

**Town Of Needham Board of Selectman
Minutes for January 22, 2008
Needham Town Hall**

6:45 p.m. Informal Session:

7:00 p.m. Call To Order

A meeting of the Board of Selectmen was convened by Chairman Gerald Wasserman at 7:00 p.m. Those present were: John Bulian, John H. Cogswell, Daniel P. Matthews, James Healy, Gerald Wasserman, Town Manager Kate Fitzpatrick and Recording Secretary Greg Cooper.

7:00 p.m. Public Hearing – NSTAR Petition for Elder Road: Maureen Carroll, NSTAR representative, appeared before the Board to request permission to install conduit on Elder Road to provide electrical service to 22 Elder Road.

Motion by Mr. Cogswell that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 3 feet of conduit @ pole 309/4 Elder Road, Needham. This work is necessary to provide new underground electric service at 23 Elder Road, Needham.

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

7:00 p.m. Consent Agenda:

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

CONSENT AGENDA

1. Approve minutes from December 10, 2007.
2. Accept \$100 donation made to the Needham Domestic Violence Action Committee from HaML Clinical Associates
3. Approve Sheraton Needham Hotel's request for an extension of the operating hours for the service of alcoholic beverages until 1:00 a.m. on Saturday, July 12, 2008 for a Wedding Reception.
4. Approve Needham Business Association's request to hold the annual Street Fair located at the Town Common on Saturday, June 7, 2008.

5. Approve Needham Business Association's request to hold the annual Harvest Fair on Saturday, October 4, 2008.
6. Approve application for a one-day special wine and malt license from Needham Historical Society to host a "Chocolate Creations w/ Champagne" event. This event will be held on Saturday, February, 2, 2008 at the Historical Society, 1147 Central Avenue.
7. Approve application for a one-day special wine and malt license from Needham High School's Athletic Booster Club to hold their 4th Annual Valentine's Day Dance. This event will take place on Saturday, February 9, 2008 at the Village Club, 83 Morton Street.
8. Approve DPW Engineering Department's request: "That the Board vote to approve a request from Dana Faudree to allow an encroachment of a deck and stairs into the sewer easement crossing the property at 170 Central Avenue. The approval is subject to the condition that the homeowner and all future homeowners shall bear all costs associated with the protection or support and/or temporary removal of the deck and stairs should the sewer line need to be excavated."
9. Approve DPW Engineering Department's request: "That the Board vote to approve a request from Michael Moskowitz, Eclipse Partners, LLC to allow a proposed sign foundation to be constructed within an existing sewer easement crossing 100-200 Highland Avenue. The approval is subject to the condition that the owner and all future owners shall bear all costs associated with the protection or support and/or temporary removal of the sign foundation should the sewer line need to be excavated."
10. Water & sewer Abatement #1064
11. Approve Temple Beth Shalom's request for a one-day special wine and malt license to hold their Annual Brotherhood/Sisterhood Event, "Comedy is Murder" Mystery Show. This event will take place on Saturday, January 26, 2008 at Temple Beth Shalom, 670 Highland Avenue, Needham.
12. Accept the following donations to the Needham Cultural Council:
 - \$300 from the Gagnon Family
 - \$100 from Muzi Ford

- \$500 from Isis Maternity
- \$50 from Citizen's Bank
- \$100 from Coldwell Banker

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

7:05 p.m. Town Hall Preservation:

Ms. Fitzpatrick, John Connelly – PPBC Chairman, and Steven Popper – Director of Construction and Renovation, appeared before the Board to discuss the status of the Town Hall Historical Preservation Feasibility Study project. Mr. Wasserman acknowledged that a lot of residents were in the audience but the discussion will be limited to Board members. Ms. Fitzpatrick stated that there have been many controversial construction decisions over the years and highlighted some of the more successful projects. Ms. Fitzpatrick stated that Town Management recommends Alternative #1. She stated that this is the most cost effective option that maintains flexibility for future expansion or reopening of the second floor hall space. Mr. Cogswell, Mr. Bulian, Mr. Healy and Mr. Wasserman agreed with the Town Manager's assessment and recommendation. Mr. Healy asked if the project could be completed by the Town's 300th birthday in 2011. Mr. Connelly stated it could if approval was received this spring. Mr. Healy stated that the Town Hall renovation has been extensively studied over the past year and objected to recent comments that a decision was being railroaded through. He stated that many residents who have expressed a desire to have a community performance center, which may be offered through Alternative #3, are not considering the issue of parking downtown, the impact on the historical exterior of Town Hall, and the additional \$6 million needed to build the annex. Mr. Healy stated that some have said they could raise the funds privately, but this is not a realistic option given the need to get the project moving. Mr. Matthews stated that he favors Alternative #2 because the Town is in need of more operational space. He does not feel Alternative #1 optimizes the space. He agreed with Mr. Healy's assessment on the challenges

with creating a performance center downtown. He supports a dedicated building for Town business. Mr. Wasserman stated that Alternative #3 might be nice but the cost is prohibitive. He stated that the Town has many future capital construction needs. He also stated that there are many more steps in the process for citizen participation. Mr. Healy thanked all the residents who have provided feedback on the project.

Motion by Mr. Cogswell that the Board of Selectmen vote to endorse Alternative #1 for submission to the Community Preservation Committee and Town Meeting for approval.
Second: Mr. Bulian. Unanimously approved 5-0.

8:00 p.m. Ms. Fitzpatrick appeared before the Board with three items for the Board's consideration:

1. DPW Administration Building Concept Plan:
Ms. Fitzpatrick and Richard Merson, DPW Director, appeared before the Board to present some concepts for the construction of an administration building on the DPW campus at 470 Dedham Avenue. Ms. Fitzpatrick stated that the DPW and Town Hall projects are linked because overflow services would be housed in the DPW administration building. The existing DPW building would also act as a temporary home for a number of Town Hall departments while the renovation of Town Hall was conducted. Mr. Merson presented a conceptual layout of the DPW campus with a new 24,000 square foot building. Ms. Fitzpatrick stated that the drawing is very preliminary and all options are open. Mr. Healy commented that the building, as proposed, would require significant tree removal. The Board discussed several issues such as parking and services to be housed at the DPW campus. The Board agreed that the Town Manager should continue to pursue further development of the project.
2. Close Special Town Meeting Warrant:
Ms. Fitzpatrick reviewed the changes to the warrant from the Board's last meeting. She

stated that the order of the articles had changed.

Motion by Mr. Cogswell that the Board of Selectmen vote to approve and close the March 3, 2008 Special Town meeting Warrant as presented by the Town Manager, subject to minor technical corrections to be made by the Town Manager and Town Counsel.

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

Mr. Wasserman asked the Board to take positions on some of the articles.

Article 2 - Appropriate for Payment of Unpaid Bills of Prior Years:

Motion by Mr. Cogswell that the Board of Selectmen vote to support Article 2 - Appropriate for Payment of Unpaid Bills of Prior Years, subject to minor technical corrections, in the Special Town Meeting Warrant to be held on March 3, 2008.

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

Article 3 - Appropriate for Matching Grant:

Motion by Mr. Cogswell that the Board of Selectmen vote to support Article 3 - Appropriate for Matching Grant in the Special Town Meeting Warrant to be held on March 3, 2008.

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

Article 4 - Home Rule Petition/Amend Post Employment Benefit Legislation:

Motion by Mr. Cogswell that the Board of Selectmen vote to support Article 4 - Home Rule Petition/Amend Post Employment Benefit Legislation in the Special Town Meeting Warrant to be held on March 3, 2008.

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

Article 5 - Amend the General By-Laws of the Town:

Motion by Mr. Cogswell that the Board of Selectmen vote to support Article 5 - Amend the General By-Laws of the Town in the Special Town Meeting Warrant to be held on March 3, 2008.

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

Article 6 – Appropriate for Athletic Facility Improvements/Reconstruction:
Motion by Mr. Cogswell that the Board of Selectmen vote to support Article 6 – Appropriate for Athletic Facility Improvements/Reconstruction in the Special Town Meeting Warrant to be held on March 3, 2008.
Second: Mr. Bulian. Unanimously approved 5-0.

3. Fiscal Year 2009 Budget Recommendations:
Ms. Fitzpatrick and David Davison, Assistant Town Manager/Finance Director, appeared before the Board to provide preliminary information relative to the FY2009 Town budget. Ms. Fitzpatrick stated that the Town will review the impact of the Governor's budget, which will be issued tomorrow. She stated that the Town is projected to have a \$1.7 million shortfall. Ms. Fitzpatrick stated that the Town Manager's budget will be presented at a public meeting scheduled for January 29, 2008 at the Public Library at 7:00 p.m. The Board discussed the budget process and how best to represent to the community the budget cuts. The Board pointed out that the Town Manager will have already made cuts to the budget before the public sees the Town Manager's budget on January 29th. Mr. Matthews asked Governor Patrick at a meeting about how he plans to balance the public expectations without raising taxes. Mr. Matthews stated that the Governor suggested that the State must pursue all options before pursuing more taxes. Mr. Healy expressed his support for the Personnel Director position.

8:30p.m. Adjourn:
Motion by Mr. Cogswell that the Board of Selectmen vote to adjourn the January 22, 2008 Board of Selectmen Meeting.
Second: Mr. Bulian. Unanimously approved 5-0.