

**Town of Needham
Board of Selectmen
Minutes for September 28, 2010
Needham Public Services Administration Building**

6:45 p.m. Informal Meeting with Citizens:
Mr. Jack Alpert, 110 Elder Road spoke with the Selectmen regarding Hurd Brook behind his property. He is concerned with the crumbling retaining wall and the boulders which may end up in the brook preventing water from flowing. Mr. Alpert sent pictures to the Engineering Department and was told all the brooks will be reviewed in October and November. Mr. Bulian asked for Mr. Alpert's phone number and told him someone would get back to him.

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

7:00 p.m. Fields of Dreams Turn-over:
Kate Fitzpatrick, Town Manager, Patty Carey, Director of Park and Recreation, Mike Retsky, Park and Recreation Commissioner, and Bruce Herman, Needham Sports Council appeared before Board to officially turn over the Fields at Memorial Park and DeFazio Park to the Board of Selectmen. Ms. Fitzpatrick asked the Board of Selectmen to accept, with gratitude, the gift of these athletic facilities. She stated these fields would not have happened without members of the Sports Council, and the Field Study Committee. Ms. Fitzpatrick told the Board that the Director of Park and Recreation, and the Superintendent of Parks and Forestry have officially inspected the properties and deemed them suitable for turnover.

Mr. Bulian thanked the members of the Sports Council and the Director of Park and Recreation and stated everyone in Town has been a beneficiary of the fields.

Mr. Bruce Herman thanked the Selectmen, Ms. Fitzpatrick and her staff, and Patty Carey and her staff for their support. He commented on the public and private partnership that made these fields possible, and thanked the citizens of Needham, the Roche Family, Needham Bank, many area businesses, civic organizations, and the youth sports programs that helped make the project a reality.

Motion by Mr. Matthews that the Board of Selectmen vote to accept, with gratitude, a gift of renovated fields and infrastructure at

Memorial Park and DeFazio Park from the Needham Sports Council, valued at approximately \$5.5 million.

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

Mr. Matthews commented on the hundreds of community volunteers and tremendously generous donors. He thanked the members of the Committee for their years of patient and persistent effort to accomplish the project. Ms. Garlick also thanked the Committee. She commented that not only are the fields a gift to the sports teams and athletes of Needham, the fields are for all ages and the project has strengthened the community. Mr. Wasserman reiterated the great public/private partnership, and was amazed how the project was efficiently run and well managed. Mr. Handel recognized Mr. Healy who was a Selectman at the time the project began. Ms. Carey said she was thrilled that people of all ages are using the parks. She commented that DeFazio Park is a “workhorse” constantly being used and both parks have become a center of the community for everyone. She thanked Mr. Healy, the Sports Council, and the Board of Selectmen.

Mr. Bulian informed the audience the meeting is being tape recorded in accordance with the new open meeting law.

7:05 p.m.

Senior Center Exploratory Committee Report:

Ms. Denise Garlick and Mr. Jim Healy, Co-Chairs, SCEC appeared before the Board to present the Committee’s recommendations on the appropriate location, size and design, projected costs, and other matters related to the construction of a new senior center. Ms. Garlick introduced the members of the SCEC committee: Lianne Relich, Jay Kaplan, Marianne Cooley, Matt Borelli, Mary Elizabeth Weadock, Carol deLemos, Larry Cummings, Colleen Schaller, and Moe Handel who joined the committee in the last several months.

Ms. Garlick stated the SCEC was formed by the Board of Selectmen in November 2008. Since inception, Ms Garlick said the Committee has held more than 20 open meetings, received many letters and emails from residents providing input, comment, and feedback. The Committee, she said, researched various senior centers with related issues, and programs with the experts from the Council on Aging. Ms. Garlick stated over 23 possible locations were considered which were evaluated and either remained on the list or were removed. She said the SCEC reviewed two Request for Proposals executed by the Board of Selectmen so that the SCEC could see if there was any property in Town to buy, lease, or utilize that was not on the list of 23 potential sites. She told the Board the SCEC distributed and analyzed the results from a town-wide questionnaire sent to 11,000 households, presented information at Town Meetings, and conducted four public hearings plus two additional hearings held by the

Board of Selectmen and the PPBC. The Committee, she said, also participated in a user group and in the PPBC feasibility study work, as well as consulted with the Council on Aging, particularly as the Committee was getting close to making its recommendation. Ms. Garlick told the Board the Committee reviewed and considered the results of the senior center feasibility studies conducted by Bargmann, Hendrie, and Archetype and met with the Board of Selectmen several times to present recommendations. Ms. Garlick said the committee can now present their recommendations to the Town and move forward with confidence.

Mr. Healy told the Board the Committee voted to recommend three sites for a new senior center. The most highly recommended site, he said, is the Heights MBTA parking lot, the second recommended site is Greene's Field (two least costly options which do not include an underground garage), and the third recommended site is Ridge Hill Reservation. Mr. Healy stated the Committee recommends a building with the capacity of 20,000 gross square feet, based on program needs as presented by the Council on Aging. Mr. Healy referred the Board of Selectmen to the cost estimates and potential square footage costs provided by Bargmann and Hendrie for the selected sites which are contained in the feasibility studies. He also stated that the Committee recommends, if possible and without compromising the program, the new senior center be constructed without an override. Mr. Healy commented on the outstanding work of the Senior Center Exploratory Committee. He thanked the committee for their work, and thanked the Board of Selectmen for allowing the SCEC to complete their work. Mr. Healy also wished success to the Finance Committee, the Board of Selectmen, and the PPBC as they work on the financing plan within the difficult constraints of the budget. Mr. Healy stated he has ultimate faith in Finance Committee, Board of Selectmen, and the PPBC to finish the job.

Mr. Bulian offered the members of the SCEC a chance to speak about their experience on the Committee. Ms. Garlick encouraged the Committee members to speak about the process and moving forward.

Larry Cummings said he thought it was a very arduous and rewarding process to narrow down the potential sites.

Jay Kaplan stated as a volunteer he got more out of the process than he put in. He stated the people on the Committee put hours of work into the process and he appreciates their work.

Colleen Schaller said she felt the process was wearing and frustrating at times, but the results are good. She thanked the Board of Selectmen for their support.

Mary Elizabeth Weadock thanked Ms. Garlick and Mr. Healy for their leadership and calmness throughout the process. She said she learned a great deal about how the government works in Needham.

Matt Borrelli thanked Ms. Garlick, Mr. Healy, and Mr. Matthews who formed the Committee. Mr. Borrelli feels the Committee came to the best recommendation for location, size, and override issue.

Carol de Lemos felt the members of the Committee were extremely committed to the process.

Marianne Cooley commented that new information continued to come in throughout the process. She feels the choice of the Heights parking lot, although late-breaking, was due to new information. She thanked Town Manager Fitzpatrick for helping the Committee to understand how the situation had changed from original assumptions by the Committee. Ms. Cooley said the recommendation will lead to a good outcome for the community.

Lianne Relich thanked Ms. Garlick, Mr. Healy, the Board of Selectmen, Town Manager Fitzpatrick, and all of the citizens who came to the public hearings. She stated it was a great pleasure to serve on the Committee.

Mr. Bulian asked for comments from the Board.

Mr. Matthews thanked the Committee and stated he will be happy when 100% of the project is complete. He commented he liked to location of the Heights site and felt it would offer a lot to the community. Mr. Matthews said that should the Heights site not move forward for some reason, Greene's Field and Ridge Hill would have some tough issues to consider. Mr. Matthews said he was glad the Committee prioritized the list of sites, as it emphasizes how important it is to make the Heights site work. He stated the Finance Committee, the PPBC, and the Board of Selectmen now have to make some decisions on how to proceed.

Mr. Handel praised the work of the Committee members and the citizens who came to the meetings and participated.

Mr. Wasserman thanked the Committee for their hard work. He commented the Heights recommendation is a good one for the Town, but cautioned the process of financing the project will not be an easy task.

Mr. Bulian thanked all the members of the Committee for their dedication to the process.

7:35 p.m.

Director of Public Works:

Mr. Richard P. Merson, DPW Director, appeared before the Board to provide a status on recently completed work, on-going activities, upcoming work for the 2010 Construction Season, and projects currently in development. Mr. Merson spoke about the Chapel Street/May Street Water Main Replacement, as well as the Charles River Street/Pine Street Water Replacement and Richardson Drive Sewer Main/Pump Station Elimination, both of which have been completed. Mr. Merson also commented on the Road Paving Schedule and told the Board all of the work on the Sidewalk Repair List has been completed. In addition, he stated the Webster Street Reconstruction – Phase 2 (Kingsbury Street to Lindberg Avenue) has been completed. Mr. Merson said there are some unique circumstances regarding brook and culvert repair work causing some challenges involving environmental permitting. Mr. Merson told the Board about several Park and Recreation projects including the construction of the Asa Small dugouts, the new storage building being placed near the track at DeFazio, and new bleachers at Memorial Park.

7:45 p.m.

Consent Agenda and Appointments

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

APPOINTMENTS

1. Moe Handel Neighborhood District Study Committee

CONSENT AGENDA *=Backup attached

- 1. Approve request from Park and Recreation Commission to host their annual “Spooky Walk” on Saturday, October 23rd, which commences on Town Common at 11:00 a.m., with a rain date for Saturday, October 30th, 2010.**
- 2.* Approve a request from the Needham Running Club to hold “Needham New Years 5K” road race on Saturday, January 1, 2011 from 9:00AM to 2:00 PM starting and ending at the YMCA on Great Plain Avenue in Needham.**
- 3. Grant permission for the following residents to have block parties:**

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Cathy Aikman	19 Beaufort Avenue	19 Beaufort Avenue	Oct 11	Oct 17	4-8pm
Jill Oetheimer	75 Coolidge Avenue	Coolidge Avenue	Oct 3	Oct 10	4-7:30pm
Lori Shaer	242 Bridle Trail Road	Bridle Trail cul-de-sac	Oct 24	Oct 31	11:30am-3pm
Stephen Hamburger	76 Grosvenor Road	Grosvenor Road	Sept 25	Sept 26	3-7pm 3-5pm

Valerie St Peters	15 Fairfield Street	Fairfield Street	Oct 31		4-8pm
Page VanAmson	66 Stevens Road	44 Stevens Road	Sept 26	Oct 3	4-8pm

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

7:45 p.m.

Town Manager:

Town Manager, Kate Fitzpatrick appeared before the Board with 3 items to discuss:

1. Proposed Land Swap with MBTA:

Ms. Fitzpatrick asked the Board to consider the Proposed Land Swap with the MBTA. She stated the Town has worked with the MBTA and referenced a letter dated September 13, 2010 from the MBTA detailing the terms of the proposed land swap between the Town of Needham and the MBTA. She stated the MBTA would retain an easement at the Heights parking lot for 85 cars, as well as an easement allowing pedestrian access to the commuter rail station. She told the Board the land would also be restricted to municipal use only. At the Needham Center parking lot, Ms. Fitzpatrick stated the Town will continue to plow and maintain the lot, but the MBTA would take over the management of all of the parking spaces. At the Upper Hersey lot, Ms. Fitzpatrick said that in the event the MBTA determines that a parking structure is required at the lot, the MBTA agrees to participate in a community planning process. She stated the MBTA would also assume the management, collection of fees, and maintenance for the Needham Heights, Needham Junction, and Hersey parking lots. She told the Board that until the Town votes to build a structure on the property, the Heights parking lot will be a shared revenue situation. Finally, in the event the MBTA decides to sell the Upper Hersey lot, the Town of Needham would have a right of first refusal to purchase the property. Ms. Fitzpatrick recommended that the Board of Selectmen approve and recommend to Town Meeting the proposed land swap.

Motion by Mr. Wasserman that the Board of Selectmen endorse the proposed terms for the swap of the Upper Hersey lot for the Needham Heights lot as outlined in a letter from the MBTA dated September 13, 2010.

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

2. Close Special Town Meeting Warrant:

Ms. Fitzpatrick asked the Board to close the Special Town Meeting warrant for November 8, 2010.

Motion by Mr. Handel that the Board approve and close the November 8, 2010 Special Town Meeting Warrant as presented by

the Town Manager, subject to minor technical corrections to be made by the Town Manager, Bond Counsel, and Town Counsel; and to authorize the Town Manager to remove the article entitled “Amend Community Preservation Fund Reserves” if the article is deemed unnecessary.

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

Ms. Fitzpatrick commented there are two scheduled Board of Selectmen meetings prior to the Special Town Meeting and asked if that there are any particular articles the Board would like further information or presentations to please let her know.

3. Town Manager Report:

Ms. Fitzpatrick thanked Police Chief Tom Leary for the photographs he has taken that are hanging in the Charles River Room and in the South facing Conference Room on the second floor of the Public Services Administration Building.

Ms Fitzpatrick stated the Town has invited all alcohol license holders to a meeting at the end of October to make sure they understand the obligations of the new regulations. She mentioned that because the state changed the insurance requirements for liquor license establishments, an amendment will be necessary when issuing licenses for FY11 per state law. Ms. Fitzpatrick said updates to the one day liquor license regulations will also be forthcoming.

Mr. Wasserman stated there are several ballot questions that would have an impact on Needham and requested they be put on the Board of Selectmen agenda for discussion at the next meeting so people have as much time to understand and ask questions. Mr. Matthews concurred.

8:05 p.m.

Adjourn:

Motion by Mr. Matthews that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of September 28, 2010.

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