

BOARD OF SELECTMEN

February 10, 2015

Needham Town Hall

Revised Agenda

Note: Agenda subject to revision, start times are approximate and agenda items may be discussed at earlier or later times.

	6:45	Informal Meeting with Citizens <i>One or more members of the Board of Selectmen will be available between 6:45 and 7:00 p.m. for informal discussion with citizens. While not required, citizens are encouraged to call the Selectmen's Office at (781) 455-7500 extension 204 in advance to arrange for an appointment. This enables the Board to better assure opportunities for participation and respond to citizen concerns.</i>
		Certificate of Appreciation – Temple Aliyah
1.	7:00	Public Hearing NSTAR- Kendrick Street Maureen Carroll, NSTAR representative
2.	7:00	Public Hearing Teleport Communications America- Fremont Street/Charles Street/Wexford Street/Franklin Street David Edgar, Siena Engineering Group, Inc.
3.	7:05	Local Initiative Program Housing Proposal - Normandy Real Estate Partners - Roy Cramer, Esq.
4.	7:35	Community Preservation Consultation - Lita Young, CPC Chair - Patty Carey, Director of Park and Recreation
5.	7:55	Water & Sewer Rate Update - David Davison, Assistant Town Manager/Finance - Water & Sewer Rate Structure Committee
6.	8:10	Director of Public Works - Preliminary Town Common Concept Plan Winter Snow & Ice Update
7.	8:25	Town Manager - Accept and Refer Zoning - Walker Gordon Conservation Restriction - Close 2015 Annual Town Meeting Warrant - Facility Financing Plan Update
8.	8:35	Board Discussion Committee Reports
9.	8:45	Executive Session Exception 3

APPOINTMENTS

1.	Rail Trail Advisory Committee	Dmitry Gorenburg (term expires 6/30/17)
2.	Rail Trail Advisory Committee	James Goldstein (term expires 6/30/17)

CONSENT AGENDA *=Backup attached

1.	Accept the following donation to New Years Needham: \$300 from Bill Gallagher/Needham Running Club.
2.	Accept the following donations made to the Needham Public Library during the period October 9, 2014 to February 3, 2015: Sandra Faiman-Silva, NHS '64, donated copies of two books that she wrote: <i>Choctaws at the Crossroads</i> (\$24.00), and <i>The Courage to Connect</i> (\$28.00); Jim Cruickshank, NHS '64, provided the library with a copy of classmate Richard Moore's book, <i>Monhegan Come Again</i> (\$29.95); Barbara Kochaniak donated \$100 for the purchase of children's books for learning the Polish language; Ford H. Peckham donated a copy of <i>The Liberators</i> in memory of Jane Amsterdam Howard (\$25.00); Needham author Sue Fleming gave the library a copy of her new book, <i>Protest at 37 Pinecrest Drive</i> (\$10.00); Ellen Knizeski donated \$50.00 for the purchase of mystery books in memory of her father Bernie Ford; The following people have made gifts to the library in memory of Mary H. Dickert: Lois and Bill Bacon (\$25.00), Carol Stoll Baker (\$10.00), Carole and Philip Aronson (\$50.00), American Information Services, Inc. (\$100.00).
3.	Accept donations totaling \$200 made to the Needham Fire Department from Robert Larson, and Robert and Barbara Levine. The monies will be used to support the activities of The Student Awareness of Fire Education program.
4.	Accept a donation of desk chairs, corner desk and side table, and two storage cabinets from American Landmarks III with an estimated value of \$1,650 made to the Needham Fire Department.
5.	Accept the following donations made to the Needham Health Department's Gift of Warmth fund: \$250 from Shahin Sagafi, a Waltham resident, and \$250 from an anonymous donor.
6.*	Water and Sewer Abatement Order #1192
7.*	Approve a One Day Special Wines & Malt Beverages License for Lisa Pearlstein, of Temple Beth Shalom to hold its Purim Shpiel on Saturday, March 7, 2015 from 7:00 p.m. to 11:00 p.m. The event will be held at the Temple Beth Shalom, 670 Highland Avenue, Needham.
8.*	Approve minutes from January 13, 2015 (Executive Session and Open Session), January 21, 2015 (Executive Session and Open Session), and January 28, 2015.
9.	Accept a \$5,000 donation made to the Needham Fire Department from Fidelity Charitable Fund.

**Certificate Of
Appreciation**

**From The
Town of Needham, Massachusetts
Board of Selectmen**

Awarded to:

TEMPLE ALIYAH

**In recognition of the its 50th anniversary, providing
religious education and services to the Community.
Congratulations!**

Signed this 10th day of February, 2015



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

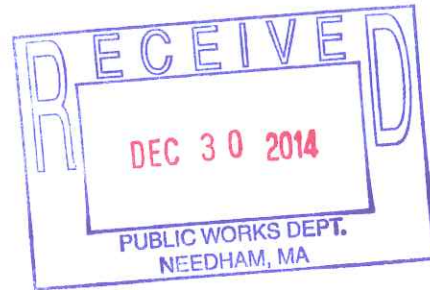
MEETING DATE: 02/10/2015

Agenda Item	Public Hearing – Eversource (formerly NSTAR) Petition for Kendrick Street
Presenter(s)	Maureen Carroll, Eversource

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Eversource requests permission to install 1654.40 feet of conduit from manhole #29930 Kendrick Street, Needham. Eversource will also install six new manholes: #29612, #29613, #29930, #29931, #29932, and #29933. This work is necessary in order for Eversource to increase capacity due to the growth and demand for electricity in the area of Needham. The Department of Public Works has approved this petition, based on Eversource's commitment to adhere to the Town's regulation that all conduit installed must be 3" schedule 40 minimum; and, that when buried, the conduit must be placed at 24" below grade to the top of the conduit.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<u>Suggested Motion:</u> Move that the Board of Selectmen approve and sign a petition from Eversource to install 1654.40 feet of conduit from manhole #29930 Kendrick Street, Needham. Eversource will also install six new manholes: #29612, #29613, #29930, #29931, #29932, and #29933. This work is necessary in order for Eversource to increase capacity due to the growth and demand for electricity in the area of Needham.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) a. Letter of Application b. Petition c. Order d. Petition Plan e. Notice Sent to Abutters f. List of Abutters			



200 Calvary Street
Waltham, Massachusetts 02453



December 18, 2014

Board of Selectmen
Town Hall
1471 Highland Ave
Needham, MA 02192

RE: **Kendrick Street
Needham, MA
W.O. #2019122**

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install 1654.40 ± feet of conduit from manhole # 29930 Kendrick Street, Needham.

This work is necessary in order for NSTAR Electric to increase capacity due to the growth and demand for electricity in the area of Needham

If you have any further questions, contact Maureen Carroll @ (781) 314-5053. Your prompt attention to this matter would be greatly appreciated.

Very truly yours


William D. Lemos, Supervisor
Rights and permits

*on to proceed
TMM 1 DPW asst. Town Engr.
11/4/15
OK R.P. Morrison
DPW Director
11/4/15*

WDL/zj
Attachments

**PETITION OF NSTAR ELECTRIC COMPANY FOR LOCATION FOR
CONDUITS
AND MANHOLES**

To the **Board of Selectmen** of the Town of **NEEDHAM** Massachusetts:

Respectfully represents **NSTAR Electric Company** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

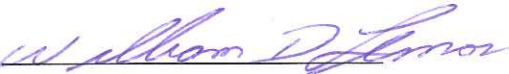
WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the Board may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by **A. Debenedictis Dated November 18, 2014** and filed herewith, under the following public way or ways of said Town:

Kendrick St – At and Easterly from intersection of Kendrick Street and Hunting Road a distance of about 1654.10± feet conduit.

**Install 6 new manholes, #'s 29612, 29613, 29930, 29931, 29932,
29933**

(WO: 2019122)

NSTAR ELECTRIC COMPANY

BY 
William D. Lemos
Rights & Permits, Supervisor

Dated this 12th day of December 2014

Town of **NEEDHAM** Massachusetts

Received and filed _____ 2014

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
Town of NEEDHAM

WHEREAS, **NSTAR ELECTRIC COMPANY** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the Town thereafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NSTAR ELECTRIC COMPANY** be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said Town:

Kendrick Street – At and Easterly from intersection of Kendrick Street and Hunting Road a distance of about 1654.10± feet conduit

Install 6 new manholes, #'s 29612, 29613, 29930, 29931, 29932, 29933

WO: (2019122)

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by **A.Debenedictis, Dated November 18, 2014** on the file with said petition.
2. Said shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. Company All work shall be done to the satisfaction of the Board of Selectmen or such officer or officers as it may appoint to supervise the work.

1	_____	
2	_____	Board of Selectmen
3	_____	the Town of
4	_____	NEEDHAM
5	_____	

CERTIFICATE

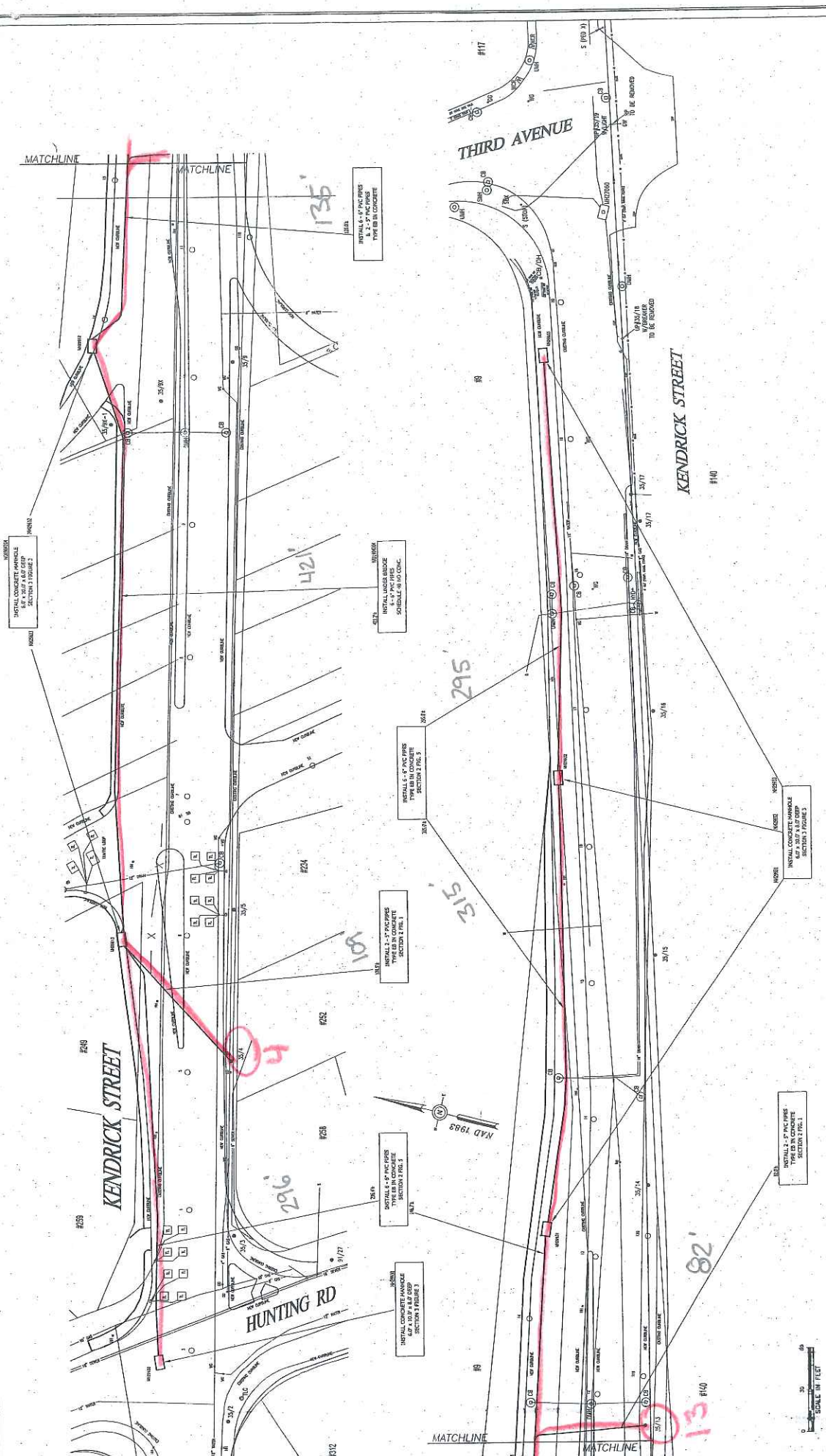
We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit:-after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the Selectmen to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the _____ day of _____ 2014 at _____ in said Town.

1	_____	
2	_____	Board of Selectmen
3	_____	the Town of
4	_____	NEEDHAM
5	_____	

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **Board of Selectmen** of the Town of **NEEDHAM**, Massachusetts, duly adopted on the _____ day of _____, 2014 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the Town of **NEEDHAM**, Massachusetts



NSSTAR ELECTRIC
1 Northeast Utilities Company
1105 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125

Plan of KENDRICK STREET, NEEDHAM & HUNTING ROAD

Showing PROPOSED MANHOLE & CONDUIT LOCATIONS

REVISED 12/5/14 Date NOVEMBER 18, 2014

Scale 1" = 30' Sheet 1 of 1

CF 218-14

Ward # 2019122

Surveyed by: SC

Polled by: SC/BS

Proposed Structures: PDM

Approved: A DEBENEDICTIS

PF#

BY USE OF THE INFORMATION CONTAINED HEREIN, THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE USER IN CONNECTION WITH THE USE OF THIS INFORMATION. THE USER AGREES TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL SUCH DAMAGES. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE MANHOLE AND CONDUIT LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THE RESULTS OF THE DESIGN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE PUBLIC. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

MASS. LAW

REQUIRES 72 HOURS ADVANCE NOTICE TO THE PUBLIC OF ANY CONSTRUCTION WORK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE PUBLIC.

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NOTICE- Revised 1.28.2015

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue, at 7:00 p.m. on February 10, 2015** upon petition of NSTAR dated **December 12, 2014** to install 1654.40 feet of conduit from manhole #29930 Kendrick Street, Needham. NSTAR will also install six new manholes: #29612, 29613, 29930, 29931, 29932, & 29933. This work is necessary in order for NSTAR Electric to increase capacity due to the growth and demand for electricity in the area of Needham. A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact NSTAR representative, Maureen Carroll at 781-314-5053.

John A. Bulian
Maurice P. Handel
Matthew D. Borrelli
Marianne B. Cooley
Daniel P. Matthews

BOARD OF SELECTMEN

Dated: January 20, 2015

KENDRICK ST / HUNTING RD

<u>PARCEL ID</u>	<u>St No.</u>	<u>Street</u>	<u>Owner Names</u>	<u>Owner Address</u>	<u>Mailing Address</u>	<u>OWNER ZIP</u>
199/001.0-9999-9999.0	0	ROUTE 128	COMMONWEALTH OF MASSACHUSETTS DEPT. OF PUBLIC WORKS - MDC	10 PARK PLAZA	BOSTON MA	02116
199/058.0-0021-0000.0	286	HUNTING RD	NOON, KATHERINE N. & WHITCOMB, JEREMY J.	286 HUNTING RD	NEEDHAM HTS MA	02494
199/058.0-0022-0000.0	258	KENDRICK ST	SWEET, ELAINE LOUISE	258 KENDRICK ST	NEEDHAM HTS MA	02494
199/058.0-0023-0000.0	252	KENDRICK ST	MAHONEY, DONNA M. + MAHONEY, JOHN J.	252 KENDRICK ST	NEEDHAM HTS MA	02494
199/058.0-0024-0000.0	234	KENDRICK ST	COUPER, AUDREY	234 KENDRICK ST	NEEDHAM MA	02494
199/058.0-0028-0000.0	300	GREENDALE AVE	PURCELL, STEPHEN L. + PURCELL, CHRISTINE B	300 GREENDALE AVE	NEEDHAM HTS MA	02494
199/058.0-0029-0000.0	312	GREENDALE AVE	LUDWIG, ALEXANDER & LUDWIG, ESTELA A.	312 GREENDALE AVE	NEEDHAM HTS MA	02494
199/058.0-0030-0000.0	318	GREENDALE AVE	HASTINGS, WILLIAM D. & HASTINGS, CHRISTINE RILEY	318 GREENDALE AVE	NEEDHAM MA	02492
199/066.0-0026-0000.0	253	GREENDALE AVE	BREDA, JOHN & BREDA, KAREN	253 GREENDALE AVE	NEEDHAM HTS MA	02494
199/066.0-0027-0000.0	259	GREENDALE AVE	NOWELL, EUGENE F. C/O DICAMILLO, ROBERT J & KELLEY, MARC	259 GREENDALE AVE	NEEDHAM MA	02494
199/066.0-0064-0000.0	287	KENDRICK ST	BLOOM, STEVEN S. & BLOOM, MARTI	287 KENDRICK ST	NEEDHAM HTS MA	02494
199/300.0-0001-0000.0	140	KENDRICK ST	BP 140 KENDRICK STREET PROPERTY LLC C/O BOSTON PROPERTIES, INC	800 BOYLSTON ST. STE 1900	BOSTON MA	02199-8103
199/300.0-0002-0000.0	0	KENDRICK ST	TOWN OF NEEDHAM SEWER DEPT--PUMPING STA	1471 HIGHLAND AVE	NEEDHAM MA	02492
199/300.0-0004-0000.0	60	KENDRICK ST	COM REALTY CORPORATION	P.O. BOX 514	NEEDHAM MA	02494-0004
199/300.0-0006-0000.0	63	KENDRICK ST	155 FOURTH, LLC, TRUSTEE C/O BLUESTONE MANAGEMENT SVCS	100 WELLS AVE - SUITE 200	NEWTON MA	02459
199/300.0-0012-0000.0	117	KENDRICK ST	INTERCONTINENTAL FUND III, C/O 117 KENDRICK DE, LLC	C/O BULLFINCH COMPANIES INC	NEEDHAM MA	02494

PARCEL ID
199/300.0-0014-0000.0

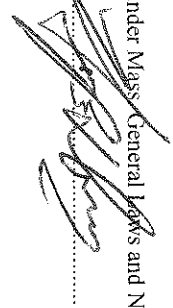
St No. Street
9 B ST

Owner Names
COCA COLA REFRESHMENTS
C/O PROPERTY TAX DEPT, NAT 11

Owner Address
PO BOX 1734

Mailing Address
OWNER CITY State OWNER ZIP
ATLANTA GA 30301

Certified as list of parties in interest under Mass General Laws and Needham Zoning By-Law, to the Best of our knowledge
For the Needham Board of Assessors





**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 02/10/2015

Agenda Item	Public Hearing – Teleport Communications America- Fremont Street, Charles Street, Wexford Street, & Franklin Street
Presenter(s)	David Edgar, Siena Engineering Group, Inc.

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Teleport Communications America requests permission to install underground conduits in the following areas: 1) Fremont Street- from Franklin Street to Wexford Street and to the point where Fremont Street becomes a Private Way, four to eight 4-inch PVC conduits, approximately 430-feet in length; 2) Charles Street- from the Private Way portion of Fremont Street to the property of 77 Wexford Street, four 4-inch PVC conduits, approximately 375-feet in length; 3) Wexford Street- from Fremont Street to the property of 77 Wexford Street, four 4-inch PVC conduits approximately 355-feet in length; 4) Franklin Street- from the MassDOT easement/taking on the property of 32 Fremont Street to Fremont Street, eight 4-inch PVC conduits, approximately 65-feet in length. This work is necessary due to the MassDOT, Route 128 Add-a-lane project. The Department of Public Works has approved this petition, based on Teleport Communications America's commitment to adhere to the Town's regulation that all conduit installed must be 3" schedule 40 minimum; and, that when buried, the conduit must be placed at 24" below grade to the top of the conduit.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<u>Suggested Motion:</u> Teleport Communications America requests permission to install underground conduit in the following areas: 1) Fremont Street- from Franklin Street to Wexford Street and to the point where Fremont Street becomes a Private Way, four to eight 4-inch PVC conduits, approximately 430-feet in length; 2) Charles Street- from the Private Way portion of Fremont Street to the property of 77 Wexford Street, four 4-inch PVC			



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

conduits, approximately 375-feet in length; 3) Wexford Street- from Fremont Street to the property of 77 Wexford Street, four 4-inch PVC conduits approximately 355-feet in length; 4) Franklin Street- from the MassDOT easement/taking on the property of 32 Fremont Street to Fremont Street, eight 4-inch PVC conduits, approximately 65-feet in length. This work is necessary due to the MassDOT, Route 128 Add-a-lane project.

3.

BACK UP INFORMATION ATTACHED

YES

NO

(Describe backup below)

- a. Letter of Application
- b. Petition
- c. Order
- d. Petition Plan
- e. Notice Sent to Abutters
- f. List of Abutters

January 13, 2015

Ms. Nikki Witham
Town Managers Office
Needham Town Hall
1471 Highland Avenue
Needham, MA 02492

**RE: Teleport Communications America – Petition for Grant of Location
Fremont Street, Charles Street, Wexford Street & Franklin Street**

Dear Ms. Witham:

On behalf of Teleport Communications America, LLC, a wholly owned subsidiary of AT&T Corp., I am submitting the enclosed petition, order, certificate and **two (2)** sets of plans, to place conduit and fiber optic cable within the right-of-way of Fremont Street, Charles Street, Wexford Street & Franklin Street. Upon your review and approval, would you please present this information to the Board of Selectmen, with the intent of placing this matter on the agenda for the next available Public Hearing? Should you require additional information or wish to discuss the project in more detail, please contact me at (781) 221-8400 x7005.

Sincerely,

SIENA ENGINEERING GROUP, INC.

David Edgar
Sr. Project Engineer

Cc: R. Solitro (Teleport/AT&T)

OK to
proceed
McGlynn, Asst. Town Eng.
1/23/15
OK R.P. Wilson
DPO Director
1/23/15

January 13, 2015

Board of Selectmen
Town of Needham
1471 Highland Avenue
Needham, MA 02492

**RE: Teleport Communications America – Petition for Grant of Location
Fremont Street, Charles Street, Wexford Street & Franklin Street**

Dear Selectmen:

On behalf of Teleport Communications America, LLC (Teleport), a wholly owned subsidiary of AT&T Corp., Siena Engineering Group, Inc. (Siena) is hereby requesting from the Town of Needham, permission to lay, maintain and operate underground conduits, with the cables to be placed therein, under the surface of the following public way:

Fremont Street, from Franklin Street to Wexford Street and to the point where Fremont Street becomes a Private Way, four (4) to eight (8), 4-inch PVC conduits, approximately 430-feet in length.

Charles Street, from the Private Way portion of Fremont Street to the property of 77 Wexford Street, four (4), 4-inch PVC conduits, approximately 375-feet in length.

Wexford Street, from Fremont Street to the property of 77 Wexford Street, four (4), 4-inch PVC conduits, approximately 355-feet in length.

Franklin Street, from the MassDOT easement/taking on the property of 32 Fremont Street to Fremont Street, eight (8), 4-inch PVC conduits, approximately 65-feet in length.

The conduit shall be placed at an approximate depth of 48-inches and in accordance with the requirements of the Town's Department of Public Works.

Two (2) sets of a plan entitled "Needham Ad-A-Lane, Needham, MA", dated January 13, 2015 are filed herewith. Your consideration of this petition is greatly appreciated and we look forward to discussing the project with you at the next available Public Hearing.

Sincerely,

SIENA ENGINEERING GROUP, INC.

David Edgar
Sr. Project Engineer

Cc: R. Solitro (Teleport/AT&T)

ORDER FOR CONDUIT LOCATIONS

Needham, Massachusetts
By the Board of Selectmen

January 13, 2015

Notice having been given and a public hearing held, as provided by law, IT IS HEREBY ORDERED: that **Teleport Communications America, LLC** be and it is hereby granted permission to excavate the public highways and to run and maintain underground fiber optic conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Company dated **January 13, 2015**.

All conduits shall be set substantially at the points indicated upon the plan entitled:

"Needham Ad-A-Lane, Needham, MA", dated January 13, 2015 and filed with the petition.

The following are the public ways or parts of ways along which the conduits above referred to may be installed, and the number of conduits, which may be installed thereon under this order.

Fremont Street, from Franklin Street to Wexford Street and to the point where Fremont Street becomes a Private Way, four (4) to eight (8), 4-inch PVC conduits, approximately 430-feet in length.

Charles Street, from the Private Way portion of Fremont Street to the property of 77 Wexford Street, four (4), 4-inch PVC conduits, approximately 375-feet in length.

Wexford Street, from Fremont Street to the property of 77 Wexford Street, four (4), 4-inch PVC conduits, approximately 355-feet in length.

Franklin Street, from the MassDOT easement/taking on the property of 32 Fremont Street to Fremont Street, eight (8), 4-inch PVC conduits, approximately 65-feet in length.

The conduit shall be placed at an approximate depth of 48-inches and in accordance with the requirements of the Town's Department of Public Works.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Needham, Massachusetts, held on the _____ day of _____, 2015.

Received and entered in the records of location of the Town of Needham

Book: _____ Page: _____

Attest: _____
Town Clerk

I hereby certify that on _____, 2015 at _____ o'clock, _____, at Needham Town Hall a public hearing was held on the petition of Teleport Communications America, LLC for permission to construct the underground fiber optic conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground fiber optic conduits under said order. And that thereupon said order was duly adopted.

Board of Selectmen

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Needham, MA, on the _____ day of _____, 2015, and recorded with the records of location order of said Town

Book: _____ Page: _____

This certified copy is made under the provisions of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest: _____
Town Clerk

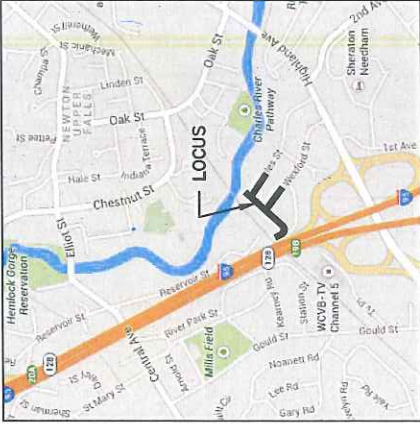
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(Internal Use Only)

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written agreement.

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NEEDHAM ADD-A-LANE NEEDHAM, MA

CONDUIT PLACEMENT PLANS
NORFOLK COUNTY
MASSACHUSETTS
PERMIT ISSUE
JANUARY 13, 2015



LOCUS MAP
NOT TO SCALE

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PLANIMETRIC SYMBOL LEGEND

UTILITY POLE W/LIGHT	UTILITY POLE	UTILITY POLE ANCHOR	PAD MOUNTED TRANSFORMER	TRANSMISSION TOWER	POWER VAULT	GAS METER	GAS VALVE	TELEPHONE RISER	TELEPHONE VAULT	TELEPHONE MANHOLE	GUARD POST	WATER METER	FIRE HYDRANT	WATER GATE
UP														
SEWER CLEAN OUT	SEWER MANHOLE	DRAIN MANHOLE	CATCH BASIN	TRAFFIC SIGNAL WITH MAST ARM	TRAFFIC SIGNAL POLE	TRAFFIC HANDHOLE	TRAFFIC SIGNAL CONTROL CABINET	SIGN	COUNTY ROAD	INTERSTATE HIGHWAY	STATE HIGHWAY	US HIGHWAY	TRAFFIC FLOW	MONITORING WELL
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LINETYPE LEGEND

EXISTING UTILITIES

OVERHEAD WIRES _____ Curb _____

BURIED ELECTRIC LINE _____ E _____

BURIED TELEPHONE LINE _____ T _____

BURIED CABLE TV LINE _____ TV _____

SANITARY SEWER LINE _____ SAN _____

STORM DRAIN LINE _____ SD _____

WATER LINE _____ W _____

GAS LINE _____ G _____

SURFACE FEATURES

	RAILROAD TRACKS		EASEMENT LINE
	DITCH		PROPERTY LINE
	TREE LINE		RIGHT-OF-WAY LINE
	GUARD RAIL		STONEWALL
	FENCE		
	RETAINING WALL		

REFERENCES & NOTES

1. TELECOM UTILITY INFORMATION PER RECORD PLANS PROVIDED BY VERIZON, LEVEL(3), AT&T, COMCAST AND TCG.
2. GAS UTILITY INFORMATION PER RECORD PLANS PROVIDED BY NSTAR.
3. WATER, SEWER & DRAIN UTILITY INFORMATION PER RECORD PLANS PROVIDED BY TOWN OF NEEDHAM.
4. MASS DOT LAYOUT NO. 8321, LIMITED ACCESS, NEEDHAM—2013 ALTERATION

NOTES:



Call before you dig.

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PREPARED FOR RECORD

APPROVED FOR
OUTSIDE PLANT

60 West Street, Suite 208, Burlington, MA 01803
878.373.5470 1781.212.117

USE PURSUANT TO COMPANY INSTRUCTIONS

PECIFICATION

PROJECT NUMBER: _____
WINNERSHIP: _____LINE CODE: _____
CABLE CLIP: _____

SCALE:

1100

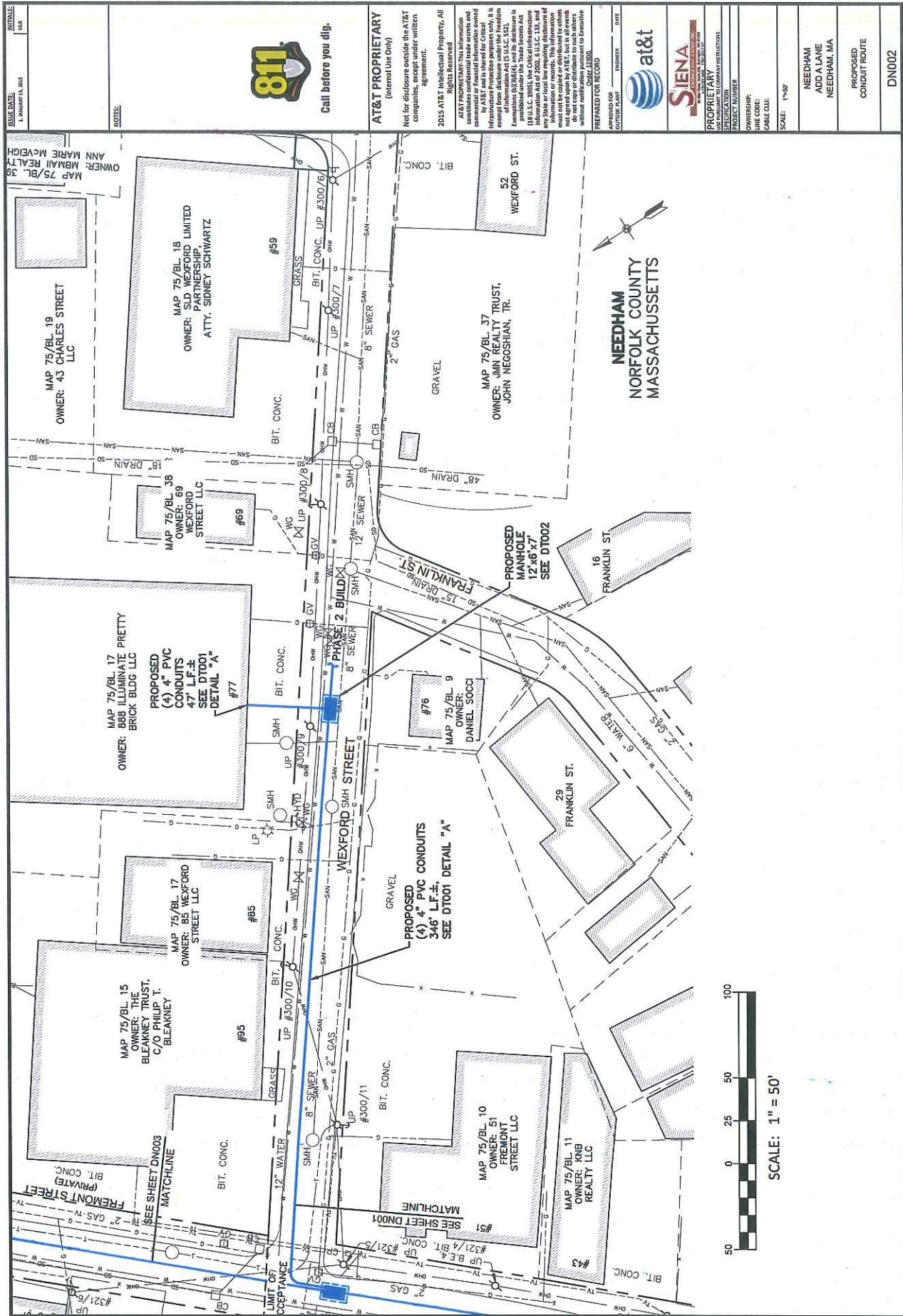
NEEDHAM
ADD A LANE

NEEDHAM, MA

CONCLUSIONS

LEGEND & REFERENCES

PT002



SCALE: 1" = 50'

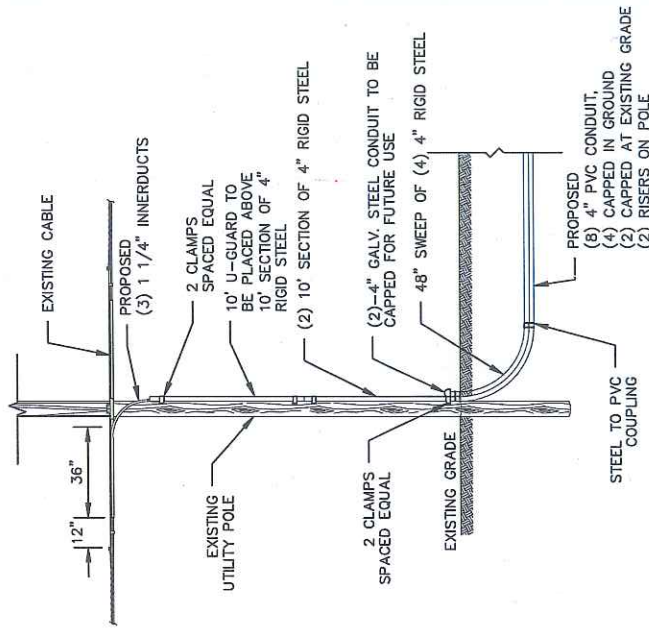
SIENA ENGINEERING GROUP, INC.
 13-13500 Add A Lane, Needham, MA 02462
 Edited: January 13, 2015 - 9:01 AM
 Plotted: January 13, 2015 - 9:02 AM by melanie.ruhl - siena.ctb



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 for which it was created. It is not to be
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 consent of AT&T Intellectual Property.
 PREPARED FOR RECORD

APPROVED FOR OUTSIDE PARTY	DATE
ENGINEER	DATE
PROPRIETARY INFORMATION PROJECT NUMBER SHEET NUMBER OWNER LINE CODE CABLE CODE SCALE: 1"=50' NEEDHAM ADD A LANE NEEDHAM, MA PROPOSED CONDUIT ROUTE DN002	

TRENCH WIDTH DIMENSIONS SHOWN FOR CLARITY, ACTUAL WIDTH WILL DEPEND ON FIELD CONDITIONS.



PROPOSED RISER DETAIL "B"
NOT TO SCALE

SEE APPROPRIATE SURFACE RESTORATION DETAIL

EXISTING GRADE

TRENCH

18" MIN.

24" MIN.

18" MAX

10" MIN

TO BASE COURSE

BACKFILL MATERIAL

VARIES

BOTTOM OF TRENCH

BOTTOM OF SUBBASE

6" WIDE EXTRA STRENGTH NON-DETECTABLE WARNING TAPE ACP PART NUMBER 401004N—ND LABELED: "CAUTION, BEFORE DIGGING CALL 888-DIG-SAFE, 800-252-1133 AT&T, AT&T CABLE BURIED BELOW"

EXISTING PIPE OR UTILITY

CONCRETE ENCASEMENT (4" COVER MIN) (TYP)

6" MIN. OR AS SPECIFIED BY OTHER UTILITY COMPANY

SPACER (TYP.)

UTILITY, PIPES OR DRAINAGE

24" MIN.

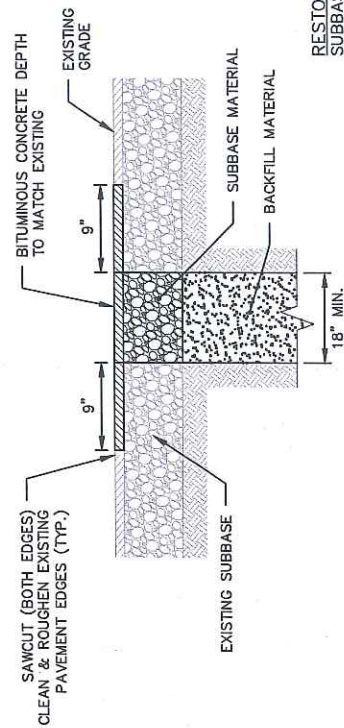
18" MIN.

CONCRETE ENCASEMENT (4" COVER MIN) (TYP)

SPACER (TYP.)

(B) 4" PVC CONDUIT SH CONDUITS VARY, SEE SH DN001 THRU DN003

TYPICAL TRENCH DETAIL "A"
NOT TO SCALE



BITUMINOUS CONCRETE
ROADWAY RESTORATION DETAIL "C"

RESTORATION REQUIREMENTS:
SUBBASE & TRENCH BACKFILL
SHALL CONFORM TO TOWN OF
NEEDHAM SPECIFICATIONS FOR
MATERIAL, PLACEMENT &
COMPACTION.

811 Call before you dig.	DATE 1/13/2015 BY MS
NOTE:	DATE 1/13/2015 BY MS
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NOTICE

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue, at 7:00 p.m. on February 10, 2015** upon petition of Teleport Communications America, dated **January 13, 2015** to install the following: 1) Fremont Street- from Franklin Street to Wexford Street and to the point where Fremont Street becomes a Private Way, four to eight 4-inch PVC conduits, approximately 430-feet in length; 2) Charles Street- from the Private Way portion of Fremont Street to the property of 77 Wexford Street, four 4-inch PVC conduits, approximately 375-feet in length; 3) Wexford Street- from Fremont Street to the property of 77 Wexford Street, four 4-inch PVC conduits approximately 355-feet in length; 4) Franklin Street- from the MassDOT easement/taking on the property of 32 Fremont Street to Fremont Street, eight 4-inch PVC conduits, approximately 65-feet in length. This work is necessary due to the MassDOT, Route 128 Add-a-lane project. A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact Siena Engineering Group, Inc. representative, David Edgar, at (781) 221-8400 x7005.

John A. Bulian
Maurice P. Handel
Matthew D. Borrelli
Marianne B. Cooley
Daniel P. Matthews

BOARD OF SELECTMEN

Dated: January 28, 2015

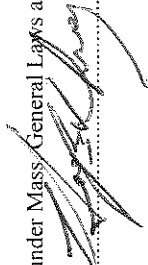
FREMONT, CHARLES, WEXFORD AND FRANKLIN STREETS

<u>PARCEL ID</u>	<u>St No.</u>	<u>Street</u>	<u>Owner Names</u>	<u>Owner Address</u>	<u>Mailing Address</u>		
					<u>OWNER</u>	<u>CITY</u>	<u>State</u> <u>OWNER ZIP</u>
199/001.0-9999-9999.0	0	ROUTE 128	COMMONWEALTH OF MASSACHUSETTS DEPT. OF PUBLIC WORKS - MDC	10 PARK PLAZA	BOSTON	BOSTON	MA 02116
199/051.0-0084-0000.0	0	GREAT PLAIN AVE	MBTA	10 PARK PLAZA	BOSTON	BOSTON	MA 02116
199/074.0-0027-0000.0	60	CHARLES ST	60 CHARLES STREET LLC	43 CHARLES ST	NEEDHAM	NEEDHAM	MA 02494
199/075.0-0001-0000.0	19	BROOK RD	CONNAUGHTON, WILLIAM, TRUSTEE NINETEEN BROOK TRUST	32 FREMONT STREET	NEEDHAM	NEEDHAM	MA 02494
199/075.0-0002-0000.0	16	FRANKLIN ST	CONNAUGHTON, WILLIAM C, TR NEEDHAM AT 128 R & D TRUST	32 FREMONT STREET	NEEDHAM HTS	NEEDHAM HTS	MA 02494
199/075.0-0003-0000.0	40	FRANKLIN ST	Y D I LLC	40 FRANKLIN ST	NEEDHAM HTS	NEEDHAM HTS	MA 02494
199/075.0-0004-0000.0	69	FRANKLIN ST	TOYONDA MOTORS, INC C/O ROBERT BURNHAM	PO BOX 920356	NEEDHAM HTS	NEEDHAM HTS	MA 02494
199/075.0-0005-0000.0	55	FRANKLIN ST	55 FRANKLIN LLC	280 COHASSET STREET	FOXBORO	FOXBORO	MA 02035
199/075.0-0006-0000.0	37	FRANKLIN ST	37 FRANKLIN LLC	55 FRANKLIN ST	NEEDHAM	NEEDHAM	MA 02494
199/075.0-0008-0000.0	29	FRANKLIN ST	ZJM, LLC	29 FRANKLIN ST	NEEDHAM	NEEDHAM	MA 02494
199/075.0-0009-0000.0	76	WEXFORD ST	SOCCI, DANIEL	33 PENNSYLVANIA AVE	NEEDHAM	NEEDHAM	MA 02492
199/075.0-0010-0000.0	51	FREMONT ST	51 FREMONT STREET, LLC	43 CHARLES ST	NEEDHAM	NEEDHAM	MA 02494
199/075.0-0011-0000.0	43	FREMONT ST	KNB REALTY, LLC	43 FREMONT ST	NEEDHAM	NEEDHAM	MA 02494
199/075.0-0012-0000.0	35	FREMONT ST	CHIAPPISI, ALPHONSE P, TR. FREMONT STREET REALTY TRUST	324 COUNTRY WAY	NEEDHAM	NEEDHAM	MA 02492
199/075.0-0013-0000.0	31	FREMONT ST	31 FREMONT STREET, LLC	P O BOX 81115	WELLESLEY HILLS	WELLESLEY HILLS	MA 02481
199/075.0-0014-0000.0	32	FREMONT ST	CONNAUGHTON, WILLIAM, JR., TR. THIRTY-TWO FREMONT COMPANY	32 FREMONT STREET	NEEDHAM	NEEDHAM	MA 02494

PARCEL ID	St No.	Street	Owner Names	Owner Address	Mailing Address		
					OWNER	CITY	OWNER ZIP
199/075.0-0015-0000.0	95	WEXFORD ST	THE BLEAKNEY TRUST C/O PHILIP T. BLEAKNEY	P. O. BOX 174	NEEDHAM HTS	MA	02494
199/075.0-0016-0000.0	85	WEXFORD ST	85 WEXFORD STREET, LLC	43 CHARLES ST	NEEDHAM	MA	02494
199/075.0-0017-0000.0	77	WEXFORD ST	888 ILLUMINATE PRETTY BRICK BLDG LLC C/O QUINCY AND COMPANY	144 GOULD ST. STE 152	NEEDHAM	MA	02494
199/075.0-0018-0000.0	59	WEXFORD ST	SLD WEXFORD LIMITED PARTNERSHIP C/O SLD 59 WEXFORD ST. LLC	25-31 DARTMOUTH ST	WESTWOOD	MA	02090
199/075.0-0019-0000.0	43	CHARLES ST	43 CHARLES STREET LLC	43 CHARLES STREET	NEEDHAM	MA	02494-0515
199/075.0-0021-0000.0	30	CHARLES ST	30 CHARLES STREET LLC	PO BOX 920141	NEEDHAM	MA	02492
199/075.0-0023-0000.0	10	CHARLES ST	10-16 CHARLES STREET, LLC	132 LINCOLN ST., SUITE 6-L	BOSTON	MA	02111
199/075.0-0024-0000.0	78	FREMONT ST	SCANLON, BETTY ANN, TRUSTEE 78 FREMONT STREET TRUST	BOX 111	NEEDHAM	MA	02492
199/075.0-0025-0000.0	74	FREMONT ST	SULLIVAN, THOMAS J., TR C/O ROBERT NEALON, SULLIVAN REALTY TR	P.O. BOX 122	NEWTON	MA	02456
199/075.0-0026-0000.0	70	FREMONT ST	SULLIVAN, PAUL JR. & PETER, TRS PETER AND PAUL SULLIVAN FAMILY RLTY T	93 HALCYON RD	NEWTON	MA	02459
199/075.0-0028-0000.0	333	RESERVOIR ST	RESERVOIR STREET REALTY, LLC	333 RESERVOIR ST	NEEDHAM	MA	02494
199/075.0-0037-0000.0	52	WEXFORD ST	NEGOSHIAN, JOHN, TRUSTEE JMN REALTY TRUST	1101 SOUTH STREET	NEEDHAM	MA	02492
199/075.0-0038-0000.0	69	WEXFORD ST	69 WEXFORD STREET, LLC	14 ROLAND ST	NEWTON	MA	02461
199/075.0-0039-0000.0	4	ARLINGTON RD	4 ARLINGTON ROAD CONDOMINIUM JOEL H. SKOLNICK, TRUSTEE	4 ARLINGTON RD	NEEDHAM	MA	02492
199/075.0-0039-0001.0	4	ARLINGTON RD	MCVEIGH, ANN MARIE TR MBMAIL REALTY TRUST	4 ARLINGTON RD	NEEDHAM	MA	02494
199/075.0-0039-0002.0	4	ARLINGTON RD	MCVEIGH, ANNE MARIE, TR 4 ARLINGTON RD REALTY TRUST	4 B ARLINGTON RD	NEEDHAM	MA	02494

PARCEL ID 199/075.0-0040-0000.0 St No. 0 Street RESERVOIR ST Owner Names SNYDER, ROBERT F. & SNYDER, MARY E., TRUSTEES Owner Address BOX 7 Mailing Address OWNER CITY DOVER State MA OWNER ZIP 02030

Certified as list of parties in interest under Mass. General Laws and Needham Zoning By-Law, to the Best of our knowledge
For the Needham Board of Assessors.....





**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 2/10/2015

Agenda Item	Local Initiative Program Housing Proposal
Presenter(s)	Kevin Daley, Vice President, Development & Construction, Normandy Real Estate Partners Roy Cramer, Esq.

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Mr. Daly and Mr. Cramer will present, and request the Board's consideration of, a Local Initiative Program ("friendly 40B") for construction of an apartment complex at the newly acquired General Dynamics site near Second Avenue. Representatives from Normandy's consulting team Elkus (architect), Tetrattech Rizzo (civil engineering/ Traffic), and SEB (Housing) will be available to answer any questions the Board may have about the proposal.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
No vote is scheduled at this meeting.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) a. Town of Needham Chapter 40B Guidelines b. Memo from Roy Cramer to Lee Newman, Director of Planning and Community Development dated 1/20/2015.			

Town of Needham Chapter 40B Guidelines

Prepared by:

40B Guidelines Working Group that included the following members:

Dan Matthews, Board of Selectmen
Bruce Eisenhut, Planning Board
Howard Goldman, Zoning Board of Appeals
Jon Schneider, Zoning Board of Appeals
William DeBear, Housing Authority
Scott Brightman, Council on Aging
Steve Tanner, Design Review Board

Technical support provided by:

Lee Newman, Director of Planning and Community Development
Alexandra Clee, Assistant Town Planner
Judi Barrett, Consultant

October 2012

Town of Needham Chapter 40B Guidelines

I. INTRODUCTION

These Guidelines provide information about the Town of Needham's policies, procedures, and requirements for comprehensive permits under G.L. c. 40B, §§ 20-23 ("**Chapter 40B**"). In addition, the Guidelines are intended to advise the Zoning Board of Appeals (**ZBA**) and other Town boards and departments with a role in the development review process. Applicants planning to apply for a Chapter 40B comprehensive permit in Needham should review these Guidelines and meet with the Director of Planning and Community Development as early as possible *before* submitting a Project Eligibility (Site Approval) application to a housing subsidy program.

Note: the Town's guidelines are not a substitute for the statute, the Department of Housing and Community Development's (**DHCD**) Chapter 40B regulations (760 CMR 56.00), or the requirements and policies of affordable housing subsidy programs. It is the applicant's responsibility to comply with these and other applicable state requirements.

A. CHAPTER 40B

Enacted in 1969, Chapter 40B encourages the construction of low- and moderate-income housing (affordable housing). Under Chapter 40B, a Zoning Board of Appeals (ZBA) may grant a comprehensive permit for a housing development that meets the requirements of the statute and qualifies for funding from a state or federal housing subsidy program. A mixed-income development is considered eligible for a comprehensive permit if at least twenty-five percent of the units in it are affordable.¹

When less than ten percent of a community's housing is affordable as defined by Chapter 40B, the statute effectively supersedes many local regulations that would make it difficult for developers to build affordable housing. In a community that is subject to Chapter 40B, affordable housing developers may file a single (comprehensive permit) application with the ZBA in lieu of separate applications to other local boards. The ZBA may grant, grant with conditions, or deny the comprehensive permit. If the ZBA denies an application or grants a comprehensive permit with conditions that make the development uneconomic, the applicant may appeal to the State's Housing Appeals Committee (**HAC**), which has authority to overrule the ZBA. HAC decisions may be appealed to Superior Court.

¹ Rental developments may be eligible for a comprehensive permit if at least 20 percent of the apartments are affordable to very-low-income renters.

B. HOUSING CONDITIONS IN NEEDHAM

Needham is a maturely developed suburb of Boston. Its Census 2010 population of 28,886 consists primarily of people in family households, and most of its housing units are owner-occupied. Needham has relatively little rental housing, and the existing rental inventory offers a limited supply of affordable, suitable housing choices for families. According to the most recent American Community Survey (ACS) data (2005-2009), over half of all renters in Needham spend more on housing costs than the benchmark standard of 30 percent of monthly gross income. Furthermore, some 35 percent of the Town's renter households spend more than half of their monthly gross income on housing costs.²

Renters with High Housing Cost Burdens

Renters paying more than...	Massachusetts	Norfolk County	Needham	Boston Metro Area
30% monthly income	49.7%	47.6%	51.2%	49.5%
50% monthly income	24.8%	23.4%	34.7%	24.7%

Source: American Community Survey, 2005-2009 Estimates.

Census 2010 provides the following information regarding the number of housing units in Needham:

Needham Census Data	2000	2010
Housing Units	10,846	11,122
Housing Occupied Units	10,612	10,341

The increased number of non-housing occupied units may be related to temporary market conditions during the census period. Overall, there has been a slow increase in the number of housing units in recent years.

Almost 80 percent of Needham's total housing inventory was built prior to 1980, and 27.4 percent prior to 1939. Future housing growth in Needham will most likely be dominated by redevelopment of existing properties because there is relatively little vacant land left on which to build. It is challenging to provide for affordable housing in Needham due to the Town's limited vacant, developable land and high buildable lot values.

The Needham Affordable Housing Plan (June, 2007) outlines four important goals which are furthered by these Guidelines. They include:

² U.S. Bureau of the Census, American Community Survey (ACS) 2005-2009 Five-Year Estimates, B25070, "Gross Rent as a Percentage of Household Income." www.census.gov

- An overarching goal is to build a stronger and deeper community. The way in which housing efforts are carried out can help in bringing the community together in addressing a widely shared concern.
- A related goal is to remain a community having a broad socio-economic diversity shaped less by economic imperatives than by individual choices about the living environment. Achieving that goal entails meeting housing needs across the full range of incomes, promoting the diversity and stability of individuals and families living in Needham.
- A widely expressed goal is to have this community able to shape its own housing future, doing so with sensitivity to larger-than-local considerations but without loss of the Town's ability to guide development outcomes. A key objective in seeking to assure local control is to meet the subsidized housing standard set by Chapter 40B, which currently calls for 10 percent of all housing to benefit through long-term subsidies, as well as to meet annual affordable housing goals for communities above 10%.
- A related goal is to have assurance that new housing is appropriate to its location and context, which is made easier by achieving the above goals, but it requires more than that, including sensitively designed regulation and cooperative development and decision-making processes.³

II. POLICY STATEMENT

The Board of Selectmen has set a goal of having ten percent of Needham's housing units eligible for and counted on the Chapter 40B Subsidized Housing Inventory, consistent with the best interests of the Town. The benefits of this policy include advancing economic diversity for the community and protecting the Town's control of its own zoning.

While all 40B applications will be addressed individually according to applicable laws and regulations, the facts and circumstances of the individual case, input from public participation, and the sound exercise of discretion by the Town and other public agencies, developers and other affected parties are all encouraged to consider the factors set forth below in planning, review, development, and management of 40B properties.

³ *Needham Affordable Housing Plan*, 9.

III. REVIEW CONSIDERATIONS

PERMANENT AFFORDABILITY

Affordable housing in Needham should be permanently affordable, i.e., the affordability restriction should not lapse with the passage of time. Except in unique circumstances, all parties should expect this principle to apply to all Chapter 40B development in Needham.

PREFERENCE FOR RENTAL DEVELOPMENTS

The Town prefers rental developments over homeownership developments for two reasons: first, under current state policies, market units in mixed-income rental developments count towards the Town's Subsidized Housing Inventory, and second, the Town believes that rental housing provides greater affordability and flexibility than ownership units even when not specifically regulated as means-tested housing.

PROPERTY MANAGEMENT AND COMPLIANCE WITH AFFORDABILITY RESTRICTION

Rental housing developers must provide qualified, experienced, property management personnel, on-site in the case of large projects. In addition, they must demonstrate adequate capacity to comply with the project's affordable housing restriction, e.g., the income eligibility of tenants and monthly rent and utility charges consistent with limits imposed by the applicable housing subsidy program.

PERCENTAGE OF AFFORDABILITY

At least 25 percent and not more than 50 percent of the units in a comprehensive permit should be affordable. However, the Town is open to making 20 percent of the units affordable in a comprehensive permit rental development if the units are affordable to low-income (at or below 50 percent of area median income) tenants.

INCOME TARGETS

Rental developments should provide a continuum of affordability, such as units at 30 percent, 50 percent, 80 percent, and 110 percent of Area Median Income (AMI).

LOCATION; GENERAL

In general, the Town prefers that affordable housing be located near public transportation and retail services. In addition, the Town prefers affordable housing for families to be located near elementary schools, and affordable housing for seniors to be located near the Town's Senior Center. No section of Needham is precluded from affordable housing development.

LOCATION; SPECIFIC AREAS

The Town encourages affordable housing development in the New England Business Center, Highland Commercial – 128, Mixed Use – 128, and the adjacent Industrial District, located in the area North of Kendrick Street bounded by Kendrick Street, the Charles River, Central Avenue, and the Route 128 right of way. Additionally, the areas around Avery Square – specifically the Hillside Avenue Business District, Avery Square Business District and the adjacent Industrial District – the Center Business District and Chestnut Street Business District are appropriate areas, all as shown on the attached Priority Map. (See Priority Areas Map)

DESIGN

The Town recognizes that many factors determine appropriate design. The following points are general guidance for developers to consider in designing their projects. The Town understands that each project is different and that some of the following points may not apply in particular cases.

- **Make every reasonable effort to comply with local regulations.** Minimize the number and extent of waivers required for height, setback, or other requirements. Under Chapter 40B, waivers of local rules and regulations are not “automatic.” Rather, the Town’s responsibility is to consider waiving requirements that would make a project uneconomic to build. It is the applicant’s burden to demonstrate the need for each requested waiver.
- **Orient buildings toward the street wherever possible.** A portion of the project should continue the neighborhood street front. Orientation for other considerations such as solar access should also consider general site orientation to the street. Developers should choose design solutions that serve the interests of the site, sustainability, and preservation of the character of the neighborhood.
- **Pay attention to design elements found in the neighborhood, and make use of them where possible to help developments fit with the neighborhood.** The design should be as consistent as possible with the existing building frontage in scale and character. Use existing topography where possible to minimize the impacts of the massing of the new construction on adjacent properties.
- **Locate off-street parking to the side and rear of buildings.** This will help to ensure that buildings and landscaping, not parking, define views from the road.

DENSITY

In the single residence districts, the Town wants to limit affordable housing development to a density of eight to ten units per acre. Higher densities (up to twenty-four units per acre) in apartment-zoned parcels and sixteen units per acre in other zones will be considered. Densities exceeding twenty-four units per acre will be considered on an individual case basis in the Kendrick/Fremont area (see Specific Locations).

Density of Permitted Chapter 40B Developments in Needham (Sample)

Project name	Address	Number of units	Total area (acre)	Units/acre
Rental Project				
Charles River Landing	300 Second Avenue	350	7.94	44.1
Nehoiden Glen	1035, 45 & 55 Central Avenue	61	4.6	13.3
Condominium Project				
Suites of Needham	797 Highland	8	0.61	13.1
Craftsman Village	21 High Street	6	0.61	9.8
High Cliff Estates	199 St. Mary Street	12	1.46	8.2
Browne - Whitney Place	207-213 Garden St.	6	0.62	9.7
Junction Place	32 Junction Street	5	0.26	19.2

Source: Needham Planning Department

HISTORIC PRESERVATION

Preserve historically significant buildings and features. Buildings listed in the State Register of Historic Places or the Massachusetts Cultural Resources Inventory System (MACRIS) are presumed to be significant, but other buildings not listed may be significant as well. Developers should consult with the Needham Historical Commission if their site includes an existing older building *before* submitting a Project Eligibility application to MassHousing or another Subsidizing Agency.



MIXED USE/VILLAGE DEVELOPMENT

Developers are encouraged to:

- Provide housing that is oriented to encourage and take advantage of public transportation.

- Reuse and redevelop existing buildings, e.g., older commercial, industrial, or institutional facilities, and
- Provide housing in mixed-use buildings, provided the location is zoned for compatible business uses.

ENVIRONMENTAL CONSIDERATIONS

- **Use environmentally responsible design**, whether Leadership in Energy and Environmental Design (LEED) certification or other generally accepted standards, taking steps to minimize adverse impacts on natural resources, conserve water and energy, use native plants, and use green building construction materials.
- **Incorporate landscaping treatments** that will help to blend the project with surrounding area, including retaining mature trees and existing vegetation where possible.
- **Take active steps to protect nearby wetlands and other open space**, including resource areas covered by the local wetlands bylaw even if not required by the Massachusetts Wetlands Protection Act.
- **Minimize impervious surfaces.**

NEIGHBORHOOD SUPPORT

Developers are encouraged to work with residents of affected neighborhoods. It is a favorable consideration for developers to address reasonable neighborhood concerns.

LOCAL PREFERENCE

To the maximum extent allowed by law, the Town wants local preference observed in tenant and buyer selection, including affordable housing lotteries. Local preference means:

- At least one member of the household currently lives in Needham;
- At least one member of the household works for the Town of Needham, or for a business or non-profit organization located in Needham; or
- The household includes at least one student attending the Needham Public Schools through the METCO Program.

State policies or other requirements may limit or preclude local preference for a specific development. However, the Town expects developers to advocate and make reasonable efforts to secure applicability of local preference for their projects.

OTHER PUBLIC BENEFITS

Provide other public benefits in addition to affordable housing, e.g., 1) pass-through easements to adjacent public properties and open space; 2) streetscape improvements; or 3) pedestrian linkages.

PROCEDURES

A. PRE-APPLICATION PHASE

When planning to apply for a comprehensive permit, an applicant should meet with Town staff and some of the Town boards at the earliest possible point in the planning process. These discussions should occur **before filing a Project Eligibility application** with MassHousing or another subsidizing agency. Many problems that occur during the permitting process can be reduced or avoided altogether if applicants take the time to consult with local officials and accommodate reasonable requests while a project is still at the conceptual stage. Furthermore, early consultation can help make local review of Project Eligibility applications much smoother.

KEY STEPS

- **Meet with the Director of Planning and Community Development** to discuss plans for the site. Ask about the site's history, the neighborhood, other recent developments and developments in the pipeline nearby, and issues that might cause concern for Town boards.
- **Meet with the Town's Development Review Team (DRT)**, and be open to input and guidance from Town staff. They have technical information that the applicant will need in order to plan the site and prepare for the meetings with Town boards. In addition to the Director of Planning and Community Development, the DRT includes the Assistant Town Manager/Operations, Building Commissioner, Director of Conservation, Director of Economic Development, Director of Public Works, Town Engineer, Highway Superintendent, Water and Sewer Superintendent, Chief of Police, Fire Chief, and Director of Public Health. A meeting with the DRT is an efficient way to obtain feedback about many aspects of the project without having to attend individual appointments with department heads.
- **Have a preliminary meeting with the Design Review Board (DRB)**. The degree to which proposed buildings fit with surrounding development will weigh heavily in how a comprehensive permit application is received in Needham. The DRB can help applicants explore possibilities for building design, landscaping treatments, exterior lighting, and so forth, depending on the site and the types of housing you intend to construct.
- **Have a preliminary meeting with the Conservation Commission** if the project will require approval under the state Wetlands Protection Act, G.L. c. 131, s. 40 and/or any waivers under the Needham Wetlands Bylaw. Chapter 40B developments that affect wetland resource areas usually require an Order of Conditions under G.L. c. 131, s. 40, but the local wetlands bylaw, like other local regulations, falls under the purview of the ZBA. It is in your interests to comply with the local wetlands bylaw because doing so may reduce the number of waivers you need in order to construct your project. You should not assume the ZBA will grant local wetlands bylaw waivers simply because you ask for them.

- **Meet with the Needham Historical Commission** if your project involves substantial alterations to or demolition of a historically significant building. (See Section III, Historic Preservation)
- Meetings with the DRB, the Conservation Commission, and other Town boards and committees are subject to the Open Meeting Law.
- The Town cannot require applicants to discuss the project with neighbors, but it is to the developers' advantage to do so as soon as possible - certainly before applying for a Project Eligibility letter (see below).

Pre-application consultations will not lead to any binding decisions. The purpose of the meetings is to give the applicant a chance to present the proposal for the property and to obtain information from the Town, and to give the Town a chance to learn about the proposed plans. If the ZBA is represented at any of these meetings, the ZBA member who participates will speak only as an individual, not in an official capacity as a ZBA member.

B. ELIGIBILITY TO APPLY FOR A COMPREHENSIVE PERMIT

The following prerequisites must be met by anyone applying for a Chapter 40B comprehensive permit:

- The applicant must have site control, such as a deed, purchase and sale agreement, or option to purchase;
- The applicant must be a public agency, non-profit organization, or limited dividend organization; and
- A housing subsidy program must have determined that the proposed project is fundable.

This third requirement means that developers have to obtain a pre-application eligibility letter from an agency that subsidizes low- or moderate-income housing. Doing so requires filing an application to a housing subsidy program. In most cases, MassHousing will be the housing subsidy agency that issues a **Project Eligibility** determination, but DHCD, the Massachusetts Housing Partnership (MHP), and MassDevelopment also subsidize low- or moderate-income housing and issue project eligibility letters. Furthermore, developers wishing to build under a Local Initiative Program (LIP) comprehensive permit must obtain a project eligibility determination from DHCD - with approval of the Needham Board of Selectmen.

Once an applicant submits a Project Eligibility application to MassHousing, the Board of Selectmen will be notified. MassHousing will request local comments within 30 days. In Needham, the Board of Selectmen seeks comments from Town departments and other Town boards, and compiles all comments received into a single submission to MassHousing.

Depending on the project (mainly the project's size, location, and density), the Board of Selectmen may convene a meeting with representatives of other Town departments and committees in order to facilitate a conversation about the proposed development. Applicants will be afforded an opportunity to be heard, and may be invited to make a presentation and respond to questions.

C. APPLICATION, REVIEW, AND DECISION PROCEDURES

This section of the Guidelines summarizes the key features of Needham's comprehensive permit process. In accordance with Chapter 40B, however, the ZBA has adopted **Comprehensive Permit Rules**. An applicant should review the ZBA's Rules (Appendix A). If there is a conflict between these Guidelines and the ZBA's Rules, the latter will control. An application will not be deemed received until all the information required by the ZBA Rules is provided and the required fee is paid.

- Within 7 days of the receipt of the comprehensive permit application, the ZBA must distribute copies of the application to all Town departments, boards, and committees with a role in the review process. In Needham, this means the Planning Board, Design Review Board, Conservation Commission, Board of Health, Public Works Department, and Board of Selectmen. (This is why pre-application meetings may be helpful both to the applicant and the participating Town officials.)
- Within 14 days of receipt of the comprehensive permit application, the public hearing must be advertised, with proper legal notice and proper notice to abutters. (Applicants will be responsible for the cost of publishing the legal notice and mailing the notice to abutters.)
- Within 30 days of receipt of a complete comprehensive application, the ZBA must open the public hearing unless the applicant grants permission in writing to hold the hearing at a later date.
- Within 15 days of opening the public hearing, the ZBA must determine whether it wants to deny an application on one or more of the grounds identified in DHCD's Chapter 40B regulations at 760 CMR 56.03(1), following procedures under 760 CMR 56.03(8). The ZBA must provide written notice to the applicant and to DHCD.
- Within 15 days of receiving the ZBA's notice, the applicant must file a written response with DHCD if she/he wants to challenge the ZBA's assertion that it can deny the application. The applicant must provide a copy of that response to the ZBA.
- Within 30 days of receiving the applicant's appeal, DHCD must issue a decision. DHCD's failure to issue a timely decision will result in a determination in favor of the ZBA.

- Unless the applicant provides written consent, the ZBA cannot extend the public hearing beyond **180 days** of the initial hearing date. The 180 day limit assumes that the applicant will make timely submissions of materials reasonably requested by the ZBA.
- The ZBA must render a decision - a denial, approval, or approval with conditions - within **40 days** of the closing of the public hearing, unless the applicant agrees in writing to an extension.
- If the ZBA denies the permit or approves the permit with unacceptable conditions or requirements, the applicant has the right to appeal to the Housing Appeals Committee within **20 days** after the written decision has been filed with the Town Clerk. Similarly, any person aggrieved by the ZBA's issuance of a comprehensive permit may appeal in court within **20 days** of the date that the decision is filed with the Town Clerk.

MANAGING THE PROCESS

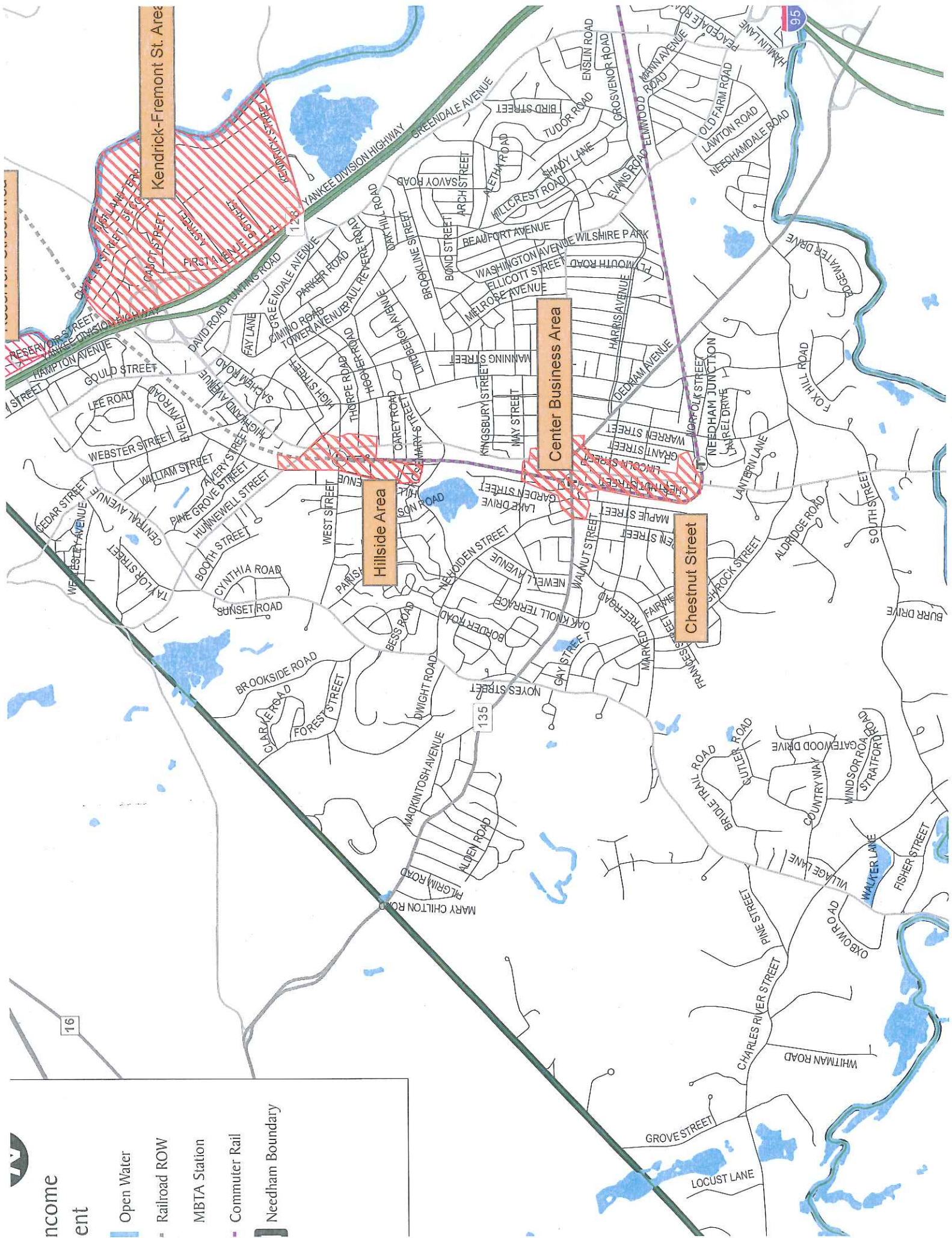
- The ZBA requires enough information to understand the physical characteristics of the site, the health, safety, and welfare impacts of the project, and the impact on the neighborhood. The ZBA's minimum application requirements are designed to provide this information at the outset. A **complete comprehensive permit application** will help to minimize delays in the permitting process.
- The ZBA strongly encourages that applicants meet with the neighbors in advance of the first public hearing to explain the proposed project and receive input that will make the project more acceptable to the neighbors.
- In addition to considering the contents of an application, the ZBA may conduct a **site visit** in order to understand the site and neighborhood conditions, the proposed site plan and building design, and the location of abutters who will be most affected by the proposed development.
- Depending on the issues involved with the site or the proposed development plan, the ZBA may hire qualified **peer review consultants** to assist with the review process. The applicant will be responsible for paying the reasonable cost of these services. Needham has adopted the provisions of G.L. c. 44, s. 53G, so the applicant will be asked to deposit funds in an escrow account that the ZBA can use to pay the peer review consultants.
- The ZBA may ask the applicant to participate in **work sessions** in order to examine specific issues in a setting less formal than that of a public hearing. Work sessions are advisory; they do not constitute an extension of the public hearing. The sessions would be announced at the public hearing and posted as public meetings under the Open Meeting Law so that interested people can attend and observe. No substantive decisions can be made at work sessions, however. At the next public hearing, one of the attendees will provide the full ZBA with a report about matters discussed at the work sessions. The ZBA has the discretion to

hire a third party mediator to facilitate these meetings, to be paid for by the Applicant or through the use of a consultant with experience in Chapter 40B at no cost, through the Massachusetts Housing Partnership program.

- In its discretion, the ZBA may defer to the Town Manager to assemble a mitigation team or committee to negotiate with you for mitigation to address the impacts of your project on traffic, infrastructure, public facilities, or public services. At the conclusion of its work, the mitigation team will make recommendations to the ZBA for conditions to be incorporated in the comprehensive permit decision.
- If the applicant and the ZBA cannot reach agreement about project changes the ZBA has requested, the applicant will be asked to prove that the requested changes will make the project uneconomic. This means the applicant will need to submit a development pro forma for the ZBA's review, and the ZBA may decide to hire a peer review consultant to examine the pro forma and its assumptions.

HOW TO PREPARE

- The ZBA will close the public hearing when all relevant information has been received and all parties have had opportunity to present their issues. After closing the hearing, the ZBA will deliberate and reach a decision.
- The ZBA has three members and two associate members. One or more of the associate members may participate in the public hearing. The affirmative vote of two persons of a three person panel is required to render a decision. The panel to render a decision will normally be the three members of the ZBA. If any regular member has not attended all sessions of the public hearing or is otherwise unavailable, the Chairman will designate an associate member to serve on the panel to render a decision.
- The ZBA will review the waivers the applicant has requested in the application. The ZBA will normally grant waivers that will allow an affordable housing development to go forward, assuming the project's impacts can be mitigated in a manner that protects the Town and surrounding neighborhood. However, applicants should not assume that all of the requested waivers will be granted. The applicant has the burden to demonstrate that the waivers are essential for constructing the project.





income
ent



Open Water



Railroad ROW



MBTA Station



Commuter Rail



Needham Boundary

FRIEZE CRAMER ROSEN & HUBER LLP
C O U N S E L L O R S A T L A W

60 WALNUT STREET, WELLESLEY, MASSACHUSETTS 02481
781-943-4000 • FAX 781-943-4040

ROY A. CRAMER
781-943-4030
RAC@128LAW.COM

January 20, 2015

BY HAND

LNewman@needhamma.gov
Ms. Lee Newman, Planning Director
Town of Needham
500 Dedham Avenue
Needham, MA 02492

Re: Normandy Nine Owner, LLC
 Development Review Team Meeting
 Proposed Chapter 40B Project
 A Street and Second Avenue, Needham, MA

Dear Lee:

I represent Needham Nine Owner, LLC, the present owner of the former General Dynamics property comprised of approximately 27.25 acres in the New England Center Business District and an affiliate of Normandy Real Estate Partners. Needham Nine Owner, LLC is proposing to subdivide the former General Dynamics property to create a new parcel of approximately 4.77 acres (approximately 207,696 square feet) at the corner of A Street and Second Avenue. Needham Nine Owner, LLC will enter into a joint venture with an entity with substantial Chapter 40B experience to redevelop the 4.77 acre parcel into a 400-unit Chapter 40B rental residence. The residential building will contain six floors (although a portion of the building will step down to five floors). The total floor area of the building will be approximately 458,000 square feet. Attached to the residential building will be a four-level parking garage for approximately 575 vehicles. There will also be nine (9) surface parking spaces near the main entrance of the building for visitors. The anticipated unit mix is the following:

- a) Studio (52 units)
- b) One bedroom (121 units)
- c) One bedroom with den (39 units)
- d) Two bedroom (113 units)
- e) Two bedroom with den (35 units)
- f) Three bedrooms (40 units)

for a total of 400 units.

Ms. Lee Newman, Planning Director

January 20, 2015

Page 2

The building will have an inner courtyard as well as a second inner courtyard and pool area.

The garage will be accessed (a) from the south side of the building adjacent to the main entrance to the residence, and (b) a direct entrance from A Street. The site will be accessible from both First Avenue and Second Avenue.

As you are aware, the balance of the former General Dynamics property will be redeveloped as a commercial project. Some of the first floor space in that development will contain retail and other uses available for the convenience of the employees and visitors to the businesses in the commercial development and for residents of the residential project. It is also anticipated that the project will utilize the shuttle service to the Greenline presently available to other establishments in the New England Business Center.

Attached to this letter are a set of plans that more fully describe the proposed work.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Roy A. Cramer

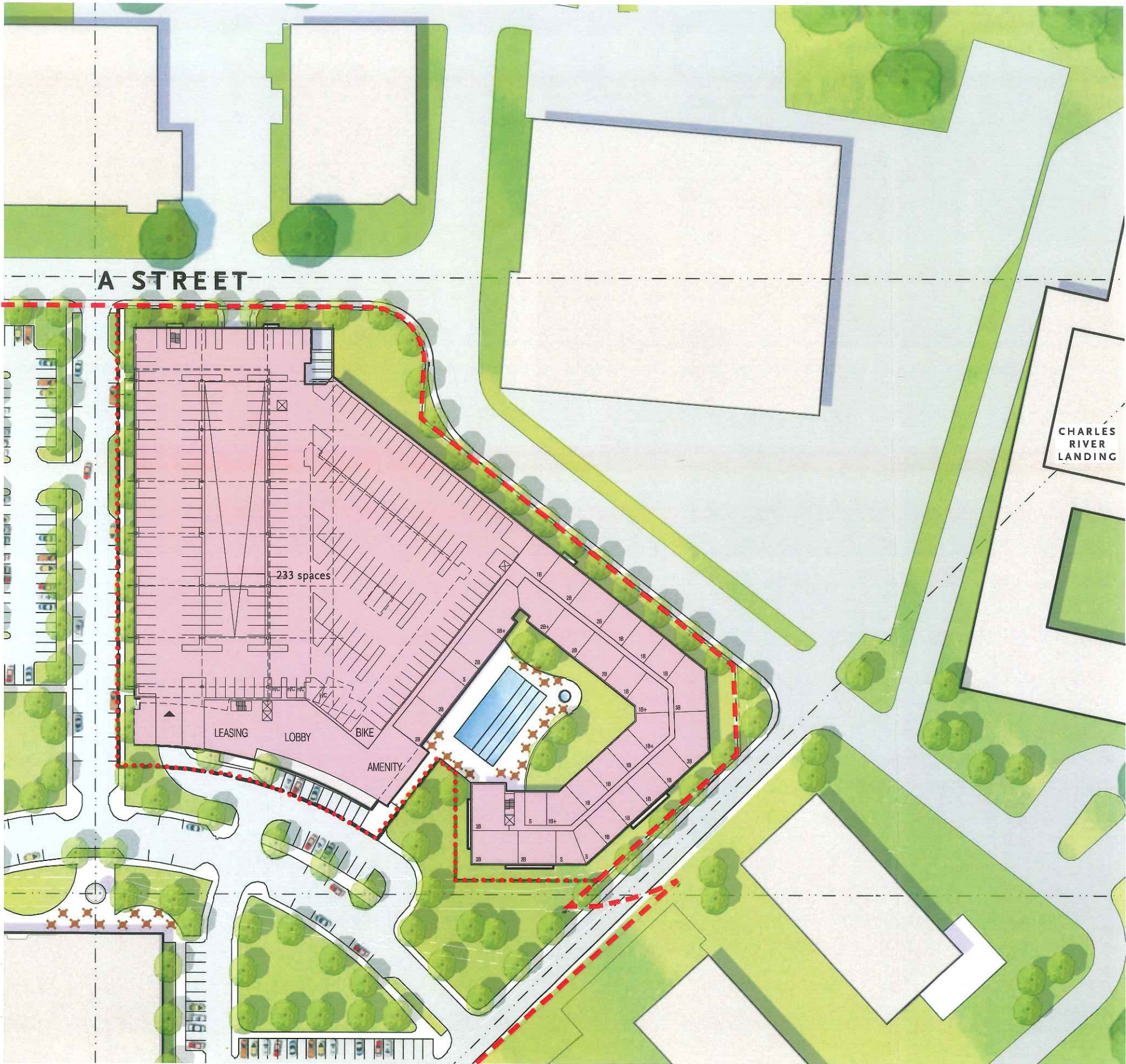
Off/Ret A	40,000 gsf (2 floors)
Office B	262,000 gsf (2 floors)
Office C	170,000 gsf (1 floor)
Res D	458,000 gsf (6 floors)

TOTAL:	930,000 gsf
Total Office	452,000 gsf
Total Residential	458,000 gsf
Total Retail	20,000 gsf

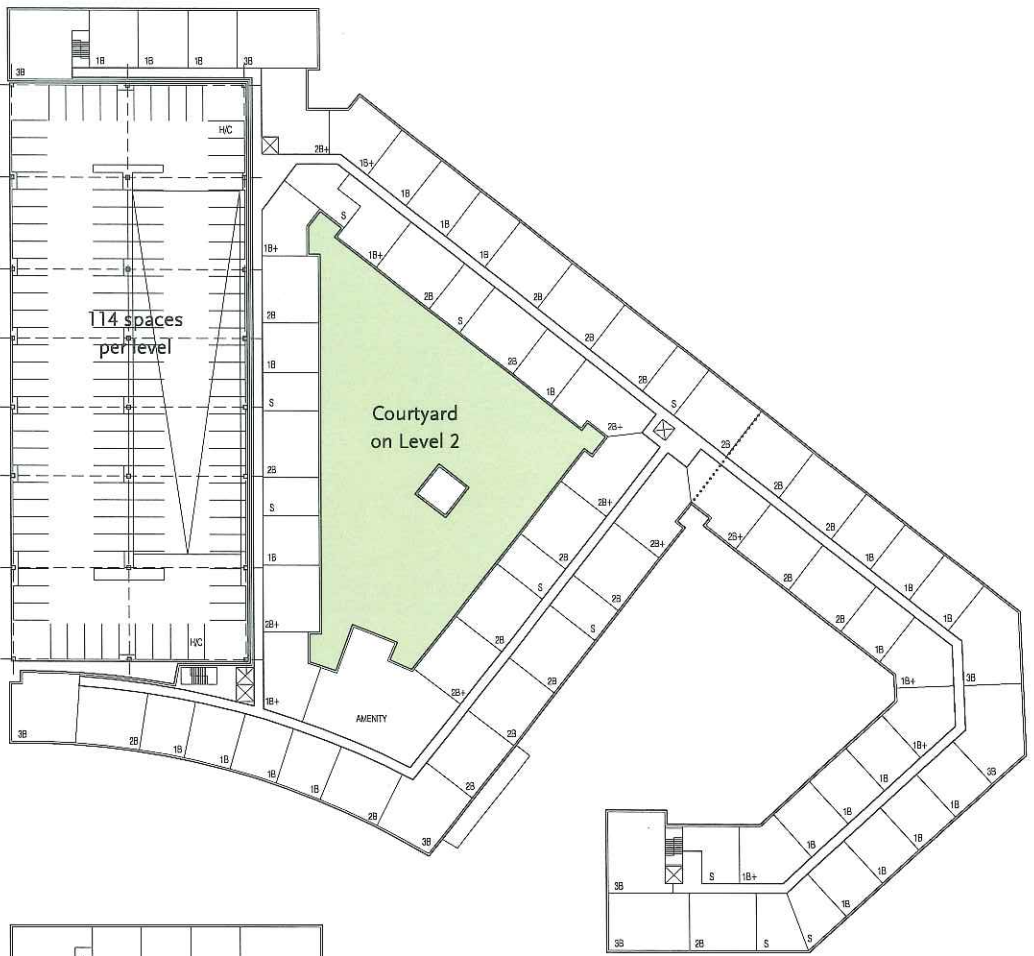
PARKING

Garage 1	966 cars (6 levels)
Garage 2	575 cars (4 levels)
Surface:	548 cars
TOTAL:	2,089 cars
Off	1,505 cars (3.33)
Res.	584 cars (400 res)

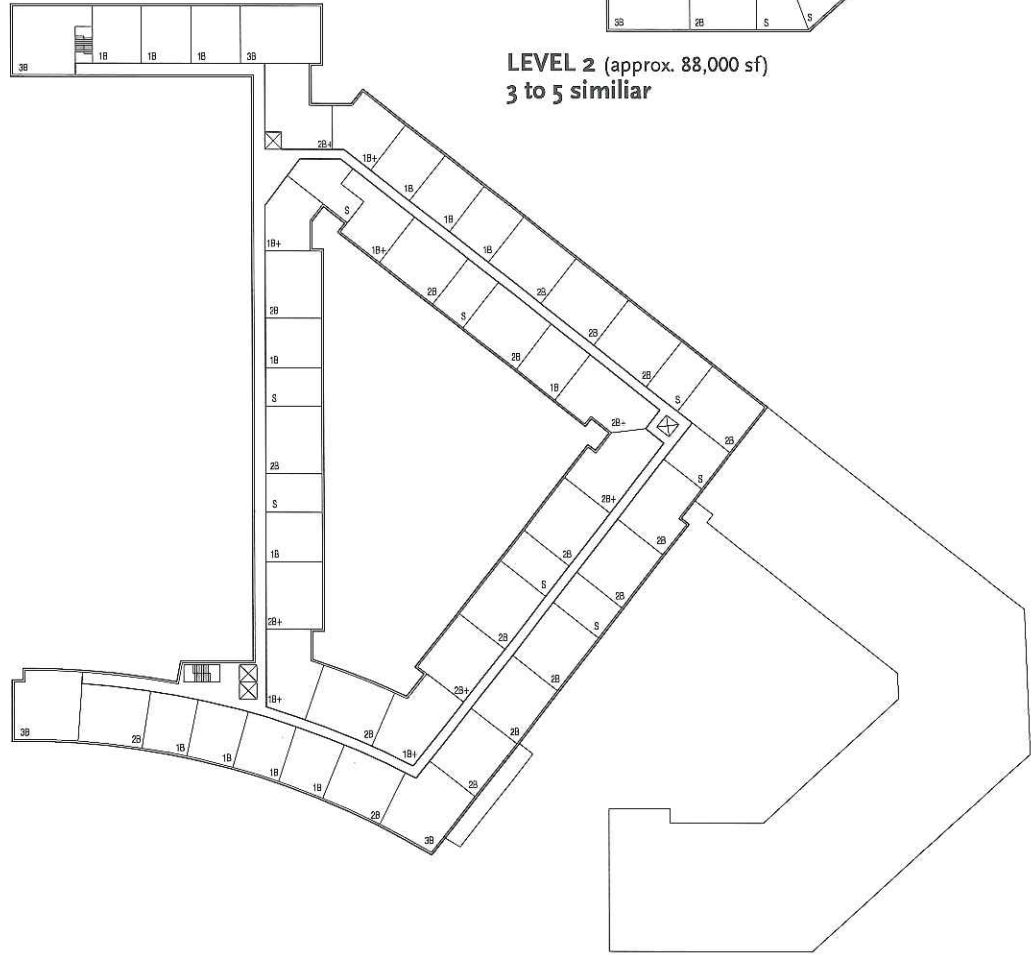




GROUND LEVEL (approx. 46,000 sf)



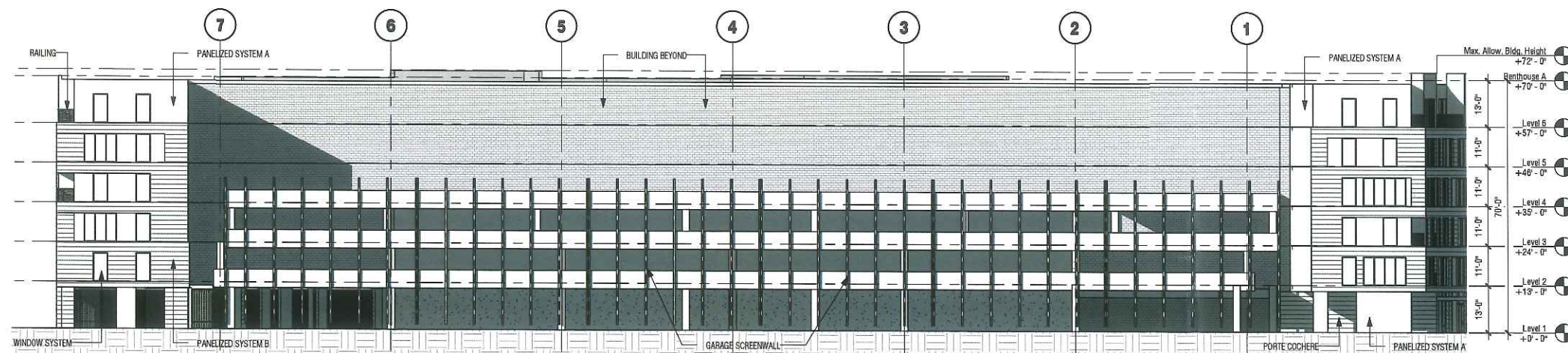
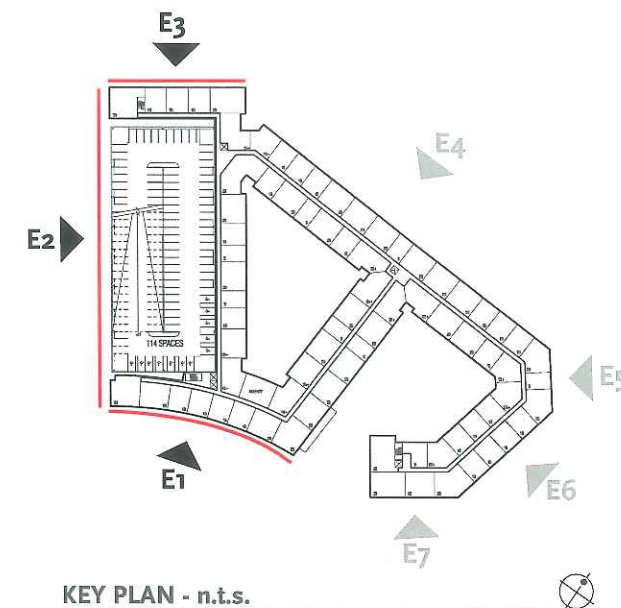
LEVEL 2 (approx. 88,000 sf)
3 to 5 similar



LEVEL 6 (approx. 60,000 sf)



E1 - SOUTH ELEVATION



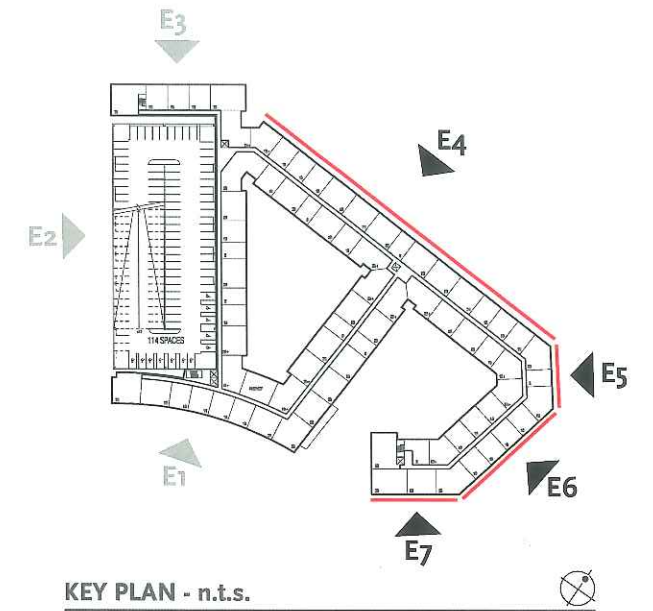
E2 - WEST ELEVATION



E3 - NORTHWEST ELEVATION



E4 - NORTH ELEVATION



KEY PLAN - n.t.s.



E5 - NORTHEAST ELEVATION

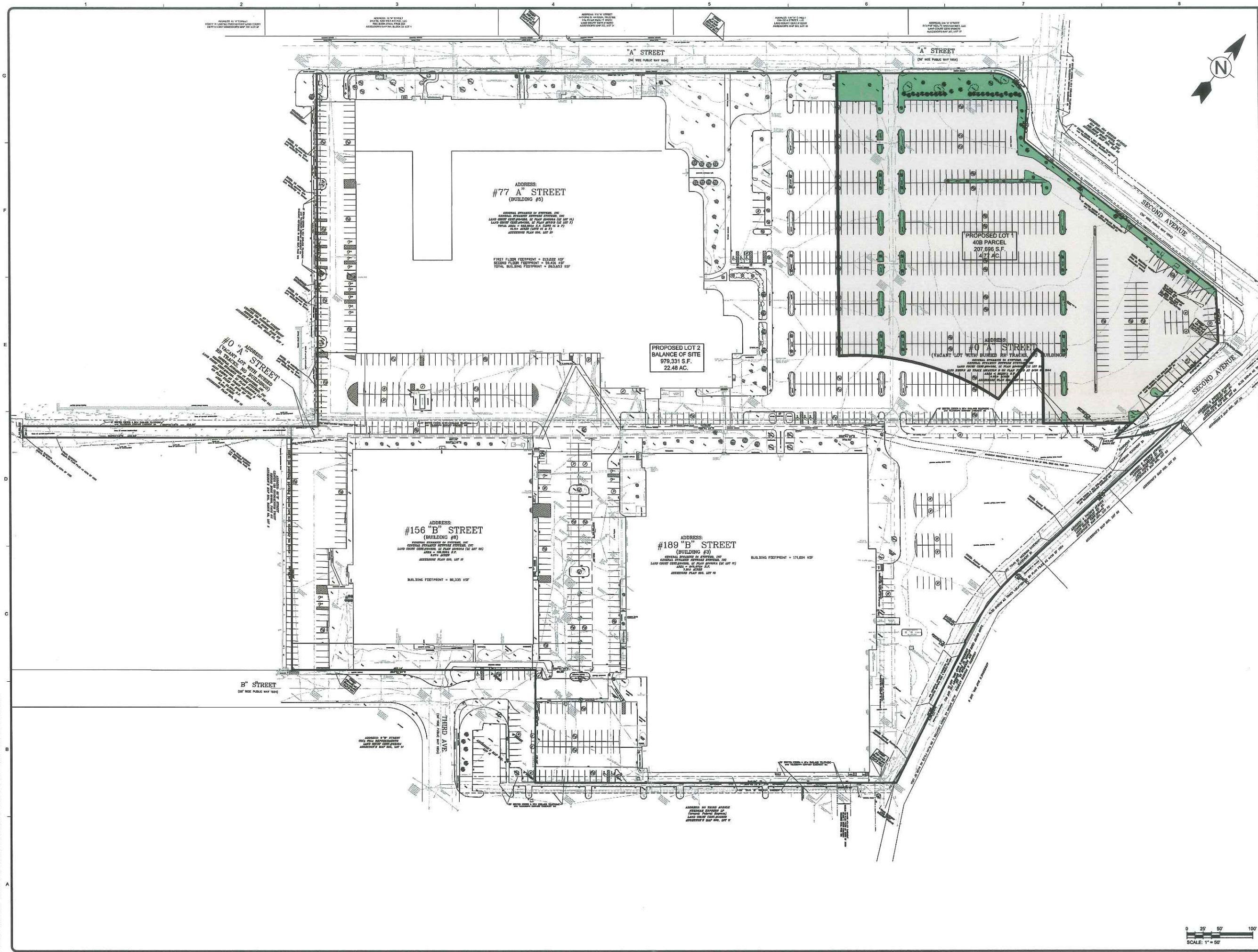


E6 - EAST ELEVATION



E7 - SOUTHEAST ELEVATION

1/2/2018 11:31:59 AM - P:\03813143-103813-1402\CAOSHEET\EXISTING CONDITIONS.DWG - PAPPAS, JUD



0 25 50 100
SCALE: 1" = 50'

MARK	DATE	DESCRIPTION	BY
1	1-21-15	DAT A BOARD OF SELECTION SUBMISSIONS	

Client: Barnaby Proj. Loc: Needham MA	Project No.: 143-103813-1402
Designed By: G.K.D.	Drawn By: J.L.P.
Checked By:	

2nd Avenue Residences
40B Development Plans
Existing Conditions Plan

1

Bar Measures 1 inch

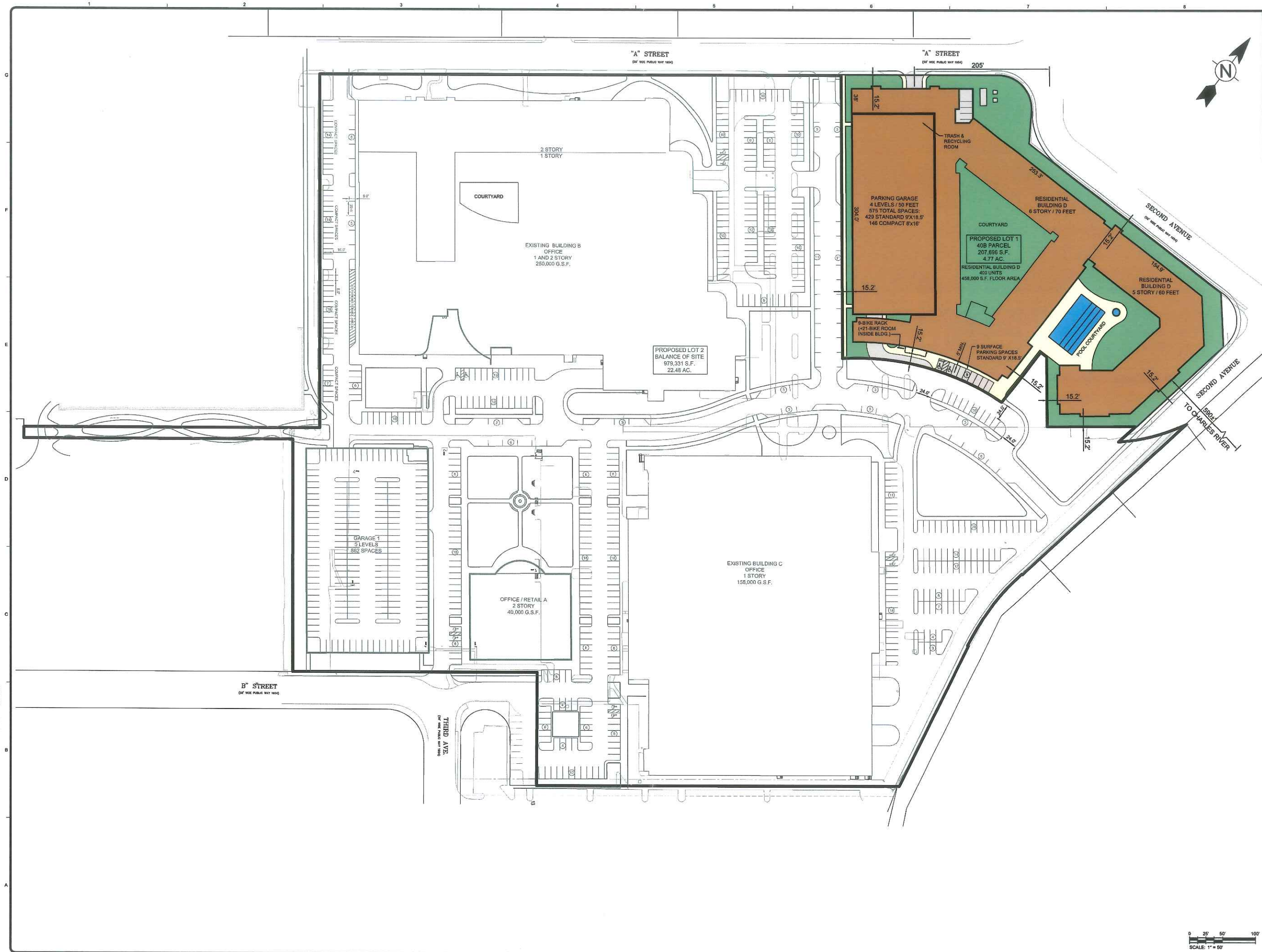
Copyright Tetra Tech



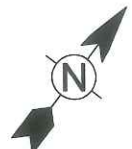
TETRA TECH

www.tetratech.com
One Court Street
Framingham, MA 01701
PHONE: (508) 882-2000 FAX: (508) 882-2001

1/21/2015 11:23:23 AM - P:\103813\143-103813-1002\CAD\SHEETFILES2 CONCEPT FULL BUILD CAMPUS.DWG - PAPPAS, JUD



0 25' 50' 100'
SCALE: 1" = 50'



TETRA TECH

www.tetratech.com
One Grant Street
Framingham, MA 01834
PHONE: (508) 893-2000 FAX: (508) 893-2001

MARK	DATE	DESCRIPTION	BY
1	1/21/15	D.R.T. & BOARD OF SELECTMEN SUBMISSIONS	

Client: Needham
Proj. Loc: Needham MA

Project No: 143-103813-14002

Designed By: G.K.D.

Drawn By: J.L.P.

Checked By:

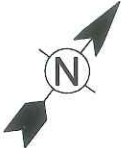
**2nd Avenue Residences
40B Development Plans**

Conceptual Full Build Campus Plan

2

Copyright Tetra Tech

Bar Measures 1 inch



- (1) FRONT, SIDE, REAR SIDEWAYS MAY BE REDUCED BY 25% BY SPECIAL PERMIT FROM PLANNING BOARD.
- (2) FLOOR AREA (F.A.R.) MAY BE INCREASED BY 25% TO 1.75 BY SPECIAL PERMIT FROM PLANNING BOARD.
- (3) MAXIMUM % LOT COVERAGE MAY BE INCREASED BY 25% TO 81.25% BY SPECIAL PERMIT FROM PLANNING BOARD.
- (4) MINIMUM OPEN SPACE MAY BE REDUCED BY 25% TO 18.75% BY SPECIAL PERMIT FROM PLANNING BOARD.
- (5) MAXIMUM BUILDING HEIGHT MAY BE INCREASED BY 25% TO 44 FEET BY SPECIAL PERMIT FROM PLANNING BOARD.
- (6) SECTION 5.1.2 **REQUIRED PARKING** OF THE ZONING BYLAW DOES NOT PROVIDE A REQUIRED NUMBER OF SPACES FOR MULTIFAMILY USES. HOWEVER, SECTION 5.1.4 **OFF-STREET PARKING REQUIREMENTS FOR MULTIFAMILY STRIPS** PROVIDES THAT THERE SHALL BE 1.5 SPACES PER UNIT FOR THE APARTMENT DISTRICT.
- (7) SECTION 5.1.3 (h) **COMPACT CARS** - OFF-STREET PARKING AREAS MAY BE DESIGNATED TO ALLOW UP TO A MAXIMUM OF 50% OF THE TOTAL NUMBER OF PARKING SPACES TO BE USED BY COMPACT CARS. COMPACT CAR SPACES SHALL NOT BE LESS THAN 8' X 16'.

[illegible]



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 2/10/2015

Agenda Item	Community Preservation Committee - Proposals Under Review
Presenter(s)	Lita Young, Chair Gary Crossen, Vice Chair Patty Carey, Director of Park and Recreation

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Ms. Young, Mr. Crossen and Ms. Carey will consult with the Board about the projects currently under review by the Community Preservation Committee for the 2015 Annual Town Meeting.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
Update only.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Information on Projects Under Review			

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

**TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE**

c/o Park & Recreation Department
500 Dedham Avenue, Town Hall
Needham, MA 02492
www.needhamma.gov/CPC

1. **Applicant:** Park & Recreation, Town Manager **Submission Date:** 12/1/14
2. **Applicant's Address, Phone Number and Email:** 3. **Purpose:**
(Please select all that apply)
- 500 Dedham Avenue
Needham, MA 02492
- Contact Name:** Cindy Chaston, Chairman
- ☐ Open Space
☐ Community Housing
☐ Historic Preservation
☐ Recreation
4. **Project Name:** Rosemary Pool
5. **Project Location/Address/Ownership (Control):**
178 Rosemary Street
Park and Recreation Commission
6. **Amount Requested:** \$ 1,000,000
7. **Estimated Total Project Cost (If Different):** \$ 10,600,000
8. **Critical Dates: (If Applicable)** Current DEP Permit expires September, 2018. (date under review)

- continued -

Project Name: Rosemary Pool**9. Project Summary: In 100 words or less provide a brief summary of the project:**

Park and Recreation, with the PPBC, completed a feasibility study of Rosemary Pool and the surrounding property. Reviewing several options with public input on all options, the Commission has chosen to rebuild the pool at the current site, though the initial stage of design would need to help with the decision on the specific location at Rosemary. The pool would be outdoors and seasonal, but other options on the site will be useable in fall and spring, and possibly winter. The building would remain but the interior would be renovated, providing required spaces for operating a pool bathhouse, plus a large programming room that would be used for the pool and other seasons. Parking lot improvements would also include stormwater improvements to the site. A secondary project is envisioned to improve the trails to the adjacent camp property.

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

The Town of Needham has had a public outdoor swimming at Rosemary since the 1930's. In the late 1960's, it was determined the lake did not meet water quality standards for swimming, so the pool was built as a temporary measure in 1972 to continue to have a public swimming site. Through maintenance, the life has been extended, and all water quality standards required by state regulations are met. A DEP permit is required to annually draw down the lake to clean and paint the pool to meet health regulations, but after September 2018 (date under review), an annual spring permit will not be granted. The new pool will not require the annual draw down. The location near the Town center and near public transportation, as well as the scenic setting makes it a desirable choice of residents. The study reviewed the option of returning the lake to swimming quality, but it was not a chosen option due to the decades of work required to achieve the goal, plus the cost. It would remain challenging to continue to meet the water quality standards for swimming.

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.

**TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE**
c/o Park & Recreation Department
500 Dedham Avenue, Town Hall
Needham, MA 02492
www.needhamma.gov/CPC

- continued -

Project Name: Newman Athletic Fields Renovation

9. Project Summary: In 100 words or less provide a brief summary of the project:

Weston & Sampson has worked with representatives of the School Department, DPW, Conservation Department, and Park and Recreation Department over the past year to develop design plans for the renovation of the athletic fields in the back of the Newman School, including two 60' diamonds and a large multi-purpose field. The reconstruction would involve elevating the level of the fields, the addition of drainage, new irrigation system, backstops and fencing, a walking path around the fields, and small amenities. The improved fields will drain appropriately into the adjacent wetlands, allowing for full use by the students at the Newman School, the afterschool programs, Needham High athletics, and youth sports organizations.

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

The Newman school has the largest elementary school population. The outdoor areas are used for physical education and recess. Too often, the athletic field areas are not usable as they are too wet and do not drain properly. The improved fields will be available more often, and the walking path can be incorporated into the educational program and be used by residents and for special events, including Relay for Life. The field areas will be used by after school programs, including Needham High Athletic club teams such as Ultimate Frisbee and rugby. Youth organizations would have regular use for baseball, soccer or other sports that use diamonds or multi-purpose fields. Design work is also underway for improvements to the adjacent Eastman Conservation Area, and a funding request is being submitted separately.

Note: *This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.*

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE
c/o Park & Recreation Department
500 Dedham Avenue, Town Hall
Needham, MA 02492
www.needhamma.gov/CPC

1. **Applicant:** School Department
DPW, Park and Recreation
- Submission Date:** 12/1/14
2. **Applicant's Address, Phone Number and Email:**
- 1330 Highland Avenue
Needham, MA 02492
- Contact Name:** Dan Gutekanst,
Superintendent
3. **Purpose:**
(Please select all that apply)
- ☐ Open Space
☐ Community Housing
☐ Historic Preservation
☐ Recreation
4. **Project Name:** Eastman Conservation Area
5. **Project Location/Address/Ownership (Control):**
Newman School – 1155 Central Avenue
School Committee
6. **Amount Requested:** \$ 800,000
7. **Estimated Total Project Cost (If Different):** \$
8. **Critical Dates:** (If Applicable)

- continued -

Project Name: Eastman Conservation Area

9. Project Summary: In 100 words or less provide a brief summary of the project:

Weston & Sampson has worked with representatives of the School Department, DPW, Conservation Department, and Park and Recreation Department over the past year to develop design plans for the renovation of the trail system known as the Eastman Conservation Area at the Newman School. The reconstruction would involve creating an accessible path from the school to the trails, rebuilding of boardwalks using helical piles, restoring the meadow, and creating an outdoor classroom space.

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

Needham Public Schools' Science Center is located at the Newman School, but provides science education programs to all schools. Most grades visit the Eastman Conservation Area for specific curriculum projects, having access to a pond, meadow, wetlands, rock outcroppings, and wildlife to name just a few. This project permits the Science Center to continue to provide quality science based programs to all students. The design work was done in combination with the Newman Athletic Fields project, to insure that both areas can be used without conflict.

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE
c/o Park & Recreation Department
500 Dedham Avenue, Town Hall
Needham, MA 02492
www.needhamma.gov/CPC

1. **Applicant:** Park & Recreation, Town Manager **Submission Date:** 12/1/14
DPW

2. **Applicant's Address, Phone Number and Email:** 3. **Purpose:**
(Please select all that apply)

500 Dedham Avenue
Needham, MA 02492

Contact Name: Cindy Chaston, Chairman

- ☐ Open Space
☐ Community Housing
☐ Historic Preservation
☐ Recreation

4. **Project Name:** Mills Field Improvements

5. **Project Location/Address/Ownership (Control):**

Gould Street, Hampton Avenue, Ellis Street

Park and Recreation Commission

6. **Amount Requested:** \$ 510,000

7. **Estimated Total Project Cost (If Different):** \$

8. **Critical Dates:** (If Applicable)

- continued -

Project Name: Mills Field Improvements

9. Project Summary: In 100 words or less provide a brief summary of the project:

The purpose of this project is to provide safety and aesthetic improvements to the park. These improvements include: (a) create new parking area at circular drive (approx 20 spaces) and parking along Hampton Avenue (approx 10 spaces), and add an area of permeable pavers along existing parking on Ellis Street; (b) improve basketball court, including surface, lining, poles and backboards; (c) add modular construction restroom building; (d) replace sod on 60' diamond; (e) replace picnic tables, bike rack, grill; (f) add Xeriscape gardening. Prior projects *already completed* include: tennis court replacement, playground replacement, safety fencing between baseball and tennis, replacement of backstop and outfield fencing, addition of fencing around playground, painting of dugouts, and installation of batting cage and scoreboard.

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

Mills Field is located in Needham Heights. It is adjacent to a business district, with homes located on three sides, some immediately adjacent to the park. Other parks are located more than a mile away, including Cricket Field, the Eliot School and DCR's Hemlock Gorge. The park is located near public transportation. These final improvements to the park will keep it a vital asset to the nearby neighborhoods. Amenities include a 60' baseball diamond, 4 tennis courts, the Needham Rockets playground donated by Parent Talk in honor of Needham astronaut Suni Williams, a full size basketball court, picnic area, and shaded open space used by many residents. The parking improvements will insure that neighbors are not blocked from their driveways and emergency vehicles will have full access to the park.

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible, you will be requested to supply additional information by February 1.

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE
c/o Park & Recreation Department
500 Dedham Avenue, Town Hall
Needham, MA 02492
www.needhamma.gov/CPC

1. **Applicant:** Conservation Department **Submission Date:** 12/1/14
2. **Applicant's Address, Phone Number and Email:**
- 500 Dedham Avenue
Needham, MA 02492
(781) 455-7550 x248
mvarrell@needhamma.gov
Contact Name: Matthew Varrell, Director of
Conservation
3. **Purpose:**
(Please select all that apply)
- ☒ Open Space
☐ Community Housing
☐ Historic Preservation
☒ Recreation
4. **Project Name:** Ridge Hill Loop Trail (Student Conservation Association)
5. **Project Location/Address/Ownership (Control):**
Ridge Hill Reservation – 463 Charles River Street (Conservation Commission)
6. **Amount Requested:** \$ 10,000
7. **Estimated Total Project Cost (If Different):** \$
8. **Critical Dates:** (If Applicable) Project to occur in July/August of 2015 or May/June 2016.

- continued -

Project Name: Ridge Hill Loop (Student Conservation Association)**9. Project Summary: In 100 words or less provide a brief summary of the project:**

The Conservation Department is requesting funds in order to engage the Student Conservation Association (SCA; <https://www.thesca.org/>) for a 10-day project in calendar year 2015 or 2016. The SCA's mission is "to build the next generation of conservation leaders and inspire lifelong stewardship of the environment and communities by engaging young people in hands-on service to the land." The goal is to engage SCA for several potential projects, with the primary project being construction of the Ridge Hill Loop Trail. This trail is listed as a potential new trail in the Town of Needham Trails Master Plan. Located in the north-westernmost portion of Ridge Hill, this proposed loop trail would create a large turnaround for the northernmost extension of the Esker Trail. The completion of the loop trail is a high priority for the Conservation Commission because creation of the loop would provide a destination trail with an obvious circuit at the end of the Esker Trail. As time and resources allow, the hope would be to involve SCA in other projects at Ridge Hill (invasive species control, trail clean-up, kiosk construction, etc.).

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

The primary benefit of engaging the SCA would be to build the Ridge Hill Loop Trail and further expand the trails system at Ridge Hill Reservation. Currently, the maintained portion of the Esker Trail ends at a three-way fork, with two of the branching trails terminating at abutting private property. The completion of the loop trail would better define the trail system, providing a safer and more attractive trail for recreational and health-minded users. A significant benefit of using the SCA for the loop trail projects (as well as other potential projects) is cost-efficiency. Currently, the Capital Request process is carrying \$15,000 for the construction of the Ridge Hill Loop Trail. By using the services of SCA, the project can be done for a much lower cost and potentially have other projects done as well. The other significant benefit is providing an opportunity for the student workers with SCA to gain valuable experience within the Town of Needham. The Conservation Department hopes to organize a volunteer work day for residents of the town to work with SCA to promote the project and collaboration.

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE
c/o Park & Recreation Department
500 Dedham Avenue, Town Hall
Needham, MA 02492
www.needhamma.gov/CPC

1. **Applicant:** Park & Recreation Commission, Submission Date: 12/1/14
Board of Selectmen, Town Manager
2. **Applicant's Address, Phone Number and Email:** 3. **Purpose:**
(Please select all that apply)
- 500 Dedham Avenue
Needham, MA 02492
- Contact Name: Cindy Chaston, Chairman
- ☐ Open Space
☐ Community Housing
☐ Historic Preservation
☐ Recreation
4. **Project Name: Design:** Canoe Launch Improvements
5. **Project Location/Address/Ownership (Control):**
South Street/Dedham Avenue
Park and Recreation Commission
6. **Amount Requested:** \$ 30,000
7. **Estimated Total Project Cost (If Different):** \$ TBD
8. **Critical Dates: (If Applicable)**

- continued -

Project Name: Design: Canoe Launch Improvements

9. Project Summary: In 100 words or less provide a brief summary of the project:

The purpose of this project is to design improvements to the existing canoe launch area on South Street, at the intersection with Dedham Avenue. The goal is to have the area remain in its natural state, but design improvements to make it easier to access the Charles River with canoes/kayaks, as well as add benches or picnic tables, and proper signage.

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

The Charles River is about 2/3rds of the Town of Needham's border with neighboring towns and is a major asset to the community. The Town's Open Space and Recreation Plan states as one of its major goals, "Expand access, promote awareness and support responsible stewardship of Needham's natural resources." Within that goal is an objective to expand access to and along the Charles River. This project would create better access to the river on land currently owned by the Town, for canoes and kayaks who can head towards Newton or Dedham, but also for people who would like to fish in the river. The MA Division of Conservation and Recreation has a small launch area at Red Wing Bay which is over near the border with Dover and will be adjacent to the future rail trail path.

The Park and Recreation Commission has had a long-term goal to improve access to the Charles River, and the Selectmen have recently set a goal to establish an easier to use canoe launch area.

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE
c/o Park & Recreation Department
500 Dedham Avenue, Town Hall
Needham, MA 02492
www.needhamma.gov/CPC

1. **Applicant:** Town Manager **Submission Date:** 12/1/14
2. **Applicant's Address, Phone Number and Email:**
- 1471 Highland Avenue
Needham, MA 02492
- Contact Name:** Kate Fitzpatrick
3. **Purpose:**
(Please select all that apply)
- ☐ Open Space
 - ☐ Community Housing
 - ☐ Historic Preservation
 - ☐ Recreation
4. **Project Name:** Design: Rail Trail Improvements
5. **Project Location/Address/Ownership (Control):**
- High Rock Street to Charles River and border with Dover
- MBTA ownership – Town holds 99 year lease for use of rail right of way for pedestrian path
6. **Amount Requested:** \$ 100,000
7. **Estimated Total Project Cost (If Different):** \$ TBD
8. **Critical Dates:** (If Applicable)

- continued -

Project Name: Design: Rail Trail Improvements

9. Project Summary: In 100 words or less provide a brief summary of the project:

The Town of Needham and the Bay Colony Rail Trail Association (BCRTA) have collaborated on the planning of this project for about five years. The CPC funded a feasibility study, and residents, including abutters to the abandoned rail line were asked for input multiple times over several years. With support of the community, a lease agreement was reached with the MBTA and BCRTA began an intensive fund-raising campaign. It is anticipated that this project will go out to bid over the winter and begin construction later in 2015 to create the approximate 1.7 mile trail from the Town Forest to the Charles River Peninsula.

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

Residents of Needham have continually expressed interest in having a variety of natural trails throughout the community. The pedestrian path or rail trail will be relatively flat, with a stone dust surface, providing access for people of all abilities, passing through the Town Forest, Farley Pond area, Red Wing Bay and ending at the Charles River Peninsula. BCRTA has raised \$115,000 for construction of this project, and the state is providing \$70,000 of funding. BCRTA also raised \$50,000 to help some abutters with privacy or safety screening. The current estimates for the re-sale value of the rails varies widely, and will be a major determination in the final cost of construction, so this funding would only be needed in the case that construction costs are higher than anticipated and other funding sources are not available.

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.

December 1, 2014

Ms. Lita Young, Chairperson
Ms. Patricia Carey, Staff
Community Preservation Committee
500 Dedham Avenue
Needham, MA 02492

Dear Lita and Patty,

Attached please find our application for Community Housing funds through the Community Preservation Committee process. Our planning efforts with local professionals and conversations with Town officials over the past year have led to our proposal for a new mixed-use building in Needham Center.

We look forward to working together with you and members of the Committee.

Sincerely yours,




Rich and Claudia Gatto

CPC USE ONLY:	
Application #	<u>FY 2015-8</u>
Qualifies:	_____
Does not qualify:	_____

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE
 c/o Park & Recreation Department
 500 Dedham Avenue, Town Hall
 Needham, MA 02492
 www.needhamma.gov/CPC

- Applicant:** Richard & Claudia Gatto **Submission Date:** December 1, 2014
- Applicant's Address, Phone Number and Email:**
 81-85 Chapel Street
 Needham, MA 02492
office - 781-444-0503
cell 781-727-4367
Contact Name:
 Richard Gatto
 rich@gattoagency.com
- Purpose:**
 (Please select all that apply)
☐ Open Space
☒ Community Housing
☐ Historic Preservation
☐ Recreation
- Project Name:** CHAPEL VILLAGE at Needham Center
- Project Location/Address/Ownership (Control):**
 81-85 Chapel Street, Needham, MA 02492
 Ownership: Richard & Claudia Gatto
 THE GATTO FAMILY LIMITED PARTNERSHIP
- Amount Requested:** \$ 400,000
- Estimated Total Project Cost (If Different):** \$ 4,115,254
- Critical Dates: (If Applicable)**
 (See Attached Development Schedule)

- continued -

CPC USE ONLY:	
Application #	_____
Qualifies:	_____
Does not qualify:	_____

Project Name:

9. Project Summary: In 100 words or less provide a brief summary of the project:

see attached

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

see attached

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.

CHAPEL VILLAGE at NEEDHAM CENTER

PROJECT SUMMARY

We will construct a new two and one half story building on the site at 81-85 Chapel Street, located directly opposite Needham Town Hall. The first floor space will be dedicated to retail businesses and the upper floors to eight residential apartments. Underground parking will be provided on site.

We have been encouraged by Needham Selectmen to pursue this project as a friendly 40-B development. Two of the eight apartments will be designated as affordable under the State guidelines, and the Town of Needham will be allowed to count all eight units toward its overall affordable housing inventory.

CHAPEL VILLAGE at NEEDHAM CENTER

COMMUNITY NEED and BENEFITS

The project will help realize Town Meeting's vision of downtown as a vibrant center for mixed use development, and will meet a growing demand for rental housing among both young people starting out and empty nesters seeking alternatives to larger single family homes.

Smart growth principles are inherent in the project, as direct access to the Needham Center commuter train will benefit the new residents and businesses. Increased pedestrian traffic will benefit existing Needham Center businesses also, and the Town of Needham will count eight more units toward meeting the goal of ten percent affordability.

PRELIMINARY
DEVELOPMENT & CONSTRUCTION
SCHEDULE

81- 85 CHAPEL STREET-NEEDHAM

<u>TASKS TO BE COMPLETED</u>	<u>ASSIGNED</u>	<u>TARGET DATE</u>
<u>YEAR 2014</u>		
DEVELOP GENERAL CONCEPT PLAN OPTION A: CONDOMINIUMS OPTION B: RENTAL PROPERTY	LUCIO	DONE
CREATE PRELIMINARY SITE PLAN A. PARKING/TRAFFIC/SIGHT LINES B. TRASH REMOVAL C. SNOW REMOVAL D. SITE DRAINAGE E. LIGHTING - BUILDING EXTERIOR F. SUFFICIENT UTILITIES/TIE-INS G. SIGNAGE	LUCIO	DONE
CREATE PRELIMINARY ZONING ANALYSIS LIST OF VARIANCES/WAIVERS THAT MIGHT MIGHT BE REQUIRED (IF ANY)	LUCIO	DONE
KEY ISSUES TO INITIAL MEETING REVIEW: ZONING DISTRICT LOCATION A. ADDRESS/PARCEL SIZE B. CHESTNUT STREET OVERLAY C. WETLAND RESOURCE AREA D. BUILDING JACKET REVIEW-OPEN PERMITS OR UNRESOLVED ISSUES - (BUILDING DEPT)	DEV TEAM	DONE
SET UP MEETING WITH TOWN PLANNER/ ECONOMIC DEV DIRECTOR/TOWN ENGINEER	RICH	DONE

PRELIMINARY
DEVELOPMENT & CONSTRUCTION
SCHEDULE

81- 85 CHAPEL STREET-NEEDHAM

<u>TASKS TO BE COMPLETED</u>	<u>ASSIGNED</u>	<u>TARGET DATE</u>
<u>YEAR 2014</u>		
MEET WITH TOWN PLANNER/ECONOMIC DEV DIRECTOR TO DISCUSS PROJECT CONCEPT	DEV TEAM	DONE
CREATE PRELIMINARY PROFORMA	RICH/JON	DONE
CREATE PRESENTATION PLANS: A. ELEVATIONS A. SITE PLAN B. FLOOR LAYOUT D. 3D MODELING	LUCIO	DONE
SUBMIT INITIAL CPC APPLICATION FOR ELIGIBILITY APPROVAL	DEV TEAM	DEC 1ST
MEET INFORMALLY WITH PLANNING BOARD	DEV TEAM	DEC 15 TH
MEET INFORMALLY WITH DESIGN REVIEW BOARD (DRB)	DEV TEAM	DEC 15 TH
MEET WITH POLICE/FIRE/DPW	DEV TEAM	DEC 31 ST
MEET WITH TOWN DEPT HEADS (ARRANGE DATE WITH TOWN)	DEV TEAM	JAN 5 TH
REVISE PLANS BASED UPON COMMENTS	LUCIO	JAN 7 TH
MEET WITH NEIGHBORS/ABUTTERS TO GARNER SUPPORT/ADDRESS CONCERNS	DEV TEAM	JAN 12 ^H

PRELIMINARY
DEVELOPMENT & CONSTRUCTION
SCHEDULE

81- 85 CHAPEL STREET-NEEDHAM

<u>TASKS TO BE COMPLETED</u>	<u>ASSIGNED</u>	<u>TARGET DATE</u>
<u>YEAR 2015-2016</u>		
<u>DESIGN REVIEW BOARD:</u>		
SUBMIT APPLICATION DIRECTLY		DEC 17 TH
<u>Year 2015</u>		
CREATE FINANCIAL PACKAGE FOR LENDERS	RICH/JON	JAN 14 TH
ASSEMBLE SITE APPROVAL APPLICATION FOR LIP PROCESS	DEV TEAM	JAN 14 TH
ASSEMBLE ADDITIONAL COMMUNITY PRESERVATION APPLICATION INFO	DEV TEAM	JAN 16 TH
SUBMIT LIP APPLICATION	DEV TEAM	JAN 21 TH
SUBMIT COMMUNITY PRESERVATION APPL	DEV TEAM	FEB 1 ST
MEET WITH COMMUNITY PRESERVATION	DEV TEAM	FEB 25 TH
DESIGN REVIEW BOARD APPROVALS	DEV TEAM	FEB 15 TH
SECURE NEEDHAM CPC APPROVAL	DEV TEAM	MARCH
SECURE LIP SITE APPROVAL LETTER		MARCH 1 ST
TOWN MEETING APPROVAL OF CPC FUNDS		APRIL-MAY
GEOTECHNICAL ANALYSIS OF SITE (IF NEEDED FOR GARAGE)	LUCIO	MAY 15 TH

PRELIMINARY
DEVELOPMENT & CONSTRUCTION
SCHEDULE

81- 85 CHAPEL STREET-NEEDHAM

<u>TASKS TO BE COMPLETED</u>	<u>TARGET ASSIGNED DATE</u>
<u>YEAR 2015-2016</u>	
<u>YEAR 2015</u>	
MEET WITH NEIGHBORS (UPDATE)	DEV TEAM MAY 20 TH
SUBMIT FOR COMPREHENSIVE PERMIT (40B)	DEV TEAM JUNE 1 ST
PUBLIC HEARING PROCESS (40B)	DEV TEAM AUG 15 TH
BEGIN ARCHITECTURAL/ENGINEERING PLANS	LUCIO AUG 15 TH
40B DECISION -- COMPREHENSIVE PERMIT	DEV TEAM AUG 30 TH
40B APPEAL PERIOD (20 DAYS)	DEV TEAM SEPT 20 TH
SUBMIT TO BANK FOR FINANCING	DEV TEAM SEPT 25 TH
DEMO PERMIT APPLICATION	DEV TEAM OCT 5 TH
A. SUBMIT TO BUILDING DEPT	
B. RODENT INSPECTOR REPORT	
C. ASBESTOS INSPECTOR REPORT	
SECURE FINANCING COMMITMENTS	RICH/JON NOV 15 TH
DEMOLITION PERMIT APPROVAL	DEV TEAM DEC 15 TH
COMPLETION OF PLANS AND SPECS	LUCIO DEC 30 TH
A. REGISTERED PLOT PLAN	
CREATE CONSTRUCTION BID DOCUMENTS	DEV TEAM DEC 15 TH

PRELIMINARY
DEVELOPMENT & CONSTRUCTION
SCHEDULE
81- 85 CHAPEL STREET-NEEDHAM

<u>TASKS TO BE COMPLETED</u>	<u>ASSIGNED DATE</u>	<u>TARGET</u>
<u>YEAR 2015-2016</u>		
<u>YEAR 2016</u>		
BID TO GENERAL CONTRACTORS	DEV TEAM	JAN 15 TH
SELECT GENERAL CONTRACTOR	DEV TEAM	FEB 20 TH
RELOCATION OF EXISTING TENANTS	RICH	FEB 25 TH
FINALIZE FINANCING WITH BANK	RICH/JON	MAR 30 TH
MEET WITH NEIGHBORS TO REVIEW CONSTRUCTION PERIOD PROCESS	DEV TEAM	APRIL 15 TH
INITIAL CLOSING OF FINANCING	DEV TEAM	MAY 1 ST
COMMENCE CONSTRUCTION		
A. SPECIAL PERMIT/UTILITY PERMITS	GC	MAY 15 TH
CONSTRUCTION MEETING COMMENCEMENT	DEV TEAM	MAY 20 TH
50% CONSTRUCTION COMPLETION	DEV TEAM	OCT 30 TH
MARKETING OF UNITS (COMMENCEMENT)	RICH/JON	NOV 15 TH
A. STRATEGY FOR HOUSING UNITS		
B. STRATEGY FOR COMMERCIAL SPACE		
COMPLETION OF CONSTRUCTION	DEV TEAM	JAN 30 TH
A. SECURE OCCUPANCY PERMITS		
B. FINAL TOWN SIGN-OFFS		
C. BANK SIGN-OFFS		
INITIAL RENT-UP OF UNITS/COMMERCIAL	DEV TEAM	FEB 5 TH

PRELIMINARY
DEVELOPMENT & CONSTRUCTION
SCHEDULE

81- 85 CHAPEL STREET-NEEDHAM

<u>TASKS TO BE COMPLETED</u>	<u>TARGET</u> <u>ASSIGNED DATE</u>
------------------------------	---------------------------------------

50% RENT-UP OF UNITS/COMMERCIAL

DEV TEAM MAR 10TH

100% DELIVERY OF UNITS

RICH MAY 15TH

FULL RENT-UP OF UNITS

RICH/MGT JUNE 1ST

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE
c/o Park & Recreation Department
Public Services Administration Building
500 Dedham Avenue, Needham, MA 02492
www.needhamma.gov/CPC

1. **Applicant:** Town Manager
Park and Recreation/Conservation/Selectmen
- Submission Date: 12/1/14
2. **Applicant's Address, Phone Number and Email:**
- 1471 Highland Avenue
Needham, MA 02492
(781) 455-7500
Contact Name: Kate Fitzpatrick
3. **Purpose:**
(Please select all that apply)
- ☒ Open Space
☐ Community Housing
☐ Historic Preservation
☒ Recreation
4. **Project Name:** Preservation of Open Space – Purchase of Land
5. **Project Location/Address/Ownership (Control):**
To be determined
6. **Amount Requested:** \$ TBD
7. **Estimated Total Project Cost (If Different):** \$ 1,000,000
8. **Critical Dates: (If Applicable)**

- continued -

Project Name:

9. Project Summary: In 100 words or less provide a brief summary of the project:

The Town Manager/Board of Selectmen, the Park and Recreation Commission and/or the Conservation Commission hold discussions throughout the year regarding the possible purchase of land or easements on private property. All three boards have developed a list of specific parcels that would be beneficial for acquisition. CPA funds have been used in the past to purchase two parcels on Carol Road and Brewster Road, as well as a parcel on Charles River Street, adjacent to Walker-Gordon Field.

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

No specific parcel has been identified at this time, but the request has been submitted, as opportunities often develop quickly.

Recent customer satisfaction surveys completed by Needham residents indicate strong support for the Town's open spaces and trails. The Town Manager and boards will continue to strive to provide access to land and trails through the purchase or donation of easements or lands.

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 2/10/2015

Agenda Item	Water & Sewer Enterprise Fund Rate and Revenue Update
Presenter(s)	David Davison, Assistant Town Manager/Finance

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Mr. Davison will provide the Board with a revenue and rate forecast for the Water and Sewer Enterprise Funds.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO

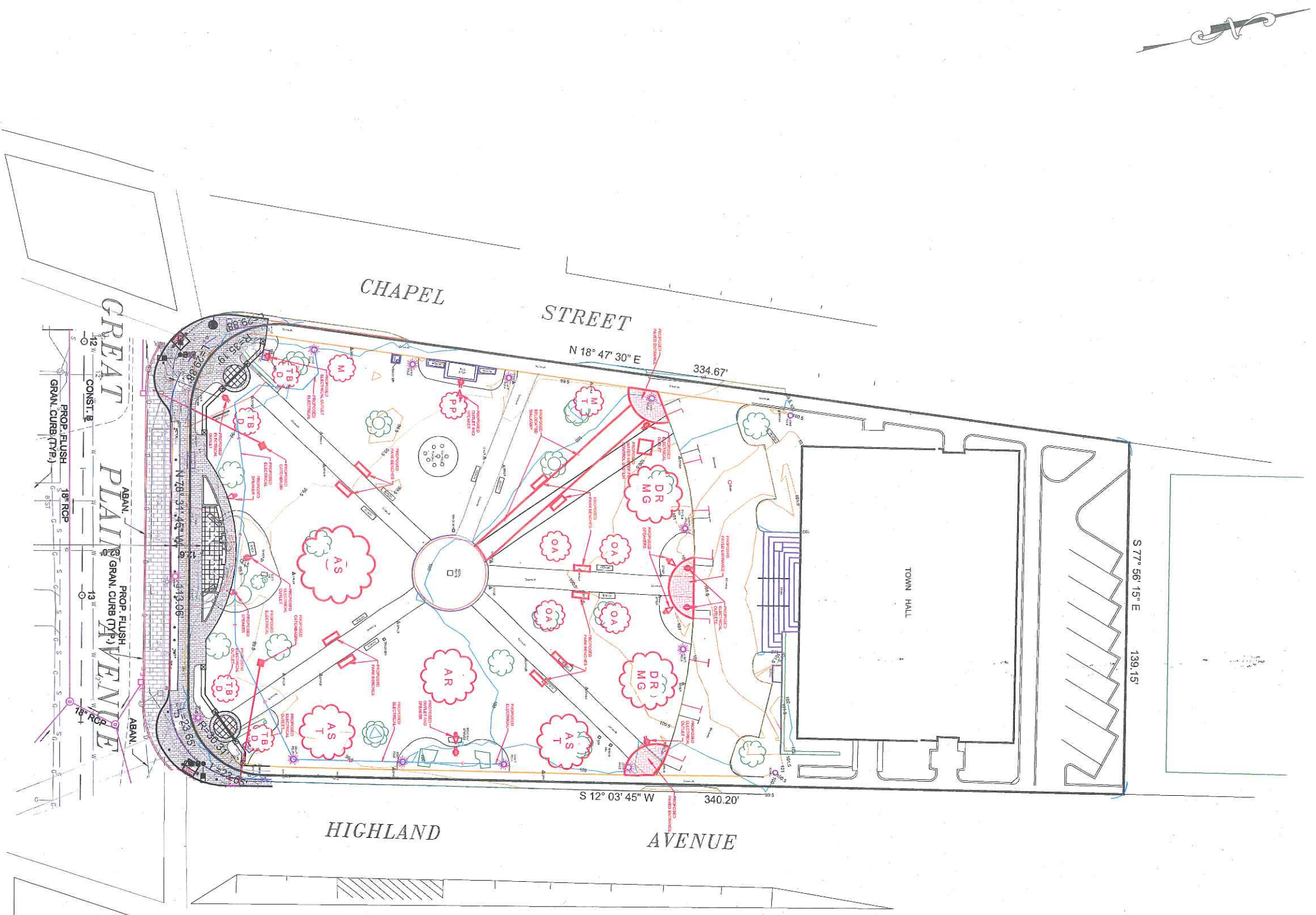


**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 02/10/2015

Agenda Item	Proposed Town Common Renovation Design
Presenter(s)	Richard P Merson, Director of Public Works Edward Olsen, Parks & Forestry Superintendent

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Discuss proposed design plans for the Town Common renovation. The design includes stripping and re-sodding existing lawn areas, new irrigation system, new perennial planting beds, upgrades to the electrical system, selective tree removal and replanting, wiring for a proposed sound system, and improvements to the existing hardscape and pathways in the Common.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	☐ _YES	☒ _X_NO
3.	BACK UP INFORMATION ATTACHED	☒ _X_YES	☐ _NO
(Describe backup below)			
1. Draft plan for the Proposed Town Common Renovation			



NEEDHAM TOWN COMMON EXISTING CONDITIONS			Surveyed
			PAC/DLK
SCALE: 1"=20' DATE: DECEMBER 26, 2014			Dotted
CHAPEL ST., GREAT PLAIN AND HIGHLAND AVE			TCS
DATE	REVISION	BY	Checked
			TAR/ALD
Prepared for: ENGINEERING DEPARTMENT DEPARTMENT OF PUBLIC WORKS NEEDHAM, MA 02492			Job No.
NEEDHAM DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION			Sheet
500 Dedham Avenue, Needham, MA 02492 (781) 455-7550			1 of X
			Dwg. No.

DRAFT

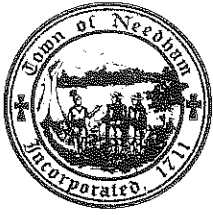


**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 2/10/2015

Agenda Item	Accept and Refer Zoning Amendment
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
At its meeting of February 3, 2015, the Planning Board voted to place the following article on the warrant for the 2015 Annual Town Meeting: (1) Amend Zoning By-Law – Definition of Half Story and Dimensional Requirements for the Chestnut Street Business District; (2) Amend Zoning By-Law – Allowing More than One Municipal Building and/or Use on a Lot; (3) Amend Zoning By-Law – Definition of Half Story; (4) Amend Zoning By-Law – Description of Flood Plain District; and (5) Amend Zoning Map – Description of Flood Plain District. Under State law, the Board has 14 days to accept the proposed amendments and refer the amendments back to the Planning Board for its review, hearing, and report. The Board's action in this matter is not discretionary.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<i>Suggested Motion:</i> That the Board vote to accept the proposed zoning amendments and to refer the proposed amendments to the Planning Board for review, public hearing, and report.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Letter from Lee Newman, Director of Planning & Community Development dated February 5, 2015 b. Proposed Warrant articles c. M.G.L. c. 40A Section 5			



TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Ave
Needham, MA 02492
781-455-7500

PLANNING

February 5, 2015

Ms. Kate Fitzpatrick
Town Manager
Town Hall
Needham, MA 02492

Re: Zoning Articles for 2015 Annual Town Meeting

Dear Kate:

The Planning Board at its meeting of February 3, 2015 voted to place the following articles on the warrant for the May 2015 Annual Town Meeting: (1) Amend Zoning By-Law – Definition of Half Story and Dimensional Requirements for the Chestnut Street Business District; (2) Amend Zoning By-Law – Allowing More than One Municipal Building and/or Use on a Lot; (3) Amend Zoning By-Law – Definition of Half Story; (4) Amend Zoning By-Law – Description of Flood Plain District; and (5) Amend Zoning Map – Description of Flood Plain District. Accordingly, please find the above-named articles as approved by the Planning Board for inclusion in the warrant of the 2015 Annual Town Meeting.

As you know, the Board of Selectmen will need to accept the articles and to then forward them to the Planning Board for review, public hearing and report. Please have the Selectmen act on the enclosed articles at their next meeting of Tuesday, February 10, 2015, so that the Planning Board can meet its statutory obligations. The Planning Board plans to schedule the public hearing on the articles for Tuesday, March 10, 2015.

Additionally, the Planning Board requests that the Board of Selectmen hold a space on the 2015 Annual Town Meeting Warrant for the following article: Amend Zoning By-Law – Retaining Walls. Said additional article will be formally transmitted to you at a later date.

Should you have any questions regarding this matter, please feel free to contact me directly.

Very truly yours,

NEEDHAM PLANNING BOARD

Lee Newman
Director of Planning and Community Development

cc: Planning Board

Enclosure

ARTICLE 7: **AMEND ZONING BY-LAW – DEFINITION OF HALF-STORY AND DIMENSIONAL REQUIREMENTS FOR THE CHESTNUT STREET BUSINESS DISTRICT**

To see if the Town will vote to amend the Needham Zoning By-Law, as follows:

- (a) In Section 1.3, Definitions, by revising the existing definition of the term “Half-Story or ½ Story”, so that it shall now read as follows: (new language underlined):

“Half-Story or ½ Story – For all single-family detached dwellings, two-family detached dwellings, and apartment and multi-family dwelling units permitted by Special Permit in the Center Business District and Chestnut Street Business districts and located in the half-story directly above the second floor, that portion of a building included between the upper surface of a floor and the lower surface of a sloping roof next above where the area contained therein has a finished ceiling height exceeding 5’-0”. Dormers installed in a sloping roof directly above the second story of a structure shall be limited in size as follows: (1) The total length of the front wall(s) of a dormer(s) shall not exceed fifty percent (50%) of the eave length of the portion of the roof in which the dormer is built. In no case shall a singular dormer exceed twenty feet (20’) in width. (2) A roof line overhang shall be continued between the dormer and the story next below so as to avoid the appearance of an uninterrupted wall plane extending beyond two stories. (3) The vertical plane of the side wall of any dormer shall not be closer than eighteen inches (18”) from the vertical plane of the intersection of the roof and the main building end wall nearest the dormer. (4) No dormer may project above the main ridgeline of the building. There are no restrictions on dormers installed in a sloping roof directly above the first story of a structure. This definition shall apply to all single-family detached dwellings, two-family detached dwellings, and apartment and multi-family dwelling units permitted by Special Permit in the Center Business District and Chestnut Street Business districts and located in the half-story directly above the second floor. For all other buildings the definition is, that part of a building under a sloping roof where the full-length rafters rest on the top beam of the story below.”

- (b) In Section 3.2, Schedule of Use Regulations, Subsection 3.2.2, Uses in the Business, Chestnut Street Business, Center Business, Avery Square Business and Hillside Avenue Business Districts, by revising the entry which reads in part “Apartment or multifamily dwelling”, so that it shall now read as follows:

“ <u>USE</u>	<u>B</u>	<u>CSB</u>	<u>CB</u>	<u>ASB</u>	<u>HAB</u>
Apartment or multifamily dwelling					
* Allowed on second floor and in half-story directly above second floor only;					
consistent with density requirements for A-1	N	SP*	SP*	SP	SP”

- (c) In Section 4.4, Dimensional Requirements for Commercial Districts, Subsection 4.4.3, Height Limitation, by deleting the phrase “Chestnut Street Business,” from the first sentence of the second paragraph and by adding a new third paragraph so that the second and third paragraph of the subsection shall now read as follows:

“Notwithstanding the above, no building or structure which is located on property in the Avery Square

Business, Hillside Avenue Business, or Neighborhood Business districts shall exceed two and one-half (2 ½) stories, including ground level covered or enclosed parking, no more than two (2) stories of which shall be occupied except for storage, nor shall the building or structure exceed a total height of thirty-five (35) feet.

Notwithstanding the above, in the Chestnut Street Business District, the limit of height of a building or structure shall be two and one-half (2 ½) stories not to exceed thirty-five (35) feet, including ground level covered or enclosed parking, provided that in no event shall any building contain more than two floors used for non-residential occupancy other than storage, residential occupancy being permitted on the second floor and in the half-story directly above the second floor consistent with the use and density requirements of Section 3.2.2.”

Or take any other action relative thereto.

ARTICLE 9: **AMEND ZONING BY-LAW – ALLOWING MORE THAN ONE MUNICIPAL BUILDING AND/OR USE ON A LOT**

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

- (a) In Section 3.2, Schedule of Use Regulations, Subsection 3.2.1, Uses in Rural Residence-Conservation, Single Residence A, Single Residence B, General Residence , Apartment A-1, Apartment A-2, Apartment A-3, Institutional, Industrial and Industrial 1 Districts, by inserting the following before the subheading “**ACCESSORY**”: “More than one municipal building and/or use on a lot” and the letter “Y” across all zoning districts in the table.
- (b) In Section 3.2, Schedule of Use Regulations, Subsection 3.2.2, Uses in Business, Chestnut Street Business, Center Business, Avery Square Business, and Hillside Avenue Business, by inserting the following before the subheading “**ACCESSORY**”: “More than one municipal building and/or use on a lot” and the letter “Y” across all zoning districts in the table.

Or take any other action relative thereto.

ARTICLE 3: AMEND ZONING BY-LAW – DEFINITION OF HALF-STORY

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

- (a) In Section 1.3, Definitions, by revising the existing definition of the term “Half-story”, so that the entire definition shall now read as follows: (new language underlined):

“Half-Story or ½ Story – For all single-family detached dwellings, two-family detached dwellings, and apartment and multi-family dwelling units permitted by Special Permit in the Center Business District and located in the half-story directly above the second floor, that portion of a building included between the upper surface of a floor and the lower surface of a sloping roof next above where the area contained therein has a finished ceiling height exceeding 5’-0”. Dormers installed in a sloping roof directly above the second story of a structure shall be limited in size as follows: (1) The total length of the front wall(s) of a dormer(s) shall not exceed fifty percent (50%) of the eave length of the portion of the roof in which the dormer is built. In no case shall a singular dormer exceed twenty feet (20’) in width. (2) A roof line overhang shall be continued between the dormer and the story next below so as to avoid the appearance of an uninterrupted wall plane extending beyond two stories. (3) The vertical plane of the side wall of any dormer shall not be closer than eighteen inches (18”) from the vertical plane of the intersection of the roof and the main building end wall nearest the dormer. (4) No dormer may project above the main ridgeline of the building. There are no restrictions on dormers installed in a sloping roof directly above the first story of a structure. This definition shall apply to all single-family detached dwellings, two-family detached dwellings, and apartment and multi-family dwelling units permitted by Special Permit in the Center Business District and located in the half-story directly above the second floor. For all other buildings the definition is, that part of a building under a sloping roof where the full-length rafters rest on the top beam of the story below.”

- (b) In Section 1.3, Definitions, by adding the following term and definition in the appropriate alphabetical location as follows:

“Dormer – A projection built out from a sloping roof, usually containing a window or vent.”

Or take any other action relative thereto.

ARTICLE 10: AMEND ZONING BY-LAW – DESCRIPTION OF FLOOD PLAIN DISTRICT

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

In Section 2.3, Description of Flood Plain Districts by deleting the existing section in its entirety and substituting a new Section 2.3, Description of Flood Plain Districts to read as follows:

“2.3 Description of Flood Plain Districts

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Needham designated as Zone A, AE, or AH on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Needham are panel numbers 25021C0016E, 25021C0017E, 25021C0018E, 25021C0019E, 25021C0028E, 25021C0036E, 25021C0037E, 25021C0038E, and 25021C0039E dated July 17, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM dated July 17, 2012 and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 17, 2012. The FIRM and the FIS are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, Conservation Commission and Engineering Department.”

Or take any other action relative thereto.

ARTICLE : AMEND ZONING BY-LAW –MAP CHANGE TO FLOOD PLAIN DISTRICT

To see if the Town will vote to amend the Needham Zoning By-Law by amending the Zoning Map so as to delineate the Flood Plain District as comprising all special flood hazard areas within the Town of Needham designated as Zone A, AE, or AH on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Needham are panel numbers 25021C0016E, 25021C0017E, 25021C0018E, 25021C0019E, 25021C0028E, 25021C0036E, 25021C0037E, 25021C0038E, and 25021C0039E dated July 17, 2012. The exact boundaries of the District are thereby defined by the 100-year base flood elevations shown on the FIRM dated July 17, 2012 and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 17, 2012.

Or take any other action relative thereto.



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PART I ADMINISTRATION OF THE GOVERNMENT**TITLE VII CITIES, TOWNS AND DISTRICTS****CHAPTER 40A ZONING****Section 5 Adoption or change of zoning ordinances or by-laws; procedure**

Section 5. Zoning ordinances or by-laws may be adopted and from time to time changed by amendment, addition or repeal, but only in the manner hereinafter provided. Adoption or change of zoning ordinances or by-laws may be initiated by the submission to the city council or board of selectmen of a proposed zoning ordinance or by-law by a city council, a board of selectmen, a board of appeals, by an individual owning land to be affected by change or adoption, by request of registered voters of a town pursuant to section ten of chapter thirty-nine, by ten registered voters in a city, by a planning board, by a regional planning agency or by other methods provided by municipal charter. The board of selectmen or city council shall within fourteen days of receipt of such zoning ordinance or by-law submit it to the planning board for review.

No zoning ordinance or by-law or amendment thereto shall be adopted until after the planning board in a city or town, and the city council or a committee designated or appointed for the purpose by said council has each held a public hearing thereon, together or separately, at which interested persons shall be given an opportunity to be heard. Said public hearing shall be held within sixty-five days after the proposed zoning ordinance or by-law is submitted to the planning board by the city council or selectmen or if there is none, within sixty-five days after the proposed zoning ordinance or by-law is submitted to the city council or selectmen. Notice of the time and place of such public hearing, of the subject matter, sufficient for identification, and of the place where texts and maps thereof may be inspected shall be published in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of said hearing, and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of said hearing. Notice of said hearing shall also be sent by mail, postage prepaid to the department of housing and community development, the regional planning agency, if any, and to the planning board of each abutting city and town. The department of housing and community development, the regional planning agency, the planning boards of all abutting cities and towns and nonresident property owners who may not have received notice by mail as specified in this section may grant a waiver of notice or submit an affidavit of actual notice to the city or town clerk prior to town meeting or city council action on a proposed zoning ordinance, by-law or change thereto. Zoning ordinances or by-laws may provide that a separate, conspicuous statement shall be included

with property tax bills sent to nonresident property owners, stating that notice of such hearings under this chapter shall be sent by mail, postage prepaid, to any such owner who files an annual request for such notice with the city or town clerk no later than January first, and pays a reasonable fee established by such ordinance or by-law. In cases involving boundary, density or use changes within a district, notice shall be sent to any such nonresident property owner who has filed such a request with the city or town clerk and whose property lies in the district where the change is sought. No defect in the form of any notice under this chapter shall invalidate any zoning ordinances or by-laws unless such defect is found to be misleading.

Prior to the adoption of any zoning ordinance or by-law or amendment thereto which seeks to further regulate matters established by section forty of chapter one hundred and thirty-one or regulations authorized thereunder relative to agricultural and aquacultural practices, the city or town clerk shall, no later than seven days prior to the city council's or town meeting's public hearing relative to the adoption of said new or amended zoning ordinances or by-laws, give notice of the said proposed zoning ordinances or by-laws to the farmland advisory board established pursuant to section forty of chapter one hundred and thirty-one.

No vote to adopt any such proposed ordinance or by-law or amendment thereto shall be taken until a report with recommendations by a planning board has been submitted to the town meeting or city council, or twenty-one days after said hearing has elapsed without submission of such report. After such notice, hearing and report, or after twenty-one days shall have elapsed after such hearing without submission of such report, a city council or town meeting may adopt, reject, or amend and adopt any such proposed ordinance or by-law. If a city council fails to vote to adopt any proposed ordinance within ninety days after the city council hearing or if a town meeting fails to vote to adopt any proposed by-law within six months after the planning board hearing, no action shall be taken thereon until after a subsequent public hearing is held with notice and report as provided.

No zoning ordinance or by-law or amendment thereto shall be adopted or changed except by a two-thirds vote of all the members of the town council, or of the city council where there is a commission form of government or a single branch, or of each branch where there are two branches, or by a two-thirds vote of a town meeting; provided, however, that if in a city or town with a council of fewer than twenty-five members there is filed with the clerk prior to final action by the council a written protest against such change, stating the reasons duly signed by owners of twenty per cent or more of the area of the land proposed to be included in such change or of the area of the land immediately adjacent extending three hundred feet therefrom, no such change of any such ordinance shall be adopted except by a three-fourths vote of all members.

No proposed zoning ordinance or by-law which has been unfavorably acted upon by a city council or town meeting shall be considered by the city council or town meeting within two years after the date of such unfavorable action unless the adoption of such proposed ordinance or by-law is recommended in the final report of the planning board.

When zoning by-laws or amendments thereto are submitted to the attorney general for approval as required by section thirty-two of chapter forty, he shall also be furnished with a statement which may be prepared by the planning board explaining the by-laws or amendments proposed, which statement may be accompanied by explanatory maps or plans.

The effective date of the adoption or amendment of any zoning ordinance or by-law shall be the date on which such adoption or amendment was voted upon by a city council or town meeting; if in towns, publication in a town bulletin or pamphlet and posting is subsequently made or publication in a newspaper pursuant to section thirty-two of chapter forty. If, in a town, said by-law is subsequently disapproved, in whole or in part, by the attorney general, the previous zoning by-law, to the extent that such previous zoning by-law was changed by the disapproved by-law or portion thereof, shall be deemed to have been in effect from the date of such vote. In a municipality which is not required to submit zoning ordinances to the attorney general for approval pursuant to section thirty-two of chapter forty, the effective date of such ordinance or amendment shall be the date passed by the city council and signed by the mayor or, as otherwise provided by ordinance or charter; provided, however, that such ordinance or amendment shall subsequently be forwarded by the city clerk to the office of the attorney general.

A true copy of the zoning ordinance or by-law with any amendments thereto shall be kept on file available for inspection in the office of the clerk of such city or town.

No claim of invalidity of any zoning ordinance or by-law arising out of any possible defect in the procedure of adoption or amendment shall be made in any legal proceedings and no state, regional, county or municipal officer shall refuse, deny or revoke any permit, approval or certificate because of any such claim of invalidity unless legal action is commenced within the time period specified in sections thirty-two and thirty-two A of chapter forty and notice specifying the court, parties, invalidity claimed, and date of filing is filed together with a copy of the petition with the town or city clerk within seven days after commencement of the action.



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 2/10/2015

Agenda Item	Walker Gordon Conservation Restriction
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
At its meeting on December 9, 2014 the Board voted to approve and sign the Conservation Restriction for the property known as "Carol-Brewster" to be held by the Land Trust, Inc. In accordance with the Community Preservation Act (CPA), property purchased with CPA funds must be subject to a permanent conservation restriction (CR) – a legal agreement that prevents development and other activities on protected natural and recreational resources. The CR details what activities can and cannot take place on a specific parcel. The Town cannot both own the land and hold the restriction – hence a non-profit land trust or similar organization must do so. The Town has negotiated with the Needham Land Trust, Inc. to perform conservation restriction activities for this parcel. The remaining parcel requiring a conservation restriction is the Walker Gordon parcel formerly known as 174 Charles River Street. Town Counsel has approved the final version and recommends it to the Board for approval.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<i>Suggested Motion:</i> That the board approve and sign the Conservation Restriction for the property known as "Walker Gordon" to be held by the Needham Land Trust, Inc to be dated February 10, 2015.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Conservation Restriction			

Grantor: Town of Needham, acting by and through its Board of Selectmen, 1471 Highland Avenue, Needham, MA 02492
Grantee: Needham Land Trust, Inc., a Massachusetts non-profit corporation, 199 Bridle Trail Road, Needham, MA 02492
For Title See: Deed dated December 1, 2010, and recorded at Norfolk Registry of Deeds at Book 28341, Page 211. The Premises constitute all of the land conveyed to the Grantor described in the deeds described above.

CONSERVATION RESTRICTION

The TOWN OF NEEDHAM, acting by and through its Board of Selectmen 1471 Highland Avenue, Needham, MA 02492, for its successors and assigns ("Grantor"), acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, in consideration of One (\$1.00) Dollar paid, grants with Quitclaim Covenants for nominal consideration to the NEEDHAM LAND TRUST, INC., a Massachusetts nonprofit corporation, having an address of 199 Bridle Trail Road, Needham, MA 02492, and its permitted successors and assigns ("Grantee"), in perpetuity and exclusively for recreational and open space purposes, the following Conservation Restriction (Restriction) on land located at 174 Charles River Street, Needham, Massachusetts constituting approximately 1.76 acres of land (the Premises"), all as more particularly shown on a plan entitled "Town of Needham, 174 Charles River Street, Needham, Massachusetts Conservation Restriction Exhibit", dated August 7, 2014, and prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02184 (the "Plan"), and recorded herewith. A reduced copy of the Plan is attached here as Exhibit A.

I. PURPOSES:

This Restriction is defined in and authorized by Sections 31-33 of Chapter 184 of the General Laws and otherwise by law. The purpose of this Restriction is to assure that the Premises will be maintained for recreational and open space purposes.

The Restriction is established to protect the Premises, which were purchased by Grantor for recreational purposes pursuant to the vote taken under Article 10 of the May 5, 2012 Special Town Meeting, using Community Preservation Funds pursuant to G.L. c. 44B.

The Premises shall be restricted to recreational and open space purposes. These values include the following:

Open Space Preservation. The protection of the Premises contributes to the protection of the scenic and natural character of the open spaces described in the Open Space and Recreation Plan of the Town of Needham and the protection of the Premises will enhance the open space value of these lands. The Premises are adjacent to other open space owned by the Town of Needham.

Protection of Wildlife Habitat. The preservation of the Premises as open space, a portion of which is within the buffer zone to a bordering vegetated wetland and Walker Pond will provide wildlife habitat.

Water Quality. The Premises are adjacent to a pond and bordering vegetated wetlands. The Premises contribute to protection of water quality and wetland species by protecting bordering vegetated wetlands, buffer zones and existing woodlands.

Scenic Preservation. The Premises formerly contained a single family residence in a state of serious disrepair. By demolishing the single family residence and associated outbuildings and incorporating the property into adjacent public land owned by the Town of Needham has resulted in the enhancement of the streetscape along a portion of Charles River Street.

Recreation. The Premises abuts land that is owned by the Town and used for playing fields. The Premises were acquired for open space and recreational purposes.

II. PROHIBITED ACTS AND USES, EXCEPTIONS THERETO & PERMITTED USES

A. Prohibited Acts and Uses

Except as specifically reserved and excepted in Section II. B below, the Grantor will not perform or permit the following acts and uses which are prohibited on, above, and below the Premises:

- (1) Constructing, placing or allowing to remain any temporary or permanent building, mobile home, asphalt or concrete pavement, sign, fence, billboard or other advertising display, antenna, utility pole, tower, conduit, line or other temporary or permanent structure or facility on, above or under the Premises;
- (2) Mining, excavating, dredging or removing from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit or otherwise make topographical changes to the area;
- (3) Placing, filling, storing or dumping on the Premises of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material whatsoever or the installation of underground storage tanks;

- (4) Cutting, removing or otherwise destroying trees, grasses or other vegetation;
- (5) Activities detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, or archaeological conservation;
- (6) Use, parking or storage of vehicles including, without limitation, motorcycles, mopeds, all-terrain motorized vehicles, trail bikes, or any other motorized vehicles on the Premises except for vehicles necessary for public safety (i.e., fire, police, ambulance, other government officials) in carrying out their lawful duties and motorized wheelchairs for the disabled;
- (7) Subdivision or conveyance of a part or portion of the Premises alone, or division or subdivision of the Premises (as compared to conveyance of the Premises in its entirety which shall be permitted), and no portion of the Premises may be used towards building or development requirements on this or any other parcel except as needed to support recreational activities;
- (8) The use of any portion of the Premises towards satisfaction of any building or development requests on the Premises or on any other parcel;
- (9) Any other use of the Premises or activity thereon which is inconsistent with the purpose of this Restriction or which would materially impair its open space and recreational purposes.

B. Reserved Rights and Exceptions

Grantor reserves the right to conduct or permit the following activities and uses on the Premises, but only if such uses and activities do not materially impair the recreational or open space values or purposes of this Restriction:

- (1) The maintenance and use of the area as part of recreational fields; including and not limited to fencing, grass cutting, irrigation, replanting dead or damaged grass, marking of playing fields, lighting, installation, repair, maintenance and replacement of foul poles, playing games, hiking, cross country skiing and other non-motorized outdoor recreational activities that do not involve commercial recreational activities;
- (2) Picnicking, hiking, bird watching, photography, cross-country skiing and other outdoor recreational activities that do not involve commercial recreational activities;
- (3) The erection, maintenance and replacement of signs with respect to education, instruction of proper use, hunting, trespass, identity of the fields and recreational activities, other similar information, the Grantee's interest in the Premises, and the protected recreational values;
- (4) The uses and activities prohibited in Section II.A of this Restriction when needed to support recreational activities.

The exercise of any right reserved by Grantor under this Paragraph B shall be in compliance with applicable zoning, the Wetlands Protection Act, Needham Wetlands Bylaw and all other applicable federal, state and local laws, rules, regulations, and permits. The inclusion of any

reserved right requiring a permit from a public agency does not imply that the Grantee or the Commonwealth takes any position whether such permit should be issued.

C. Notice and Approval

Whenever notice to or approval by Grantee is requested under the provisions of this Restriction Grantor shall notify Grantee in writing not less than 60 days prior to the date Grantor intends to undertake the activity in question. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the purposes and values of this Restriction. Where Grantee's approval is required, Grantee shall grant or withhold approval in writing within 60 days of receipt of Grantor's request. Grantee's approval shall not be unreasonably withheld, but shall only be granted upon a showing that the proposed activity shall not materially impair the purposes of this Restriction. Failure of Grantee to respond in writing within 60 days shall be deemed to constitute approval by Grantee of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after 60 days in the notice, the requested activity is not prohibited herein and the activity will not materially impair the open space and recreational values of the Premises.

III. **LEGAL REMEDIES OF THE GRANTEE**

A. Legal and Injunctive Relief

The rights hereby granted shall include the right to enforce this Restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against any violations, including, without limitation, relief requiring restoration of the Premises to their condition prior to the time of the injury complained of, when applicable (it being agreed that the Grantee will have no adequate remedy at law). In any instance in which Grantee determines there is either an ongoing violation by Grantor or diminution of the recreational values or purposes of this Restriction, Grantee agrees to provide written notice to Grantor of any violation of this Restriction and grant Grantor a reasonable period of time to cure any violations prior to resorting to enforcement action against Grantor, provided Grantor ceases the objected to violation(s) or as agreed to by Grantee. Grantor covenants and agrees to promptly reimburse to Grantee all reasonable costs and expenses (including reasonable counsel fees) incurred in enforcing this Restriction.

B. Non-Waiver

Enforcement of the terms of this Restriction shall be at the discretion of Grantee. Any election by Grantee as to the manner and timing of its right to enforce this Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights and any waiver of rights on any one occasion shall not be deemed a waiver on any other occasion.

C. Disclaimer of Liability

By acceptance of this Restriction, Grantee does not undertake any liability or obligation relating to the physical condition of the Premises or relating to the compliance of the Premises with zoning, environmental laws and regulations (including the presence of hazardous materials), nor shall Grantee have any liability for any personal injury or property damage occurring on the Premises not caused by the willful act of Grantee or its agents, or for acts caused by trespass on the Premises. It is also the intention of the parties that any public use which is permitted by the terms of this Restriction constitutes permission to use the Premises for purposes described in Chapter 21, Section 17C of the General Laws, and that the parties hereto benefit from exculpation from liability to the extent provided in such section. Nothing contained in this Restriction shall be construed to entitle Grantee to bring any actions against Grantor for any injury to or change in the Premises resulting from acts caused by trespass on the Premises not contributed to or acquiesced in by acts or omissions of Grantor. Grantor shall indemnify, hold harmless and defend Grantee and/or its members from any claims, suits and/or damages it may incur as the result of actions by a third party against Grantee and/or any of Grantees members not caused by the negligence of the Grantee or any of its members and only up to the limit of \$100,000 per claim.

D. Acts Beyond the Grantor's Control

Nothing contained in this Restriction shall be construed to entitle Grantee to bring any actions against Grantor for any injury to or change in the Premises resulting from causes beyond Grantor's control, including, but not limited to fire, flood, storm and earth movement, and acts caused by trespass on the Premises not contributed to or acquiesced in by acts or omissions of Grantor, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Premises resulting from such causes. The parties shall cooperate with each other with respect to restoration efforts if desirable or feasible.

IV. **ACCESS**

Grantor hereby grants to Grantee, and its duly authorized agents and representatives, the right to enter the Premises for the purpose of inspecting the Premises to determine compliance with or to enforce this Restriction. Grantor also grants to Grantee, after written notice of a violation and failure of Grantor to cure said violation within a reasonable period of time, the right to enter the Premises for the purpose of taking any and all actions with respect to the Premises as may be necessary or appropriate to remedy or abate any violation hereof, including, but not limited to, the right to perform a survey of boundary lines.

V. **EXTINGUISHMENT**

1. Grantee's Receipt of Legal Interest

Grantor and Grantee agree that the grant of this Restriction gives rise for purposes of this paragraph to a legal interest in Grantee for purposes of enforcing the terms of this Restriction.

2. Grantor/Grantee Cooperation Regarding Public Action

Whenever all or any part of the Premises or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then Grantor and Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such action.

3. Division of Proceeds

If any occurrence gives rise to extinguishment or other release of this Restriction under applicable law, after and approval by the Secretary of Energy and Environmental Affairs. Grantor shall be reimbursed from the proceeds, once recovered, for its respective share of reasonable legal expenses, if any, associated with the recovery of said proceeds. Then remaining balance of said proceeds shall be used in compliance with Massachusetts General Laws Chapter 44B for recreational purposes.

VI. **ASSIGNABILITY**

A. Running of the Burden

The burdens of this Restriction shall run with the Premises in perpetuity, and shall be enforceable against Grantor and the successors and assigns of Grantor holding any interest in the Premises.

B. Execution of Instruments

Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Restriction.

C. Running of the Benefit

The benefits of this Restriction shall run to the Grantee, shall be in gross and shall not be assignable by Grantee, except with the assent of the Grantor.

As a condition of any assignment, Grantee shall require that the purpose of this Restriction continues to be carried out; and the Assignee, at the time of the assignment, qualifies under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, and is a donee eligible to receive this Restriction under Section 32 of Chapter 184 of the General Laws of Massachusetts. Any assignment will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable. In the event that the Needham Land Trust, Inc. ceases to exist and has not assigned this Restriction, the Grantor shall have the right to name a successor Grantee, provided that such successor Grantee is not a fee owner of the Premises and is eligible to receive this Restriction as provided in this paragraph, and provided that Grantor records a notice of appointment and acceptance of a successor Grantee at the Norfolk Registry of Deeds.

VII. SUBSEQUENT TRANSFERS

Grantor agrees to incorporate by reference the terms of this Restriction in any deed or other legal instrument by which it divests itself of any interest in all or a portion of the Premises, including a leasehold interest and to notify Grantee of such transfer. Failure to do so shall not impair the validity or enforceability of this Restriction. Any transfer will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

Grantor shall not be liable for violations occurring after its ownership. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this Restriction shall survive the transfer. Any successor or assign of Grantor shall cooperate in the restoration of the Premises or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

VIII. ESTOPPEL CERTIFICATES

Upon request by Grantor, Grantee shall, within twenty (20) days, execute and deliver to Grantor any document, including an estoppel certificate, which certifies Grantor's compliance with or violation of any obligation of Grantor contained in this Restriction.

IX. NON MERGER

The parties intend that any future acquisition of the Premises shall not result in a merger of the Conservation Restriction into the fee. The Grantor agrees that it will not grant, and Grantee agrees that it will not take title, to any part of the Premises without having first assigned this Restriction to a non-fee owner to ensure that merger does not occur, and that this Restriction continues to be enforceable by a non-fee owner.

X. AMENDMENT

If circumstances arise under which an amendment to or modification of this Restriction would be appropriate, Grantor and Grantee may jointly amend this Restriction; provided that no amendment shall be allowed that will affect the qualification of this Restriction or the status of Grantee under any applicable laws, including Section 170(h) of the Internal Revenue Code of 1986, as amended, or Sections 31-33 of Chapter 184 of the General Laws of Massachusetts. Any amendments to this Restriction shall occur only in exceptional circumstances. All expenses of all parties in considering and/or implementing an amendment shall be borne by the persons or entity seeking the amendment. Any amendment shall be consistent with the purposes and values of this Restriction, shall not affect its perpetual duration, and shall be approved by the Secretary of Energy and Environmental Affairs, or its successor, and if applicable, shall comply with the provisions of Article 97 of the Amendments to the Massachusetts Constitution, and any gifts, grants or funding requirements. Any amendment shall be recorded in the Norfolk Registry of Deeds.

XI. EFFECTIVE DATE

This Restriction shall be effective when Grantor and Grantee have executed it, the administrative approvals required by Section 32 of Chapter 184 of the General Laws have been obtained, and it has been recorded in the Norfolk Registry of Deeds in a timely manner.

XII. NOTICES

Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally with a receipt or sent by first class mail, postage pre-paid, return receipt requested, addressed to the parties at the addresses set forth above, or to such other address as any of the above parties shall designate from time to time by written notice to the other or that is reasonably ascertainable by the parties.

XIII. GENERAL PROVISIONS

A. Controlling Law

The interpretation and performance of this Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction

Any general rule of construction to the contrary notwithstanding, this Restriction shall be liberally construed in favor of the grant to effect the purpose of this Conservation Restriction and the policy and purposes of Massachusetts General Laws Chapter 184, Sections 31-33. If any provision in this instrument is found to be ambiguous, any interpretation consistent with the purpose and values of this Restriction that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability

If any provision of this Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provision of this Restriction shall not be affected thereby.

D. Entire Agreement

This instrument sets forth the entire agreement of the parties with respect to this Restriction and supersedes all prior discussions, negotiations, understandings or agreements relating to this Restriction, all of which are merged herein.

XIV. MISCELLANEOUS

A. Pre-existing Public Rights

Approval of this Restriction pursuant to M.G.L. Chapter 184, Section 32 by any municipal officials and by the Secretary of Energy and Environmental Affairs is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Restriction.

B. Exhibits

Attached hereto and incorporated herein are the following:

Exhibit A	Description of 174 Charles River Street, Needham, MA
Exhibit B	Attested copy of Town Meeting vote authorizing the purchase of the Premises

Grantor:	Board of Selectmen:
	John A. Bulian
	Maurice P. Handel
	Matthew Borrelli
	Marianne Cooley
	Daniel P. Matthews

Grantee:	Alicia L. Downey, President
	Daniel P. Dain, Treasurer

[signature page follows]

WITNESS our hands and seal this _____ day of _____, 2015.

TOWN OF NEEDHAM

By its Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss:

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, Selectman of the Town of Needham, as aforesaid, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Needham.

Notary Public
My Commission Expires:

ACCEPTANCE OF GRANT

The above Conservation Restriction from the Town of Needham was accepted by the Needham Land Trust, Inc. on this _____ day of _____, 2015.

Needham Land Trust, Inc.

By: _____

Name:

Title:

By: _____

Name:

Title:

COMMONWEALTH OF MASSACHUSETTS

_____, ss:

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as _____ of the Needham Land Trust, Inc.

Notary Public

My Commission Expires:

APPROVAL OF BOARD OF SELECTMEN

We, the undersigned, being a majority of the Board of Selectmen of the Town of Needham, hereby certify that at a public meeting duly held on _____, 2015, the Board of Selectmen voted to approve the foregoing Conservation Restriction from the Town of Needham to the Needham Land Trust, Inc. pursuant to Section 32 of Chapter 184 of the General Laws of Massachusetts.

TOWN OF NEEDHAM
By its Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss:

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, Selectman of the Town of Needham, as aforesaid, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Needham.

Notary Public
My Commission Expires:

APPROVAL BY SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
COMMONWEALTH OF MASSACHUSETTS

The undersigned, Secretary of Executive Office of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby certifies that the foregoing Conservation Restriction from the Town of Needham to the Needham Land Trust, Inc. has been approved in the public interest pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Dated: _____, 2015

Secretary of Energy and Environmental Affairs

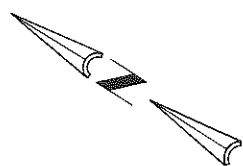
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this ____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Secretary of the Executive Office of Energy and Environmental Affairs.

Notary Public

My Commission Expires:



(PUBLIC WAY)

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE ELLIS AND REGULATIONS OF THE REGISTERERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

STEVEN M. THORSPALL, P.L.S.

DATE _____

NOTE: LOCUS CONSISTS OF LOTS SHOWN AS ASSESSORS MAP: 214, LOT: 61 & LOT: 1



SCALE	DATE	REV	DATE	REVISION	BY
1" = 30'					
SHEET					
PLAN					
TOWN OF NEEDHAM					
174 CHARLES STREET					
NEEDHAM, MASSACHUSETTS					
CONSERVATION RESTRICTION					
EXHIBIT					
 KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING ARCHITECTS 1000 WASHINGTON STREET SUITE 200 BOSTON, MA 02111 PHONE 781 445 4333 FAX 781 445 4324					
DESIGNED BY DRAWN BY CHECKED BY APP'D BY					



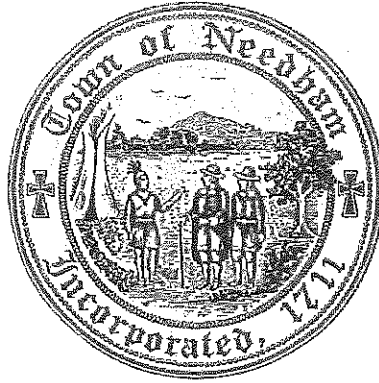
**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 2/10/2015

Agenda Item	Close Annual Town Meeting Warrant
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The Town Manager will recommend that the Board vote to close the warrant for the May 2015 Annual Town Meeting.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<i>Suggested Motion:</i> That the Board vote to close the warrant for the 2015 Annual Town Meeting, subject to minor technical corrections to be made by the Town Manager, Town Counsel and Bond Counsel.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Draft Warrant dated February 6, 2015			

TOWN OF NEEDHAM



2015 ANNUAL TOWN MEETING WARRANT

Election: Tuesday, April 14, 2015

Business meeting: Monday, May 4, 2015

7:30 P.M.

JAMES HUGH POWERS HALL, NEEDHAM TOWN HALL
1471 HIGHLAND AVENUE

**WARRANT FOR THE ANNUAL TOWN MEETING
TUESDAY, APRIL 14, 2015
TOWN OF NEEDHAM
COMMONWEALTH OF MASSACHUSETTS**

ARTICLE 1: ANNUAL TOWN ELECTION

Warrant for the Annual Town Meeting

Monday, May 4, 2015 at 7:30 p.m. at Needham Town Hall

ARTICLE : COMMITTEE AND OFFICER REPORTS

To hear and act on the reports of Town Officers and Committees.

HUMAN RESOURCE ARTICLES

ARTICLE : ESTABLISH ELECTED OFFICIALS' SALARIES

To see if the Town will vote to fix the compensation of the following elected officers of the Town as of July 1, 2015, as required by Massachusetts General Laws, Chapter 41, Section 108:

Town Clerk	
Town Clerk with 6 years of service in that position	
Selectmen, Chairman	\$1,800
Selectman, Others	\$1,500

- (1) In addition, such compensation shall also include payment of longevity in the amount of \$X, the accumulation of 15 days of non-occupational sick leave per fiscal year, and payment for 25% of unused sick leave at the time of retirement from Town Service in accordance with M.G.L. c. 32 or sooner, in an amount not to exceed \$X. The annual salary of \$X includes compensation for five weeks of vacation leave, any unused portion of which will be paid at the time of separation from Town service in an amount not to exceed \$X. No later than the time of separation from Town service, the Town Clerk shall also be paid for seven (7) weeks of accrued, unused vacation time in an amount not to exceed \$X; or take any other action relative thereto.

INSERTED BY: Personnel Board

FINANCE COMMITTEE RECOMMENDS THAT:

PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

ARTICLE : FUND COLLECTIVE BARGAINING AGREEMENT – BCTIA

To see if the Town will vote to approve the funding of a collective bargaining agreement between the Town and the BCTIA, and to appropriate a sum of money to defray the cost of salary and wages provided for under the agreement for fiscal year 2016; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

ARTICLE : FUND COLLECTIVE BARGAINING AGREEMENT – POLICE UNION

To see if the Town will vote to approve the funding of a collective bargaining agreement between the Town and the Needham Police Union, and to appropriate a sum of money to defray the cost of salary and wages provided for under the agreement for fiscal year 2016; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

ARTICLE : FUND COLLECTIVE BARGAINING AGREEMENT – POLICE SUPERIOR OFFICERS

To see if the Town will vote to approve the funding of a collective bargaining agreement between the Town and the Needham Police Superior Officers Union, and to appropriate a sum of money to defray the cost of salary and wages provided for under the agreement for fiscal year 2016; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

FINANCE ARTICLES

ARTICLE : ACCEPT CHAPTER 73, SECTION 4 OF THE ACTS OF 1986

To see if the Town will vote to accept, for fiscal year 2016 the provisions of Section 4 of Chapter 73 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, which amends Chapter 59 of the General Laws relative to real estate property tax exemptions, and approve an increase in the amount of 100% for each eligible exemption; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR NEEDHAM PROPERTY TAX ASSISTANCE PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$27,500 for the purpose of funding the Needham Property Tax Assistance Program, said sum to be spent under the direction of the Town Manager and to meet this appropriation that \$27,500 be transferred from Overlay Surplus; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR SENIOR CORPS

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$15,000 for the purpose of funding the Senior Corps program, said sum to be spent under the direction of the Town Manager and raised from the tax levy; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR MEMORIAL PARK LANDSCAPE IMPROVEMENTS

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$20,000 for the purpose of funding Memorial Park landscape improvements, said sum to be spent under the direction of the Town

Manager and to meet this appropriation that \$20,000 be transferred from Article 32 of the 2010 Annual Town Meeting; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR DPW/PSAB LOCATION FEASIBILITY STUDY

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$40,000 for the purpose of funding the DPW/PSAB Location Feasibility Study, said sum to be spent under the direction of the Town Manager, and to meet this appropriation that \$5,168 be transferred from Article 38 of the 2004 Annual Town Meeting; \$6,347 be transferred from Article 32 of the 2008 Annual Town Meeting; \$5,595 be transferred from Article 5 of the 2011 May Special Town Meeting; \$5,000 be transferred from Article 36 of the 2011 Annual Town Meeting; and \$17,890 be transferred from Article 30 of the 2012 Annual Town Meeting; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR QUIET ZONE FEASIBILITY STUDY

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$35,000 for the purpose of funding a Quiet Zone Feasibility Study, said sum to be spent under the direction of the Town Manager, and to meet this appropriation that \$35,000 be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR SIDEWALK NEEDS ASSESSMENT

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$100,000 for the purpose of funding a Sidewalk Needs Assessment, said sum to be spent under the direction of the Town Manager and to meet this appropriation that \$100,000 be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR PLANNING CONSULTING ASSISTANCE

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$25,000 for the purpose of funding planning consulting services, said sum to be spent under the direction of the Town Manager and to meet this appropriation that \$25,000 be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR PUBLIC FACILITIES MAINTENANCE PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$570,000 for the purpose of funding the Public Facilities Maintenance Program, said sum to be spent under the direction of the Town Manager and to meet this appropriation that \$570,000 be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR RTS ROLL-OFF REPLACEMENT PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$48,000 for the purpose of funding the RTS Roll-Off Replacement Program, to be spent under the direction of the Town Manager, and to meet this appropriation that \$13,198 be transferred from Article 45 of the 2003 Annual Town Meeting, \$19,997 be transferred from Article 68 of the 2006 Annual Town Meeting, \$14,805 be transferred from Article 37 of the 2010 Annual Town Meeting; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE THE FY2016 OPERATING BUDGET

To see what sums of money the Town will vote to raise, appropriate, and/or transfer for the necessary Town expenses and charges, and further that the operating budget be partially funded by a transfer from the parking meter fund in the amount of \$65,000, from Free Cash in the amount of \$1,941,264, from the overlay surplus in the amount of \$500,000 from amounts reserved for debt exclusion offsets in the amount of \$99,550, and \$464,438 to be raised from CPA receipts; and further that the Town Manager is authorized to make transfers from line item 9 to the appropriate line items in order to fund the classification and compensation plan approved in accordance with the provisions of Section 20B(5) of the Town Charter, and to fund collective bargaining agreements approved by vote of Town Meeting; and further that the Town Manager is authorized to expend from line item 4 in order to meet expenses for post-employment health and life insurance benefits for eligible retirees from the fund established for that purpose; or take any other action relative thereto.

INSERTED BY: Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE THE FY2016 RTS ENTERPRISE FUND BUDGET

To see if the Town will vote to raise and/or transfer and appropriate the following sums of money to operate the Solid Waste and Recycling Division of the Department of Public Works during fiscal year 2016, under the provisions of M.G.L. Chapter 44, Section 53F ½:

and further to meet this appropriation that \$1,420,000 be raised from the tax levy and transferred to the RTS Enterprise Fund and that \$110,000 be transferred from RTS Enterprise Fund Retained Earning; or take any other action relative thereto.

INSERTED BY: Board of Selectmen & Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE THE FY2016 SEWER ENTERPRISE FUND BUDGET

To see if the Town will vote to raise and/or transfer and appropriate the following sums of money to operate the Sewer Division of the Department of Public Works during fiscal year 2016, under the provisions of M.G.L. Chapter 44, Section 53F ½:

and further to meet this appropriation that \$496,078 be raised from the tax levy and transferred to the Sewer Enterprise Fund, and \$703,449 be transferred from Sewer Enterprise Fund Retained Earnings; or take any other action relative thereto.

INSERTED BY: Board of Selectmen & Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE THE FY2016 WATER ENTERPRISE FUND BUDGET

To see if the Town will vote to raise and/or transfer and appropriate the following sums of money to operate the Water Division of the Department of Public Works during fiscal year 2016, under the provisions of M.G.L. Chapter 44, Section 53F ½:

and further to meet this appropriation that \$110,000 be transferred from Water Enterprise Fund Retained Earnings; or take any other action relative thereto.

INSERTED BY: Board of Selectmen & Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 15: CONTINUE DEPARTMENTAL REVOLVING FUNDS

To see if the Town will vote to authorize and continue revolving funds for certain Town departments pursuant to the provisions of M.G.L. Chapter 44, Section 53E ½ for the fiscal year beginning July 1, 2015:

Revolving Fund	Spending Authority	Revenue Source	Use of Funds	FY 2016 Budget
Memorial Park	Memorial Park Trustees	Food Concessions	Improvements to Memorial Park	\$4,100
Local Transportation	Council on Aging Director	MBTA, Grants, Program Receipts	Transportation program for COA	\$60,000
Yard Waste Processing Program	DPW Director	Town and Participating Communities	Multi-Community yard waste processing program	\$75,000
Home Composting Bin Account	DPW Director	Sale of Bins	Purchase of additional home composting bins	\$3,000

Revolving Fund	Spending Authority	Revenue Source	Use of Funds	FY 2016 Budget
Youth Services Activities	Youth Services Director	Program Receipts	Costs related to youth service and community programs	\$25,000
Traveling Meals Program	Health Director	Program Receipts	Costs related to Traveling meals	\$75,000
Immunization Fund	Health Director	Program Receipts	Costs associated with immunization and educational programs	\$25,000
School Transportation Program	School Committee	Fee-Based Transportation Program Receipts	Pupil and other District-wide transportation	\$819,000
Facility Activity Use	Director of Facility Operations	Fee-Based Facility Use	Community Facility Use	\$250,000

or take any other action relative thereto.

INSERTED BY: Board of Selectmen

FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information and Summary of M.G.L., Chapter 44, Section 53E ½:

ARTICLE : AUTHORIZATION TO EXPEND STATE FUNDS FOR PUBLIC WAYS

To see if the Town will vote to authorize the Town Manager to permanently construct, reconstruct, resurface, alter or make specific repairs upon all or portions of various Town ways and authorize the expenditure of funds received, provided or to be provided by the Commonwealth of Massachusetts through the Massachusetts Highway Department; or take any other action relative thereto.

INSERTED BY: Board of Selectmen

FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ZONING / LAND USE ARTICLES

ARTICLE : AMEND ZONING BY-LAW – REGISTERED MARIJUANA DISPENSARIES

To see if the Town will vote to amend the Needham Zoning By-Law, as follows:

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:
PLANNING BOARD RECOMMENDS THAT:

Article Information:

ARTICLE :

To see if the Town will vote to amend the Needham Zoning By-Law, as follows:

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:
PLANNING BOARD RECOMMENDS THAT:

Article Information:

**ARTICLE : AMEND ZONING BY-LAW – DEFINITION OF HALF STORY AND
 DIMENSIONAL REQUIREMENTS FOR THE CHESTNUT STREET
 BUSINESS DISTRICT**

To see if the Town will vote to amend the Needham Zoning By-Law, as follows:

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:
PLANNING BOARD RECOMMENDS THAT:

Article Information:

**ARTICLE : AMEND ZONING BY-LAW – ALLOWING MORE THAN ONE MUNICIPAL
 BUILDING AND/OR USE ON A LOT**

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:
PLANNING BOARD RECOMMENDS THAT:

Article Information:

ARTICLE : AMEND ZONING BY-LAW – DESCRIPTION OF FLOOD PLAIN DISTRICT

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:
PLANNING BOARD RECOMMENDS THAT:

Article Information:

ARTICLE: AMEND ZONING MAP – DESCRIPTION OF FLOOD PLAIN DISTRICT

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:
PLANNING BOARD RECOMMENDS THAT:

Article Information:

ARTICLE : AMEND ZONING BY-LAW – RETAINING WALLS

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:
PLANNING BOARD RECOMMENDS THAT:

Article Explanation:

GENERAL ARTICLES / CITIZENS' PETITIONS / COMMITTEE ARTICLES

ARTICLE : ACCEPT PROVISIONS OF MGL – INCREASE IN RETIREE COLA BASE

To see if the Town will vote to increase the maximum base on which the retiree cost of living (COLA) is calculated from \$12,000 per year to \$14,000 in accordance with Chapter 32, Section 103(j) and Section 19 of Chapter 1988 of the Acts of 2010; or take any other action thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

**ARTICLE : HOME RULE PETITION/AMEND TOWN OF NEEDHAM CHARTER
PART 3, TOWN OFFICERS, SECTION 18. MODERATOR**

To see if the Town vote to authorize the Board of Selectmen to petition the General Court, in compliance with Clause (1), Section 8 of Article LXXXIX of the Amendments of the Constitution, to the end that legislation be adopted precisely as follows;

“An act amending the Charter of the Town of Needham, Part 3, Section 18. Moderator, by deleting the words “A moderator shall be elected by ballot at each annual town election”; and inserting in place thereof the words “A moderator shall be elected by ballot at the annual town election for a term of three years”.

Be it enacted by the Senate and House of Representatives in the General Court assembled, and by authority of same, as follows:

Section 1. Part 3 TOWN OFFICERS, Section 18. Moderator is amended in line 1 of Section 18 by deleting the words “A moderator shall be elected by ballot at each annual town election”; and inserting in place thereof the words “A moderator shall be elected by ballot at the annual town election for a term of three years”.

Section 2. This act shall become effective upon passage.”

Or take any other action relative thereto.

INSERTED BY: Town Clerk
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : HOME RULE PETITION/

INSERTED BY:
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

COMMUNITY PRESERVATION ACT ARTICLES

ARTICLE : APPROPRIATE FOR ROSEMARY POOL

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$1,000,000 for design and engineering of Rosemary Pool and site, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from the _____ Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR NEWMAN ATHLETIC FIELDS

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$1,527,000 for Newman Athletic Fields renovation, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from CPA Free Cash; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR EASTMAN CONSERVATION

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$800,000 for the reconstruction of the Eastman Conservation Area, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from the ____ Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR MILLS FIELD

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$510,000 for Mills Field Improvements, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from the ____ Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

**ARTICLE : APPROPRIATE FOR RIDGE HILL/STUDENT CONSERVATION
ASSOCIATION**

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$10,000 for Ridge Hill Loop Trail Improvements, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from the ____ Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR CANOE LAUNCH

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$30,000 for the Boat Launch Improvements, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from the ____ Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR RAIL TRAIL

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$100 000 for the Bay Colony Rail Trail construction, to be spent under the direction of the Town Manager, and to mete this appropriation that said sum be transferred from the ____ Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR CHAPEL VILLAGE

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$400,000 to support the construction of Chapel Village, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from the Community Housing Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR PURCHASE OF OPEN SPACE

To see if the Town will vote to raise and/or transfer and appropriate a sum for the purchase of open space, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from the Open Space Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 35: APPROPRIATE TO COMMUNITY PRESERVATION FUND

To see if the Town will vote to hear and act on the report of the Community Preservation Committee; and to see if the Town will vote to appropriate a sum pursuant to M.G.L. Chapter 44B from the estimated FY2016 Community Preservation Fund revenues, or to set aside certain amounts for future appropriation, to be spent under the direction of the Town Manager, as follows:

Appropriations:

A. Administrative and Operating Expenses of the Community Preservation Committee \$82,000

Reserves:

B. Community Preservation Fund Annual Reserve \$1,448,606

C. Community Housing Reserve \$281,353

D. Historic Resources Reserve \$0

E. Open Space Reserve \$281,353

or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

CAPITAL ARTICLES

ARTICLE : RESCIND DEBT AUTHORIZATIONS

To see if the Town will vote to rescind a portion of certain authorizations to borrow, which were approved at prior town meetings, where the purposes of the borrowing have been completed, and/or it was unnecessary to borrow the full authorization:

Project	Town Meeting	Article	Authorized	Rescind
Rosemary Pool Complex	2000 ATM	63	\$100,000	\$7,500
Public Services Administration Bldg.	2008 STM (OCT)	5	\$5,725,000	\$49,000
RTS Construction Equipment	2011 ATM	42	\$86,000	\$12,000
Town Hall (CPA Portion)	2009 ATM	35	\$7,200,000	\$1,210,000
Pollard School Boiler Replacement	2013 ATM	40	\$800,000	\$140,000

or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR GENERAL FUND CASH CAPITAL

To see if the Town will vote to raise and/or transfer and appropriate \$1,941,411 for General Fund Cash Capital, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto:

Group	Description	Recommended	Amendment
General Government	Mail Processing Machines	30,645	
General Government	Network Hardware, Servers & Switches	30,000	
Public Schools	Copier Replacement	62,740	
Public Schools	Furniture	45,405	
Public Schools	Technology Replacement	403,000	
Public Works	Fuel System Software/Hardware Upgrade	94,500	
Public Works	Mobile Column Lifts	73,500	
Public Works	Fleet Replacement Program	1,077,249	
Public Facilities	Energy Efficiency Upgrade Improvements	96,323	
Public Facilities	Fleet Replacement Program	28,049	
		1,941,411	

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 38: APPROPRIATE FOR PUBLIC WORKS INFRASTRUCTURE PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$1,453,500 for improvements and repairs to the Town's infrastructure including but not limited to roads, bridges, sidewalks, intersections, drains, brooks and culverts, to be spent under the direction of the Town Manager, and to meet this appropriation that \$453,500 be transferred from Free Cash and that the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$1,000,000 under M.G.L., Chapter 44, Section 7; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

**ARTICLE : APPROPRIATE FOR CENTRAL AVENUE/ELLIOT STREET BRIDGE
CONSTRUCTION**

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$4,000,000 for reconstruction and repair of the Central Avenue/Elliot Street bridge, to be spent under the direction of the Town Manager, and to meet this appropriation the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said sum under M.G.L., Chapter 44, Section 7; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR HIGH SCHOOL EXPANSION

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$400,000 for engineering and design for High School expansion, to be spent under the direction of the Town Manager, and that \$296,000 be transferred from Free Cash, \$38,046 be transferred from Article 3 of the 2008 May Special Town Meeting, \$10,086 be transferred from Article 32 of the 2008 Annual Town Meeting, \$11,319 be transferred from Article 5 of the 2008 October Special Town Meeting, \$17,070 be transferred from Article 45 of the 2009 Annual Town Meeting, \$6,076 be transferred from Article 33 of the 2010 Annual Town Meeting, and \$21,403 be transferred from Article 39 of the 2013 Annual Town Meeting; or take any other action relative thereto:

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR SEWER ENTERPRISE FUND CASH CAPITAL

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$120,500 for Sewer Enterprise Fund Cash Capital, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Sewer Enterprise Fund retained earnings; or take any other action relative thereto:

Group	Description	Recommended	Amendment
Sewer	Specialty Equipment	70,500	
Sewer	Sewer Service Connections	50,000	
		120,500	

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR SEWER PUMP STATION IMPROVEMENTS

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$550,000 for Sewer Pump Station Improvements, to be spent under the direction of the Town Manager, and to meet this appropriation that \$116,143 be transferred from Article 59 of the 1998 Annual Town Meeting, and \$433,857 be transferred from Sewer Enterprise Fund retained earnings; or take any other action relative thereto:

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR WATER ENTERPRISE FUND CASH CAPITAL

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$976,604 for Water Enterprise Fund Cash Capital, to be spent under the direction of the Town Manager, said sum to be transferred from Water Enterprise Fund retained earnings; or take any other action relative thereto:

Group	Description	Recommended	Amendment
Water	Fleet Replacement Program	41,604	
Water	Mobile Record Keeping Devices GIS	35,000	
Water	Service Connections	200,000	
Water	Water Supply Development	700,000	
		976,604	

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR WATER SYSTEM REHABILITATION PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$820,500 for the Water System Rehabilitation Program, to be spent under the direction of the Town Manager, and to meet this appropriation that \$3,575 be transferred from Water Retained earnings, that \$12,703 be transferred from Article 56 of the May 2000 Annual Town Meeting, that \$15,000 be transferred from Article 58 of the 2001 Annual Town Meeting, that \$9,131 be transferred from Article 51 of the 2003 Annual Town

Meeting, that \$13,082 be transferred from Article 53 of the 2003 Annual Town Meeting, that \$14,583 be transferred from Article 52 of the 2004 Annual Town Meeting, that \$10,025 be transferred from Article 50 of the 2005 Annual Town meeting, that \$11,409 be transferred from Article 46 of the 2007 Annual Town Meeting, that \$18,000 be transferred from Article 46 of the 2008 Annual Town Meeting, that \$9,740 be transferred from Article 48 of the 2008 Annual Town Meeting, that \$58,166 be transferred from Article 39 of the 2010 Annual Town Meeting, that \$10,086 be transferred from Article 45 of the 2011 Annual Town Meeting, and that the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$635,000 under M.G.L. Chapter 44, Chapter 29C or any other enabling authority; that the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow all or a portion of the amount from the Massachusetts Water Pollution Abatement Trust (MWPAT) established pursuant to M.G.L. Chapter 29C and/or the Massachusetts Water Resources Authority (MWRA) and in connection therewith, to enter into a loan agreement and/or security agreement with the MWPAT and/or loan agreement and financial assistance agreement with the MWRA with respect to such loan; that the Town Manager be authorized to contract with the MWPAT, the MWRA and the Department of Environmental Protection with respect to such loan and for any federal, state or other aid available for the project or for the financing thereof; that the Town Manager is authorized to enter into a project regulatory agreement with the Department of Environmental Protection; and that the Town Manager is authorized to expend all funds available for the project; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

TOWN RESERVE ARTICLES

ARTICLE : APPROPRIATE TO THE OPEB TRUST FUND

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$320,000 to the OPEB Trust Fund, and to meet this appropriation that said sum be transferred from Overlay Surplus; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE TO ATHLETIC FACILITY IMPROVEMENT FUND

To see if the Town will vote to raise, and/or transfer and appropriate the sum of \$866,412 to the Athletic Facility Improvement Fund, as provided under Chapter 46 of the Acts of 2003, and as further amended by Section 19 of Chapter 140 of the Acts of 2003, and to meet this appropriation that \$20,712 be transferred from Article 4 of the March 3, 2008 Special Town Meeting and \$845,700 be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE 46: OMNIBUS

To see if the Town will vote to raise by taxation, transfer from available funds, by borrowing or otherwise, such sums as may be necessary for all or any of the purposes mentioned in the foregoing articles, especially to act upon all appropriations asked for or proposed by the Selectmen, or any Town officer or committee, to appoint such committees as may be decided upon and to take action upon matters which may properly come before the meeting; or take any other action relative thereto.

INSERTED BY: Board of Selectmen

And you are hereby directed to serve this Warrant by posting copies thereof in not less than twenty public places in said Town at least 7 days before said meeting.

Hereof fail not and make due return of this Warrant with your doings thereon unto our Town Clerk on or after said day and hour.

Given under our hands at Needham aforesaid this 24th day of February, 2015

DANIEL P. MATTHEWS, *Chairman*
JOHN A. BULIAN, *Vice Chairman*
MAURICE P. HANDEL, *Clerk*
MATTHEW D. BORRELLI

MARIANNE B. COOLEY

Selectmen of Needham

a true copy
ATTEST



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 2/10/2015

Agenda Item	Preliminary Facility Financing Plan
Presenter(s)	Kate Fitzpatrick, Town Manager Dave Davison, Assistant Town Manager/Finance

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
As a follow-up to the Board's discussion on December 23rd, the Town Manager and Assistant Town Manager/Finance will present the Board with the facility financing plan to be included in the Facility Master Plan. Plan assumptions include: construction of a school at the DeFazio Park site, minor renovation of the High Rock School, a modified Public works project, construction of a new Police and Fire Station, reconstruction of the Mitchell School, and added allowance for an exclude project at \$8 million, and a project for the Rosemary Pool that is assumed to be funded by General Fund debt within the levy, and CPA supported debt and cash. The draft is for initial planning purposes; it is expected that the actual projects and sequencing will differ from this analysis.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Facility Master Plan Financing Plan, February 2015			

Town of Needham
Facilities Master Plan
Estimated Debt Service

4-Feb-15

Board of Selectmen

UPDATE

Town of Needham
Assumed Revenue and Projected Ratios
With Facility Master Plan Projects

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
MUNICIPAL WITHIN THE LEVY LIMIT																	
Property Tax within the Levy Limit	106,751,910	111,572,662	114,919,842	118,367,437	121,918,460	125,576,014	129,343,294	133,223,593	137,220,301	141,336,910	145,577,017	149,944,328	154,442,658	159,075,938	163,848,216	168,763,662	173,826,572
Cherry Sheet	9,966,189	9,966,189	10,265,175	10,573,130	10,890,324	11,217,034	11,553,545	11,900,151	12,257,155	12,624,870	13,003,616	13,393,725	13,795,536	14,209,402	14,635,685	15,074,755	15,526,998
Local Receipts	8,136,500	8,543,325	8,799,625	9,063,613	9,335,522	9,615,588	9,904,055	10,201,177	10,507,212	10,822,429	11,147,101	11,481,514	11,825,960	12,180,739	12,546,161	12,922,546	13,310,222
A General Fund Receipts	124,854,599	130,082,176	133,984,641	138,004,181	142,144,306	146,408,635	150,800,894	155,324,921	159,984,669	164,784,209	169,727,735	174,819,567	180,064,154	185,466,079	191,030,061	196,760,963	202,663,792
DEBT EXCLUDED FROM THE LEVY LIMIT																	
Property Tax excluded from the Levy Limit	6,554,000	6,113,331	6,158,925	7,098,196	9,974,084	14,645,625	17,656,303	21,125,589	20,636,113	22,351,144	21,006,213	19,510,390	18,338,317	17,409,509	15,928,556	14,558,791	13,993,379
MSBA Payments	695,148	695,148	695,148	695,148	695,148	695,148	695,148	695,148	695,148	695,148							
Debt Exclusion Offsets	105,026	99,550	93,445	87,097	80,101	72,048	64,003	56,394	48,991	41,515	35,085	29,915	24,903	19,829	14,983	11,387	8,540
B Revenue Dedicated for Excluded Debt	7,354,174	6,908,029	6,947,519	7,880,440	10,749,333	15,412,821	18,415,454	21,877,131	21,380,251	22,392,659	21,041,299	19,540,305	18,363,220	17,429,338	15,943,539	14,570,178	14,001,919
CPA FUND																	
Surcharge	1,971,000	2,065,000	2,126,950	2,190,759	2,256,481	2,324,176	2,393,901	2,465,718	2,539,690	2,615,880	2,694,357	2,775,187	2,858,443	2,944,196	3,032,522	3,123,498	3,217,203
State Match	566,099	492,750	408,870	421,136	433,770	446,783	460,187	473,992	488,212	502,859	517,944	533,483	549,487	565,972	582,951	600,439	618,453
C CPA Receipts	2,537,099	2,557,750	2,535,820	2,611,895	2,690,251	2,770,959	2,854,088	2,939,710	3,027,902	3,118,739	3,212,301	3,308,670	3,407,930	3,510,168	3,615,473	3,723,937	3,835,655
D Enterprise Fund Receipts (Level \$)	14,210,899	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250	14,586,250
E Total Revenues (A+B+C+D)	148,956,771	154,134,205	158,054,230	163,082,765	170,170,140	179,178,665	186,656,686	194,728,013	198,979,072	204,881,856	208,567,585	212,254,792	216,421,554	220,991,834	225,175,323	229,641,327	235,087,616
F Total Estimated Debt Service	14,787,884	14,992,363	15,230,533	16,315,945	19,341,902	24,167,168	27,336,431	30,969,738	30,649,636	31,844,125	30,680,309	29,372,486	28,394,366	27,665,418	26,390,702	25,234,755	24,890,434
G Debt Service % of Total Revenue (F/E)	9.9%	9.7%	9.6%	10.0%	11.4%	13.5%	14.6%	15.9%	15.4%	15.5%	14.7%	13.8%	13.1%	12.5%	11.7%	11.0%	10.6%
H General Fund Revenue within the Levy	124,854,599	130,082,176	133,984,641	138,004,181	142,144,306	146,408,635	150,800,894	155,324,921	159,984,669	164,784,209	169,727,735	174,819,567	180,064,154	185,466,079	191,030,061	196,760,963	202,663,792
I GF Debt within the Levy	3,757,947	3,851,834	4,019,539	4,140,125	4,264,329	4,392,259	4,524,027	4,659,748	4,799,540	4,943,526	5,091,832	5,244,587	5,401,925	5,563,982	5,730,902	5,902,829	6,079,914
J GF Debt Service % of GF Receipts (I/H)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
K Excluded Debt Tax Impact ASFH (single rate)	\$783	\$730	\$736	\$848	\$1,191	\$1,749	\$2,109	\$2,523	\$2,465	\$2,670	\$2,509	\$2,330	\$2,190	\$2,079	\$1,903	\$1,739	\$1,671

FY2015 Average Single Family Home (ASFH)
\$818,436
Total Assessed Value of Single Family Homes January 1, 2014
\$6,851,945,000

Town of Needham
Estimated Debt Service
With Facility Master Plan Projects

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	After 2031
A General Fund Within the Limit	4,019,539	4,140,125	4,264,329	4,392,259	4,524,027	4,659,748	4,799,540	4,943,526	5,091,832	5,244,587	5,401,925	5,563,982	5,730,902	5,902,829	6,079,914	5,399,400
B General Fund Excluded	6,947,519	7,880,440	10,749,333	15,412,821	18,415,454	21,877,131	21,380,251	22,392,659	21,041,299	19,540,305	18,363,220	17,429,338	15,943,539	14,570,178	14,001,919	283,695,000
C Community Preservation Act	1,063,475	1,095,379	1,128,241	1,162,088	1,196,950	1,232,859	1,269,845	1,307,940	1,347,178	1,387,594	1,429,221	1,472,098	1,516,261	1,561,749	1,608,601	10,747,700
D Recycling Center and Transfer Station	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	-
E Sewer Enterprise	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	-
F Water Enterprise	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	4,365,063
G Total Debt Service	15,230,533	16,315,945	19,341,902	24,167,168	27,336,431	30,969,738	30,649,636	31,844,125	30,680,309	29,372,486	28,394,366	27,665,418	26,390,702	25,234,755	24,890,434	304,207,163
General Fund Within the Limit																
1 Currently Issued and Outstanding	2,643,827	1,939,032	1,533,136	1,497,618	1,438,828	1,403,689	1,226,644	1,111,530	967,628	867,453	838,834	584,126	568,366	547,161	530,089	-
2 Approved Projects Not Yet Borrowed	795,125	761,050	711,975	668,725	166,025	160,075	154,125	148,175	127,225	102,175	98,325	94,475	90,625	86,775	82,925	-
3 CIP Recommended Projects	560,000	1,523,000	1,596,000	1,598,000	1,694,250	1,436,800	1,224,100	1,065,400	828,000	792,000	756,000	320,000	308,000	296,000	284,000	-
4 Facility Master Plan Projects	-	-	107,100	369,200	358,350	347,500	336,650	325,800	314,950	304,100	293,250	282,400	271,550	260,700	249,850	5,399,400
5 Contingent Debt Service	20,587	(82,957)	316,118	258,716	866,574	1,311,684	1,858,021	2,292,621	2,854,030	3,178,859	3,415,515	4,282,981	4,492,361	4,712,193	4,933,050	-
A General Fund Within the Limit	4,019,539	4,140,125	4,264,329	4,392,259	4,524,027	4,659,748	4,799,540	4,943,526	5,091,832	5,244,587	5,401,925	5,563,982	5,730,902	5,902,829	6,079,914	5,399,400
General Fund Excluded																
1 Currently Issued and Outstanding	6,730,519	6,548,340	6,330,133	6,081,221	5,018,154	4,852,011	4,694,631	4,521,539	3,754,679	2,838,185	2,245,600	1,896,218	1,434,919	615,258	600,699	-
2 Approved Projects Not Yet Borrowed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 CIP Recommended Project	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 Facility Master Plan Projects	217,000	1,332,100	4,419,200	9,331,600	13,397,300	17,025,120	16,685,620	17,871,120	17,286,620	16,702,120	16,117,620	15,533,120	14,508,620	13,954,920	13,401,220	283,695,000
Contingent Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B General Fund Excluded	6,947,519	7,880,440	10,749,333	15,412,821	18,415,454	21,877,131	21,380,251	22,392,659	21,041,299	19,540,305	18,363,220	17,429,338	15,943,539	14,570,178	14,001,919	283,695,000
Community Preservation Act																
1 Currently Issued and Outstanding	456,313	449,163	441,494	430,525	416,675	405,041	395,256	384,906	374,763	364,681	354,306	259,997	241,638	51,813	50,625	-
2 Approved Projects Not Yet Borrowed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 CIP Recommended Project	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 Facility Master Plan Projects	-	-	240,000	397,200	718,000	696,650	675,300	653,950	632,600	611,250	589,900	568,550	547,200	525,850	504,500	10,747,700
Contingent Debt Service	607,163	646,217	446,747	334,363	62,275	131,168	199,289	269,084	339,816	411,662	485,015	643,551	727,424	984,086	1,053,476	-
C Community Preservation Act	1,063,475	1,095,379	1,128,241	1,162,088	1,196,950	1,232,859	1,269,845	1,307,940	1,347,178	1,387,594	1,429,221	1,472,098	1,516,261	1,561,749	1,608,601	10,747,700
Recycling Center and Transfer Station																
1 Currently Issued and Outstanding	97,775	25,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 Approved Projects Not Yet Borrowed	51,912	49,572	47,232	44,892	18,552	17,652	16,752	15,052	-	-	-	-	-	-	-	-
3 CIP Recommended Project	-	73,550	78,200	104,300	124,500	103,200	72,800	68,900	-	-	-	-	-	-	-	-
4 Facility Master Plan Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 Contingent Debt Service	313	1,378	24,568	808	6,948	29,148	60,448	66,048	150,000	150,000	150,000	150,000	150,000	150,000	150,000	-
D Recycling Center and Transfer Station	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	-
Sewer Enterprise																
1 Currently Issued and Outstanding	1,043,820	986,918	960,010	556,104	511,113	506,798	502,416	424,560	423,231	421,802	420,277	443,252	430,929	374,908	374,988	-
2 Approved Projects Not Yet Borrowed	40,810	39,220	37,630	36,040	34,450	32,860	31,270	29,680	28,090	-	-	-	-	-	-	-
3 CIP Recommended Project	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 Facility Master Plan Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 Contingent Debt Service	415,370	473,862	502,360	907,856	954,437	960,342	966,314	1,045,761	1,048,679	1,078,198	1,079,723	1,056,748	1,069,071	1,125,092	1,125,012	-
E Sewer Enterprise	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	-
Water Enterprise																
1 Currently Issued and Outstanding	905,551	896,037	890,012	349,244	361,537	353,319	344,997	214,263	210,645	182,452	179,682	176,760	178,738	165,813	162,238	477,713
2 Approved Projects Not Yet Borrowed	445,400	431,300	417,200	403,100	389,000	374,900	360,800	346,700	332,600	258,500	248,000	237,500	227,000	216,500	206,000	978,850
3 CIP Recommended Project	103,100	99,200	95,300	91,400	227,500	513,600	554,300	535,700	517,100	483,500	415,800	401,100	386,400	371,700	357,000	2,908,500
4 Facility Master Plan Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 Contingent Debt Service	95,949	123,463	147,488	706,256	571,963	308,181	289,903	453,337	489,655	625,548	706,518	734,640	757,862	795,987	824,762	-
F Water Enterprise	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	4,365,063

Town of Needham
Estimated Debt Service
With Facility Master Plan Projects

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	After 2031
Recap																
1 Currently Issued and Outstanding	11,877,804	10,844,989	10,154,784	8,914,713	7,746,306	7,520,857	7,163,945	6,656,798	5,730,945	4,674,573	4,038,700	3,360,353	2,854,589	1,754,952	1,718,638	5,238,587
2 Approved Projects Not Yet Borrowed	1,333,247	1,281,142	1,214,037	1,152,757	608,027	585,487	562,947	539,607	487,915	360,675	346,325	331,975	317,625	303,275	288,925	1,242,450
3 CIP Recommended Project	663,100	1,695,750	1,769,500	1,793,700	2,046,250	2,053,600	1,851,200	1,670,000	1,345,100	1,275,500	1,171,800	721,100	694,400	667,700	641,000	4,504,500
4 Facility Master Plan Projects	217,000	1,332,100	4,766,300	10,098,000	14,473,650	18,069,270	17,697,570	18,850,870	18,234,170	17,617,470	17,000,770	16,384,070	15,327,370	14,741,470	14,155,570	113,962,020
5 Contingent Debt Service	1,139,382	1,161,964	1,437,281	2,207,999	2,462,198	2,740,524	3,373,974	4,126,851	4,882,179	5,444,267	5,836,772	6,867,920	7,196,718	7,767,358	8,086,301	
G Total	15,230,533	16,315,945	19,341,902	24,167,168	27,336,431	30,969,738	30,649,636	31,844,125	30,680,309	29,372,486	28,394,366	27,665,418	26,390,702	25,234,755	24,890,434	124,947,557
Debt Service % of Total Revenue without Facility Master Plan Projects	9.5%	9.3%	9.0%	8.7%	8.0%	7.8%	7.7%	7.5%	7.0%	6.5%	6.1%	5.9%	5.6%	5.2%	4.9%	
Debt Service % of Total Revenue Excluding Exempt Debt and Related Revenue	5.5%	5.4%	5.4%	5.3%	5.3%	5.3%	5.2%	5.2%	5.1%	5.1%	5.1%	5.0%	5.0%	5.0%	4.9%	
Debt Service % of Total Revenue with Facility Master Plan Projects	9.6%	10.0%	11.4%	13.5%	14.6%	15.9%	15.4%	15.5%	14.7%	13.8%	13.1%	12.5%	11.7%	11.0%	10.6%	
Excluded Debt Tax Impact ASFH (single rate) Existing Debt	\$710	\$689	\$664	\$635	\$509	\$490	\$472	\$535	\$444	\$335	\$265	\$224	\$170	\$72	\$71	
Excluded Debt Tax Impact ASFH (single rate) FMP Projects	\$26	\$159	\$528	\$1,115	\$1,600	\$2,034	\$1,993	\$2,135	\$2,065	\$1,995	\$1,925	\$1,855	\$1,733	\$1,667	\$1,601	
Excluded Debt Tax Impact ASFH (single rate)	\$736	\$848	\$1,192	\$1,750	\$2,109	\$2,524	\$2,465	\$2,670	\$2,509	\$2,330	\$2,190	\$2,079	\$1,903	\$1,739	\$1,672	

ASFH FY2015
\$818,436
Total Assessed Value of Single Family
Homes January 1, 2014
6,851,945,000

Town of Needham
Long Term Debt Service
Actual Issues

Project	TM Vote	Art	Amount	Maturity	C-Rate+	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
						2017	2018	2019	2020	2021	2022	2023	2024	2025

MUNICIPAL WITHIN THE LEVY LIMIT

DPW Garage Bays	May-13	42	\$800,000	May-24	2.09%	\$93,200.00	\$91,600.00	\$90,000.00	\$88,400.00	\$86,800.00	\$85,200.00	\$83,600.00	\$82,000.00	
Fire Engine	May-11	37	\$400,000	Jul-16	2.72%	\$101,500.00								
Kendrick Street Bridge Repair	May-10	35	\$750,000	Aug-21	2.21%	\$84,187.50	\$82,687.50	\$81,187.50	\$79,593.75	\$77,812.50	\$75,937.50			
Parking Lot Improvements	May-08	41	\$100,000	Aug-16	2.00%	\$20,200.00								
Pollard School Boiler Replacement	May-13	40	\$565,000	Jul-21	3.22%	\$82,250.00	\$80,150.00	\$78,050.00	\$75,950.00	\$73,500.00	\$71,050.00			
Pollard School Boiler Replacement	May-13	40	\$95,000	May-18	2.00%	\$25,900.00	\$20,400.00							
Pollard School Roof Replacement	Nov-10	10	\$725,000	Jul-22	3.67%	\$92,375.00	\$90,125.00	\$82,600.00	\$79,800.00	\$77,000.00	\$74,200.00	\$71,400.00		
Property Acquisition	May-12	31	\$605,000	Nov-32	3.39%	\$46,800.00	\$45,750.00	\$44,550.00	\$43,350.00	\$42,300.00	\$41,400.00	\$40,500.00	\$39,600.00	\$38,700.00
Property Acquisition	May-12	31	\$25,000	May-18	2.00%	\$5,200.00	\$5,100.00							
Property Acquisition	Nov-12	17	\$950,000	Nov-32	3.39%	\$76,325.00	\$74,575.00	\$72,575.00	\$70,575.00	\$68,825.00	\$67,325.00	\$65,825.00	\$59,400.00	\$58,050.00
Property Acquisition	Nov-12	17	\$150,000	May-18	2.00%	\$36,400.00	\$35,700.00							
Property Acquisition	May-12	8	\$52,500	Jul-32	2.93%	\$4,300.00	\$4,210.00	\$4,105.00	\$3,985.00	\$3,865.00	\$3,745.00	\$3,625.00	\$3,505.00	\$3,415.00
Property Acquisition	May-12	8	\$1,005,000	Nov-32	3.39%	\$78,000.00	\$76,250.00	\$74,250.00	\$72,250.00	\$70,500.00	\$69,000.00	\$67,500.00	\$66,000.00	\$64,500.00
Property Acquisition	May-12	8	\$117,500	May-18	2.00%	\$31,100.00	\$25,500.00							
Public Services Administration Building (Series I)	Oct-08	5	\$4,000,000	Aug-26	3.16%	\$319,125.00	\$312,525.00	\$306,225.00	\$299,325.00	\$292,125.00	\$284,625.00	\$276,825.00	\$268,725.00	\$235,762.50
Public Services Administration Building (Series II)	Oct-08	5	\$1,000,000	Dec-24	3.07%	\$84,062.50	\$82,356.25	\$80,487.50	\$78,537.50	\$86,437.50	\$84,093.75	\$81,562.50	\$78,937.50	\$76,312.50
Public Services Administration Building (Series IV)	Oct-08	5	\$100,000	Jul-22	3.69%	\$12,450.00	\$12,150.00	\$11,800.00	\$11,400.00	\$11,000.00	\$10,600.00	\$10,200.00		
Public Services Administration Building (Series V)	Oct-08	5	\$20,000	Nov-16	2.95%	\$5,075.00								
Public Works Infrastructure Program	May-10	36	\$306,500	Jul-17	2.72%	\$71,350.00	\$10,150.00							
Public Works Infrastructure Program	May-11	39	\$600,000	Jul-17	2.82%	\$125,400.00	\$121,800.00							
Public Works Infrastructure Program	May-10	36	\$120,000	Jul-16	3.13%	\$40,600.00								

Town of Needham
Long Term Debt Service
Actual Issues

	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	2026	2027	2028	2029	2030	2031	After 2031

MUNICIPAL WITHIN THE LEVY LIMIT

DPW Garage Bays							
Fire Engine							
Kendrick Street Bridge Repair							
Parking Lot Improvements							
Pollard School Boiler Replacement							
Pollard School Boiler Replacement							
Pollard School Roof Replacement							
Property Acquisition	\$37,800.00	\$36,900.00	\$35,962.50	\$34,968.75	\$33,937.50	\$32,868.75	\$62,362.50
Property Acquisition							
Property Acquisition	\$56,700.00	\$55,350.00	\$53,943.75	\$52,453.13	\$50,906.26	\$49,303.13	\$93,543.75
Property Acquisition							
Property Acquisition	\$2,365.00	\$2,325.00	\$2,282.50	\$2,237.50	\$2,192.50	\$2,145.00	\$4,120.00
Property Acquisition	\$63,000.00	\$61,500.00	\$59,937.50	\$58,281.25	\$56,562.50	\$54,781.25	\$103,937.50
Property Acquisition							
Public Services Administration Building (Series I)	\$227,700.00	\$214,200.00					
Public Services Administration Building (Series II)							
Public Services Administration Building (Series IV)							
Public Services Administration Building (Series V)							
Public Works Infrastructure Program							
Public Works Infrastructure Program							
Public Works Infrastructure Program							

Town of Needham
Long Term Debt Service
Actual Issues

Project	TM Vote	Art	Amount	Maturity	C-Rate+	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
						2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Works Infrastructure Program	May-11	39	\$350,000	Jul-16	3.13%	\$116,725.00								
Public Works Infrastructure Program	May-13	41	\$100,000	May-18	2.00%	\$26,000.00	\$25,500.00							
Public Works Infrastructure Program	May-10	36	\$129,000	May-18	2.00%	\$31,200.00	\$30,600.00							
Public Works Infrastructure Program	May-11	39	\$150,000	May-18	2.00%	\$36,400.00	\$35,700.00							
Public Works Infrastructure Program	May-12	33	\$210,000	May-18	2.00%	\$52,000.00	\$51,000.00							
Senior Center (Series I)	Nov-11	14	\$1,000,000	Nov-32	3.38%	\$77,256.26	\$75,506.26	\$73,506.26	\$71,506.26	\$69,756.26	\$68,256.26	\$66,756.26	\$65,256.26	\$63,756.26
Senior Center (Series II)	Nov-11	14	\$5,050,000	Jul-33	3.54%	\$406,225.00	\$398,575.00	\$390,925.00	\$383,275.00	\$374,350.00	\$365,425.00	\$357,775.00	\$348,850.00	\$335,000.00
Senior Center (Series III)	Nov-11	14	\$1,050,500	May-34	2.83%	\$79,300.00	\$78,200.00	\$77,100.00	\$76,000.00	\$74,900.00	\$73,800.00	\$72,700.00	\$71,600.00	\$65,225.00
Stormwater Systems	May-98	7	\$364,979	Aug-19	(see note)	\$32,701.87	\$31,149.37	\$29,874.01	\$28,566.79					
Street & Traffic Light Improvements	May-08	42	\$25,000	Nov-17	3.34%	\$5,275.00	\$5,100.00							
Title V	May-97	64	\$85,894	Aug-19	(see note)	\$5,662.92	\$5,391.28	\$5,119.64	\$4,853.91					
Town Hall (Series I)	May-09	35	\$2,500,000	Apr-17	2.24%	\$307,500.00								
Town Hall (Series III)	May-09	35	\$385,000	Aug-26	2.63%	\$31,781.26	\$31,281.26	\$30,781.26	\$30,250.01	\$29,656.26	\$29,031.26	\$28,375.01	\$27,656.26	\$26,906.26
General Total						\$2,643,827.31	\$1,939,031.92	\$1,533,136.17	\$1,497,618.22	\$1,438,827.52	\$1,403,688.77	\$1,226,643.77	\$1,111,530.02	\$967,627.52

Town of Needham
Long Term Debt Service
Actual Issues

Project	DEBT SERVICE 2026	DEBT SERVICE 2027	DEBT SERVICE 2028	DEBT SERVICE 2029	DEBT SERVICE 2030	DEBT SERVICE 2031	DEBT SERVICE After 2031
Public Works Infrastructure Program							
Public Works Infrastructure Program							
Public Works Infrastructure Program							
Public Works Infrastructure Program							
Public Works Infrastructure Program							
Senior Center (Series I)	\$62,256.26	\$60,756.26	\$59,193.76	\$57,537.51	\$50,906.26	\$49,303.13	\$93,543.75
Senior Center (Series II)	\$327,500.00	\$319,687.50	\$311,406.25	\$302,812.50	\$293,906.25	\$284,687.50	\$795,000.00
Senior Center (Series III)	\$63,975.00	\$62,725.00	\$61,400.00	\$60,075.00	\$58,750.00	\$57,000.00	\$160,500.00
Stormwater Systems							
Street & Traffic Light Improvements							
Title V							
Town Hall (Series I)							
Town Hall (Series III)	\$26,156.26	\$25,390.63					
General Total	\$867,452.52	\$838,834.39	\$584,126.26	\$568,365.64	\$547,161.27	\$530,088.76	\$1,313,007.50

Town of Needham
Long Term Debt Service
Actual Issues

Project	TM Vote	Art	Amount	Maturity	C-Rate+	DEBT SERVICE 2017	DEBT SERVICE 2018	DEBT SERVICE 2019	DEBT SERVICE 2020	DEBT SERVICE 2021	DEBT SERVICE 2022	DEBT SERVICE 2023	DEBT SERVICE 2024	DEBT SERVICE 2025
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DEBT EXCLUDED FROM THE LEVY LIMIT

Broadmeadow School +	May-00	31	\$8,400,000	Nov-23	3.00%	\$857,150.00	\$828,300.00	\$801,325.00	\$771,225.00	\$741,425.00	\$708,700.00	\$678,000.00	\$642,600.00	
Eliot School	May-00	32	\$5,500,000	Jun-25	3.82%	\$399,843.76	\$388,593.76	\$352,343.76	\$341,343.76	\$330,343.76	\$319,343.76	\$308,343.76	\$297,343.76	\$286,343.76
High Rock & Pollard School Projects	May-07	41	\$1,120,000	Dec-26	3.91%	\$84,550.00	\$82,150.00	\$79,675.00	\$77,125.00	\$74,800.00	\$72,400.00	\$70,000.00	\$62,700.00	\$60,500.00
High Rock & Pollard School Projects	May-07	41	\$5,000,000	Aug-27	4.69%	\$409,662.50	\$398,731.25	\$387,137.50	\$375,212.50	\$362,625.00	\$344,500.00	\$331,500.00	\$318,500.00	\$305,500.00
High Rock & Pollard School Projects	May-07	41	\$10,500,000	Aug-28	3.35%	\$787,862.50	\$772,600.00	\$758,031.25	\$742,075.00	\$720,500.00	\$703,312.50	\$685,437.50	\$666,875.00	\$647,625.00
High Rock School	Nov-06	9	\$480,000	Dec-26	3.91%	\$35,562.50	\$34,562.50	\$33,531.25	\$32,468.75	\$31,500.00	\$30,500.00	\$29,500.00	\$28,500.00	\$27,500.00
High School (Series I)	May-03	31	\$10,000,000	May-26	4.01%	\$757,250.00	\$735,250.00	\$713,250.00	\$641,250.00	\$621,250.00	\$601,250.00	\$581,250.00	\$561,250.00	\$541,250.00
High School (Series IIA)	May-03	31	\$9,000,000	Dec-24	3.89%	\$711,125.00	\$689,925.00	\$668,062.50	\$645,537.50	\$625,000.00	\$603,800.00	\$582,600.00	\$556,500.00	\$535,500.00
High School (Series IIB)	Feb-05	1	\$2,000,000	Dec-26	3.91%	\$149,362.50	\$145,162.50	\$140,831.25	\$136,368.75	\$132,300.00	\$128,100.00	\$123,900.00	\$119,700.00	\$115,500.00
High School (Series III)	Feb-05	1	\$3,850,000	Jun-28	3.42%	\$283,450.00	\$275,450.00	\$267,450.00	\$259,450.00	\$253,450.00	\$247,200.00	\$240,450.00	\$233,700.00	\$226,700.00
Library Project +	May-03	30	\$6,510,000	Dec-19	3.00%	\$902,000.00	\$870,550.00	\$830,475.00	\$796,775.00					
Newman School HVA Repairs (Series I)	Nov-09	14	\$1,000,000	Dec-19	2.62%	\$110,000.00	\$107,375.00	\$104,500.00	\$101,500.00					
Newman School HVA Repairs (Series III)	Nov-09	14	\$5,000,000	Oct-28	3.35%	\$395,300.00	\$389,700.00	\$383,750.00	\$373,600.00	\$359,600.00	\$348,925.00	\$341,050.00	\$332,650.00	\$323,900.00
Newman School HVA Repairs (Series V)	Nov-09	14	\$2,200,000	Nov-32	3.39%	\$171,600.00	\$167,750.00	\$163,350.00	\$158,950.00	\$155,100.00	\$151,800.00	\$148,500.00	\$145,200.00	\$141,900.00
Newman School HVA Repairs (Series VI)	Nov-09	14	\$9,000,000	Jul-32	2.82%	\$675,800.00	\$662,240.00	\$646,420.00	\$628,340.00	\$610,260.00	\$592,180.00	\$574,100.00	\$556,020.00	\$542,460.00
Excluded Total						\$6,730,519	\$6,548,340	\$6,330,133	\$6,081,221	\$5,018,154	\$4,852,011	\$4,694,631	\$4,521,539	\$3,754,679

CPA FUND

Town Hall (Series II)	May-09	35	\$3,500,000	Oct-28	3.36%	\$276,012.50	\$272,112.50	\$267,968.75	\$260,900.00	\$251,150.00	\$243,715.63	\$238,231.26	\$232,381.26	\$226,287.51
Town Hall (Series III)	May-09	35	\$1,225,000	Aug-26	2.63%	\$101,700.00	\$100,100.00	\$98,500.00	\$96,800.00	\$94,900.00	\$92,900.00	\$90,800.00	\$88,500.00	\$86,100.00
Town Hall (Series IV)	May-09	35	\$970,000	Jul-30	2.80%	\$78,600.00	\$76,950.00	\$75,025.00	\$72,825.00	\$70,625.00	\$68,425.00	\$66,225.00	\$64,025.00	\$62,375.00
CPA Total						\$456,313	\$449,163	\$441,494	\$430,525	\$416,675	\$405,041	\$395,256	\$384,906	\$374,763

Town of Needham
Long Term Debt Service
Actual Issues

	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	2026	2027	2028	2029	2030	2031	After 2031

DEBT EXCLUDED FROM THE LEVY LIMIT

Broadmeadow School +							
Eliot School							
High Rock & Pollard School Projects	\$58,300.00	\$56,100.00					
High Rock & Pollard School Projects	\$292,500.00	\$279,500.00	\$266,500.00				
High Rock & Pollard School Projects	\$627,000.00	\$605,000.00	\$583,000.00	\$561,000.00			
High Rock School	\$26,500.00	\$25,500.00					
High School (Series I)	\$520,625.00						
High School (Series IIA)							
High School (Series IIB)	\$111,300.00	\$107,100.00					
High School (Series III)	\$219,450.00	\$211,950.00	\$109,200.00				
Library Project +							
Newman School HVA Repairs (Series I)							
Newman School HVA Repairs (Series III)	\$314,450.00	\$304,650.00	\$294,675.00	\$244,800.00			
Newman School HVA Repairs (Series V)	\$138,600.00	\$135,300.00	\$131,862.50	\$128,218.75	\$124,437.50	\$120,518.75	\$228,662.50
Newman School HVA Repairs (Series VI)	\$529,460.00	\$520,500.00	\$510,980.00	\$500,900.00	\$490,820.00	\$480,180.00	\$912,580.00
Excluded Total	\$2,838,185	\$2,245,600	\$1,896,218	\$1,434,919	\$615,258	\$600,699	\$1,141,243

CPA FUND

Town Hall (Series II)	\$219,706.26	\$212,881.26	\$205,934.38	\$188,700.00			
Town Hall (Series III)	\$83,700.00	\$81,250.00					
Town Hall (Series IV)	\$61,275.00	\$60,175.00	\$54,062.50	\$52,937.50	\$51,812.50	\$50,625.00	
CPA Total	\$364,681	\$354,306	\$259,997	\$241,638	\$51,813	\$50,625	

Town of Needham
Long Term Debt Service
Actual Issues

Project	TM Vote	Art	Amount	Maturity	C-Rate+	DEBT SERVICE 2017	DEBT SERVICE 2018	DEBT SERVICE 2019	DEBT SERVICE 2020	DEBT SERVICE 2021	DEBT SERVICE 2022	DEBT SERVICE 2023	DEBT SERVICE 2024	DEBT SERVICE 2025
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RTS ENTERPRISE FUND

Soil Remediation	Nov-12	16	\$140,000	Nov-17	3.31%	\$26,375.00	\$25,500.00							
Construction Equipment	May-13	44	\$210,000	May-17	2.00%	\$71,400.00								
RTS Total						\$97,775	\$25,500							

Sewer ENTERPRISE FUND

MWPAT 97-13	Oct-96	8	\$67,700	Aug-18	(see note)	\$6,288.05	\$6,106.89	\$6,150.00						
MWPAT 97-33	Oct-96	7	\$180,300	Aug-18	(see note)	\$16,720.92	\$16,208.29	\$16,195.00						
MWPAT 97-63	May-97	46	\$1,019,778	Aug-18	(see note)	\$94,916.69	\$91,683.46	\$91,840.00						
MWPAT 98-10	May-97	42	\$130,200	Aug-18	(see note)	\$12,114.16	\$11,683.18	\$11,685.00						
Sewer Pump Station	May-05	49	\$500,000	Jun-19	3.17%	\$56,000.00	\$54,000.00	\$52,000.00						
Sewer Pump Station	May-08	45	\$550,000	Aug-28	3.36%	\$42,050.00	\$41,225.00	\$40,437.50	\$39,575.00	\$33,750.00	\$32,968.75	\$32,156.25	\$31,312.50	\$30,437.50
Sewer Pump Station	May-09	54	\$90,000	Jul-17	2.79%	\$15,675.00	\$15,225.00							
Sewer Pump Station	Nov-11	15	\$6,034,290	Jan-33	2.15%	\$374,005.59	\$374,065.92	\$374,128.59	\$374,191.96	\$374,256.32	\$374,322.93	\$374,390.95	\$374,459.50	\$374,530.66
Sewer System Rehabilitation	Nov-05	9	\$2,000,000	Nov-22	4.35%	\$124,262.50	\$119,737.50	\$115,637.50	\$111,487.50	\$82,856.25	\$79,725.00	\$76,575.00		
Sewer System Rehabilitation	Nov-05	9	\$320,000	Aug-28	3.39%	\$21,937.50	\$21,525.00	\$21,131.25	\$20,700.00	\$20,250.00	\$19,781.25	\$19,293.75	\$18,787.50	\$18,262.50
Sewer System Rehabilitation	Nov-05	9	\$145,000	Dec-19	2.59%	\$16,350.00	\$15,956.25	\$15,525.00	\$10,150.00					
Infiltration and Inflow Removal	May-07	45	\$220,990	Feb-17		\$44,198.00								
West Street Force Main +	May-98	59	\$568,400	May-19	3.98%	\$67,632.50	\$70,232.50	\$67,600.00						
West Street Pumping Station +	May-98	58	\$1,252,300	May-19	3.98%	\$151,669.00	\$149,269.00	\$147,680.00						
Sewer Total						\$1,043,820	\$986,918	\$960,010	\$556,104	\$511,113	\$506,798	\$502,416	\$424,560	\$423,231

Town of Needham
Long Term Debt Service
Actual Issues

	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	2026	2027	2028	2029	2030	2031	After 2031

RTS ENTERPRISE FUND

Soil Remediation							
Construction Equipment							
RTS Total							

Sewer ENTERPRISE FUND

MWPAT 97-13							
MWPAT 97-33							
MWPAT 97-63							
MWPAT 98-10							
Sewer Pump Station							
Sewer Pump Station	\$29,500.00	\$28,500.00	\$42,200.00	\$35,700.00			
Sewer Pump Station							
Sewer Pump Station	\$374,602.39	\$374,676.63	\$374,752.24	\$374,829.00	\$374,907.65	\$374,987.84	\$750,224.19
Sewer System Rehabilitation							
Sewer System Rehabilitation	\$17,700.00	\$17,100.00	\$26,300.00	\$20,400.00			
Sewer System Rehabilitation							
Infiltration and Inflow Removal							
West Street Force Main +							
West Street Pumping Station +							
Sewer Total	\$421,802	\$420,277	\$443,252	\$430,929	\$374,908	\$374,988	\$750,224

Town of Needham
Long Term Debt Service
Actual Issues

Project	TM Vote	Art	Amount	Maturity	C-Rate+	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
						2017	2018	2019	2020	2021	2022	2023	2024	2025
WATER ENTERPRISE FUND														
MWPAT Water	May-08	47	\$765,335	Jul-30	2.00%	\$49,347.11	\$49,289.34	\$49,229.64	\$49,168.68	\$49,106.10	\$49,043.56	\$48,978.67	\$48,913.08	\$48,845.41
St Mary's Pump Station	May-13	47	\$1,995,000	May-34	2.85%	\$146,775.00	\$144,775.00	\$142,775.00	\$140,775.00	\$138,775.00	\$136,775.00	\$134,775.00	\$132,775.00	\$130,275.00
Water Distribution System Rehabilitation	May-09	56	\$400,000	Dec-24	3.02%	\$31,687.50	\$31,031.25	\$30,312.50	\$29,562.50	\$28,812.50	\$28,031.25	\$27,187.50	\$26,312.50	\$25,437.50
Water Service Connections	May-06	70	\$55,000	Aug-19	2.51%	\$5,487.50	\$5,350.00	\$5,218.75	\$5,075.00					
Water Storage Tank Rehabilitation	May-08	48	\$655,000	Jun-19	3.16%	\$72,800.00	\$70,200.00	\$67,600.00						
Water System Rehabilitation	May-06	71	\$1,500,000	Nov-22	4.32%	\$130,537.50	\$126,012.50	\$121,912.50	\$117,762.50	\$138,093.75	\$132,875.00	\$127,625.00		
Water System Rehabilitation	May-06	71	\$212,000	Jun-19	3.16%	\$22,400.00	\$21,600.00	\$20,800.00						
Water System Rehabilitation	May-06	71	\$100,000	Aug-28	3.41%	\$7,312.50	\$7,175.00	\$7,043.75	\$6,900.00	\$6,750.00	\$6,593.75	\$6,431.25	\$6,262.50	\$6,087.50
Water Treatment Facility +	May-96	47	\$1,710,000	May-19	3.98%	\$202,593.00	\$201,393.00	\$204,360.00						
Water Treatment Facility +	Nov-97	18	\$1,994,300	May-19	3.98%	\$236,610.50	\$239,210.50	\$240,760.00						
Water Total						\$905,551	\$896,037	\$890,012	\$349,244	\$361,537	\$353,319	\$344,997	\$214,263	\$210,645

Town of Needham
Long Term Debt Service
Actual Issues

	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	2026	2027	2028	2029	2030	2031	After 2031

WATER ENTERPRISE FUND

MWPAT Water	\$48,777.26	\$48,707.26	\$48,635.00	\$48,563.06	\$48,488.04	\$48,412.51	
St Mary's Pump Station	\$127,775.00	\$125,275.00	\$122,625.00	\$119,975.00	\$117,325.00	\$113,825.00	\$315,475.00
Water Distribution System Rehabilitation							
Water Service Connections							
Water Storage Tank Rehabilitation							
Water System Rehabilitation							
Water System Rehabilitation							
Water System Rehabilitation	\$5,900.00	\$5,700.00	\$5,500.00	\$10,200.00			
Water Treatment Facility +							
Water Treatment Facility +							
Water Total	\$182,452	\$179,682	\$176,760	\$178,738	\$165,813	\$162,238	\$315,475

Town of Needham
Estimated Debt Service
Approved Authorizations Not Yet Issued

Project	TM Vote	Art	Amount	Yrs^	Rate*	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
						2017	2018	2019	2020	2021	2022	2023	2024	2025

MUNICIPAL WITHIN THE LEVY LIMIT

Central Avenue/Elliot Street Bridge Engineering	May-14	39	\$900,000	5	6.00%	\$223,200	\$212,400	\$201,600	\$190,800					
Property Acquisition - 66 - 70 Chestnut Street	Nov-13	22	\$1,330,000	19	5.50%	\$153,475	\$148,800	\$129,125	\$125,275	\$121,425	\$117,575	\$113,725	\$109,875	\$106,025
Public Works Infrastructure Program	May 2012, May 2013, and May 2014 Votes		\$1,490,000	5	5.50%	\$365,450	\$348,950	\$332,450	\$305,950					
Senior Center	Nov-11	14	\$335,000	10	6.00%	\$53,000	\$50,900	\$48,800	\$46,700	\$44,600	\$42,500	\$40,400	\$38,300	\$21,200
General Total						\$795,125	\$761,050	\$711,975	\$668,725	\$166,025	\$160,075	\$154,125	\$148,175	\$127,225

RTS ENTERPRISE FUND

RTS Equipment	May-11	43	\$120,000	5	6.00%	\$29,760	\$28,320	\$26,880	\$25,440					
Soil Remediation	Nov-12	16	\$133,000	9	6.00%	\$22,152	\$21,252	\$20,352	\$19,452	\$18,552	\$17,652	\$16,752	\$15,052	
RTS Total						\$51,912	\$49,572	\$47,232	\$44,892	\$18,552	\$17,652	\$16,752	\$15,052	

Sewer ENTERPRISE FUND

Sewer Pump Station Construction RB	Nov-11	15	\$265,000	10	6.00%	\$40,810	\$39,220	\$37,630	\$36,040	\$34,450	\$32,860	\$31,270	\$29,680	\$28,090
Sewer Total						\$40,810	\$39,220	\$37,630	\$36,040	\$34,450	\$32,860	\$31,270	\$29,680	\$28,090

WATER ENTERPRISE FUND

Water Main Improvements	May-08	47	\$600,000	10	6.00%	\$92,400	\$88,800	\$85,200	\$81,600	\$78,000	\$74,400	\$70,800	\$67,200	\$63,600
St Mary's Pumping Station	May-13	47	\$1,295,000	20	7.00%	\$151,100	\$146,550	\$142,000	\$137,450	\$132,900	\$128,350	\$123,800	\$119,250	\$114,700
St Mary's Pumping Station	May-13	47	\$1,670,100	20	7.00%	\$201,900	\$195,950	\$190,000	\$184,050	\$178,100	\$172,150	\$166,200	\$160,250	\$154,300
Water Total						\$445,400	\$431,300	\$417,200	\$403,100	\$389,000	\$374,900	\$360,800	\$346,700	\$332,600

Town of Needham
Estimated Debt Service
Approved Authorizations Not Yet Issued

	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	2026	2027	2028	2029	2030	2031	After 2031

MUNICIPAL WITHIN THE LEVY LIMIT

Central Avenue/Elliot Street Bridge Engineering							
Property Acquisition – 66 - 70 Chestnut Street	\$102,175	\$98,325	\$94,475	\$90,625	\$86,775	\$82,925	\$180,675
Public Works Infrastructure Program							
Senior Center							
General Total	\$102,175	\$98,325	\$94,475	\$90,625	\$86,775	\$82,925	\$180,675

RTS ENTERPRISE FUND

RTS Equipment							
Soil Remediation							
RTS Total							

Sewer ENTERPRISE FUND

Sewer Pump Station Construction RB							
Sewer Total							

WATER ENTERPRISE FUND

Water Main Improvements							
St Mary's Pumping Station	\$110,150	\$105,600	\$101,050	\$96,500	\$91,950	\$87,400	\$299,100
St Mary's Pumping Station	\$148,350	\$142,400	\$136,450	\$130,500	\$124,550	\$118,600	\$473,750
Water Total	\$258,500	\$248,000	\$237,500	\$227,000	\$216,500	\$206,000	\$772,850

Town of Needham
Estimated Debt Service
Recommended CIP FY2016 - FY2020 Authorizations

Project	TM Vote#	Amount	Yrs^	Rate*	DEBT SERVICE 2017	DEBT SERVICE 2018	DEBT SERVICE 2019	DEBT SERVICE 2020	DEBT SERVICE 2021	DEBT SERVICE 2022	DEBT SERVICE 2023	DEBT SERVICE 2024	DEBT SERVICE 2025
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MUNICIPAL WITHIN THE LEVY LIMIT

Central Avenue/Elliot Street Bridge	May-15	\$4,000,000	20	6.00%	\$60,000	\$440,000	\$428,000	\$416,000	\$404,000	\$392,000	\$380,000	\$368,000	\$356,000
Public Works Infrastructure Program	May-15	\$1,000,000	5	6.00%	\$260,000	\$248,000	\$236,000	\$224,000	\$212,000				
Public Works Infrastructure Program	May-16	\$750,000	5	6.00%		\$195,000	\$186,000	\$177,000	\$168,000	\$159,000			
Public Works Infrastructure Program	May-17	\$500,000	5	6.00%			\$130,000	\$124,000	\$118,000	\$112,000	\$106,000		
Public Works Infrastructure Program	May-18	\$250,000	5	6.00%				\$65,000	\$62,000	\$59,000	\$56,000	\$53,000	
Fire Engine	May-19	\$575,000	4	6.00%					\$162,250	\$170,800	\$162,100	\$148,400	
High School Class Room Expansion	May-15	\$4,000,000	10	6.00%	\$240,000	\$640,000	\$616,000	\$592,000	\$568,000	\$544,000	\$520,000	\$496,000	\$472,000
General Total					\$560,000	\$1,523,000	\$1,596,000	\$1,598,000	\$1,694,250	\$1,436,800	\$1,224,100	\$1,065,400	\$828,000

RTS ENTERPRISE FUND

Specialized Equipment	May-17	\$285,000	5	6.00%		\$73,550	\$78,200	\$74,300	\$70,400	\$26,500			
Specialized Equipment	May-18	\$250,000	5	6.00%				\$30,000	\$54,100	\$76,700	\$72,800	\$68,900	
RTS Total						\$73,550	\$78,200	\$104,300	\$124,500	\$103,200	\$72,800	\$68,900	

Sewer ENTERPRISE FUND

Sewer Total													
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WATER ENTERPRISE FUND

Water System Rehabilitation	May-15	\$635,000	10	6.00%	\$103,100	\$99,200	\$95,300	\$91,400	\$87,500	\$83,600	\$79,700	\$75,800	\$71,900
Water Main Replacement	May-19	\$4,000,000	20	7.00%					\$140,000	\$430,000	\$474,600	\$459,900	\$445,200
Water Total					\$103,100	\$99,200	\$95,300	\$91,400	\$227,500	\$513,600	\$554,300	\$535,700	\$517,100

Town of Needham
Estimated Debt Service
Recommended CIP FY2016 - FY2020 Authorizations

	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	2026	2027	2028	2029	2030	2031	After 2031

MUNICIPAL WITHIN THE LEVY LIMIT

Central Avenue/Elliot Street Bridge	\$344,000	\$332,000	\$320,000	\$308,000	\$296,000	\$284,000	\$1,312,000
Public Works Infrastructure Program							
Public Works Infrastructure Program							
Public Works Infrastructure Program							
Public Works Infrastructure Program							
Fire Engine							
High School Class Room Expansion	\$448,000	\$424,000					
General Total	\$792,000	\$756,000	\$320,000	\$308,000	\$296,000	\$284,000	\$1,312,000

RTS ENTERPRISE FUND

Specialized Equipment							
Specialized Equipment							
RTS Total							

Sewer ENTERPRISE FUND

Sewer Total							
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WATER ENTERPRISE FUND

Water System Rehabilitation	\$53,000						
Water Main Replacement	\$430,500	\$415,800	\$401,100	\$386,400	\$371,700	\$357,000	
Water Total	\$483,500	\$415,800	\$401,100	\$386,400	\$371,700	\$357,000	

Town of Needham
Estimated Debt Service
Facility Master Plan Projects

					DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	TM Vote#	Amount	Yrs^	Rate*	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026

MUNICIPAL WITHIN THE LEVY LIMIT

Rosemary Pool GF 30%	2016 ATM	\$3,060,000	21	7.00%			\$107,100	\$369,200	\$358,350	\$347,500	\$336,650	\$325,800	\$314,950	\$304,100
General Total							\$107,100	\$369,200	\$358,350	\$347,500	\$336,650	\$325,800	\$314,950	\$304,100

DEBT EXCLUDED FROM THE LEVY LIMIT

High Rock School	2016 STM	\$4,400,000	12	7.00%	\$77,000	\$154,000	\$748,000	\$717,200	\$686,400	\$655,600	\$624,800	\$594,000	\$563,200	\$532,400
New School at DeFazio (1st Bond)	2016 STM	\$21,160,000	23	7.00%	\$140,000	\$740,600	\$2,621,200	\$2,541,400	\$2,381,600	\$2,307,400	\$2,233,200	\$2,159,000	\$2,084,800	\$2,010,600
New School at DeFazio (2nd Bond)	2016 ATM	\$20,000,000	22	7.00%		\$350,000	\$700,000	\$2,650,000	\$2,562,500	\$2,225,000	\$2,155,000	\$2,085,000	\$2,015,000	\$1,945,000
New Public Safety Building	2018 ATM	\$37,800,000	21	7.00%				\$1,323,000	\$4,536,000	\$4,403,700	\$4,271,400	\$4,139,100	\$4,006,800	\$3,874,500
Capital Project	2017 ATM	\$8,000,000	21	7.00%				\$280,000	\$960,000	\$932,000	\$904,000	\$876,000	\$848,000	\$820,000
DPW Phased Project (1st Bond)	2016 ATM	\$10,000,000	20	7.00%		\$87,500	\$350,000	\$1,260,000	\$1,220,800	\$1,181,600	\$1,142,400	\$1,103,200	\$1,064,000	\$1,024,800
DPW Phased Project (2nd Bond)	2016 ATM	\$15,000,000	22	7.00%				\$350,000	\$525,000	\$1,800,000	\$1,747,500	\$1,695,000	\$1,642,500	\$1,590,000
Mitchell School (1st Bond)	2018 ATM	\$24,926,000	22	7.00%				\$210,000	\$525,000	\$2,994,820	\$2,907,320	\$2,819,820	\$2,732,320	\$2,644,820
Mitchell School (2nd Bond)	2018 ATM	\$20,000,000	22	7.00%						\$525,000	\$700,000	\$2,400,000	\$2,330,000	\$2,260,000
Excluded Total					\$217,000	\$1,332,100	\$4,419,200	\$9,331,600	\$13,397,300	\$17,025,120	\$16,685,620	\$17,871,120	\$17,286,620	\$16,702,120

CPA FUND

Rosemary Pool CPA Debt 60%	2016 ATM	\$6,140,000	22	7.00%			\$240,000	\$397,200	\$718,000	\$696,650	\$675,300	\$653,950	\$632,600	\$611,250
CPA Total							\$240,000	\$397,200	\$718,000	\$696,650	\$675,300	\$653,950	\$632,600	\$611,250

RTS ENTERPRISE FUND

RTS Total														
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Town of Needham
Estimated Debt Service
Facility Master Plan Projects

	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	2027	2028	2029	2030	2031	After 2031

MUNICIPAL WITHIN THE LEVY LIMIT

Rosemary Pool GF 30%	\$293,250	\$282,400	\$271,550	\$260,700	\$249,850	\$6,977,400
General Total	\$293,250	\$282,400	\$271,550	\$260,700	\$249,850	\$6,977,400

DEBT EXCLUDED FROM THE LEVY LIMIT

High Rock School	\$501,600	\$470,800				\$6,325,000
New School at DeFazio (1st Bond)	\$1,936,400	\$1,862,200	\$1,788,000	\$1,713,800	\$1,639,600	\$46,608,000
New School at DeFazio (2nd Bond)	\$1,875,000	\$1,805,000	\$1,735,000	\$1,665,000	\$1,595,000	\$44,877,500
New Public Safety Building	\$3,742,200	\$3,609,900	\$3,477,600	\$3,345,300	\$3,213,000	\$89,869,500
Capital Project	\$792,000	\$764,000	\$736,000	\$708,000	\$680,000	\$19,020,000
DPW Phased Project (1st Bond)	\$985,600	\$946,400	\$907,200	\$868,000	\$828,800	\$21,115,100
DPW Phased Project (2nd Bond)	\$1,537,500	\$1,485,000	\$1,432,500	\$1,380,000	\$1,327,500	\$37,287,500
Mitchell School (1st Bond)	\$2,557,320	\$2,469,820	\$2,382,320	\$2,294,820	\$2,207,320	\$61,119,100
Mitchell School (2nd Bond)	\$2,190,000	\$2,120,000	\$2,050,000	\$1,980,000	\$1,910,000	\$53,385,000
Excluded Total	\$16,117,620	\$15,533,120	\$14,508,620	\$13,954,920	\$13,401,220	\$379,606,700

CPA FUND

Rosemary Pool CPA Debt 60%	\$589,900	\$568,550	\$547,200	\$525,850	\$504,500	\$14,134,450
CPA Total	\$589,900	\$568,550	\$547,200	\$525,850	\$504,500	\$14,134,450

RTS ENTERPRISE FUND

RTS Total						
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Town of Needham
Estimated Debt Service
Facility Master Plan Projects

Project	TM Vote#	Amount	Yrs^	Rate*	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
					2017	2018	2019	2020	2021	2022	2023	2024	2025	2026

Sewer ENTERPRISE FUND

Sewer Total

WATER ENTERPRISE FUND

Water Total

Town of Needham
Estimated Debt Service
Facility Master Plan Projects

	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
Project	2027	2028	2029	2030	2031	After 2031

Sewer ENTERPRISE FUND

Sewer Total						
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WATER ENTERPRISE FUND

Water Total						
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**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 02/10/2015

Agenda Item	Committee Reports
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
<i>Board members will report on the progress and / or activities of their Committee assignments.</i>			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below)			
None			

Town of Needham
Water Sewer Billing System
Adjustment Form

DEPARTMENT OF PUBLIC WORKS

TO: TOWN TREASURER AND COLLECTOR
cc: TOWN ACCOUNTANT, WATER AND SEWER SUPERINTENDENT

WHEREAS the appropriate divisions of the Department of Public Works have submitted to you the following commitment(s) on the dates listed below for the collection of water, sewer revenue and

WHEREAS certain inadvertent error(s) were made in said commitment(s), it is hereby requested that you abate these particular account(s) in the amount(s) stated below.

Water Sales:	-\$327.31
Water Irrigation:	-\$257.70
Water Admin Fees	\$0.00
Sewer Sales:	-\$685.72
Transfer Station Charges:	\$0.00
Total Abatement:	-\$1,270.73

Order #: 1192

Read and Approved:


Assistant Director of Public Works


Director of Public Works

For the Board of Selectmen

Date: 2/10/15

**Town of Needham
Water Sewer Billing System
Adjustment Form**

Prepared By:	Last Name	First Name	Customer ID#	Location ID#	Street Number	Street Name	Irrigation Water	Domestic Water	Sewer	Total	Reason	Corrected Last Read
DB	Glasberg	Myron	15635	11716	103	Wayne Road	\$0.00	-\$14.06	-\$24.02	-\$38.08	ACC	N
DB	Altman	Stuart & Sara	15829	11332	46	William Street	-\$93.15	\$0.00	\$0.00	-\$93.15	ACC	N
DB	Needham Community Council		35263	12500	570	Hillside Avenue	\$0.00	-\$202.70	-\$350.90	-\$553.60	ACC	N
DB	Maughn,	Robert J	4345	17240	14	South Street	-\$164.55	\$0.00	\$0.00	-\$164.55	EC	N
DB	Schein	Tami	28161	1214	16	Evans Road	\$0.00	\$0.00	-\$310.80	-\$310.80	ACC	N
JO	Council on Aging (1)						\$0.00	-\$110.55	\$0.00	-\$110.55	COA	N

Total: **-\$1,270.73**

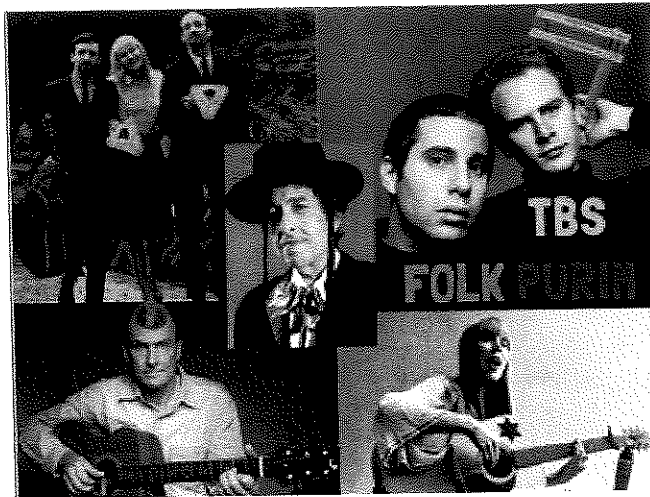
ALSO LET THIS SERVE AS AUTHORIZATION TO ABATE ANY PENALTY OR INTEREST WHICH HAS ACCRUED DUE TO THE NON-PAYMENT OF AMOUNTS AS STATED ABOVE.

Legend:

O.I. = O.I. reading slower than inside meter causing large bill when inside meter is read.
 TWN = Town Project caused damage to private property
 EC = Extenuating Circumstances
 Equip = Equipment Malfunction
 UEW = Unexplained water loss
 ACC = Accidental Water Loss
 BP = Billing Period beyond 100 days
 COA = Council on Aging

ONE DAY SPECIAL LICENSE
TOWN OF NEEDHAM BOARD OF SELECTMEN
EVENT INFORMATION SHEET
(Please complete and attach event flyer or other information.)

Event Manager Name (Name that will appear on license)	Wendy Gattuso Lisa Pearlstein		
Event Manager Address	44 Richard Rd, Needham		
Event Manager Phone Number	781-603-6472		
Organization Representing (if applicable)	Temple Beth Shalom		
Is the organization (if applicable) you are representing non-profit? If so, please attach proof of non-profit status.	☒ Non-profit ☐ For profit ☒ Proof of non-profit status is attached Form of Proof: _____		
Name of Event	Parim Shpiel		
Date of Event	March 7		
License is for Sale of:			
☒ Wines & Malt Beverages Only ☐ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License	FROM:	7 pm	TO: 11 pm
Are tickets being sold in advance for this event?	☒ YES	\$ 18 /per ticket	☐ NO
Is there an admission fee for this event?	☒ YES	\$ 18 /per ticket	☐ NO
Are you using dues collected to purchase alcohol for this event?	☐ YES	☐ NO	
How many people are you expecting at this event?	150		
Name & address of event location. Please attach proof of permission to use this facility.			
Temple Beth Shalom, 670 Highland Ave, Needham 02494			
Who will be serving the alcohol to your guests?			
Bartenders - Boston's Best Bartending service			
Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three years an appropriate Massachusetts alcoholic beverages server-training program. Please state below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).			
Steve Padulsky			
Please use the space below to describe the manner in which alcohol will be served to your guests. (For example, will guests be served alcohol or will they need to purchase it from the bar?) Please attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.			
drink tickets will be sold and people can turn them in at the bar. See floorplan.			
☒ I understand that the alcohol purchased for this event must be purchased from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and that I have received a current list of wholesalers. (A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04))			
Event Manager Signature:			Date:
Lisa Pearlstein			2/3/15



PURIM CELEBRATIONS FOR ADULTS AT TBS

FOLK PURIM SHPIEL - ONLY FOR ADULTS

Saturday, March 7th @ 7:30 PM - This year's Purim show will feature the music from your favorite folk musicians with lyrics rewritten to tell the Purim story. Appetizers and dessert foods will be served, and a cash bar will be available. The cost is \$16 per person, and the registration form appears on the Purim fliers on the table in the atrium. You can also register online at <https://folkpurim.eventbrite.com> or by scanning the QR code, below, with your phone. This will be a fantastic night for adults with time for schmoozing with friends, much revelry, many Purim antics, and lots of fun! All are invited to dress up for the occasion...the folkier the better! Don't miss this annual party!

ADULT MECILLAH READING - **Sunday, March 8th @ 8:30 AM**

Join us in R' Jay's study as we explore the entire story of Purim from the Megillah!



EXPANSION AREA
19'6" BY 47'0"

EMERGENCY
EXIT

(FOLDING DOORS)

Bar

SIMON HALL
57'6" BY 50'6"

ALCOVE
24'6" BY 20'0"

TO
KITCHEN



eTIPS On Premise 2.0 SSN: XXX-XX-XXXX

Issued: 5/14/2013 Expires: 5/14/2016

ID#: 3471384 D.O.B.: XXXXX-XX-XX

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**Town of Needham
Board of Selectmen
Minutes for January 13, 2015
Selectmen's Chamber
Needham Town Hall**

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 John A. Bulian. Those present were Maurice P. Handel, Matthew D. Borrelli, Daniel P. Matthews, Marianne B. Cooley, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

7:00 p.m. Public Hearing - NSTAR Petition for Elizabeth Circle:
Maureen Carroll, NSTAR representative appeared before the Board requesting permission to install approximately 6 feet of conduit from pole 439/1 on Elizabeth Circle, Needham. Ms. Carroll stated this work is necessary to provide new underground service at 1 Elizabeth Circle, Needham.

Kate Fitzpatrick, Town Manager stated all paperwork is in order.

Mr. Bulian invited public comment. No comments were made.

Motion by Mr. Borrelli that the Board of Selectmen approve and sign a petition from NSTAR to install approximately 6 feet of conduit from pole 439/1 on Elizabeth Circle, Needham. This work is necessary to provide new underground service at 1 Elizabeth Circle, Needham.
Second: Ms. Cooley. Unanimously approved 5-0.

7:01 p.m. Introduce Director of Public Health:
Christopher Coleman, Assistant Town Manager/Operations appeared before the Board to introduce Tim McDonald the newly appointed Director of Public Health.

Mr. McDonald said he is enjoying working for the Town, but still has a lot to learn. He said he is fortunate to have a very hard working department.

Mr. Borrelli asked Mr. McDonald about his goals and objectives for the department, particularly concerning substance abuse.

Mr. McDonald said he is pushing for additional resources and will apply for grant money for the prevention of underage drinking. He noted a collaborative effort with the towns of Norwood, Dedham, and Westwood.

Mr. Bulian commented on the current flu season and asked how the public can protect itself from contracting the virus.

The Board welcomed Mr. McDonald to the Town and wished him well in his new position.

7:07 p.m. Introduce Assistant Director of Park and Recreation:
Patty Carey, Director of Park and Recreation appeared before the Board to introduce Robyn Fink, the newly appointed Assistant Director of Park and Recreation.

Ms. Carey said Ms. Fink has a degree in Recreation, with a strong background in aquatics. She commented she is pleased to have Ms. Fink in the department and is looking forward to working with her.

Ms. Fink gave a brief outline of her work experience, including therapeutic recreation, aquatics, and indoor football.

The Board welcomed Ms. Fink to the Town of Needham and wished her well in her new position.

7:10 p.m. Appointments and Consent Agenda:
Motion by Mr. Borrelli that the Board of Selectmen vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS:

**Traffic Management Advisory
Committee**

Ford Peckham (term expires 6/30/2017)

CONSENT AGENDA:

- 1. Accept donations to the Needham Community Revitalization Trust fund from the following residents: \$50 from Marjorie Hillback, \$25 from Colin & Mary Coleman, \$50 from Lee & Bob Larkin, \$250 from Maryruth & Richard Perras; \$100 from Anita Olson; \$100 from Lorna & Lawrence Phan; \$200 from Carol & Edward De Lemos**
- 2. Approve minutes from December 23, 2014 and Executive Session minutes from December 23, 2014.**
- 3. Approve a Special One Day Wines & Malt Beverages License request from David Volante of Volante Farms to hold a "Beer Dinner" on January 22, 2015 from 7:30 p.m. to 9:30 p.m. The event will be held at Volante Farms, 292 Forest Street, Needham.**
- 4. Approve a Special One Day Wines & Malt Beverages License request from David Volante of Volante Farms to hold a "Terrarium Workshop" on January 31, 2015 from 6:30 p.m. to 8:30 p.m. The event will be held at Volante Farms, 292 Forest Street, Needham.**
- 5. Approve a Special One Day Wines & Malt Beverages License request from David Volante of Volante Farms to hold a Cooking Class on February 7, 2015**

from 6:30 p.m. to 9:00 p.m. The event will be held at Volante Farms, 292 Forest Street, Needham.

6. Approve a Special One Day All Alcoholic Beverages License request from Paul Elias, of Temple Beth Shalom to host its "Marriage Can Be Murder" event on February 7, 2014 from 6:30 p.m. to 11:00 p.m. The event will be held at the Temple Beth Shalom, 670 Highland Avenue, Needham.
7. Accept a \$300 donation made to the Needham Park and Recreation Commission from the Norfolk Lodge AF&AM. The monies are to be used towards scholarships for participants of Park and Recreation programs.
8. Accept the following donations made to the Needham Health Department's Gift of Warmth Fund: \$800 from The Community Concerns Committee of Christ Episcopal Church in Needham; and \$200 from Mary Clare McEnerny Siegel, a Needham resident.
9. Water & Sewer Abatement Order #1190
10. Accept a gift in the amount of \$115,000 from Bay Colony Rail Trail Association Inc. The purpose of the funds is to contribute toward the construction of the rail trail as outlined in the recent Town engineer drawings and upcoming Town bid package.

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

Mr. Bulian noted the donation received from the Bay Colony Rail Trail of \$115,000 for the Rail Trail. Mr. Bulian thanked the BCRT for its contribution.

7:12 p.m.

Town Manager:

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

1. Board of Selectmen Goal Update

Ms. Fitzpatrick updated the Board on the progress of the Board's goals and objectives for FY2015 and FY2016. She reviewed "Board of Selectmen/Town Manager, FY2015-FY2016 Board of Selectmen Goals". She highlighted several of the goals commenting on the Facility Financing Plan, efforts to improve drainage capacity and reduce incidence of flooding in Needham, RTS beautification, Needham Center streetscape and infrastructure project, and renovation of Highland Avenue from Webster Street to the Charles River (State highway).

The Board thanked Ms. Fitzpatrick for the update.

2. Budget Consultation

Ms. Fitzpatrick updated the Board on the progress toward the Proposed Balanced Budget for Fiscal Year 2016. She reviewed "Town Manager Budget Items Under Consideration."

Ms. Fitzpatrick commented on Property Tax Assistance and the Board's goal to match the voluntary tax contributions in the prior year of \$10,976 (FY2014).

Mr. Borrelli said the Board should consider increasing the number in light of the property tax reassessments impacting senior citizens.

Motion by Mr. Borrelli that the Board vote to make a one-time increase of the voluntary tax contribution to the Property Tax Assistance program to \$27,500 for FY2016.

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

Ms. Fitzpatrick continued reviewing items requested by departments, including additional staffing, resources, and equipment.

The Board thanked Ms. Fitzpatrick for the update.

3. Open Annual Town Meeting Warrant

Motion by Mr. Handel that the Board vote to open the warrant for the 2015 Annual Town Meeting.

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

4. Town Manager's Report

Ms. Fitzpatrick reported that the Southern New England branch of AAA presented the Needham police department with a pedestrian safety citation in recognition of six years without a pedestrian fatality.

She also reported Governor Baker has released the remaining \$100,000,000 of Chapter 90 money. She said additional money to the Town of Needham increases the current year allocation to \$1,360,000 from \$912,000.

8:00 p.m. Board Discussion:

1. Zoning Proposal - Registered Marijuana Dispensaries

The Board discussed whether or not to provide comment to the Planning Board relative to the proposed RMD zoning, and the need to separate production and retail sale of medical marijuana.

Motion by Mr. Handel that the Board authorize the Town Manager to draft a letter to the Planning Board summarizing the comments by the Board.

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

2. Massachusetts Municipal Association Resolutions

The Board discussed the resolutions proposed for action at the 2015 Annual Business Meeting of the Massachusetts Municipal Association.

Motion by Mr. Matthews that the Board vote to approve the following resolutions and authorize the Chairman to cast a ballot accordingly at the MMA Annual business meeting:

1. **Proposed Resolution Ensuring a Strong and Enduring Fiscal Partnership Between Cities and Towns and State Government in Fiscal 2016 and Beyond.**
2. **Proposed Resolution Relative to Investments in Municipal Capital Projects to Facilitate Economic Growth and Protect the Health and Safety of Citizens**
3. **Proposed Resolution Ensuring a Modern and Sustainable Personnel Management and Benefit System to Attract and Retain Public Employees, Provide Excellent Municipal Services, and Ensure Prudent Use of Taxpayer Dollars.**
4. **And authorize the Board's designee to use his/her own best judgment on behalf of the Board with respect to any other matters to be voted upon.**

Second: Ms. Cooley. Unanimously approved 5-0.

3. Committee Reports
No Committee Reports were made.

8:05 p.m. Executive Session - Exception 3 (potential litigation):
Motion by Mr. Matthews 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 chair so declares. Not to return to open session prior to adjournment.

Second: Mr. Borrelli. Mr. Bulian polled the Board. Unanimously approved 5-0.

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=>

Note: The meeting adjourned at 9:15 p.m.

BOARD OF SELECTMEN

*** MINUTES ***

January 21, 2015

- 8:00 a.m.** A special meeting of the Board of Selectmen was convened by Chairman John Bulian at the Needham Town Hall. Present were Mr. Maurice Handel, Mr. Matt Borrelli, Ms. Marianne Cooley, Mr. Daniel Matthews, Assistant Town Manager Christopher Coleman, Town Manager Kate Fitzpatrick, and Special Counsel Jay Talerman.
- 8:00 a.m.** **Motion:** Mr. Matthews made a motion to enter into executive session to discuss strategy with respect to collective bargaining or litigation since an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the chair so declared, not to return to open session prior to adjournment. Mr. Handel seconded the motion. Mr. Bulian polled the Board. Unanimous: 5-0.

**Town of Needham
Board of Selectmen
Minutes for January 28, 2015
Selectmen's Chamber
Needham Town Hall**

6:30 p.m. Informal Meeting with Citizens: No Activity.

6:30 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman John A. Bulian. Those present were Maurice P. Handel, Matthew D. Borrelli, Daniel P. Matthews, Marianne B. Cooley, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

Mr. Bulian announced tonight's meeting was rescheduled from last night due to a blizzard.

6:30 p.m. Appointments and Consent Agenda:
Motion by Mr. Handel that the Board of Selectmen vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS:

There were no Appointments made at this meeting.

CONSENT AGENDA:

- 1. In accordance with M.G.L. Chapter 54, Section 34 vote to approve the use of ImageCast voting system (approved by the Secretary of State) beginning with the April 14, 2015 Annual Town Election.**
- 2. Accept the following donation to the Needham Community Revitalization Trust Fund: \$100 from Sylvia & Adolph Hutter.**
- 3. Approve a Special One Day Wines & Malt Beverages License for Mark Murray of the Knights of Columbus to hold a Super Bowl Party on Sunday, February 1, 2015 from 4:00 p.m. to 11:00 p.m. The event will be held at the Knights of Columbus, 1211 Highland Avenue, Needham.**
- 4. Approve a Special One Day Wines & Malt Beverages License for Mark Murray of the Knights of Columbus to hold a Saint Patrick's Dinner Dance on Saturday, March 14, 2015 from 5:00 p.m. to 11:00 p.m. The event will be held at the Knights of Columbus, 1211 Highland Avenue, Needham.**
- 5. Accept a \$40 donation made to the Needham Police Department's Car Safety Seat Installation Program from Daniel Gilman, a resident of Needham, MA.**
- 6. Water and Sewer Abatement Order #1191.**

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

6:30 p.m. Budget Presentation:

Kate Fitzpatrick, Town Manager appeared before the Board to present the proposed annual balanced budget for FY2016.

Ms. Fitzpatrick said that the theme of the FY2016 budget is "A 10 Year Look Back, 2005-2015" to recognize the accomplishments by the Town and community, as a whole. A Powerpoint presentation was viewed. Ms. Fitzpatrick commented on photos showing the renovated Greene's Field playground structure, which she said was funded mostly by private monies and some CPA funds. Ms. Fitzpatrick commented on the budget priorities established by the Board at its meeting in December 2014, noting Board of Selectmen goals, Preservation of Capital Assets, Financial Sustainability, Economic Vitality, Stewardship, Appearance, and Efficiency. Ms. Fitzpatrick talked about fiscal discipline, noting the Town works within recurring revenues and does not rely on one-time funds to support on-going services. She said Needham remains desirable community based on the many visible improvements completed by the Town over the last ten years and its high property values. She said it is astounding to look at the accomplishments over the last ten years, attributing the success to the government, volunteers, staff, and community business partners. Ms. Fitzpatrick noted some projects including the High Rock 6th Grade Center, Newman HVAC, Town Hall, Center at the Heights, Needham Public Library, Town-Wide Energy Efficient improvements, Memorial Park, DeFazio Park, Community Farm, and Off-Leash Dog Area at NIKE. Ms. Fitzpatrick also commented on the Town's financial sustainability noting OPEB liability being 25% funded, Standard and Poor's AAA Bond Rating, Capital Facility Stabilization Fund, Athletic Facility Stabilization Fund, renovation of Great Plain Avenue Pumping Station, Water and Sewer Line Replacement in advance of the Route 128 Add-A-Lane project, and Traffic Signals at various locations. Ms. Fitzpatrick mentioned the branding of Needham Crossing, Hospital Expansion, TripAdvisor World HQ, parking lot expansion, and Charles River Landing. Ms. Fitzpatrick said Needham continues to be very vibrant and dynamic. Ms. Fitzpatrick commented on the financial forecast noting that while 9C cuts in local aid in FY2015 are not part of the Governor's plan, no projected increases in State aid are anticipated. She noted strong tax levy growth based on a significant level of building activity, particularly in Needham Crossing. Ms. Fitzpatrick discussed revenue projection changes from FY2015 to FY2016, State Aid Estimates, and General Fund Revenue Sources. Ms. Fitzpatrick commented on Budget Factors including school enrollment, salary changes, and increased headcount over the past five years. Ms. Fitzpatrick's recommended budget proposal for Needham Public Schools is 6.1%* over appropriated FY2015 budget (*5.7% excluding cash capital transfer). Ms. Fitzpatrick talked about Balanced Budget Highlights, Budget Recommendations, Enterprise Fund Budgets, Financial Warrant Articles, and Reserves. She commented on the Memorial Park Building, noting it is prudent to save money over the next few years for a new building. She also reported on the one time contribution to the OPEB Trust. Ms. Fitzpatrick recapped the FY2016 budget saying Total General Fund Expenses total \$142,586,938, an increase of 6.4%. She asked for questions from the Board.

Mr. Borrelli said he strongly supports the Athletic Facility Stabilization Fund and saving for a new building at Memorial Park. He also commented on additional funds for the OPEB Trust. Mr. Borrelli said he is concerned with the 5.7% increase in school funding, and asked if there is a solution to avoid spikes in funding. He asked about the funding plan for a substance abuse coordinator.

Ms. Cooley commented on the solar consultant, and asked if it was included in the original Pro Forma.

Mr. Bulian agreed with setting aside money for the Memorial Park Building. He said the building is a "hidden jewel" in Town. He commented there must be a better way to plan for unknown SPED costs. Mr. Bulian also commented on police detail contingency money, and said there must be a way to plan for construction detail costs that may not be paid at the end of the project.

Mr. Handel said he continues to be impressed with the prudence of the budget.

Mr. Matthews commented on the school budget. He asked about the West Suburban Health Group and library state aid.

Ms. Cooley commented she supports the recommendation for a Management Fellow. She also commented on spikes in SPED funds, saying there used to be contingencies set aside, rather than actual tuition. She agreed with Mr. Bulian's suggestion to look at options.

Mr. Bulian commented on the "Ten Year Look Back", noting all of the projects total more than \$160,000,000. He said for the Town to undertake all of the capital projects in 10 years, and to maintain a stable debt level while in a period of historically low interest rates is astounding. He said all of the assets that have been rebuilt or renovated have improved the quality of life in Needham. He congratulated the Town Manager, Town Meeting, all the boards and committees, and voters involved in the decision process to bring the projects to fruition.

Mr. Bulian announced the next Board of Selectmen meeting is scheduled for Tuesday, February 10, 2015.

7:30 p.m.

Adjourn:

Motion by Mr. Matthews that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of January 28, 2015.

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

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=>