Town of Needham
Board of Selectmen
Minutes for April 26, 2011
Needham Public Services Administration Building

6:45 p.m. Informal Meeting with Citizens: No activity.

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

7:00 p.m. Public Hearing: Verizon Petition for Kendrick Street
Penny Kane, Verizon representative, appeared before the Board requesting permission to place a new pole east of existing Pole 26 on Kendrick Street.

Motion by Mr. Bulian that the Board of Selectmen approve and sign petition from Verizon to place a new pole, Pole 26A on Kendrick Street approximately 77 feet easterly of existing Pole 26 Kendrick Street. The petition is necessary at the request of NSTAR Electric to provide pole space for additional electric service equipment.
Second: Mr. Wasserman. Unanimously approved 5-0.

Public Hearing: Verizon Petition for Dedham Avenue
Penny Kane, Verizon representative, requested permission to relocate one Pole 97/27 on Dedham Avenue 23 feet in an easterly direction on Dedham Avenue.

Motion by Mr. Bulian that the Board of Selectmen approve and sign petition from Verizon to relocate one pole, Pole 97/27 Dedham Avenue by 23 feet in an easterly direction on Dedham Avenue. The petition is necessary to provide clearance to accommodate a new driveway and bus entrance for the Pollard Middle School.
Second: Mr. Matthews. Unanimously approved 5-0.

7:05 p.m. Public Hearing: Comcast Petition for Great Plain Avenue
Rich Ferrucci, Comcast Outside Plant Engineer, appeared before the Board requesting permission to place from Pole 48/1 on Pickering Street approximately 50 feet of conduit south to Great Plain Avenue then 230 feet westerly to a vault location.

Motion by Mr. Bulian that the Board of Selectmen approve and sign petition from Comcast to place from pole 48/1 on Pickering Street approximately 50 feet of conduit south to Great Plain Avenue then 230 feet westerly to a vault location in the sidewalk between 933 and 935 Great Plain Avenue. This petition is necessary to provide Comcast Services to both buildings.

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

7:05 p.m. Consent Agenda and Appointments:

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

CONSENT AGENDA

1. Accept the following donations received to the Needham Health Department's Domestic Violence Action Committee: Dr. Robert B. Brooks and Marilyn Brooks-$25.00; Lynn and Stephen Baum- $100.00; Elaine Beilin and Robert H. Brown, Jr.-$100.00; Lawrence & Valerie Kistler- $25.00; Lynne R. Weinstein-$25.00; Ann C.MacFate- $50.00.
2. Approve the calendar year 2011 Spring Licenses as follows. This approval is predicated on the receipt of all completed required paperwork before April 22, 2011.

Establishment	**License Type**
Veteran's Taxi of Newton, LLC	Taxi/Livery
Lt. Manson H. Carter Post 2498 VFW Building Association, Inc.	Pool Table
Second Time Around	Sale of Second Hand Articles
Closet Exchange – Best of the Mall	Sale of Second Hand Articles
Closet Exchange – Designer & Boutique	Sale of Second Hand Articles
Closet Exchange – Consignment Drop Off	Sale of Second Hand Articles
Closet Exchange – Last Chance Store	Sale of Second Hand Articles
Crosby Jewelers, Inc.	Sale of Second Hand Articles
Janet Cotter Design	Sale of Second Hand Articles

3. Approve a One Day Special Wines & Malt Beverages Only license from Lisa Sacchetti of Gifford Cat Shelter to hold a wine tasting and silent auction event on Saturday, April 30, 2011 from 5:00pm to 8:00pm at The Village Club, 83 Morton Street, Needham.
4. Approve minutes of April 5, 2011 meeting.
5. Water & Sewer Abatement, Order No. 1123

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

7:10 p.m. Senior Center Design Update:

Joel Bargmann, BH+A Architects, Steve Popper, Director of Design and Construction, and George Kent, PPBC, appeared before the Board with an update on the progress of the design of the new senior center at Needham Heights.

Mr. Bargmann gave a presentation that showed the preliminary site plan of the new senior center. Mr. Bargmann also presented a Site Context Study which looked up Hillside Avenue from West Street indicating the tree line along the parking lot and new building. Mr. Bargmann said there has been some public comment about the distance from the parking lot to the building. He provided comparisons of several key parking lots in Town that denoting the distance from the parking lot to the place of business. He stated the current design proposal is similar in distance. Mr. Bargmann presented the proposed design of the two-story interior including the lobby, multi-purpose room, kitchen, administrative offices, and storage.

Mr. Kent said it is exciting to be able to put a roof deck on the second floor, allowing for 2,000 square feet of outside green space for a sitting area. He also said the area in the Heights will be completely rehabilitated and more esthetically pleasing.

Mr. Wasserman stated he is very happy with recent PPBC projects, and the push towards better efficiency. He also asked members of the COA if the space is adequate for programs. Colleen Schaller, member of the SCEC, stated the amount of space is good and very flexible.

Mr. Healy commented the plan is outstanding and the outdoor patio area is a great alternative for outside space. He said he is glad to see the storage area in the basement. Mr. Healy questioned whether a barrier has been considered to reduce noise from the train. Mr. Kent said the existing green barrier will be supplemented with more evergreens. He also said the noise level from the train is not too high in this location. Mr. Healy commented information on cost and development is very important, and receiving details as soon as they are known will help in achieving consensus.

Mr. Handel reiterated the necessity of building consensus as the new senior center will reflect the best values of the Town. He stated he was pleased with the design.

Mr. Wasserman clarified the only area requiring consensus is on how to fund the project.

7:35 p.m. Local Option Property Tax Relief:
Damon Borrelli, Board of Assessors, and Chip Davis, Administrative Assessor, appeared before the Board to discuss the local option statue relative to property tax relief. Mr. Borrelli stated that after an in depth review of the local option, the Board of Assessors is not advocating the option be adopted by Town Meeting or the Board of Selectmen. Mr. Borrelli discussed the basis of the decision, the vetting process, and the sensitive nature the Board of Assessors takes in being fair and equitable in terms of administering the taxing authority in the Town, especially with regard to senior citizens.

Mr. Borrelli also discussed the property tax relief for active duty military personnel contained in the Warrant.

Mr. Matthews thanked Mr. Borrelli for his analysis and stated it should be noted that while the concept enjoys broad support in Town, there are unintended technical problems in the bill.

7:55 p.m. Presentation of Recommendations/Zoning Articles:

Ron Ruth, Planning Board Chairman, and Lee Newman, Director of Planning and Community Development, appeared before the Board to discuss the zoning articles contained in the Annual and Special Town Meeting Warrants and update the Board as to the Planning Board's recommendations for its own articles and those submitted by petition.

Annual Town Meeting Warrant Articles:

Article 5 – Technical Amendments for NE Business Center

Mr. Ruth explained the amendment would authorize medical use in the NEBC, and clarify the allowance of more than one building per lot. The Planning Board recommends adoption.

Article 6 – Outdoor Seating

Mr. Ruth said the primary purpose of this Article is to encourage and authorize outdoor seating for restaurants in the central business district of Town. He stated the intention of the article is to facilitate the special permit process for outdoor seating uses. The Planning Board recommends adoption.

Mr. Bulian asked Ms. Fitzpatrick if there is any impact on the liquor licenses held by license holders. Ms. Fitzpatrick stated if this article moves forward, it would only be allowed on private property. She said use of public property would be discussed in the Special Town Meeting. In either case, Board approval would be required. Mr. Healy suggested further discussion.

Article 7 – Neighborhood Business District

Mr. Ruth said this by-law would expand the use in Neighborhood Business Districts to allow for businesses up to 1,500 square feet. The purpose is to encourage alternative use and conversion to two-family housing in lieu of a business district. The Planning Board recommends adoption.

Article 8 – Corrective Zoning Amendments

Mr. Ruth explained this article corrects typographical errors and technical changes that do not change substantive law, other than cleaning up the by-law. The Planning Board recommends adoption.

Article 9 – Schedule of Use Regulations

Mr. Ruth said the purpose of this article allows for uses not precisely defined in the Schedule of Use. He stated this by-law would establish a procedure whereby the Planning Board would have authority to say a new use, not identified in the Schedule, is similar in impact and character to the antecedent use and treated the same way. Mr. Ruth gave an example of a pet grooming use. The Planning Board recommends adoption.

Mr. Ruth suggested discussion change to Special Town Meeting Warrant Articles, then revert back to Annual Town Meeting Warrant Articles.

Special Town Meeting Warrant Articles:

Article 1 – Amend Zoning By-Law/Personal Fitness Service in an Industrial District
Mr. Ruth said the purpose of this amendment is to allow personal fitness centers in an industrial district. The Planning Board recommends adoption.

Article 2 – Amend Zoning By-Law/New England Business Center
Mr. Ruth explained this article proposes changes in use only to allow medical professional use, subject to special permit, but not hospitals or day surgery facilities. Mr. Ruth said this article would allow all multi-storied buildings in the area complementary uses on the ground floor. He gave examples of retail shops and restaurants, and noted the article would be amended. The Planning Board recommends adoption.

Mr. Bulian stated he believes this zoning change complements the Add-A-Lane project currently underway on Route 128.

Article 3 – Amend Zoning By-Law/Obstruction of Sidewalks
Mr. Ruth said this article provides the Board of Selectmen authority to allow temporary and seasonal outdoor restaurant seating on public property.

Discussion resumes concerning Annual Town Meeting Warrant Articles:

Article 10 – Amend Zoning By-Law/Needham Center Overlay District
Mr. Ruth stated this article is a Citizen's Petition to reduce the allowable height of buildings in Needham Center Overlay District, in particular sub-district A (along Great Plain Avenue from Greene's Field to the railroad tracks). Mr. Ruth stated the citizens have decided not to pursue the Chestnut Street Overlay District piece at the current time. Mr. Ruth said the amendment would reduce from 3+1 stories in sub-district A, and establish only 3 as the maximum stories. Mr. Ruth said the amendment would reduce height potential from 48 ft. to 37 ft. Mr. Ruth said the Planning Board voted in a split vote, 3 in the majority and 2 in the minority to recommend adoption of Article 10 as amended. Mr. Ruth discussed the reasons for the split vote.

Mr. Bulian asked Mr. Ruth if the Planning Board would be receptive to a referral for the purpose of bringing it back to go through the public hearing process. Mr. Ruth said the Planning Board would be receptive, and stated the Planning Board is in business to balance competing interests.

Article 11 – Amend Zoning By-Law/Farmers' Market
Mr. Ruth commented this article would allow for a seasonal market in Town. The article, he said, would require the fruits and vegetables be grown by the farmer. Mr. Ruth said baked goods would have to be made in Needham by a Needham business. He said the Planning Board recommends adoption of the Citizen's Petition.

Article 12 – Amend Zoning By-Law/Reconstruction of Two-Family Dwellings
Mr. Ruth said the Planning Board currently opposes Article 12. However, Mr. Ruth said the Planning Board is actively discussing an amendment to the article the Board may be able to support. Mr. Ruth said this Article would allow garaging of 2 cars per unit. He said the Planning Board opposes this article as it presents a less than desirable streetscape.

Article 13 – Amend Zoning By-Law/Accessory Structures
Mr. Ruth said this amendment would allow a pergola to be located within 10 feet of an existing structure. The Planning Board recommends adoption of Article 13.

9:10 p.m. May 2011 ATM Citizens Petition – Needham Center Overlay District:
Louis Wolfson, along with Kathy Lewis and Paul Iantosca, appeared before the Board to provide a brief outline of the petition he sponsored in the Annual Town Meeting Warrant under Article 10. Mr. Wolfson said his petition to lower the height of buildings in Needham Center would have a minor impact on the growth of the Town, as it is not affecting the business district or Chestnut Street. He said his petition will have a major impact on the character of the Town along Great Plain Avenue. He is concerned the height of buildings could "tower over" the two church steeples and Town Hall.

Paul Iantosca said there have been several public hearings and feedback which has not been positive. He said the public is outraged about the current proposal, and some people were not even aware of the project. He stated his purpose is to alert the community. He showed the Board several schematics proposing 2 ½ story buildings, which he said is aesthetically more pleasing for a colonial town such as Needham.

Mr. Healy said that he supports the Citizens Petition. Mr. Bulian said that he also supports the Citizens Petition. Mr. Handel stated he cannot support the Citizens Petition unless there is an amendment proposed for referral. He said there is a lot of passion about this issue, but there needs to be discussion about changing a zoning by-law that was designed to incent development. He stated he is not in favor of four stories for the sake of four stories, but if that's what it takes to get more economic development into the downtown, then we must know what we are doing.

9:30 p.m. May 2011 ATM Citizens Petition – Farmers' Market:

Jeff Freidman appeared before the Board to discuss the petition he sponsored in the Annual Town Meeting Warrant under Article 11.

Mr. Freidman told the Board over 300 residents participated in a survey and the overwhelming result was people wanted a farmers market in Needham. Mr. Freidman said the Farmers' Market would be organized as a non-profit civic organization intended to benefit the entire Town, build community, and have a positive impact on Needham businesses. The Famers' Market, he said, would be open once a week on Sunday for up to 4 hours. Mr. Friedman reviewed the Planning Board's recommendation.

Mr. Wasserman said he feels there is a place for a farmers' market in Needham. Mr. Healy said he believes a study should be done, not just by petition but a complete review of the by-laws. Mr. Bulian said he supports the Planning Board's recommendation.

9:40 p.m. May 2011 ATM Citizens Petition – Reconstruction of Two-Family Dwellings:
George Guinta Jr. appeared before the Board to discuss the petition he sponsored in the Annual Town Meeting Warrant under Article 12.

Mr. Guinta stated this petition would empower the Board of Appeals to authorize up to 2 garage spaces per unit in connection with the reconstruction of a grandfathered non-conforming two family dwelling. He said the proposal would not change any mass or density controls put into place a few years ago. He said it gives the Board of Appeals the discretion for the additional garage spaces and imposes that they make a specific finding to the specific garage space that it will not negatively affect the value of the neighborhood. Mr. Guinta asked the Board of Selectmen to support the proposal.

Mr. Matthews commented on the Planning Board's vote not to support the petition at this time and asked whether the matter could be worked out with the Planning Board. Mr. Guinta said that any reasonable modification would be welcome and that there is room for discussion. Mr. Healy said he is willing to support the citizens petition, but prefers there be an agreed upon solution. Mr. Wasserman, Mr. Handel, and Mr. Bulian said they prefer to wait and see if there is a solution worked out with the Planning Board before making a decision.

9:50 p.m. May 2011 ATM Citizens Petition – Accessory Structures:
Robert Lizza, appeared before the Board to discuss the petition he sponsored in the Annual Town Meeting Warrant under Article 13.

Mr. Lizza discussed the definition of a structure under the Town's zoning by-law and said the petition would exempt the pergola from the building to building setback so that accessory structures, such as a pergola could be placed within 10 feet of a house.

Mr. Healy said he is in support of the citizen's petition. Mr. Wasserman said he is in support of the citizen's petition.

Mr. Handel recognized Mr. Smart, representative of the owners of the theatre parcel, who stated a letter was submitted to Lee Newman stating the proposal is going to be changed for the May 24th Town Meeting. He stated the proposal will now be 19 units, 3 stories on both buildings.

9:55 p.m. Town Manager:
Kate Fitzpatrick, Town Manager appeared before the Board with 2 items to discuss:

1. Greene's Field Play Structure Committee Proposal:
Ms. Fitzpatrick recommended the Board consider the creation of a Greene's Field Play Structure Working Group to evaluate the entire Greene's Field parcel and make recommendations relative to the alignment of the park, in consideration of use of the park for play, passive recreation, and youth sports; and evaluate the options for replacing the play structure with one that is reminiscent of the iconic nature prior play structure, aesthetically pleasing, is suitable for younger children, and is consistent with the current standards for play structures.

Mr. Healy stated that until recently he was unaware of the first part of the charge and was under the impression the committee was to focus only on the play structure. Mr. Healy questioned the Selectmen asking if evaluating the entire parcel relative to the alignment of the park for passive recreation and youth sports is what it really wants to do. Mr. Bulian said he believes Greene's Field can be made into a beautiful park and looking at the entire park is something the Selectmen should consider. Mr. Matthews said it makes sense to get a wide range of community input, but does not bind the Board to respond to any recommendation. The purpose he said is to invite residents to voice their opinion. Mr. Healy said the wording of the motion appears to be two separate charges. Mr. Healy also commented the committee must remember that at some point in time, the Steven Palmer building will revert back to the Town. Mr. Healy suggested a clarification of the proposed charge.

Motion by Mr. Wasserman that the Board vote to create a Greene's Field Play Structure Working Group consisting of 11 members to evaluate the entire Greene's Field parcel and make recommendations relative to the alignment of the park, in consideration of use of the park for play, passive recreation, and youth sports; while evaluating options for replacing the play structure with one that is reminiscent of the iconic nature of the prior play structure, is aesthetically pleasing, is suitable for younger children, and is consistent with current standards for play structures.
Second: Mr. Healy. Unanimously approved 5-0.

2. <u>Positions on Warrant Articles:</u>

Annual Town Meeting Warrant Articles:

Article 5 – Technical Amendments for NE Business Center
Motion by Mr. Bulian that the Board vote to support Article 5 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 6 - Outdoor Seating
Motion by Mr. Bulian that the Board vote to support Article 6 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 7 – Neighborhood Business District
Motion by Mr. Bulian that the Board vote to support Article 7 in the Annual Town Meeting Warrant.
Second: Mr. Healy. Unanimously approved 5-0.

Article 8 – Corrective Zoning Amendments
Motion by Mr. Bulian that the Board vote to support Article 8 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 9 – Schedule of Use Regulations
Motion by Mr. Bulian that the Board vote to support Article 9 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 10 – Amend Zoning By-Law – Needham Center Overlay District
Defer action.

Article 11 – Amend Zoning By-Law – Farmers Market
Motion by Mr. Bulian that the Board vote to support Article 11 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Approved 4-1. Mr. Healy voted nay.

Article 12 – Amend Zoning By-Law – Reconstruction of Two-Family Dwellings
Defer Action.

Article 13 – Amend Zoning By-Law – Accessory Structure
Motion by Mr. Matthews that the Board vote to support Article 13 in the Annual Town Meeting Warrant.
Second: Mr. Healy. Unanimously approved 5-0.

Mr. Wasserman suggested moving to discussion on articles in the Special Town Meeting Warrant.

Special Town Meeting Warrant Articles:

Article 1 – Amend Zoning By-Law/Personal Fitness
Motion by Mr. Bulian that the Board vote to support Article 1 in the Special Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 2 – Amend Zoning By-Law/NEBC – Defer Action.

Article 3 – Amend Zoning By-Law/ Outdoor Seating
Motion by Mr. Wasserman that the Board vote to support Article 3 in the Special Town Meeting Warrant.
Second: Mr. Bulian. Unanimously approved 5-0.

Discussion resumed on articles contained in the Annual Town Meeting Warrant.

Article 15 – Fund Collective Bargaining Agreement – Independent Town Workers/MLDC
Motion by Mr. Matthews that the Board vote to withdraw Article 15 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 17 – Fund Collective Bargaining Agreement – 911 Operators/MLDC
Motion by Mr. Matthews that the Board vote to withdraw Article 17 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 18 – Fund Collective Bargaining Agreement – Police Union
Motion by Mr. Matthews that the Board vote to withdraw Article 18 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 19 – Fund Collective Bargaining Agreement – Police Superior Officers Association.
Motion by Mr. Matthews that the Board vote to withdraw Article 19 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 20 – Amend General By-Law/Board of Health Regulations
Motion by Mr. Matthews that the Board vote to support Article 20 in the Annual Town Meeting Warrant.
Second: Mr. Bulian. Unanimously approved 5-0.

Article 25 – Appropriate the FY2012 Operating Budget
Motion by Mr. Bulian that the Board vote to support Article 25 in the Annual Town Meeting Warrant.
Second: Mr. Matthews. Unanimously approved 5-0.

Article 26 – Appropriate the FY2012 RTS Enterprise Budget
Motion by Mr. Bulian that the Board vote to support Article 26 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 27 – Appropriate the FY2012 Sewer Enterprise Fund Budget
Motion by Mr. Wasserman that the Board vote to support Article 27 in the Annual Town Meeting Warrant.
Second: Mr. Bulian. Unanimously approved 5-0.

Article 28 – Appropriate the FY2012 Water Enterprise Fund Budget
Motion by Mr. Bulian that the Board vote to support Article 28 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 36 – Appropriate for General Fund Cash Capital
Motion by Mr. Bulian that the Board vote to support Article 36 in the Annual Town Meeting Warrant.
Second: Mr. Wasserman. Unanimously approved 5-0.

Article 44 – Appropriate for Sewer Enterprise Fund Cash Capital
Motion by Mr. Bulian that the Board vote to support Article 44 in the Annual Town Meeting Warrant.
Second: Mr. Matthews. Unanimously approved 5-0.

Article 45 – Appropriate for Water Enterprise Fund Cash Capital
Motion by Mr. Wasserman that the Board vote to support Article 45 in the Annual Town Meeting Warrant.
Second: Mr. Bulian. Unanimously approved 5-0.

Article 47 – Appropriate for Capital Improvement Fund
Motion by Mr. Matthews that the Board vote to withdraw Article 47 in the Annual Town Meeting Warrant.
Second: Mr. Bulian. Unanimously approved 5-0.

Article 48 – Appropriate to Capital Facility Fund
Motion by Mr. Matthews that the Board vote to withdraw Article 48 in the Annual Town Meeting Warrant.
Second: Mr. Bulian. Unanimously approved 5-0.

Article 49 – Appropriate to Stabilization Fund
Motion by Mr. Matthews that the Board vote to withdraw Article 49 in the Annual Town Meeting Warrant.
Second: Mr. Bulian. Unanimously approved 5-0.

Discussion resumed on articles contained in the Special Town Meeting Warrant

Article 4 – Accept M.G.L. c. 59 Section 5 Clause 56
Motion by Mr. Bulian that the Board vote to support Article 4 in the Special Town Meeting Warrant.
Second: Mr. Healy. Unanimously approved 5-0.

Article 5 – Appropriate for GF Cash Capital - Defer Action.

Article 6 – Appropriate for Engineering Study for Energy Update
Motion by Mr. Bulian that the Board vote to support Article 6 in the Special Town Meeting Warrant.
Second: Mr. Healy. Unanimously approved 5-0.

Article 7 – Appropriate for Payment of Unpaid Bills of Prior Years
Motion by Mr. Bulian that the Board vote to support Article 7 in the Special Town Meeting Warrant.
Second: Mr. Healy. Unanimously approved 5-0.

Article 8 – Appropriate for Restoration of Charles River Treatment Facility Well
Motion by Mr. Bulian that the Board vote to support Article 8 in the Special Town Meeting Warrant.
Second: Mr. Healy. Unanimously approved 5-0.

10:55 p.m. Board Discussion:
<u>Committee Reports</u>
Mr. Handel reported from the Council of Economic Advisors that there is interest looking at the dimensional requirements associated with the New England Business Center in an effort to incent more development.

10:55 p.m. Adjourn:
Motion by Mr. Matthews that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of April 26, 2011.
Second: Mr. Bulian. Unanimously approved 5-0.

EXECUTIVE SESSION CANCELLED.