Town Of Needham Board of Selectman
Minutes for February 26, 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, Gerald Wasserman, Town Manager Kate Fitzpatrick and Recording Secretary Greg Cooper. James Healy was not present.

7:00 p.m. Chapter 43D Expedited Permitting:

Joyce Moss, Economic Development Coordinator, and Matt Talcoff, Council of Economic Advisors Chair, appeared before the Board to recommend that the Board include a 2008 Annual Town Meeting warrant article allowing for acceptance of Chapter 43D, expedited permitting. Ms. Moss explained that the program would designate a few specific parcels in Town that would be eligible for expedited permitting. In exchange, the Town would receive up to $100,000 from the state to invest in systems to enhance and expedite permitting town wide. The program covers a number of permit areas but does not include building permits. Ms. Moss stated that the program would raise the economic profile of the community. She stated that a key deliverable would be a development guidebook designed to help developers through the permitting process. The Board discussed the need to increase economic activity in the business center. The Board supported the recommendation to develop a warrant article allowing acceptance of M.G.L. 43D.

7:25 p.m. Appointments and Consent Agenda:

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

APPOINTMENTS

1. Glen Cammarano Council of Economic Advisors (6/30/09)

2. Gloria Greis Historical Commission (6/30/09)

CONSENT AGENDA
1. Accept $6,000 donation from the Needham Community Council to the Needham Health Department's Gift of Warmth Fund.
2. Accept $10 donations received by the Needham Park and Recreation Commission to the Miscellaneous Parks Trust Fund Donations Account.
3. Approve the Integrated Collective Bargaining Agreement between the Town of Needham and the Independent Employees Association (N.I.P.E.A.) for FY08-10.
4. Water and Sewer Abatement #1066.
5. Approve letter to Planning Board regarding Citizens' Petition.
6. Grant permission for the following residents to hold block parties:

Tracilee Messina 16 Gage Street Gage & Marshall 5/25/08 None 9:00 a.m.- 9:00 p.m.
Gregory Birne 71 Gayland Road Gayland Road 6/7/08 6/13/08 6:00 p.m. – 8:00 p.m.

Second: Mr. Cogswell. Approved 4-0.

7:25 p.m. Ms. Fitzpatrick appeared before the Board with five items for the Board's consideration:

1. Town Hall Historic Preservation Project/DPW Administration Building:
Ms. Fitzpatrick provided the Board with an update on the status of the Town Hall Renovation Project. She distributed a timeline which combined the Town Hall and DPW projects. Ms. Fitzpatrick reiterated that by expanding the DPW in advance of the Town Hall renovation, the DPW buildings can provide relocation space for Departments currently located in the Town Hall. This will save approximately $1,000,000 by avoiding having to pay for rental space during the Town Hall Renovation. Ms. Fitzpatrick stated that the Permanent Public Building Committee will be selecting an architect to use through the design and construction of the DPW Administration building on a contingent basis prior to the 2008 Annual Town Meeting. Ms.

Fitzpatrick stated that she will be providing the Board with periodic updates to keep the Board informed on the progress of the project.

2. Technology Advisory Board:
Ms. Fitzpatrick stated that two options were considered in restructuring the Technology Advisory Board. She stated that the Technology Advisory Board favors retaining the nine members but having the four ex-officio positions be non-voting members.
Motion by Mr. Bulian that the Board of Selectmen vote to recommend Alternative 2 to the 2008 Annual Town Meeting as an amendment of the Needham General By-Law relative to the Technology Advisory Board.
Second: Mr. Cogswell. Unanimously approved 4-0.

3. Private Way Regulation:
Ms. Fitzpatrick presented the Board with a proposed amendment to the General By-Laws that would enable Private Way Regulations. The Board reviewed the proposed amendment which addresses the need for the Town to remove snow and ice, remove barricades and perform temporary repairs to private ways when necessary.
Motion by Mr. Bulian that the Board of Selectmen vote to recommend to the 2008 Annual Town Meeting a change to the Needham General By-Laws by inserting a section enabling Private Way Regulation, a presented and including an amendment to the snow and ice section.
Second: Mr. Cogswell. Unanimously approved 4-0.

4. Land Lease Update:
Ms. Fitzpatrick provided the Board with an update on the status of the process to lease the land currently being leased by the Needham Golf Club. She stated that a second appraisal on the rental value of the land was significantly lower than the Town’s original appraisal. The Board thought a comparison of the two appraisals would be appropriate. The Board discussed the benefits of having the land under lease rather than having the Town maintain it.

The Board discussed extending the lease of the land beyond the current 10 year maximum allowed under the Town's By-Laws. Ms. Fitzpatrick stated that the Finance Committee supports allowing up to a 20 year lease but was not in favor of a 30 year lease.
Motion by Mr. Matthews that the Board of Selectmen vote to recommend an amendment to Article 6 of the 2008 Special Town Meeting Warrant as follows:

Lease of Public Lands for recreational purposes to a non-profit or charitable organization – Years – 20

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

5. Close Annual Town Meeting Warrant:
Ms. Fitzpatrick requested the Board close the 2008 Annual Town Meeting Warrant. She reviewed the most recent changes to the Warrant and stated that she had grouped articles by topic on the warrant.
Motion by Mr. Cogswell that the Board of Selectmen vote to approve and close the 2008 Annual Town Meeting Warrant as presented by the Town Manager subject to minor technical corrections to be made by the Town Manager, Town Counsel, and Bond Counsel.
Second: Mr. Bulian. Unanimously approved 4-0.

8:15p.m. Adjourn:
Motion by Mr. Cogswell that the Board of Selectmen vote to adjourn the February 26, 2008 Board of Selectmen Meeting.
Second: Mr. Bulian. Unanimously approve 4-0.