

BOARD OF SELECTMEN

* MINUTES *

December 11, 2007

7:00 p.m. A special meeting of the Board of Selectmen was convened by Chairman Jerry Wasserman at 7:00 p.m. at the Broadmeadow School for the purpose of holding a public hearing on the future of the 58 acres of Town-owned land presently leased to the Needham Golf Club. Also present were Mr. Jim Healy, Mr. Dan Matthews, Mr. John Bulian, Mr. Jack Cogswell, and Town Manager Kate Fitzpatrick.

7:00 p.m. Mr. Wasserman provided an introduction on the status of the current lease and the process that the Board is following for the future lease of the property. Ms. Fitzpatrick provided an explanation of the provisions contained in the draft Request for Proposals and Pro Forma Lease that was distributed at the meeting, including lease term, lease requirements, membership, non-member play, green fees, use of premises, rent and taxes, alterations and improvements, golf course advisory committee, and environmental stewardship.

Issues raised by residents included: environmental concerns and monitoring, water sampling requirements, regulation of environmental stewardship, the Town's right to terminate the lease, support for a lease term longer than 10 years, opposition to a lease term longer than 10 years, impact on the golf club of the lease negotiation process and an overview of the issues facing the Needham Golf Club in general, discussion of golf rounds being down all over, the inadequacy of the current club house, the impact of Article 97 of the Massachusetts Constitution on land acquired for water supply purposes, the importance of the club to the social aspect of the community, and the need for function space for local events.

Mr. Matthews noted that the Board will review the draft RFP and pro forma lease at an upcoming meeting. Mr. Bulian noted that he would appreciate information about the Golf Club's planned capital investment.

8:15 p.m. **Motion: Mr. Matthews moved that the meeting be adjourned. Mr. Cogswell seconded the motion. Unanimous: 5-0.**