, owners should respond to income and expense statements sent out by the Assessor Office.

Mr. Matthews asked for public comment. None were made.

Motion by Mr. Wasserman that the Board of Selectmen establish a residential factor of 0.890949075962 for the purposes of setting the fiscal year 2010 tax rate.

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

5:30 p.m. Town Manager
Preliminary Capital Improvement Plan – FY2011-2015

Kate Fitzpatrick, Town Manager presented a preliminary list of the capital improvement projects for FY2011-FY2015. She stated that \$1.5 million in cash capital is being proposed for Capital Improvement Plan projects for FY2011. Ms. Fitzpatrick reviewed several of the projects with the Board.

5:45 p.m. Recess:
Motion by Mr. Wasserman that the Board of Selectmen vote to recess the December 7, 2009 Board of Selectmen meeting to re-open at Broadmeadow School at 7:00 p.m. for Senior Center Public Hearing.

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

7:10 p.m. The meeting was reconvened by Chairman Matthews at 7:10 p.m. Those present were Mr. John Bulian, Mr. Gerald Wasserman, Ms. Denise Garlick, Mr. Maurice Handel, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

Mr. Matthews welcomed members of the Senior Center Exploratory Committee and the public, and thanked everyone for their attendance. He gave a brief description of efforts made by the town over the years to build a senior center, and stated there remains strong commitment and public support for a new center. However, he noted the single biggest obstacle thus far has been in finding a proper location. He invited members of the Senior Center Exploratory Committee to make their presentation to the public.

Ms. Lianne Relich, SCEC committee member, thanked the Board of Selectmen for holding the public hearing and introduced the 10 members of the SCEC: Ms. Denise Garlick, Chairwoman, Matt Borelli, Marianne Cooley, Larry Cummings, Carol deLemos, Jim Healy, co-chair, Jay Kaplan, Colleen Schaller, and Mary Elizabeth Weadock.

Suzanne Hughes, Council on Aging, thanked the SCEC for the hours they have dedicated to the project. She stated the COA delivers programs and services to many people in Needham, and fields many calls from family members concerned about their aging parents. Ms. Hughes stated that in 2010 it is projected that seniors in Needham will be approximately 25% of the total population. Ms Hughes stated a new center must have adequate space of 18,000-20,000 square feet, with multi-purpose rooms and parking. She asked the Board of Selectmen to consider all requirements.

Carol DeLemos of the SCEC stated that over 30 senior centers had been visited throughout Massachusetts, and all of these centers saw increased usage after a new building opened. She suggested planning ahead 10 years, and stated a new center must have ample parking with 100 spaces, flexible floor plan, multi-purpose rooms, large function hall, outdoor space, kitchen, and storage space.

Colleen Schaller of the SCEC stated there are currently 6,300 seniors in Needham and the existing senior center is “bursting at the seams”, with many programs outsourced to various other venues around town. She suggested increased usage is inevitable with a new center and a space of 15,000-18,000 square feet is needed (10,000 square feet for programs and 6,000 square feet for administration, plus handicapped and outdoor space). She stated that by 2010, one in four people in Needham will be age 60 or over.

Jay Kaplan of the SCEC stated that over 11,000 surveys were distributed by way of telephone books. 1,100 of those surveys were completed and returned. The purpose of the survey was to gather information about the needs and attributes of a new center.

Matt Borelli, SCEC member, spoke about the demographics, potential location, and attributes a new center should have, and the purpose of a senior center.

Jim Healy, co-chair of SCEC, stated that it is important to remember that 3 public hearings have been held and that the SCEC wants to finish the job that the Board of Selectmen asked them to do. The three site recommendations made by the SCEC all have pros and cons. Mr. Healy commented that while Greene’s Field is listed as a potential site, he is concerned of the impact that building on the field would have. Mr. Healy stated that the Steven Palmer Center lease expires in 2027 and then will revert back to town ownership, which is 18 years into the future. Mr. Healy stated that Ridge Hill is another possibility and that in 2007 we couldn’t “capture the heart of the town”. He questioned whether the accessibility of Ridge Hill is fair. He stated he is cognizant of other facilities that are in the direction of Ridge Hill, citing Temple Aliyah, the town of Dover, and the Needham Pool and Racquet Club. Mr. Healy said that Rosemary Ridge was studied in the late 1990’s as a potential site, and is attractive due to its beauty. He cautioned building near wetlands may be cost prohibitive and that parking is also an issue. Mr. Healy also mentioned other sites no longer being considered for various reasons: DeFazio Field, the Town Forest on High Rock Street, the RTS, Claxton Field, Nike site, Greendale Avenue, Emory Grover building, the golf course,

Perry Park, and the Presbyterian Church. He also stated the committee is open to other locations in town that may arise from the RFP that was issued. Mr. Healy closed by saying that whatever site recommendations the SCEC makes will be in the best interest of the town.

Ms. Garlick, Co-Chair of the SCEC, spoke about the next steps in the processes including a feasibility study, issuance of an RFP, and that the Board of Selectmen voted to ask SCEC to designate user agency representatives to PPBC. Ms. Garlick reiterated the timeline for a new senior center, stating feasibility study recommendations in spring 2010, request design funding in November 2010, request for construction funding in November 2011, and doors open to a new center no later than early 2013. Ms. Garlick also reviewed the three functions of the SCEC stating it is to develop sound recommendations, look for expert consulting advice, and reflect the voices of the community.

A DVD showing fellow citizens speaking at the three public hearings was shown.

8:20 p.m.

Mr. Matthews thanked the audience members for their patience during the presentation and invited members of the public to speak.

Mr. John Kirk, 100 Warren Street, commented that the “Greene’s Field Forever” (GFF) group has spent time listening to similar stories as shown in the DVD. He stated the “grass roots” GFF group has a positive desire to protect the field from development. He said the GFF group spoke with many people who were unaware that Greene’s Field was being considered as a potential site. He stated the group also developed a Facebook page and gathered signatures of 2,000 citizens. He stated that the field has been an asset to the town as a park for over 100 years and that developing this land is a “win/lose” situation and a “win/win” situation is what is needed.

Chris Newecky, 48 Oakland Street, commented that Greene’s Field would not meet the needs of seniors. He stated an overlap of parking would create more safety problems in a constricted space and it makes no sense to force a building onto a site. Mr. Newecky said access would be restricted at certain times, and that parking and possible building expansion would be limited. He said Greene’s Field is not the site.

Sam Graves, 94 Warren Street, thanked the SCEC for their diligence and intentions. Mr. Graves mentioned the survey conducted by the SCEC was not professional. He listed Measurement errors, where respondents didn’t understand the

question; Mixed Modes, where there is no control over duplication; and Non Response Buyers, where surveys are returned from people with very strong feelings. He stated of the 1,100 respondents, only 898 answered the rank question (9%, extremely low). Mr. Graves commented that of the 898 people, 60% of those were over 60 years of age and equals a “non-response bias”; of the 60% (540 people) 330 prefer Greene’s Field. Mr. Graves said is not supportable in that “all seniors” want the Greene’s Field site. He said the number only represents those 330 people. He concluded saying there are many others to consider and that it doesn’t represent the population.

John Fountain, 64 Gayland Road, stated Greene’s Field is a central location and Needham has a unique town center with a tremendous amount available. A senior center, Mr. Fountain said, is more than just four walls and that the town center allows for much more, i.e. YMCA pool, bowling, shopping, 10 first class restaurants, and it is much more fun to go as a group. Concerning the impact of the footprint on Greene’s Field, Mr. Fountain said an 18,000 sq ft structure would have 9,000 sq. ft. on 2 floors, 20 current parking spaces, and 27 reserved spaces on Pickering Street, more parking than either the Newton or Wellesley senior centers. He asked why the senior population can not have the same benefits as young families.

Claire Rooney, 180 Dedham Avenue stated that Greene’s Field is a playground for all kids.

Brendan Rooney, 180 Dedham Avenue commented that Greene’s Field is a place where he can go with friends to play baseball, basketball and does not want it developed.

John, Rooney, 180 Dedham Avenue stated his children go to St. Joseph’s School and he is concerned about the traffic congestion in the area.

Norman Katziff, 147 Prince, stated he is a 40 year resident of the town. He stated there are 6,200 seniors in town and 5,200 children in the school system. He suggested a sewer line at Ridge Hill would be too long; stated seniors prefer downtown; 20,000 sq. ft. facility is needed; \$6-7 million with minimum development of Greene’s Field; playground would be moved to another location on Greene’s Field or elsewhere; and the Town has been talking about a new senior center for 10 years.

Sam Bass Warner, 32 Emerson Road, stated doctors and restaurants are near Greene’s Field; if a structure is built on the

field, most of the field would be maintained. He feels Greene's Field is a good compromise and urges the committee to consider it.

Marie McGillicuddy, 9 Pickering Place, stated she lives on a dirt road and there are 9 children on the block, the street is very congested and chaotic. She said building on Greene's Field "just won't work" and it is dangerous with traffic. A new senior center, she commented, should be safe and beautiful for all, and that Greene's Field is not enough space and adding more to the area is not good.

Alan Fanger, 47 William Street, asked the Board not to consider Greene's Field stating he has spent many weekends at the field with his children. He commented about the Paul Simon song "My Little Town" describing a small and beautiful town, like a tapestry woven together. He stated thousands of memories have been made and friendships forged on Greene's Field. The field is the fabric of what bring people together, with a common thread of conversation. He also said many people purchase pizza and sandwiches from shops in the area, then go over to sit in Greene's Field. Mr. Fanger stated the land was deeded in 1912 by Marietta Greene who placed no restrictions on the land. Mr. Fanger stated development of the land would violate public trust, not charitable trust.

Mr. Sumner Fanger stated he would enjoy walking across the street to get a gelato, and would also appreciate walking to the drug store, bank, doctor, and hospital as all of these businesses are in close proximity to Greene's Field. He is in favor of the Greene's Field location, and questioned the possibility of underground parking.

Ms. Claire Fusaro, 57 Brookline Street, stated she currently does not use the senior center, but agreed usage would increase with a new building. She feels Rosemary Ridge is a beautiful site but is concerned about parking. Initially, Ms. Fusaro was opposed to Ridge Hill, but feels it does have its advantages. She asked for more information on the type of shuttle service that would be available.

Tim Kirk, 58 Warren Street, stated parks and playgrounds belong to everyone. In Needham, he commented, we are lucky to have Greene's Field. He feels town leaders and citizens will be judged as visionaries and that while Greene's Field is the least expensive site to build upon, future citizens will look back harshly if developed.

Margaret Reagan, 67 May Street, stated she has supported all the overrides and is outraged with the support given to school children,

and not to seniors. She feels the SCEC and town should look into breaking the lease at the Steven Palmer Building. She stated her biggest fear for the future is that a developer purchase the building and convert it to condominiums. She commented the Needham Times should do an investigative report on the building. She was wondering how the Ridge Hill site could now be back on the table, as it was turned down at Town Meeting. She feels a senior center should be in the heart of the village and that if money is used to develop Ridge Hill, she stated that within one year it will be deemed a failure. She wonders how many young first time homeowners got a helping hand from parents, and feels not giving prime space to seniors is selfish.

Laura Pippo feels the issue should not be a case of “us against them”, and that we can share. Ms. Pippo stated that traffic can be alleviated by good engineering and planning. She stated Needham has a town center, and that is where the seniors belong. Ms. Pippo is not in favor of Ridge Hill and will not drive on Central Avenue, stating that even getting to the RTS is difficult. Ms. Pippo prefers the Greene’s Field location.

Claude Hodges, 706 Great Plain Avenue, stated the decision is extremely important and the entire process must be analyzed. He suggested to “start simply” with the location and facility. He feels location is highly important due to the fact that many seniors have ailments. He also stated that railroad transportation could be a possibility if going one or two stops within town. Mr. Hodges feels a new senior center on Greene’s Field is the best choice to make.

Jeanne McKnight, 210 May Street, stated that she tries to live a “car free” lifestyle and looks forward to walking to a new senior center. She stated that Rosemary Hill is an interesting site, and mentioned Westwood has a building for seniors and the general public. Ms. McKnight is in favor of Greene’s Field, but said she hopes there will always be a play facility on the site as the space can be used for several purposes. Ms. McKnight noted the potential for expansion when the lease on the Steven Palmer building expires and a possible “combination” building 20 or 30 years from now. Ms McKnight clarified some earlier statements she made concerning the use of the land. Ms. McKnight said she was open to Rosemary Hill and looks forward to seeing the feasibility study.

Ron Waife, 62 Warren Street, reiterated that everyone wants the seniors out of the basement of the Steven Palmer building. He stated he will be a senior in 3 years, is a 29 year resident of the town, and raised his children in Needham. He feels Greene’s Field

can not accommodate the space the SCEC has specified it requires, and asks that it be removed from the list of potential sites.

Don Ford, 66 Harris Avenue, asked the SCEC and the Board of Selectmen to “think outside the box”. He suggested the intersection of Harris Avenue and Great Plain Avenue as a potential site, and a possible land swap with the Needham Golf Club for holes 7 and 8. In lieu, land from the town forest could be granted to the Golf Club. Mr. Ford feels Ridge Hill is too far and Rosemary Hill is treacherous. Mr. Ford stated Greene’s Field has its pros and cons, it is an ideal location, however, there would be significant parking problems.

Mr. James Hugh Powers, 263 Nehoiden Street, cautioned against development of Rosemary Hill. He stated the fire department has had a long running concern of a derailment at a railroad crossing, and that the law of gravity should be a consideration for that particular site. He suggested all of the potential sites have pros and cons.

Chairman Matthews clarified on several items. He noted the proper size for a senior center is somewhere between 15,000 to 30,000 square feet. He also stated that a design for Rosemary Hill would situate a building into the side of the hill, above the level of the tracks. He also suggested feasibility money would be used to determine whether underground parking is a possibility at Greene’s Field. Mr. Matthews suggested the Steven Palmer building may not work because of the timeline, and that while there are some people living in the building who are not seniors, there are rules in place allowing seniors every priority when it comes to getting an apartment in the building.

Jan Campbell, Town Ranger at Ridge Hill Reservation, 461 Charles River Street, stated she has been a town meeting member for 15 years and was raised in Needham. She feels Ridge Hill would be a great location with a lot to offer including open space, and none of the constraints of either Greene’s Field or Rosemary Hill.

Scott Brightman, 88 Standish Road, stated he realizes this is a difficult decision, but one that should be made based on fact, and not emotion.

Dave Dirks, 776 Webster Street, stated that no site is the perfect location and said Greene’s Field is problematic in that it has emphasized our differences and not our commonalities. He suggested the two YMCA buildings could combine into one space.

Rochelle Goldin, 68 Warren Street, said she received 2,000 signatures on a petition to preserve Greene's Field. She stated the signatures were from residents all over Needham and only 2% of the signatures were from abutters to Greene's Field. She also said she secured 50 non-resident signatures. She feels an alternative site to Greene's Field must be found.

David Harris, 94 Cynthia Road, suggested town counsel should look at the lease for the Steven Palmer Building as it would solve many problems.

Steve McKnight, 210 May Street, stated he would like a senior center near downtown and was impressed with the dual use of Greene's Field, but would like to see further plans.

Ed DeMarrais, 86 Laurel Drive, said he is concerned no one has an interest in the real purpose of having senior center, and suggested that if people "don't get their way" they will say "leave the center in the basement".

Chris Thomas, 130 Warren Street, stated he is an abutter to the Greene's Field land and does not want a senior center built on it. He commented that green space is important and critical.

Craig Scholl, 115 Fair Oaks Park, stated he realizes something must be done for a new senior center. He suggested in the year 2020 there could be 11,000 potential users, requiring 30,000 sq. ft. of space. He stated the potential to expand is critical. He also stated the Town is asking the Board of Selectmen to look at the current lease of the Steven Palmer Building, suggesting the leaseholder has no incentive to maintain the building. He also stated that 60% of the survey respondents preferred a site other than Greene's Field, and that previous studies (DiNisco and MIT) did not mention Greene's Field as a buildable site. Mr. Scholl said he respects the work of the SCEC.

Mary McMahon, 85 Warren Street, stated she is a 45 year resident and commented that people who support preserving Greene's Field do not necessarily have children to use Greene's Field. She stated she did not complete the survey because she thought the Greene's Field option meant the Steven Palmer building, and many people she knows were under the same impression. She feels a feasibility study should also consider the impact on town businesses.

10:40 p.m. End of Public Comments.

Colleen Schaller, SCEC member, thanked Chairman Matthews for clearing up several points made during discussion. She

emphasized the need for feasibility on three sites and stated the lease on the Steven Palmer Building would only delay action. She does not want to lose momentum to have a senior center in the next three years.

Mr. Handel stated the reason for the public hearing is to get consensus and the feasibility study must be understandable by all. He stated there are pros and cons, and the feasibility study will analyze each site.

Mr. Bulian commented it was a very good hearing and thanked the SCEC. He commented he would like to review the documents and think about all the statements, as well as ponder the three proposed sites. He stated there may be opportunity at Rosemary Hill to reduce costs at that site and also explore the potential at the Steven Palmer building, but that option may be too heavily traveled.

Ms. Garlick thanked everyone for their input and stated the feasibility study will answer many questions.

Mr. Wasserman also thanked the public and noted there was talk about “sharing” and the importance of possible future expansion. He stated the feasibility study must answer the questions for each site and reiterated the importance of parking. He suggested reviewing the lease at the Steven Palmer Building either by negotiation or by eminent domain. Mr. Wasserman stated that we must look at all options.

Ms. Fitzpatrick reminded the community that the RFP will be available on the town website on Thursday morning.

Chairman Matthews concluded by saying there are some issues to work on, location being one of them. He stated the work of the SCEC over the last year has been extraordinary, and thanked the community for their patience, input, and contribution.

10:45 p.m. Adjourn:

Motion by Mr. Handel that the meeting be adjourned.

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