

**Town of Needham
Board of Selectmen
Minutes for May 14, 2013
Needham Town Hall**

- 6:45 p.m. Informal Meeting with Citizens:
Annette Orlando spoke with the Board regarding her application for a permit to hold a bake sale in an effort to raise money for One Fund Boston. The Board suggested she speak with the Board of Health.
- 7:05 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman Daniel P. Matthews. Those present were John A. Bulian, Maurice P. Handel, Matthew D. Borrelli, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.
- 7:05 p.m. Public Hearing: New All Alcoholic Beverages License - Hotel Colwen Management, Inc., d/b/a Residence Inn by Marriott Needham located at 80 B Street. Roy Cramer, Attorney, Stephen Miller, Attorney, Terrance Bickhardt, Sr. Vice President, Colwen Management, and Michael W. Gendrin, proposed Manager appeared before the Board with an application for an All Alcoholic Beverage License for a Hotel: Colwen Management, Inc., d/b/a Residence Inn by Marriott Needham, located at 80 B Street. Mr. Cramer said the licensed premises will contain approximately 5,340 sq. ft. on the first floor of the hotel with a total seating capacity for 150 patrons. Mr. Cramer said the applicant also seeks a waiver of the Town of Needham Regulations for the Sale of Alcoholic Beverages: Section 7.3 Operation of a Restaurant for the twelve month period immediately preceding application.
- Mr. Matthews noted an affirmative vote by the Board will require of waiver of the Town's regulations regarding prior business experience and mentioned the Marriott is an established entity. He reminded Mr. Gendrin of the Town's rules and regulations for serving alcohol to the public, and that public safety is a top priority.
- Motion by Mr. Handel that the Board of Selectmen vote to approve the application for a new All Alcohol License Innolder/Hotel for Colwen Management, Inc., d/b/a Residence Inn by Marriott Needham located at 80 B St., Michael W. Gendrin, Manager, including a waiver for Section 7.3 of the Town of Needham Regulations for the Sale of Alcoholic Beverages, a 2013 Common Victualler License, Innkeeper License and to forward the approved Alcohol License application to the ABCC for approval.
Second: Mr. Borrelli. Unanimously approved 4-0.**
- 7:18 p.m. National Public Works Week Proclamation:
Mr. Richard P. Merson, DPW Director appeared before the Board regarding National Public Works Week. Mr. Bulian read a proclamation recognizing the

week of May 19th through May 25th as National Public Works Week in the Town of Needham.

Motion by Mr. Bulian that the Board of Selectmen vote to approve and sign the Proclamation for National Public Works Week May 19-May 25, 2013. Second: Mr. Borrelli. Unanimously approved 4-0.

Mr. Merson mentioned the annual “Touch the Trucks” day will be held on May 18, 2013 at DeFazio Park.

7:25 p.m. Execution of Water Pollution Abatement Trust Loan:
David Davison, ATM/Finance Director, Evelyn Poness, Treasurer, and Rick Merson Director of Public Works spoke with the Board and asked them to execute the documents for the permanent financing of the Reservoir B Sewer Pumping Station project through the MWPAT. Mr. Davison said the Board approved the loan agreement with the Trust at its meeting of May 22, 2012. He said the interim Note with the Trust will mature on May 22, 2013 and asked the Board sign both the Certificate and the actual Bond.

The Board signed the required documents.

7:28 p.m. Solar Energy Committee Update:
Liz Driscoll, Chair SEEC, Kathleen Phelps, Vice Chair SEEC, David Harris, Secretary SEEC, and Ann Dorfman, RTS Superintendent appeared before the Board with an update on the progress made to date by the Solar Energy Exploratory Committee. Mr. Harris highlighted the findings in the report dated May 14, 2013, saying the Committee feels there is an opportunity to generate income for the Town by using land located at the RTS for solar power. He explained the process of compiling the information in the report. He noted the state of Massachusetts is very supportive of this type of activity and encourages the use of solar power through a number of programs. He said timing of the project is very important due to various available incentives. Mr. Harris commented many Towns in the Commonwealth are already utilizing solar power and said Needham is “not a trailblazer”, but rather jumping in at a time when many of the pitfalls have already been sorted out. Mr. Harris mentioned the Committee also looked at the opportunity of utilizing rooftops to hold solar panels. Mr. Harris commented the Town will need to pass 3 warrant articles for the project, including a zoning by-law change, long-term lease negotiations, and authority for the Board to negotiate a long term lease. Mr. Harris noted it is important to build consensus among Town boards prior to Special Town Meeting. Mr. Harris asked the Board for its support to move forward with the RFP process.

Mr. Borrelli said the committee did a great job putting its report together. He asked about a leased model, rather than the PPA model. Mr. Borrelli suggested the Park and Recreation Department should have a chance to “weigh in” on the issue and whether this is the best use of the land, as it would be tied up for 20 years. Mr.

Borrelli asked about the bidding process to hire a consultant and complexities of the lease.

Mr. Handel said he was very impressed with the quality of the work and the analysis made in the report. He commented a solar energy facility at the RTS would be a very good use of the site. He asked if there is any downside to the project.

Mr. Bulian said he supports the project. He noted the high wind conditions of the site make it un-useable for sports groups. Ms. Phelps said parking and traffic, along with RTS activities would be an issue.

Mr. Matthews said the analysis in the report is very good and commented it makes sense to use a vendor model and to focus on the RTS site, rather than rooftop sites. He concurred it is important to talk to all stakeholders to make sure using the site for a solar energy facility is the best use for the land. Mr. Matthews cautioned about promoting the idea of how much money the Town will save as there are too many changeable parts over the next twenty years. He said he does not believe there would be any issues going to Special Town Meeting, as long as there is a good plan to present. Mr. Matthews asked Town Manager Kate Fitzpatrick about the role of the PPBC and the possible timeline.

The Board thanked the Solar Energy Exploratory Committee for its report.

7:55 p.m.

Town Manager Report:

Kate Fitzpatrick, Town Manager appeared before the Board with 4 items to discuss:

1. Greene's Field Play Structure

Ms. Fitzpatrick noted the Town was fortunate to be given a gift of \$181,000 at the Board's meeting on April 23, 2013 and reported a new play structure has been purchased. She said the project is moving forward.

2. Needham Streetscape Committee

Ms. Fitzpatrick said the Needham Streetscape Committee will present its plans to the Board at a meeting in June 2013.

3. Parking Lots on Lincoln Street

Ms. Fitzpatrick said a public hearing will be held at the Board's meeting on May 28, 2013 to discuss the concept plan for parking lots on Lincoln Street.

4. Senior Center, Hillside Avenue

Ms. Fitzpatrick noted construction of the new Senior Center continues and said the outside of the building is aesthetically pleasing.

8:05 p.m.

Consent Agenda:

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

CONSENT AGENDA

- 1. Accept a \$100 donation made to the Needham Fire Department from the Fidelity Charitable Gift Fund to be used for the Student Awareness of Fire Education program.**
- 2. Accept with gratitude the donation of \$181,612.25 from the Needham Sports Council on behalf of the Greene's Field Fundraising Committee.**
- 3. Approve a One Day Special Wines & Malt Beverages license for Suzanne Kajunski of Needham Pool & Racquet Club to hold its new member reception on Friday, June 14, 2013 from 6:00 p.m. to 9:00 p.m. at Needham Pool & Racquet Club, 1550 Central Avenue, Needham.**
- 4. Approve application for a 2013 Common Victualler license from Zucchini Gold, LLC d/b/a The Rice Barn, located at 1037 Great Plain Avenue, Needham.**
- 5. Approve application for a 2013 Public Entertainment license on Sundays from Jeffrey Friedman, of Needham Farmers Market, Inc., located on front lawn of First Parish Church, 23 Dedham Avenue, Needham.**
- 6. Approve application for a 2013 Sale of Second Hand Articles license from Segaloff's Jewelers, located at 20 Chestnut Street, #5.**
- 7. Grant permission for the Community Center of Needham to hold a community-wide luminary event (meet and stroll) on Sunday, November 3, 2013 between 4:00 p.m. and 7:00 p.m. with a set-up time of 12:00 p.m. Participants would gather first at the Town Common and the stroll would conclude back at Town Common. Permission has been given from Police, Fire, Park & Recreation, and DPW.**
- 8. Ratify a request from Caroline Genco and Brendan Genco of the CCG Foundation to use the Newman School parking lot as a rest stop along the route of "The Christina Clarke Genco Foundation's Mother's Day Memorial Bike Ride" event to be held on Sunday, May 12, 2013 from 8:00 a.m. to 4:00 p.m. The route that the riders will take through Needham has been approved by the following departments: DPW, Police, Fire and Park and Recreation.**
- 9. Accept donation of 300 Hoodsie Ice Cream cups, and 300 spoons at a value of \$125 for the Memorial Day observation to be held on May 27, 2013 from Roche Brothers, Needham.**
- 10. Accept \$650 in donations received for The Needham Health Department's Domestic Violence Action Committee fund from the following: Magda & Avner Butnaru, Needham Women's Club, Jennifer H & Donald W. Schroeder, Alan K. Stern & Lori I. Tenser, Susan C. & Warren P. Kirk, Marilyn Brooks, Karen Goldsmith, Mariele Fortè, Ann C. MacFate, David J. & June B. Smith, Claire Blum, and Miriam Grodberg.**
- 11. Accept the following donations made to the Needham Public Library during the period February 8, 2013 – May 8, 2013: Mary Bilder donated the following books in honor of Eleanor and Lucy Mackey: ZOOology by Joelle Jolivet (\$19.00), and Almost Everything by Joelle Jolivet (\$20.00); The following**

people made donations in memory of Bertha Marram: Dan Alford and Barbara St. Onge (\$50.00), Marian Novick and Marc Gorenstein (\$50.00), Sabra and Steve Sherry (\$25.00), Susan Davies and Richard Talkov (\$200.00), Carolyn Carey (\$100.00), Nancy Fischer (\$15.00), Wellesley College Trustees (\$125.00); Marc Mandel of the Needham Channel gave the library DVDs 25-85 of Jack Cogswell's program, Talk of the Town (priceless); The Krieger Family donated a copy of Giambattista Bodoni's Manual of Typography (\$70.00); Needham Bank donated \$250.00 for the library's 125th Anniversary Celebration; Authors Beverly Ford & Stephanie Schorow gave the library a copy of their book, The Boston Mob Guide (\$16.99); The following people made donations in memory of Shirley G. Muther: Marjorie Tucker (\$25.00), Alice Rapkin (\$10.00), CSL International of Beverly, MA (\$100.00), The Molloy Family (\$100.00), Leslie & Charles McGowan (\$25.00), Mildred & William Galvin (\$100.00), George & Christine Hoffmeister (\$25.00), Hope Cruickshank (\$25.00), Connie Owens (\$30.00), Faye Lasher (\$25.00), Linda McCusker (\$20.00), Suzanne Mack (\$100.00), Pete & Jo Belval (\$25.00), Charlotte Sidell (\$50.00), Leslie Owen (\$50.00), The Gallagher Family (\$100.00), Jean Lindblad (\$50.00), Catherine & Roy Prout (\$20.00), Elizabeth Paulette-Coughlin and husband (\$200.00), Virginia Blondell (\$40.00), Jennifer & Michael Borislow (\$50.00), Lillian C. Fader (\$25.00), Katie & Steve Palmer (\$100.00), and Virginia Lacy (\$100.00); Nina Borromeo gave the library two copies of her new Children's Book, Lucy the Wonder Weenie (\$9.00); George Markarian gave the library a copy of The Massachusetts Tree Wardens' and Foresters' Association: The Centennial Year, 1913 – 2013 (\$50.00); Cathy & Barbara Collishaw donated \$25.00 in memory of Mary E. DiMasi; Marc Mandell and Derick Risner gave the library the following DVDs: The Millen-Faber Gang and Needham Public Library 125th Anniversary Celebration March 16, 2013.

12. Approve Applications for Weekday and Sunday Entertainment Licenses from The Rotary Club of Needham for a carnival to be held in the General Dynamics parking lot on June 6 through June 9, 2013.
13. Approve and sign Ambulance Abatement for \$515.
14. Accept gift of Town flag, pole and stand from the Melick Foundation. The flag is for the stage in Powers Hall.
15. Water and Sewer Abatement Order #1161.
16. Approve Minutes March 5, 2013 (Executive Session) and April 23, 2013.
17. Approve a request from Michelle Harris, of PLGA Foundation d/b/a A Kids Brain Tumor Cure, to ride a small portion of its "Geared Up for Kids 2013" bike ride through Needham. The bike ride will be starting and ending at PTC, 140 Kendrick Street. Riders will take a right out of the parking lot and proceed into Newton where the ride will primarily take place. A Needham Police detail has been hired for the Needham portion of the event.
18. Approve continuation of the experimental Traffic Regulation in accordance with the Needham Traffic Rules and Regulations Section 3-6 for Great Plain Avenue for the period May 17, 2013 to June 16, 2013: One Handicap Parking

spot, and one 15 minute Parking spot, in front of the former Eaton Square Right of Way adjacent to MBTA Right of Way.

- 19. Accept a \$1500 donation made to the Needham Health Department's Gift of Warmth fund from The Congregational Church of Needham Outreach Committee.**
- 20. Approve and authorize the Chair to sign \$15,000 grant from the Massachusetts Housing Partnership, 40B Technical Assistance Grant, for the Zoning Board of Appeals.**
- 21. Grant permission for the following residents to hold a Block Party:**

Name	Address	Party Location	Date	Rain Date	Time
Carter Center for Children	800 Highland Ave	Carter Center for Children	6/8/13		1:30-5:00PM
Julie Vanderklish	71 Ardmore Road	Corner of Ardmore/Taylor St in cul-de-sac	6/22/13	6/23/13	4-8PM
Andrew Allen	955 Webster	900 Block of Webster	7/20/13	7/27/13	12-3PM
Jeffrey Steiger	119 Whitman Road	End of Grove St @ Charles River St-In front of 541 Grove	6/9/13		3:30-7:30PM
Stephanie Arendell	41 Kimball St	Corner of Grant and Kimball	6/7/13	6/8/13	5:30-9:00PM
Jennifer Berk	10 Hollow Ridge Road	Hollow Ridge Road	6/22/2013		3pm-dusk

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

8:05 p.m. Board Discussion:

1. Consideration of All Alcohol Licenses for Restaurants with fewer than 100 seats
The Board discussed the possibility of granting all alcoholic licenses for restaurants with fewer than 100 seats. Mr. Matthews said it may make sense, under some circumstances, to allow All Alcohol licenses to restaurants with less than 100 seats. Mr. Handel said it is well worth considering, but the key is to make sure the alcohol laws are obeyed. Mr. Borrelli said he is supportive of the idea. Mr. Bulian said he is open to learning more, including the unintended consequences. He suggested learning from other communities.
2. Committee Reports
Mr. Matthews reported the Minuteman Regional High School committee continues to work on very difficult issues.

8:10 p.m. Executive Session (Exception 3)

Motion by Mr. Handel that the Board of Selectmen vote to enter into Executive Session.

Exception 3 - To discuss strategy with respect to collective bargaining or litigation, if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the the chair so declares.

Not to return to open session prior to adjournment.

Second: Mr. Bulian. Mr. Matthews polled the Board. Unanimously approved 4-0.

A list of all documents used at this Board of Selectmen meeting are available at:

<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>