

BOARD OF SELECTMEN

February 24, 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>
1.	7:00	Public Hearing: Application for a License to Store Aboveground Fuel at 380 Rear 1 st Avenue, Needham
2.	7:00	Public Hearing: NSTAR Electric Company d/b/a Eversource Energy-Dedham Avenue
3.	7:00	Public Hearing: NSTAR Electric Company d/b/a Eversource Energy-Harvard Circle
4.	7:15	Introduce Fire Officers Dennis Condon, Fire Chief
5.	7:25	Town Manager - Parking Lot Naming - Town Meeting Preparation - Town Manager Report
6.	7:50	Board Discussion Committee Reports
7.	8:00	Executive Session Exception 3 and 6

APPOINTMENTS

1.	Rail Trail Advisory Committee	John Bulian (term expires 6/30/17)
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CONSENT AGENDA *=Backup attached

1.	Accept donation to the Needham Community Revitalization Trust Fund from the following residents: \$ 1,644.50 from Eric Osgood & Cynthia Fionda-Osgood for a bench.
2.*	Approve a One Day Special All Alcoholic Beverages license request from Mary Celeste Brown, of Parent Talk to hold its "Go Green" event on Saturday, February 28, 2015 from 7:00 p.m. to 11:00 p.m. The event will be held in Powers Hall at Town Hall, 1471 Highland Avenue, Needham.
3.*	Sign the Warrant for the Annual Town Election Warrant scheduled for April 14, 2015.
4.*	Water and Sewer Abatement Order #1193.

5.*	Approve minutes of February 3, 2015 (Open meeting and Executive Session) and minutes of February 10, 2015.
6.*	Approve the following One Day Special Wines and Malt Beverages License requests from David Volante of Volante Farms: 1) Cooking Class to be held on March 7, 2015 from 1:00 p.m. to 3:00 p.m. 2) Grand Craft Beer Tasting to be held on March 14, 2015 from 1:00 p.m. to 4:00 p.m. 3) Grand Wine Tasting to be held on March 28, 2015 from 1:00 p.m. to 4:00 p.m. 4) Dinner in the Field to be held on July 16, 2015 from 6:00 p.m. to 10:00 p.m. 5) Dinner in the Field to be held on July 30, 2015 from 6:00 p.m. to 10:00 p.m. 6) Dinner in the Field to be held on August 13, 2015 from 6:00 p.m. to 10:00 p.m. The first three events will be held in the Greenhouse at Volante Farms, and the other three will be held in the field at Volante Farms, 292 Forest Street, Needham.
7.	Approve a request from the Exchange Club of Needham to sponsor 4 th of July fireworks on Friday, July 3, 2015 (rain date of July 4, 2015) and activities on Friday, July 3, 2015, and Saturday, July 4, 2015. Activities on the 4 th will include a Flag Raising on the Town Common, the Grand Parade, a 5K road race, the Crafts Fair/Flea Market, and athletic competitions for younger children. Coordination of all additional activities will be made with appropriate Town Departments.
8.	Accept a \$300 donation made to Needham Youth Services from the Patrick C. Forde Memorial Fund. The monies will be used to sponsor Needham Youth Services Patrick C. Forde Award Program.
9.	Grant permission for the Needham Business Association to use the Town Common and surrounding area for its Street Fair on Saturday, June 6, 2015. Permission includes: utilizing the parking lot behind Town Hall for pony rides and for two portable toilets; closing Chapel Street from corner of Great Plain Avenue to the Chapel Street parking lot for food court and booths; NBA member business to have items for sale on sidewalk in front of their own stores; a trolley ride that will run from Highland Avenue by the Town Common and loop back around the town to the Town Common; and any changes as recommended by the Needham Police Department.
10.	Grant permission for free meter parking in the downtown area on Saturday, June 6, 2015 so that residents may enjoy the Street Fair.



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

MEETING DATE: 2/24/2015

Agenda Item	Public Hearing: Application for a License to Store Fuel Aboveground at 380 Rear 1 st Avenue, Needham
Presenter(s)	Isabel Acuná, Avision Young

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	Ms. Acuná of Avision Young is requesting a license for Normandy Gap-V Development Needham LLC to garage aboveground parking 1,077 vehicles with gasoline and diesel fuel stored in said motor vehicle tanks on property at 380 Rear 1st Avenue, Needham. Section 4.3 of the Town of Needham General By-laws states that any amount of liquid petroleum gas in excess of 500 gallons on a property requires a license issued by the Board of Selectmen.		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
	Suggested Motion: That the Board of Selectmen vote to approve and authorize the Chairman to sign a license for Normandy Gap-V Development Needham LLC to garage aboveground parking 1,077 vehicles with gasoline and diesel fuel stored in said motor vehicle tanks on property at 380 Rear 1st Avenue, Needham.		
3.	BACK UP INFORMATION ATTACHED	YES	NO
	1. Application / License Form / Map 2. Legal Notice 3. Certified Abutters List 4. General By-Law 4.3		

Note: Complete upper portion of form and forward to local fire department.
Do not make application to Department of Fire Services.



Commonwealth of Massachusetts
Department of Fire Services — Office of the State Fire Marshal



City or Town _____ Date _____

APPLICATION FOR LICENSE

For the lawful use of the herein described building... or other structure..., application is hereby made in accordance with the provisions of Chapter 148 of the General Laws, for a license to use the land on which such building... or other structure... is/are or is/are to be situated, and only to such extent as shown on plot plan which is filed with and made a part of this application.

Location of land 380 Rear 1st Ave (Street & Number) Nearest cross street A Street
Owner of land Normandy Gap-V Development Address Needham, LLC 99 Summer St. Suite 200, Boston, MA
Number of buildings or other structures to which this application applies 1 (one)
Occupancy or use of such buildings Parking (1,077 vehicles)
Total capacity of containers in gallons: — Aboveground _____ Underground _____
Kind of fluid to be stored in containers : — _____

☒ Approved

☐ Disapproved

Dennis Condon
(Head of Fire Dept.)

[Signature]
(Signature of Applicant)

2-5-15

(Date)

(Address)



Commonwealth of Massachusetts
Department of Fire Services — Office of the State Fire Marshal



City or Town Needham Date 2-5-15

LICENSE

In accordance with the provisions of Chapter 148 of the General Laws, a license is hereby granted to use the land herein described for the lawful use of the building... or other structure... which is/are or is/are to be situated thereon, and as described on the plot plan filed with the application for this license.

Location of land 380 Rear 1st Ave (Street & Number) Nearest cross street B St.
Owner of land Normandy Gap Development Address Needham LLC 99 Summer St. Suite 200 Boston MA.
Number of buildings or other structures to which this application applies 1-one
Occupancy or use of such buildings Parking (1,077 vehicles)
Total capacity of containers in gallons: — Aboveground _____ Underground _____
Kind of fluid to be stored in containers: — Automobile fuel
Restrictions - If any: _____

[Signature]
Signature of licensing authority

Fire Inspector
Title

THIS LICENSE OR A PHOTOSTATIC OR CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY POSTED IN A PROTECTED PLACE ON THE LAND FOR WHICH IT IS GRANTED



DATE	DESCRIPTION
01.01.2017	01.01.2017

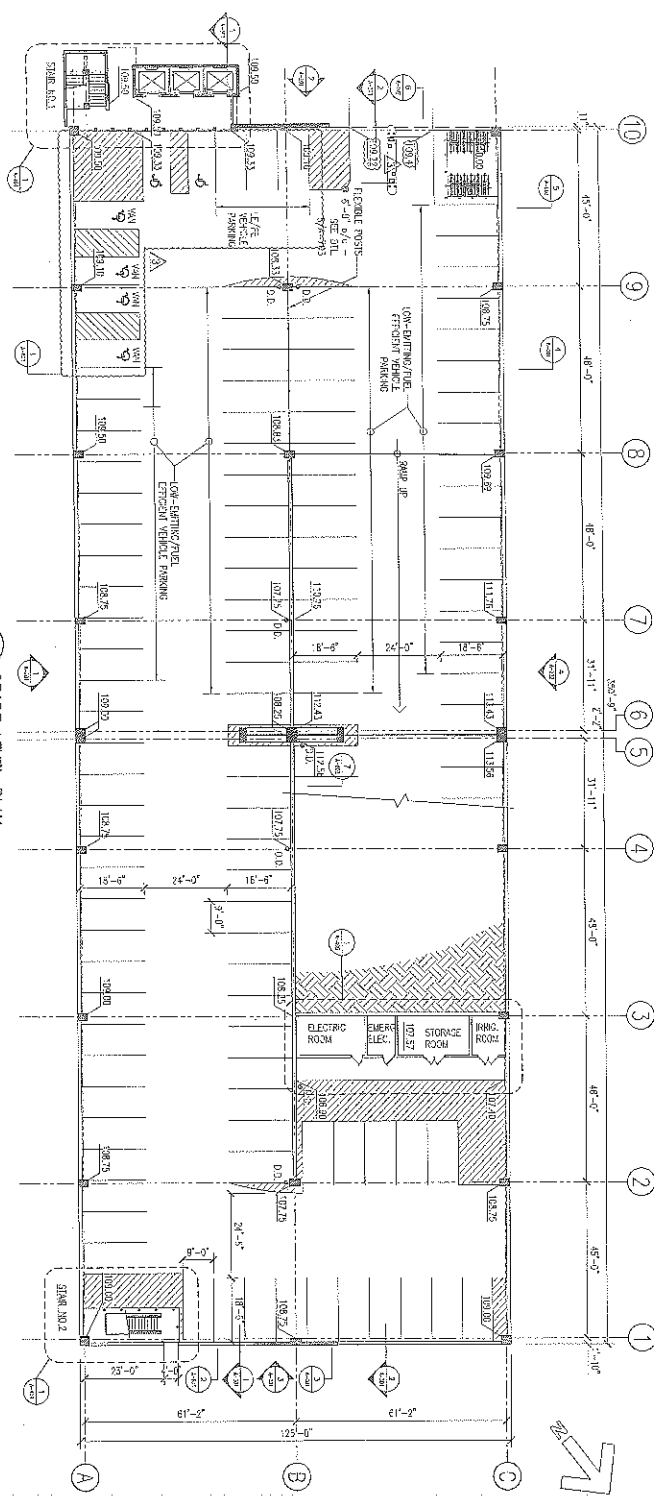
1. GENERAL NOTES
2. ELEVATIONS AND SECTIONS
3. DETAILS AND FINISHES
4. CONSTRUCTION DOCUMENTS

1. GENERAL NOTES
2. ELEVATIONS AND SECTIONS
3. DETAILS AND FINISHES
4. CONSTRUCTION DOCUMENTS

Client Level Plan

PROPOSED

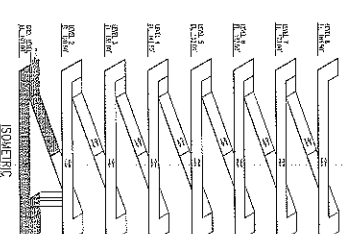
A-101
GARAGE B



1. GARAGE LEVEL PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
- ELEVATIONS SHOWN THIS WAY ARE TOP OF SLAB ELEVATIONS.
 - ELEVATIONS SHOWN THIS WAY ARE TOP OF CURB ELEVATIONS.
 - ELEVATIONS SHOWN THIS WAY ARE TOP OF CURB ELEVATIONS.
 - ELEVATIONS SHOWN THIS WAY ARE TOP OF CURB ELEVATIONS.

PARKING SUMMARY CHART			
LEVEL	CURB	POST	TOTAL
LEVEL 1	54	6	117
LEVEL 2	54	6	117
LEVEL 3	54	6	117
LEVEL 4	54	6	117
LEVEL 5	54	6	117
LEVEL 6	54	6	117
LEVEL 7	54	6	117
LEVEL 8	54	6	117
LEVEL 9	54	6	117
LEVEL 10	54	6	117
LEVEL 11	54	6	117
LEVEL 12	54	6	117
LEVEL 13	54	6	117
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LEVEL 99	54	6	117
LEVEL 100	54	6	117



Neoclypeus, Plesianthus

Client
Normandy Real Estate Partners
 89 Summit Street
 Boston, MA 02110
 T: 617.443.5710
 F: 617.413.5711

DESIGN
20 Tremont Street, Suite 300
Boston, MA 02108
T: 617.370.9002
F: 617.770.9003

P. W. Sullivan Engineering
 520 Allen Street, Suite 203
 Garden, GA 30142
 T: 404.853.8227
 F: 404.853.8016

STUDENT NUMBER	123456
NAME	CHRISTOPHER J. JOHNSON

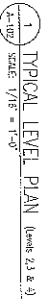
1	CO H&C #3	10/3/73
2	Bufile in C-211	10/23/74

1974年 4月20日

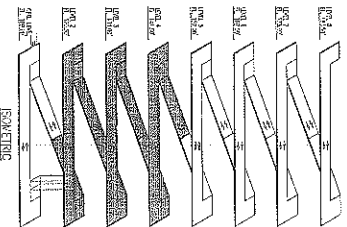
Typical Level 2 Plan
(Levels 2,3 and 4)

PERMANENT RESIDENCE

A-102
GARAGE B



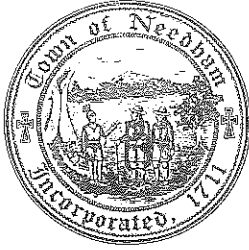
1. ELEVATIONS SHOWN THIS _____ ARE TOP OF SLAB ELEVATIONS
2. EXCLUDING OF PAINT, CLINGS, FLOW LINES, ETC.
3. ELEVATIONS SHOWN THIS +XXXXXX ARE TOP OF CURBS, WALKERS, ETC.
4. ELEVATIONS NOT SHOWN ARE STRAIGHT LINE INTERPOLATIONS
5. BETWEEN ELEVATIONS INDICATED.
6. MAX. FLOOR TO FLOOR HEIGHT=10'-0"
7. ELEVATIONS SHOWN ARE FOR LEVEL 2. ADD +0.5 FEET FLOOR FOR
8. ELEVATIONS OF LEVELS 3 AND 4.



1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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**LEGAL NOTICE
Town of Needham
Board of Selectmen
Public Hearing**

Public Notice is hereby given that Normandy Gap-V Development Needham LLC has made an application in accordance with the provisions of Chapter 148 of the Massachusetts General Laws, for a license to garage aboveground parking 1,077 vehicles with gasoline and diesel fuel stored in said motor vehicle tanks on property at 380 Rear 1st Avenue, Needham, MA.

Upon said application it is hereby ORDERED: That a Public Hearing be held at the office of the Board of Selectmen, Town Hall, 1471 Highland Avenue, Needham, MA, Tuesday, February 24, 2015 at 7:00 pm, at which time all persons interested may appear and be heard.

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

BOARD OF SELECTMEN

Dated: Needham Times, February 12, 2015

4.1.1 Licenses. Any owner or keeper of a dog which is six (6) months of age or older and is located in the Town of Needham shall obtain a license from the Town Clerk for that dog commencing on January 1st of each year, as required by M.G.L. Chapter 140.

4.1.2 Application. When applying for a license, the applicant must show proof that the dog has received a veterinarian certificate for rabies vaccination within the last three years, if the dog is six months of age or over, as required by M.G.L. Chapter 140, Section 145B. No fee shall be charged for a license for a dog specifically trained to lead or serve a blind person or a deaf person, provided that the Division of the Blind or Deaf certifies that such dog is so trained and actually in the service of a blind or deaf person.

4.1.3 Refund. No license fee or part thereof shall be refunded because of subsequent death, loss, spaying, neutering or removal from the Town of Needham or the Commonwealth or any other disposal of said dog.

4.1.4 Failure to License. In addition to the requirement that a dog shall be duly licensed as required by law, the owner of a dog not licensed on or before April 30th in any year shall be subject to a fine of fifty dollars (\$50.00), in addition to the license fee, upon the complaint of the dog officer. The owner of any unspayed and unleashed female dog found by the dog officer roaming in season (heat) off the premises of the owner or keeper shall be subject to a fine of fifty dollars (\$50.00). Each such occasion shall constitute separate violations.

4.1.5 Fees. The fees for registering and licensing dogs of all types in the Town shall be established from time to time by vote of the Selectmen.

SECTION 4.2 PUBLIC CARRIAGES AND TAXIS

4.2.1 Licenses. The Board of Selectmen may license hackney carriages or motor vehicles for the conveyance of persons for hire from place to place within the Town and may revoke such licenses at their discretion. A record of all licenses so granted or revoked shall be kept by the Selectmen.

4.2.2 Penalties. No person shall set up, use or drive in the Town any unlicensed hackney carriage or motor vehicle for the conveyance of passengers for hire from place to place within the Town. Any person violating Section 4.2 shall be subject to a penalty not exceeding twenty dollars (\$20) for each offense.

4.2.3 Expiration and Fees. Licenses shall expire on the thirtieth day of April following the date of issuance, and shall not be transferred without the written consent of the Board of Selectmen. For each license the sum of ten dollars (\$10.00) shall be paid to the Town Treasurer for use by the Town. A license so granted shall become void if the applicant neglects or refuses to take out and pay for his license within ten days after notice that it has been granted.

4.2.4 Taxi Stands. The Selectmen may grant to the holder of a license under Section 4.2 a license to use a certain portion of a public way as a taxi stand for the solicitation of passengers for hire and no person shall use any portion of any public way for such purpose without such license. Any person who violates any of the provisions of Sub-section 4.2.4 shall be punished by a fine of not more than twenty dollars (\$20.00) for each offense.

SECTION 4.3 FEES, REGISTRATION APPLICABLE TO FLAMMABLES

4.3.1 Statutory Authority. Pursuant to the authority of M.G.L. Chapter 148, Sections 10A, 13, 38A and 39A, and the Needham Fire Code, there is hereby established a fee schedule for licenses granted by the Board of Selectmen, Annual Certificate of Registration filed with the Town Clerk and Permits granted by the Chief of the Fire Department as follows:

4.3.2 Licenses for the Storage of Flammables issued by the Board of Selectmen

Class A: (all types)				
166	-	40,000 gallons	.	\$50.00
40,001	-	80,000 gallons	.	200.00
80,001	-	100,000 gallons	.	300.00

100,001	-	500,000 gallons	.	.	400.00
500,001	-	1,000,000 gallons.	.	.	500.00
over 1,000,000 gallons	.	.	.	.	800.00
Class B Fuel: (all types)					
501	-	20,000 gallons	.	.	50.00
20,001	-	40,000 gallons	.	.	100.00
40,001	-	80,000 gallons	.	.	200.00
80,001	-	100,000 gallons	.	.	300.00
100,001	-	500,000 gallons	.	.	400.00
500,001	-	1,000,000 gallons.	.	.	500.00
over 1,000,000 gallons	.	.	.	.	800.00
Class C Fluids (all types)					
1,001	-	20,000 gallons	.	.	50.00
20,001	-	40,000 gallons	.	.	100.00
40,001	-	80,000 gallons	.	.	200.00
80,001	-	100,000 gallons	.	.	300.00
100,001	-	500,000 gallons	.	.	400.00
500,001	-	1,000,000 gallons.	.	.	500.00
over 1,000,000 gallons	.	.	.	.	800.00
Flammable Solids 101 lbs and up	.	.	.	.	50.00
Flammable Gases (within a building)					
3,001 cubic ft. and up	.	.	.	.	50.00
Flammable Gases (outside a building)					
10,001 cubic ft. and up	.	.	.	.	50.00
Liquid Petroleum Gases					
500	-	1,000 gallons	.	.	50.00
over	-	1,001 gallons	.	.	100.00

Automobiles

The parking of four or more vehicles in a structure - two dollars (\$2.00) per vehicle, and not less than fifty dollars (\$50.00).

Advertising costs for a hearing by the Board of Selectmen for the issuance of a license for the storage of flammables shall be paid by the applicant.

The annual fees shall include the cost of the initial registration with the Town Clerk. The fee for each annual renewal registration with the Town Clerk shall be the amount herein specified for the original license as set forth above.

4.3.3 Permit Fees

Underground Storage Tank Removal	.	.	.	.	\$100.00
Underground Storage Tank Installation	.	.	.	.	100.00
Underground Gasoline Tank Removal	.	.	.	.	100.00
Underground Gasoline Tank Installation	.	.	.	.	100.00

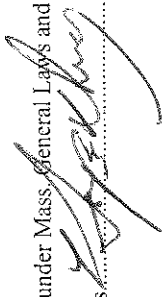
SECTION 4.4 GENERAL

4.4.1 Denial, Revocation or Suspension for Failure to Pay Municipal Taxes.

300 FIRST AVE

<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>
199/300.0-0017-0000.0	156	B ST	GENERAL DYNAMICS C4 SYSTEMS INC C/O NEEDHAM NINE OWNERS LLC	C/O NORMANDY REAL ESTATE PART	MORRISTOWN	NJ	07960
199/300.0-0019-0000.0	0	A ST	GENERAL DYNAMICS C4 SYSTEMS INC GENERAL DYNAMICS NETWORK SYSTEMS	77 A ST	NEEDHAM HTS	MA	02494
199/300.0-0027-0000.0	77	A ST	GENERAL DYNAMICS C4 SYSTEMS, INC. C/O NEEDHAM NINE OWNER LLC	C/O NORMANDY REAL ESTATE PART	MORRISTOWN	NJ	07960
199/300.0-0028-0000.0	37	A ST	NORMANDY GAP-V DEVELOPMENT NEEDHAM LLC	53 MAPLE AVE	MORRISTOWN	NJ	07960-5219
199/300.0-0028-0001.0	80	B ST	SXC NEEDHAM INN LLC C/O NANCY COADY-CARROLL	PO BOX 4430	MANCHESTER	NH	03108
199/300.0-0028-0002.0	400	FIRST AVE	NORMANDY GAP-V DEVELOPMENT NEEDHAM, LLC	53 MAPLE AVE	MORRISTOWN	NJ	07960-5219
199/300.0-0028-0003.0	360	FIRST AVE	NORMANDY GAP-V DEVELOPMENT NEEDHAM, LLC	53 MAPLE AVE	MORRISTOWN	NJ	07960-5219
199/300.0-0028-0004.0	37	A ST	NORMANDY GAP-V DEVELOPMENT NEEDHAM, LLC	53 MAPLE AVE	MORRISTOWN	NJ	07960-5219
199/300.0-0030-0000.0	300	FIRST AVE	300 FIRST AVE REALTY LLC	60 WELLS AVE SUITE 100	NEWTON	MA	02459
199/300.0-0031-0000.0	250	FIRST AVE	NEEDHAM DEVELOPMENT CORP TR C/O FIRST NEEDHAM DE, LLC	250 FIRST AVE- STE 200	NEEDHAM	MA	02494-2805
199/300.0-0032-0000.0	40	A ST	FORTY A LIMITED PARTNERSHIP	P.O. BOX 95	WESTWOOD	MA	02090
199/300.0-0033-0000.0	72	A ST	DIGITAL FIRST AVENUE, LLC	128 FIRST AVENUE	NEEDHAM	MA	02494
199/300.0-0033-0001.0	72	A ST	DIGITAL 128 FIRST AVENUE, LLC	128 FIRST AVENUE	NEEDHAM	MA	02494
199/300.0-0033-0002.0	128	FIRST AVE	PARTNERS HEALTHCARE SYSTEM, INC.	PRUDENTIAL TOWER 800 BOYLSTON	BOSTON	MA	02119
199/300.0-0034-0000.0	110	A ST	HATOUN, ANTOINE G, TRUSTEE THE INTEX REALTY TRUST	110 A STREET	NEEDHAM	MA	02494
199/300.0-0047-0000.0	200	FIRST AVE	200 FIRST AVENUE, LLC C/O NA-BOS 2001 LLC	125 SUMMER ST SUITE 1800	BOSTON	MA	02110

PARCEL ID 199/300.0-0067-0000.0 St No. 0 Street 0 A ST Owner Names 130-150 A STREET LLC Owner Address 197 FIRST AVENUE SUITE 300 Mailing Address OWNER CITY NEEDHAM OWNER ZIP 02494 State MA

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: 02/24/2015

Agenda Item	Public Hearing – NSTAR Electric Company d/b/a Eversource Energy- Dedham Avenue
Presenter(s)	Maureen Carroll, Eversource Energy

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
NSTAR Electric Company d/b/a Eversource Energy requests permission to install approximately 7 feet of conduit from pole 15/5 on Dedham Avenue, Needham. This work is necessary to provide new underground service at 60 Dedham Avenue, Needham. The Department of Public Works has approved this petition, based on NSTAR Electric Company d/b/a Eversource Energy'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 NSTAR Electric Company d/b/a Eversource Energy to install approximately 7 feet of conduit from pole 25/5 on Dedham Avenue, Needham. This work is necessary to provide new underground service at 60 Dedham Avenue, 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

RECEIVED
2015 FEB -3 AM 11:25
ADMINISTRATION OFFICE
PUBLIC WORKS DEPARTMENT
TOWN OF NEEDHAM

January 23, 2015

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

RE: 60 Dedham Ave
Needham, MA
W.O. #2037985

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 7± feet of conduit from pole 15/5 Dedham Ave, Needham.

This work is necessary to provide new underground service at 60 Dedham Ave, 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

WDL/zj
Attachments

OK to
proceed
Mr. Asst. Town Engr.
2/13/15
OK R.P. Merson
DPW Director
2/13/15

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

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

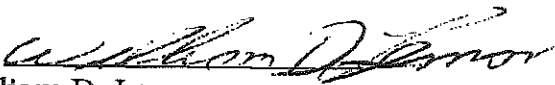
Respectfully represents **NSTAR Electric Company** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

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 **January 21, 2015** and filed herewith, under the following public way or ways of said Town:

**Dedham Ave – Northeasterly from pole 15/5 approximately 165 ± feet
Southeasterly of Lincoln St a distance of about 7 ± feet conduit**

(WO: 2037985)

NSTAR ELECTRIC COMPANY

BY 
William D. Lemos
Rights & Permits, Supervisor

Dated this 23rd day of January 2015

Town of **NEEDHAM** Massachusetts

Received and filed _____ 2015

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:

**Dedham Ave – Northeasterly from pole 15/5 approximately 165 ± feet Southeasterly of
Lincoln St a distance of about 7 ± feet conduit**

WO: (2037985)

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 January 21, 2015** 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

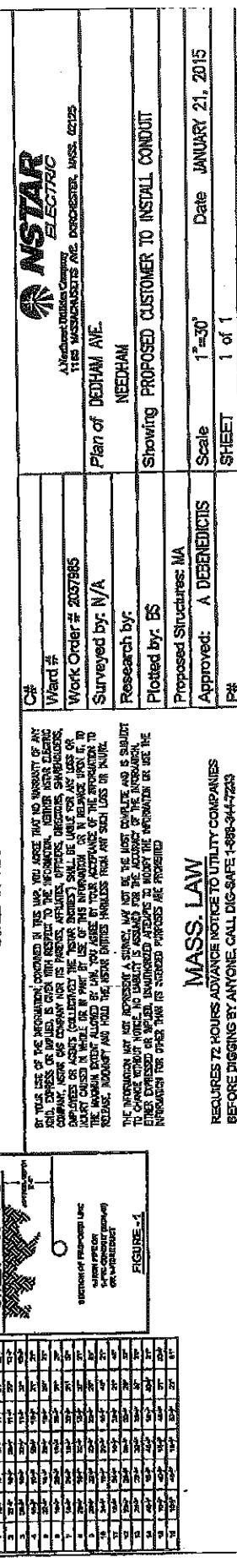
We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit:-after written notice of the time and place of the hearing mailed at least seven 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 _____ 2015 at _____ in said Town.

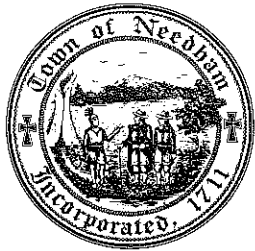
1	_____	
2	_____	Board of Selectmen
3	_____	the Town of
4	_____	NEEDHAM
5	_____	

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **Board of Selectmen** of the Town of **NEEDHAM**, Masssachusetts, duly adopted on the _____ day of _____, 2015 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





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 24, 2015** upon petition of NSTAR dated **January 23, 2015** to install approximately 7 feet of conduit from pole 15/5 Dedham Avenue, Needham. This work is necessary to provide new underground electric service at 60 Dedham Avenue, 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

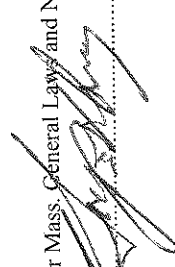
BOARD OF SELECTMEN

Dated: February 19, 2015

60 DEDHAM AVE

<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 CITY</u>	<u>State</u>	<u>OWNER ZIP</u>
199/047.0-0004-0000.0	934	GREAT PLAIN AVE	TOMMASINO, ROBERT C. JR C/O STUART ROTHMAN	907 MASSACHUSETTS AVE	CAMBRIDGE	MA	02139
199/047.0-0005-0000.0	60	DEDHAM AVE	COX, GILBERT W., JR	60 DEDHAM AVE	NEEDHAM	MA	02492
199/047.0-0008-0000.0	0	DEDHAM AVE	TOWN OF NEEDHAM	1471 HIGHLAND AVE	NEEDHAM	MA	02492
199/047.0-0009-0000.0	84	DEDHAM AVE	BELIBASAKIS, EMMANUEL G. & BELIBASAKIS, IRENE	33 CHAPEL ST	NEEDHAM	MA	02492
199/047.0-0039-0000.0	81	DEDHAM AVE	HEALY, MARTHA M	81 DEDHAM AVE	NEEDHAM	MA	02492
199/047.0-0040-0000.0	73	DEDHAM AVE	HEALY, MICHAEL T.	73 DEDHAM AVE	NEEDHAM	MA	02492
199/047.0-0041-0000.0	57	DEDHAM AVE	BROMLEY-NEEDHAM LLC	144 GOULD ST SUITE 152	NEEDHAM	MA	02494
199/047.0-0042-0000.0	23	DEDHAM AVE	FIRST PARISH IN NEEDHAM - UNITARIAN	23 DEDHAM AVE	NEEDHAM	MA	02492
199/047.0-0089-0000.0	36	DEDHAM AVE	BROOKLINE DEVELOPMENT CORP LLC	93 FISHER AVENUE	BROOKLINE	MA	02445

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: 02/24/2015

Agenda Item	Public Hearing – NSTAR Electric Company d/b/a Eversource Energy- Harvard Circle
Presenter(s)	Maureen Carroll, Eversource Energy

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
NSTAR Electric Company d/b/a Eversource Energy requests permission to install approximately 9 feet of conduit from pole 465/3 on Harvard Circle, Needham. This work is necessary to provide new underground service at 30 Harvard Circle, Needham. The Department of Public Works has approved this petition, based on NSTAR Electric Company d/b/a Eversource Energy'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 NSTAR Electric Company d/b/a Eversource Energy to install approximately 9 feet of conduit from pole 465/3 on Harvard Circle, Needham. This work is necessary to provide new underground service at 30 Harvard Circle, 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

February 3, 2015

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

RE: 30 Harvard Circle
Needham, MA
W.O. #2041913

Dear Members of the Board:

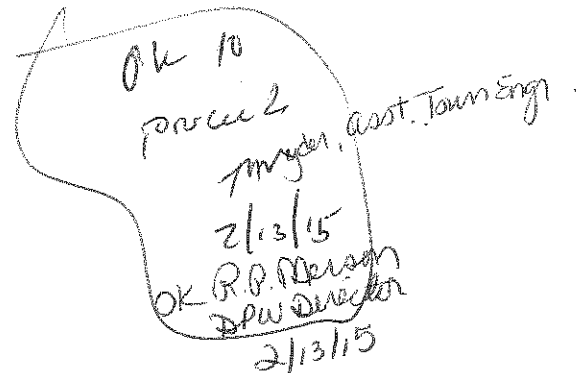
The enclosed petition and plan is being presented by the NSTAR Electric Company d/b/a Eversource Energy for the purpose of obtaining a Grant of Location to install 9± feet of conduit from pole 465/3 Harvard Circle, Needham.

This work is necessary to provide new underground service at 30 Harvard Circle, 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


OK to
proceed
myself, asst. Town Eng.
2/13/15
OK R.P. Nelson
DPW Director
2/13/15

WDL/zj
Attachments

**PETITION OF NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY
FOR LOCATION FOR CONDUITS
AND MANHOLES**

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

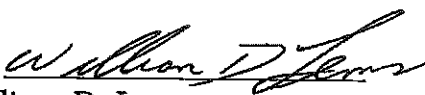
Respectfully represents **NSTAR Electric Company d/b/a Eversource Energy** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

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 **January 29, 2015** and filed herewith, under the following public way or ways of said Town:

**Harvard Circle – Northeasterly from pole 465/3 approximately 335 ± feet East of
Webster Street a distance of about 9 ± feet conduit**

(WO: 2041913)

**NSTAR ELECTRIC COMPANY
d/b/a EVERSOURCE ENERGY**

BY 
William D. Lemos
Rights & Permits, Supervisor

Dated this 3 rd day of February, 2015

Town of **NEEDHAM** Massachusetts

Received and filed _____ 2015

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
Town of NEEDHAM

WHEREAS, **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** 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 d/b/a EVERSOURCE ENERGY** be and hereby is granted permission to construct 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:

**Harvard Circle- Northeasterly from pole 465/3 approximately 335 ± feet East of
Webster Street a distance of about 9 ± feet conduit**

WO: (2041913)

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 January 29, 2015** 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	_____	
3	_____	Board of Selectmen
4	_____	the Town of
5	_____	NEEDHAM

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 _____ 2015 at _____ in said Town.

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

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 _____, 2015 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

SSHPREDICIMAGEBASELINEENGINEHARVARD.AWG

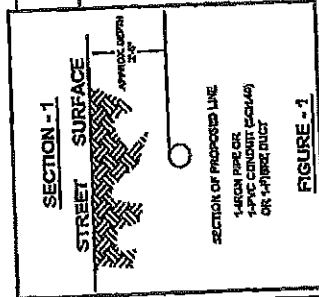
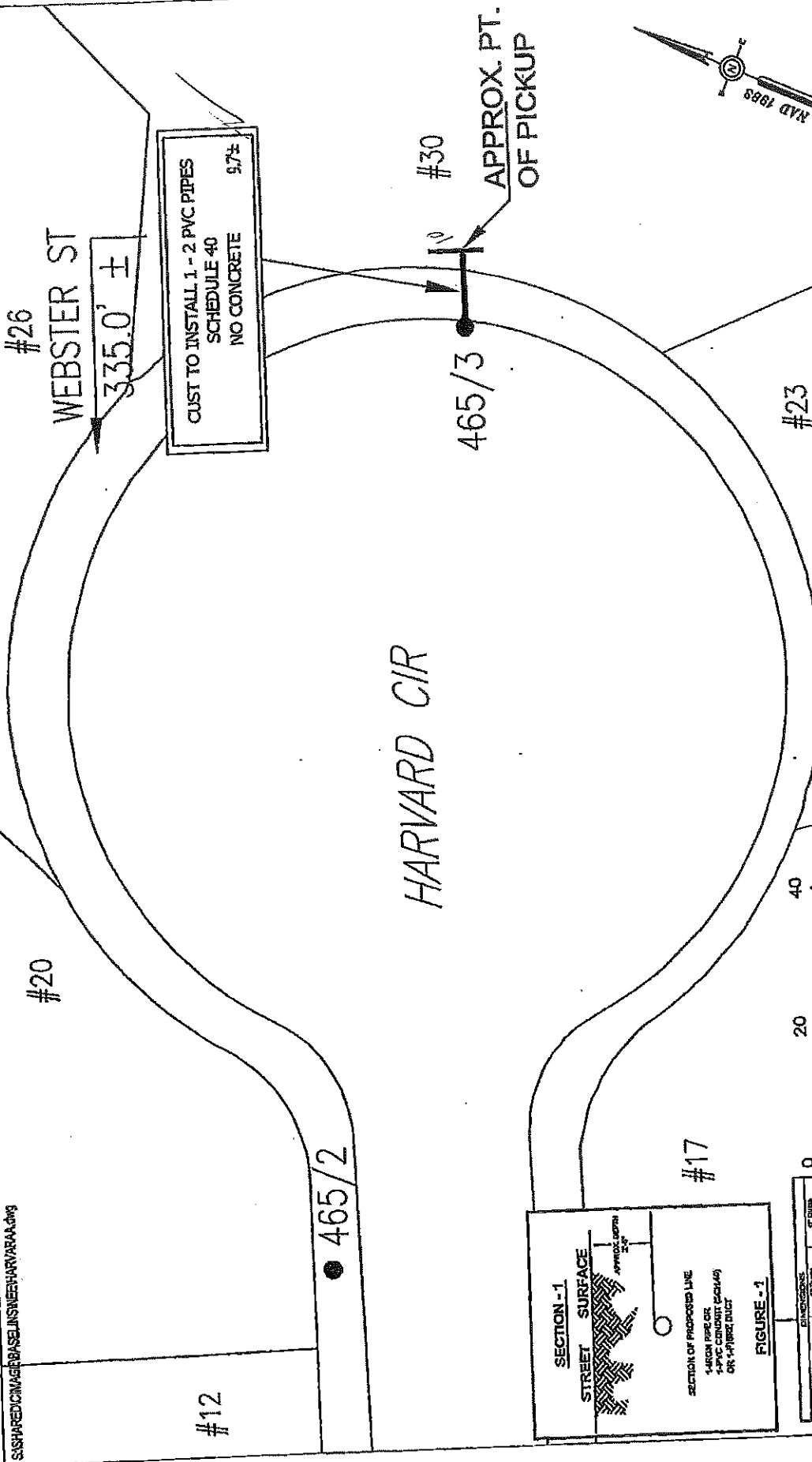


FIGURE - 1

P.O.	DISTANCE		ELEVATION		P.O.
	A	B	A	B	
1	10.0	10.0	10.0	10.0	1
2	20.0	20.0	20.0	20.0	2
3	30.0	30.0	30.0	30.0	3
4	40.0	40.0	40.0	40.0	4
5	50.0	50.0	50.0	50.0	5
6	60.0	60.0	60.0	60.0	6
7	70.0	70.0	70.0	70.0	7
8	80.0	80.0	80.0	80.0	8
9	90.0	90.0	90.0	90.0	9
10	100.0	100.0	100.0	100.0	10
11	110.0	110.0	110.0	110.0	11
12	120.0	120.0	120.0	120.0	12
13	130.0	130.0	130.0	130.0	13
14	140.0	140.0	140.0	140.0	14
15	150.0	150.0	150.0	150.0	15
16	160.0	160.0	160.0	160.0	16
17	170.0	170.0	170.0	170.0	17
18	180.0	180.0	180.0	180.0	18
19	190.0	190.0	190.0	190.0	19
20	200.0	200.0	200.0	200.0	20

SCALE IN FEET

0 20 40

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. THE COMPANY, NSTAR GAS COMPANY FOR ITS PARTIAL AFFILIATES, SHALL BE LIABLE FOR ANY LOSS OR DAMAGE CAUSED BY ANY NEGLIGENCE OR MISUSE OF THIS INFORMATION OR IN RELIANCE UPON IT. TO THE EXTENT PERMITTED BY LAW, YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD THE NSTAR ENTITIES HARMLESS FROM ANY SUCH LOSS OR DAMAGE. THE INFORMATION MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF NSTAR GAS COMPANY IS PROHIBITED. FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.

NSTAR ELECTRIC
A National Utilities Company
1100 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125

Plan of HARVARD CIR
NEEDHAM

Research by: BS
Plotted by: BS

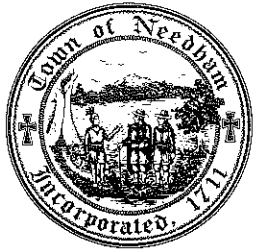
Proposed Structures: MA
Approved: A DEBENEDECTIS

Showing PROPOSED CUSTOMER CONDUIT LOCATION

Scale 1"=20'
SHEET 1 of 1

Date JANUARY 29, 2015

MASS. LAW
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES
BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233



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 24, 2015** upon petition of NSTAR dated **February 3, 2015** to install approximately 9 feet of conduit from pole 465/3 Harvard Circle, Needham. This work is necessary to provide new underground electric service at 30 Harvard Circle, 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

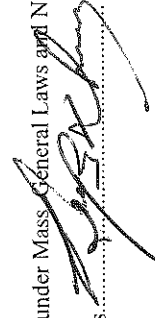
Dated: February 19, 2015

30 HARVARD CIRCLE

<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>
199/078.0-0055-00000.0	5	HARVARD CIR	DELIGIANNIDES, DIMITRIOS & DELIGIANNIDES, HARICLIA	5 HARVARD CIR	NEEDHAM	HTS	MA
199/078.0-0056-00000.0	11	HARVARD CIR	KRAMER WENDY	11 HARVARD CIR	NEEDHAM	HTS	MA
199/078.0-0057-00000.0	17	HARVARD CIR	MARKS, CLAIRE TR THE CLAIRE MARKS 1999 REV TRUST	17 HARVARD CIR	NEEDHAM	HTS	MA
199/078.0-0058-00000.0	23	HARVARD CIR	HERBERT J. GELLER & PAMELA SHUMAN	23 HARVARD CIR	NEEDHAM	HTS	MA
199/078.0-0059-00000.0	30	HARVARD CIR	REINHARDT, CAROL J. C/O ARP DEVELOPMENT LLC	7 MONTAGUE RD	DEDHAM		MA
199/078.0-0060-00000.0	26	HARVARD CIR	WIXON, LISA S. & WIXON, FEFREY D.	26 HARVARD CIRCLE	NEEDHAM		MA
199/078.0-0061-00000.0	20	HARVARD CIR	STEIN, LAWRENCE M & STEIN, SUZANNE S.	20 HARVARD CIR	NEEDHAM		MA
199/078.0-0062-00000.0	12	HARVARD CIR	SHERMAN, MIRIAM, TRUSTEE, 12 HARVARD CIRCLE REALTY TRUST	12 HARVARD CIR	NEEDHAM	HTS	MA
199/078.0-0063-00000.0	138	WEBSTER ST	OCONNOR, JO-ANNE F. & DOHERTY CHRISTO C/O DOHERTY, CHRISTOPHER S.	138 WEBSTER ST	NEEDHAM	HTS	MA

OWNER ZIP
02494

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: 2/24/2015

Agenda Item	Introduce Fire Officers
Presenter(s)	Dennis Condon, Fire Chief

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
Chief Condon will introduce newly promoted Fire Officers Deputy Chief Peter Cosgrove and Lieutenant Matt Bagnell.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below)			
a. Resumes – Peter Cosgrove and Matt Bagnell			



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

MEETING DATE: 2/24/2015

Agenda Item	Parking Lot Naming
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The Town Manager will recommend that the Board consider naming the new permit parking lot at the corner of Lincoln Street and School Street as the Kimball Lot in observance of the School that was located there in the 19th century. The Kimball School was built in 1871, and named in honor of the Reverend Daniel Kimball. Rev. Kimball was a minister and schoolmaster, as well as the Town's Representative in the General Court and a member of the School Committee. He ran a private school at the corner of Great Plain Avenue and Marked Tree Road, where students could gain an education beyond that which was available in the public schools. The Kimball School was one of two comprehensive schools (i.e. a classroom for each grade) - Avery School in the Heights was the other. The other schools in Town served smaller neighborhoods and were either two-room (Dwight, Eliot) or one-room schools (Harris in Birds Hill, Parker in Chas River Village). The Kimball School was torn down in 1929, and its students moved to the Stephen Palmer School (built in 1914, and expanded in 1929 to accommodate the new students). The Police and Fire Station was later built on the site.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
The Board's naming policy requires that any vote on a request to name a facility may occur no sooner than the next regularly scheduled meeting.			
3.	BACK UP INFORMATION ATTACHED	YES	NO
a. Naming of Facilities and Placement of Materials b. Photographs of the Kimball School			

Town of Needham Board of Selectmen

Policy Number:	BOS-DIS-003
Policy:	Naming of Facilities and Placement of Materials
Date Approved:	April 13, 2005
Date Revised:	May 11, 2010
Approved:	Chairman, Board of Selectman

Policy:

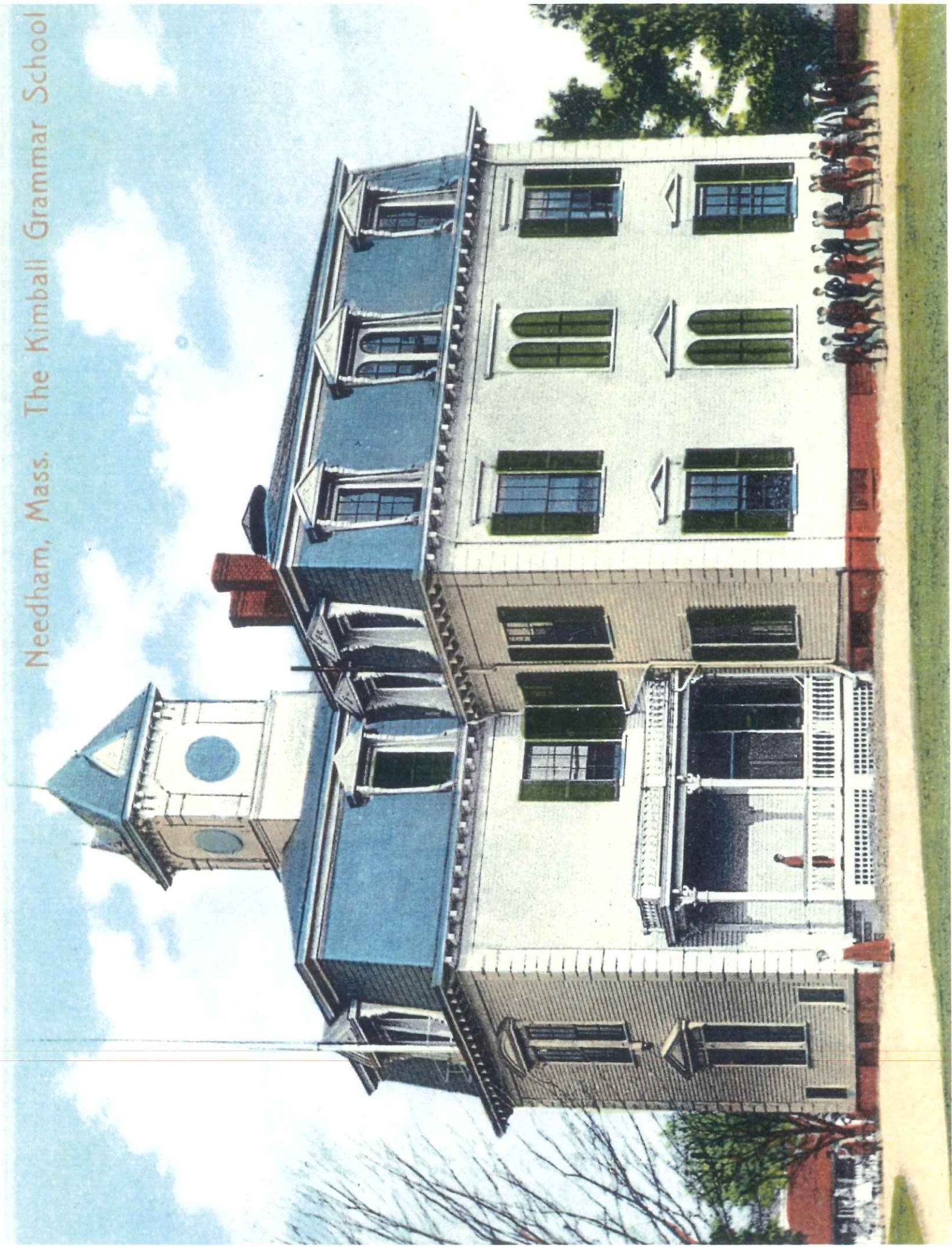
1. The Board of Selectmen is responsible for the naming (or renaming) of any facilities located on parcels of land under the jurisdiction of the Board. A facility is defined as a building, portion of a building, driveway, intersection, walkway, or other parcel or portion of a parcel of land and places or natural features contained therein. Once a facility has been named, renaming will be approved only in extraordinary circumstances.
2. The Board of Selectmen is responsible for approval of the placement of memorial objects, artwork, signs or other fixtures on parcels of land under the jurisdiction of the Board. Examples include, but are not limited to, plaques, memorial or ornamental signs, sculptures, banners, benches, trees or other plantings, fountains, detached structures, and walls.

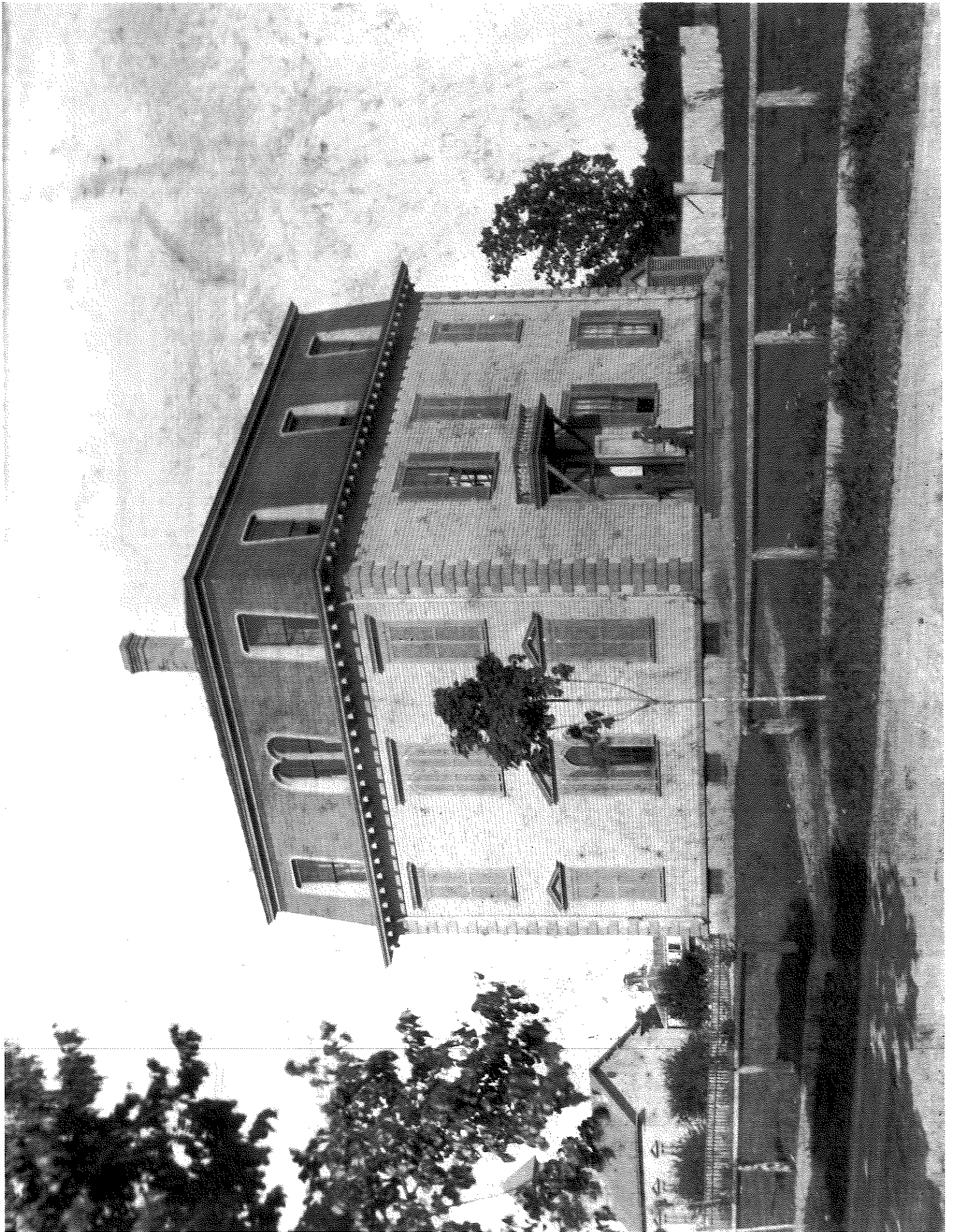
Procedure:

1. A proposal to name a facility must be submitted in writing to the Board of Selectmen and must include a summary outlining the merits of the proposal. The proponent or his or her designee will present the request to the Board of Selectmen at a regularly scheduled meeting. The Board will vote on the proposal no sooner than the next regularly scheduled meeting, after allowing a period of time for public comment. The Board of Selectmen may appoint a committee to assist with its review of any proposal.
2. A proposal for the placement of a memorial object, piece of artwork, sign, or other fixture must be submitted in writing to the Board of Selectmen and must include a summary outlining the merits of the proposal. The Board will vote on the proposal at a regularly scheduled meeting.
3. The Board of Selectmen shall review existing facility names to avoid duplication, confusing similarity or inappropriateness.
4. Approval of the placement of a memorial object, artwork, sign or other fixture will only be made after a determination by the Board of Selectmen that the proposal will not: limit physical access to the site; endanger the peace or safety of the public; interfere with any utility or access thereto; be limited by unacceptable special restrictions, conditions or covenants; or create a significant budgetary obligation on the Town for which no provision has been made.

5. Donation of funds, memorial objects, artwork, signs, fixtures, or in-kind services must be formally accepted by the Board of Selectmen in accordance with Massachusetts General Laws.
6. Requests for naming of facilities or placement of memorials on land not under the jurisdiction of the Board will be referred to the appropriate Board.

Needham, Mass. The Kimball Grammar School







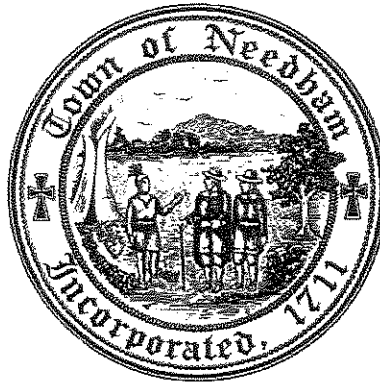
**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 2/24/2015

Agenda Item	2015 Annual Town Meeting Preparation
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	The Town Manager and Board members will discuss preparation for the 2015 Annual Town Meeting.		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
	a. Draft Annual Town Meeting Warrant 2.20.15		

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**

Norfolk, ss.

To either of the constables in the Town of Needham in said County. Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the Inhabitants of the Town of Needham qualified to vote in elections and in Town Affairs to meet in their respective voting places in said Town namely:

Precinct A	-	The Center at the Heights
Precinct B	-	The Center at the Heights
Precinct C	-	Newman School - Gymnasium
Precinct D	-	Newman School - Gymnasium
Precinct E	-	Broadmeadow School - Performance Center
Precinct F	-	Needham High School – Gymnasium
Precinct G	-	Needham High School – Gymnasium
Precinct H	-	Broadmeadow School - Performance Center
Precinct I	-	William Mitchell School - Gymnasium
Precinct J	-	William Mitchell School - Gymnasium

on TUESDAY, THE FOURTEENTH DAY OF APRIL, 2015

from forty-five minutes after six o'clock in the forenoon, until eight o'clock in the afternoon, then and there to act upon the following articles, viz:

ARTICLE 1: ANNUAL TOWN ELECTION

To choose by ballot the following Town Officers:

One Moderator for One Year;

Two Selectmen for Three Years;

One Assessor for Three Years;

Two Members of School Committee for Three Years;

One Trustee of Memorial Park (trustee of soldiers' memorials – veteran) for Three Years;

One Trustee of Memorial Park (trustee of soldiers' memorials – non-veteran) for Three Years;

One Trustee of Memorial Park (trustee of soldiers' memorials – non-veteran) for One Year;

Two Trustees of Needham Public Library for Three Years;

One Member of Board of Health for Three Years;

One Member of Planning Board for Five Years;

One Member of Needham Housing Authority for Five Years;

One Commissioner of Trust Funds for Three Years;

Two Members of Park and Recreation Commission for Three Years;

Eight Town Meeting Members from Precinct A for Three Years;

Eight Town Meeting Members from Precinct B for Three Years;

Eight Town Meeting Members from Precinct C for Three Years;
Eight Town Meeting Members from Precinct D for Three Years;
Eight Town Meeting Members from Precinct E for Three Years;
One Town Meeting Member from Precinct E for One Year
Eight Town Meeting Members from Precinct F for Three Years;
Eight Town Meeting Members from Precinct G for Three Years;
Eight Town Meeting Members from Precinct H for Three Years;
Eight Town Meeting Members from Precinct I for Three Years
One Town Meeting Member from Precinct I for One Year;
Eight Town Meeting Members from Precinct J for Three Years.

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 : 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
Youth Services Activities	Youth Services Director	Program Receipts	Costs related to youth service and community programs	\$25,000

Revolving Fund	Spending Authority	Revenue Source	Use of Funds	FY 2016 Budget
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 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:

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

“Marijuana Dispensary, Registered: Registered Marijuana Dispensary, also known as RMD or Medical Marijuana Treatment Center, shall mean an establishment properly registered with the Massachusetts Department of Public Health under 105 CMR 725.100 that acquires, cultivates, possesses, processes (including development of related products such as edible marijuana infused products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers.”

- (b) In Section 3.2, Schedule of Use Regulations, Subsection 3.2.1, Uses in the 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 immediately below the row that reads “medical clinic” a new entry, which shall read as follows:

“Use	<u>RRC</u> <u>SRA</u>	<u>SRB</u>	<u>GR</u>	<u>A-1.2</u> <u>&3</u>	<u>I</u>	<u>IND</u>	<u>IND-1</u>
Registered Marijuana Dispensary	N	N	N	N	N	N	SP*

*Also subject to Section 7.4 (Site Plan Review)

- (c) In Section 3.2.5, Uses in Highland Commercial-128 District, Subsection 3.2.5.2, Uses Permitted by Special Permit, by adding a new paragraph (p) that states “Registered Marijuana Dispensary, subject to Section 7.4 (Site Plan Review)” and by renumbering former paragraphs (p), (q) and (r) as paragraphs (q) (r) and (s) respectively.
- (d) In Section 3.2.6, Uses in the Mixed Use-128 District, Subsection 3.2.6.2, Uses Permitted by Special Permit, by adding a new paragraph (j) that states “Registered Marijuana Dispensary, subject to Section 7.4 (Site Plan Review)” and by renumbering former paragraphs (j) and (k) as paragraphs (k) and (l) respectively.
- (e) In Section 6, Special Regulations, by inserting a new Subsection 6.10, Special Permit Criteria for Registered Marijuana Dispensaries, to read as follows.

“6.10 Special Permit Criteria for Registered Marijuana Dispensaries

In granting a special permit for a Registered Marijuana Dispensary, in addition to the general criteria for issuance of a special permit as set forth in Section 7.5.2 of this By-Law, the Planning Board shall find that the following criteria are met:

- (a) The site on which the Registered Marijuana Dispensary is located at least one thousand (1,000) feet distant from a public or private elementary school, middle school, or secondary school, or a municipal park or playground, or if not located at such a distance, it is determined by the Planning Board to be sufficiently buffered from such facilities such that its users will not be adversely impacted by the operation of the Registered Marijuana Dispensary. The distance under this section is measured in a straight line from the nearest point of the property line of the protected use identified in this section to the nearest point of the proposed Registered Marijuana Dispensary.

(b) The Registered Marijuana Dispensary is not located in a building that contains a licensed daycare center, or any facility providing educational, recreational or social programs or activities attended primarily by children enrolled with such facility.

- (f) In Section 8 Interim Regulations for Medical Marijuana Uses, by deleting the Section in its entirety.

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

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.”

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

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

(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):

(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:

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.

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:

- (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.

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:

- (a) In Section 2.3, Description of Flood Plain Districts, by deleting Sections 2.3.4, 2.3.5, 2.3.6, 2.3.7 and 2.3.8 thereof.

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 – MAP CHANGE TO FLOOD PLAIN OVERLAY DISTRICT

To see if the Town will vote to amend the Needham Zoning By-Law by amending the Zoning Map to revise the boundaries of the Flood Plain Overlay District so that the District now comprises the following:

- (a) 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 and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 17, 2012.
- (b) All that land along or sloping toward that portion of Rosemary Brook between Rosemary Lake and Central Avenue that is at or below the following elevations: (i) Ninety (90) feet above mean sea level upstream of West Street; and (ii) Eighty-eight (88) feet above mean sea level between West Street and Central Avenue.
- (c) All that land along or sloping toward that portion of Rosemary Brook between Central Avenue and the Needham-Wellesley town line that is at or below an elevation of eighty-five (85) feet above mean sea level.

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 Information:

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/CONSTRUCT ADDITIONS TO HIGH SCHOOL
 UNDER GL CH 149A**

To see if the Town will 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. The General court may make only clerical or editorial changes of form to the bill, unless the Town Manager approves amendments to the bill before enactment by the General Court. The Town Manager is hereby authorized to approve amendments that shall be within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE TOWN OF NEEDHAM TO AWARD A CONTRACT AND CONSTRUCT AN ADDITION AND ALTERATIONS TO NEEDHAM HIGH SCHOOL UNDER THE PROVISIONS OF GENERAL LAWS CHAPTER 149A.

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

SECTION 1. The provisions of General Laws Chapter 149A Section 1 notwithstanding, the Town of Needham is authorized to construct an addition and alterations to the Needham High School that includes permanent classrooms and an expansion of the cafeteria under the provisions of General Laws Chapter 149A even though the costs are estimated to be less than \$5,000,000.

SECTION 2. This act shall become effective upon final passage.

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 CPA Free Cash; 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 FY2015 General 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 CPA Free Cash; 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 Open Space Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE : APPROPRIATE FOR BOAT LAUNCH

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$30,000 for 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 FY2015 General 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 FY2015 General 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 : 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:

<u>Project</u>	<u>Town Meeting</u>	<u>Article</u>	<u>Authorized</u>	<u>Rescind</u>
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:

<u>Group</u>	<u>Description</u>	<u>Recommended</u>	<u>Amendment</u>
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 : 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 \$500,000 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, \$68,395 be transferred from Article 9 of the 2011 November Special Town Meeting, \$16,797 be transferred from Article 39 of the 2013 Annual Town Meeting, and \$36,211 be transferred from Article 1 of the 2013 November Special 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 : 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 10th day of February 2015.

JOHN A. BUILIAN, *Chairman*
MAURICE P. HANDEL, *Vice Chairman*
MATTHEW D. BORRELLI, *Clerk*
MARIANNE B. COOLEY
DANIEL P. MATTHEWS

Selectmen of Needham

A true copy,

ATTEST _____ **2015**
Constable (month) (day)



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

MEETING DATE: 2/24/2015

Agenda Item	Town Manager's Report
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
The Town Manager will update the Board on issues not covered on the agenda, as needed.			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
(Describe backup below) none			



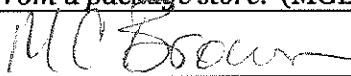
**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

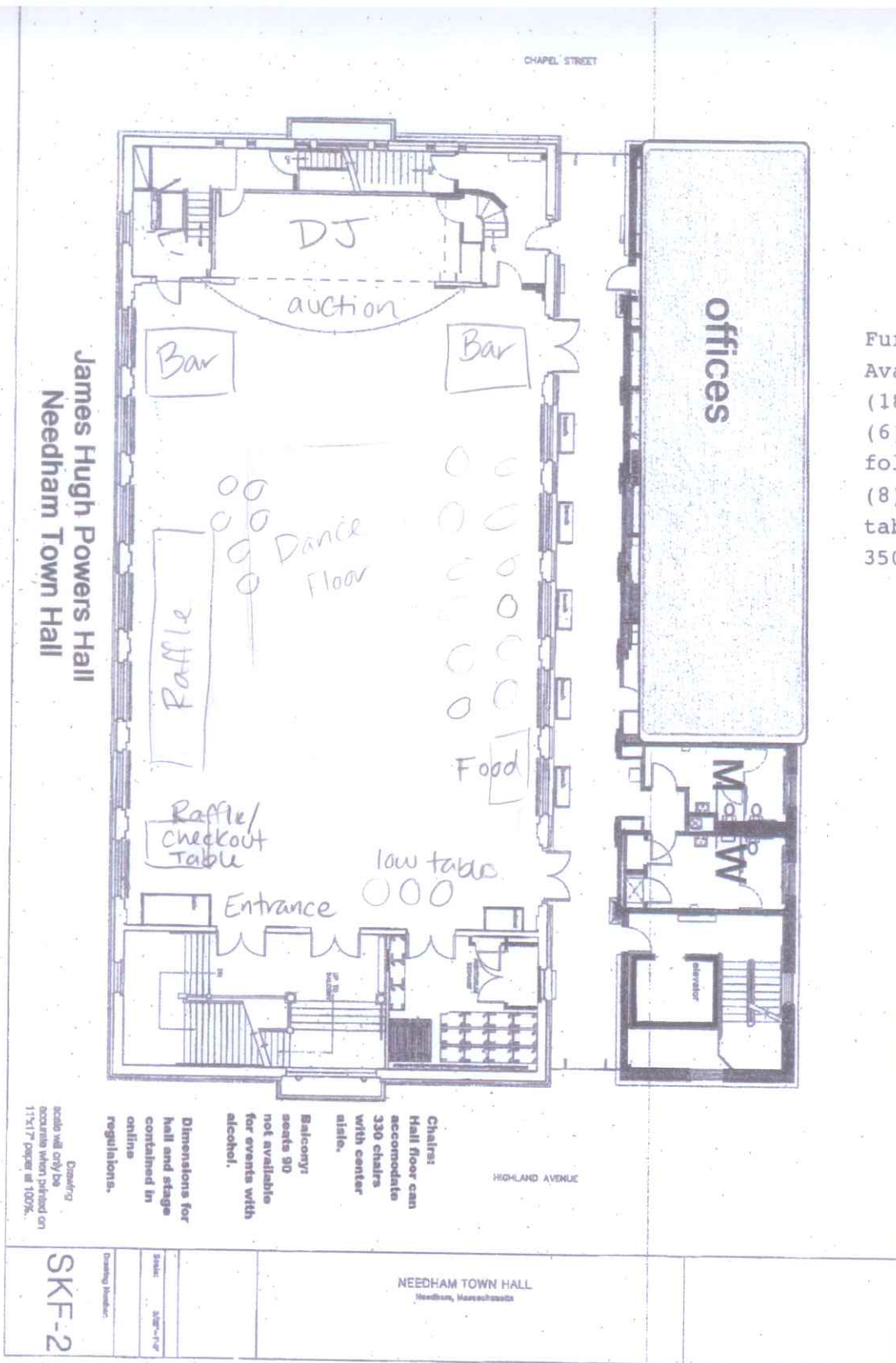
MEETING DATE: 02/24/2015

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			

**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)	Mary Celeste Brown		
Event Manager Address	76 Carol Road, Needham, MA		
Event Manager Phone Number	857-891-7487		
Organization Representing (if applicable)	Parent Talk		
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: <u>W9</u>		
Name of Event Go Green			
Date of Event Feb. 28, 2015			
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	\$ 60 /per ticket	☐ NO
Is there an admission fee for this event?	☒ YES	\$ 75 /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?	300		
Name & address of event location. Please attach proof of permission to use this facility. Powers Hall, Needham Town Hall			
Who will be serving the alcohol to your guests? Revolution Cocktails			
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). Michael Spiegel, Jeff Boyer, Gregory Dimarco			
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. Guests will purchase alcohol from the bar.			
☒ 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: 2/10/15



Furniture
Available:
(18) 60"x30" tables
(6) 72"x30" folding tables
(8) 96"x30" tables
350 audience chairs

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

Norfolk, ss.

To either of the constables in the Town of Needham in said County. Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the Inhabitants of the Town of Needham qualified to vote in elections and in Town Affairs to meet in their respective voting places in said Town namely:

Precinct A	-	The Center at the Heights
Precinct B	-	The Center at the Heights
Precinct C	-	Newman School - Gymnasium
Precinct D	-	Newman School - Gymnasium
Precinct E	-	Broadmeadow School - Performance Center
Precinct F	-	Needham High School – Gymnasium
Precinct G	-	Needham High School – Gymnasium
Precinct H	-	Broadmeadow School - Performance Center
Precinct I	-	William Mitchell School - Gymnasium
Precinct J	-	William Mitchell School - Gymnasium

on TUESDAY, THE FOURTEENTH DAY OF APRIL, 2015

from forty-five minutes after six o'clock in the forenoon, until eight o'clock in the afternoon, then and there to act upon the following articles, viz:

ARTICLE 1: ANNUAL TOWN ELECTION

To choose by ballot the following Town Officers:

One Moderator for One Year;
Two Selectmen for Three Years;
One Assessor for Three Years;
Two Members of School Committee for Three Years;
One Trustee of Memorial Park (trustee of soldiers' memorials – veteran) for Three Years;
One Trustee of Memorial Park (trustee of soldiers' memorials – non-veteran) for Three Years;
One Trustee of Memorial Park (trustee of soldiers' memorials – non-veteran) for One Year;
Two Trustees of Needham Public Library for Three Years;
One Member of Board of Health for Three Years;
One Member of Planning Board for Five Years;
One Member of Needham Housing Authority for Five Years;
One Commissioner of Trust Funds for Three Years;
Two Members of Park and Recreation Commission for Three Years;

Eight Town Meeting Members from Precinct A for Three Years;
Eight Town Meeting Members from Precinct B for Three Years;
Eight Town Meeting Members from Precinct C for Three Years;
Eight Town Meeting Members from Precinct D for Three Years;
Eight Town Meeting Members from Precinct E for Three Years;
One Town Meeting Member from Precinct E for One Year
Eight Town Meeting Members from Precinct F for Three Years;
Eight Town Meeting Members from Precinct G for Three Years;
Eight Town Meeting Members from Precinct H for Three Years;
Eight Town Meeting Members from Precinct I for Three Years
One Town Meeting Member from Precinct I for One Year;
Eight Town Meeting Members from Precinct J for Three Years.

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.

JOHN A. BUILIAN, *Chairman*
MAURICE P. HANDEL, *Vice Chairman*
MATTHEW D. BORRELLI, *Clerk*
MARIANNE B. COOLEY
DANIEL P. MATTHEWS

Selectmen of Needham

A true copy,

ATTEST _____ 2015
Constable (month) (day)

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

Norfolk, ss. To either of the constables in the Town of Needham in said County. Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the Inhabitants of the Town of Needham qualified to vote in elections and in Town Affairs to meet in their respective voting places in said Town namely:

Precinct A - The Center at the Heights
Precinct B - The Center at the Heights
Precinct C - Newman School - Gymnasium
Precinct D - Newman School - Gymnasium
Precinct E - Broadmeadow School – Performance Ctr

Precinct F - Needham High School – Gymnasium
Precinct G - Needham High School – Gymnasium
Precinct H - Broadmeadow School - Performance Ctr
Precinct I - William Mitchell School - Gymnasium
Precinct J - William Mitchell School - Gymnasium

on TUESDAY, THE FOURTEENTH DAY OF APRIL, 2015 From 7:00 A.M. to 8:00 P.M. to cast their votes in the Annual Town Election (Article 1) for the candidates for the following Town Offices: **Article 1:** One Moderator for One Year; Two Selectmen for Three Years; One Assessor for Three Years; Two Members of School Committee for Three Years; One Trustee of Memorial Park (trustee of soldiers' memorials – veteran) for Three Years; One Trustee of Memorial Park (trustee of soldiers' memorials – non-veteran) for Three Years; One Trustee of Memorial Park (trustee of soldiers' memorials – non-veteran) for One Year; Two Trustees of Needham Public Library for Three Years; One Member of Board of Health for Three Years; One Member of Planning Board for Five Years; One Member of Needham Housing Authority for Five Years; One Commissioner of Trust Funds for Three Years; Two Members of Park and Recreation Commission for Three Years; Eight Town Meeting Members from Precinct A for Three Years; Eight Town Meeting Members from Precinct B for Three Years; Eight Town Meeting Members from Precinct C for Three Years; Eight Town Meeting Members from Precinct D for Three Years; Eight Town Meeting Members from Precinct E for Three Years; One Town Meeting Member from Precinct E for One Year; Eight Town Meeting Members from Precinct F for Three Years; Eight Town Meeting Members from Precinct G for Three Years; Eight Town Meeting Members from Precinct H for Three Years; Eight Town Meeting Members from Precinct I for Three Years; One Town Meeting Member from Precinct I for One Year; Eight Town Meeting Members from Precinct J for Three Years.

The Annual Town Meeting for the transaction of business shall commence on Monday, May 4, 2015 at 7:30 P.M. at the James Hugh Powers Hall at Needham Town Hall

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 seven days before the time of 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.

THE NEEDHAM BOARD OF SELECTMEN

a True Copy
Attest:

**TOWN OF NEEDHAM
MASSACHUSETTS 02492**

**BULK RATE
US POSTAL PERMIT
BOSTON, MA
Permit No. 58224**

NEEDHAM RESIDENT

**Annual Town Election
Tuesday, April 14, 2015
7:00 A.M. – 8:00 P.M.
Open to all registered Voters**

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

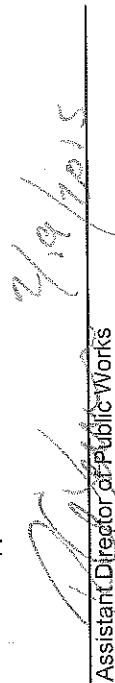
WHEREAS the appropriate divisions of the Department of Public Works have submitted to you the following commitment(s) on the dates listed below for the collection of water, sewer revenue and

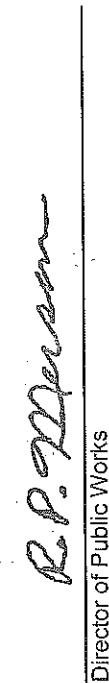
WHEREAS certain inadvertent error(s) were made in said commitment(s), it is hereby requested that you abate these particular account(s) in the amount(s) stated below.

Water Sales:	-\$347.68
Water Irrigation:	\$0.00
Water Admin Fees	\$0.00
Sewer Sales:	-\$731.56
Transfer Station Charges:	\$0.00
Total Abatement:	-\$1,079.24

Order #: 1193

Read and Approved:


Assistant Director of Public Works


Director of Public Works

For the Board of Selectmen

Date: 2/24/15

**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 Y/N
DB	SU	Xing	37981	10692	26	Crawford Street	\$0.00	-\$121.48	-\$210.16	-\$331.64	ACC	N
DB	Chapman	George	12627	362	83	Mann Avenue	\$0.00	-\$5.10	-\$8.70	-\$13.80	ACC	N
JO	Council on Aging (2)						\$0.00	-\$221.10	-\$512.70	-\$733.80	COA	N

Total: **-\$1,079.24**

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

BOARD OF SELECTMEN

*** MINUTES ***

February 3, 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. Borrelli seconded the motion. Mr. Bulian polled the Board. Unanimous: 5-0.

**Town of Needham
Board of Selectmen
Minutes for February 10, 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. Dan Gutekanst, School Superintendent appeared before the Board to thank them and others people who have kept the Town of Needham open and operating during significant weather circumstances. He thanked Town employees, maintenance, and custodial staff for their work to keep schools open and running. He said Needham has had fewer snow days compared to other towns because of the collaboration and cooperation between the schools and the Town, and because of the leadership of the Town Manager, Kate Fitzpatrick.

7:00 p.m. Certificate of Appreciation - Temple Aliyah:
Mr. Bulian read a Certificate of Appreciation recognizing Temple Aliyah on its 50th anniversary.

Motion by Mr. Borrelli that the Board of Selectmen of the Town of Needham, Massachusetts awarded to Temple Aliyah in recognition of its 50th anniversary providing religious education and services to the Community. Second: Ms. Cooley. Unanimously approved 5-0.

7:00 p.m. Public Hearing - Eversource (formerly NSTAR) Petition for Kendrick Street: Maureen Carroll, Eversource representative appeared before the Board requesting permission to install 1654.40 feet of conduit from manhole #29930 Kendrick Street, Needham. Ms. Carroll said Eversource will also install six new manholes: #29612, #29613, #29930, #29931, #29932, and #29933. She commented this work is necessary in order for Eversource to increase capacity due to the growth and demand for electricity in the area of Needham.

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

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

Motion by Mr. Borrelli 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.

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

7:02 p.m.

Public Hearing Teleport Communications America - Fremont Street/Charles Street/Wexford Street/Franklin Street:

David Edgar, Siena Engineering Group, Inc., representing Teleport Communications America appeared before the Board requesting permission to install underground conduits in the following areas: 1) Fremont Street from Franklin 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.

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

Kate Fitzpatrick indicated all paperwork is in order.

Motion by Mr. Borrelli that the Board of Selectmen approve and sign a petition from Teleport Communications America to install underground conduits in the following areas: 1) Fremont Street from Franklin 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.

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

7:05 p.m.

Local Initiative Program Housing Proposal:

Kevin Daley, Vice President, Development & Construction, Normandy Real Estate Partners, Mark Roopenian, Principal, Normandy Real Estate Partners, and Roy Cramer, Esq., appeared before the Board to 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.

Mr. Cramer stated Normandy Real Estate Partners purchased over 27 acres of property, formerly General Dynamics site near Second Avenue, Needham. Mr. Cramer said the proposal for development includes 40B residential housing and commercial retail space. A site plan was presented. Mr. Cramer introduced representatives from Normandy's consulting team including Geoff Engler, SEB, LLC., John Connery, Connery Associates, Nancy Doherty, Tetra Tech, Glenn Dougherty, Tetra Tech, Brian Roessler, Elkus Manfredi Architects, and David Manfredi, Elkus Manfredi Architects. Mr. Cramer described the proposed project.

David Manfredi, Elkus Manfredi Architects showed the Board renderings and described the general overall plan of the project.

Mr. Bulian commented the project is another exciting piece for Needham Crossing. He said the project would put Needham over the 10% threshold of 40B housing, saying it is a tremendous milestone for the Town. He asked for the estimated number of school children who may live in the buildings.

Mr. Handel said the project increases the economic vitality of the area the Town has been working towards. He said the project accelerated the strategy for increasing development of Needham Crossing.

Mr. Borrelli said he likes the concept, but is concerned the number of units is overwhelming. He asked why 400 units are being proposed, instead of 300 units. He asked about mitigation considering public safety needs, Charles River Landing, and the overlay district on Wexford Street currently being contemplated. He commented on design and suggested incorporating some elements from TripAdvisor, Marriott, and the Charles River Landing sites. Mr. Borrelli asked about potential traffic to the area.

John Connery, Connery Associates discussed the fiscal impact to the Town from the project, the number of potential school children, and the affect on police and fire services.

Mr. Handel commented the Town is currently under the 10% threshold, so there will be development pressure around Needham that will produce more students. He said the Normandy project is advantageous because it meets the Town's strategic designs for Needham Crossing, rather than having scattered developments in locations around Needham that the Town may or may not want.

Mr. Matthews said the Normandy project fits the guidelines developed by the Town and it makes sense as part of the vitality of the business district. He said he is not as worried about the number of school age children in the development, and commented the project fits the area. Mr. Matthews asked for an explanation of the LIP application process.

Nancy Doherty, Tetra Tech gave an overview of the traffic study.

Ms. Cooley commented on the overall number of units and wanted to know why 400 units was chosen.

Kevin Daley, Vice President, Development and Construction, Normandy Real Estate Partners said the area could support the number of units based upon the entire office park.

Mr. Borrelli said he likes the overall concept but said it is important to make sure 400 units is in the best interest of the Town.

Geoff Engler, SEB, LLC., said Mr. Borrelli's concerns are valid, but pointed out that the density of the Charles River Landing project was increased because of its location, and said the Normandy project is similar. He said it is a great location and synergistically fits commercial and retail together.

Mr. Bulian said he is very excited as the project meets the vision the Town has for Needham Crossing.

7:35 p.m.

Community Preservation Consultation:

Lita Young, CPC Chair, Gary Crossen, CPC Vice Chair, and Patty Carey, Director of Park and Recreation appeared before the Board to discuss projects currently under review by the Community Preservation Committee for the 2015 Annual Town Meeting.

Lita Young outlined nine applications under review including Rosemary Pool, Newman Athletic Fields Renovation, Eastman Conservation Area, Mills Field Improvements, Ridge Hill Loop Trail (Student Conservation Association), Canoe Launch Improvements, Design: Rail Trail Improvements, Chapel Village at Needham Center, and Preservation of Open Space - Purchase of Land. Ms. Young said the CPC will hold a public hearing on March 11, 2015 and vote thereafter.

The Board was in favor of most projects with the exception of Chapel Village at Needham Center. Mr. Bulian commented he is not in favor of the Chapel Village project, as he said it is not a good use of taxpayer money. Mr. Borrelli agreed with Mr. Bulian. Mr. Handel said he would need to know more about the project before forming an opinion, but is not favorably inclined.

The Board thanked Ms. Young, Mr. Crossen, and Ms. Carey for the consultation.

7:55 p.m.

Water and Sewer Update:

Dave Davison, ATM/Finance appeared before the Board with a revenue and rate forecast for the Water and Sewer Enterprise Fund, since the Town implemented a revised rate structure several months ago. Mr. Davison reviewed several draft charts dated February 10, 2015 including "Percentage of Annual Billed by Quarter - Water," "Percentage of Annual Billed by Quarter - Sewer," "Billable Water

Consumption,” “Billed Sewer Use,” and “History, Billed Consumption, Trend/Analysis.”

Mr. Bulian asked about spring 2015 restrictions and residential gallons per person per day.

Mr. Borrelli suggested drafting a letter to Governor Baker highlighting issues and concerns.

Mr. Handel suggested informing residents with pools that it may be cost effective to buy commercial water to fill their pool, rather than using the irrigation meter.

The Board thanked Mr. Davison for the update.

8:50 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:

Rail Trail Advisory Committee Dmitry Gorenburg (term expires 6/30/17)

Rail Trail Advisory Committee James Goldstein (term expires 6/30/17)

CONSENT AGENDA

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: Choctaws at the Crossroads (\$24.00), and The Courage to Connect (\$28.00); Jim Cruickshank, NHS '64, provided the library with a copy of classmate Richard Moore's book, Monhegan Come Again (\$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 The Liberators in memory of Jane Amsterdam Howard (\$25.00); Needham author Sue Fleming gave the library a copy of her new book, Protest at 37 Pinecrest Drive (\$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.**

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

8:50 p.m. Director of Public Works:

1. Winter Snow & Ice Update

Richard P. Merson, Director of Public Works said it has been a remarkable two and half weeks, commenting on the seventy inches of snow that has fallen thus far. He noted the intensity, duration, and frequency of the storms has been a challenge, but the DPW crews have done an excellent job clearing roads, sidewalks, parking lots, and keeping schools open. He noted the use of "See Click Fix" technology for reporting issues around Town and said more of the public is utilizing the website.

Mr. Borrelli asked about the amount of salt in the salt shed. He also suggested school bus stops be located in an open driveway near the regular stop during heavy snow. He asked about the impact of snow on fields in the spring.

Ms. Cooley said moving children to the nearest open driveway during a heavy snow is good guidance for parents and should be noted on school websites.

Mr. Merson asked residents to clear fire hydrants, noting the Town's methodology for finding a fire hydrant.

2. Proposed Town Common Renovation Design

Ed Olsen, Parks and Forestry Superintendent discussed the proposed design plans for the Town Common renovation. He said 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 on the Common. A draft design and aerial photograph were viewed. Mr. Olsen said modernizing the Common is consistent with renovation of the Town Hall and improvements being considered by the Downtown Streetscape Committee.

Ms. Fitzpatrick said it is early in the process but felt it important the Board view the design prior to the Town's approaching the Historic Commission. She also asked the Board if there was any objection to the placement of the the new "Blue Tree" which is scheduled to be planted before Arbor Day 2015.

The Board thanked Mr. Merson and Mr. Olsen for the presentations.

9:10 p.m.

Town Manager:

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

1. Accept and Refer Zoning Amendment

Ms. Fitzpatrick said that at its meeting on 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 fourteen 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.

Motion by Mr. Handel 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.

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

2. Walker Gordon Conservation Restriction

Ms. Fitzpatrick reminded the Board that 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.

She said 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.

Ms. Fitzpatrick commented 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.

Ms. Fitzpatrick said 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. Ms. Fitzpatrick asked for the Board's approval.

Motion by Mr. Handel 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.

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

3. Close 2015 Annual Town Meeting Warrant

Motion by Mr. Handel 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.

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

4. Facility Financing Plan Update

Ms. Fitzpatrick and Mr. Davison, ATM/Finance presented the Board with the facility financing plan to be included in the Facility Master Plan. Ms. Fitzpatrick noted 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 exclusion 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. She noted the framework is for planning purposes; it is expected that the actual projects and sequencing will differ from the analysis.

Mr. Borrelli commented on the debt exclusion from the levy limit for Mitchell School in 2018 ATM. He asked about MSBA reimbursement for Mitchell and Hillside Schools.

9:21 p.m. Board Discussion:

1. Committee Reports

Mr. Matthews reported on the progress of the Minuteman Regional High School. He said the work on reaching a consensus for a major capital project is progressing, but there are many outstanding issues to be resolved. He said key issues include the district's recommended construction proposal, enrollment size, and revision of the district agreement.

The Board thanked Mr. Matthews for the report.

9:35 p.m. Adjourn:

Motion by Mr. Borrelli that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of February 10, 2015.

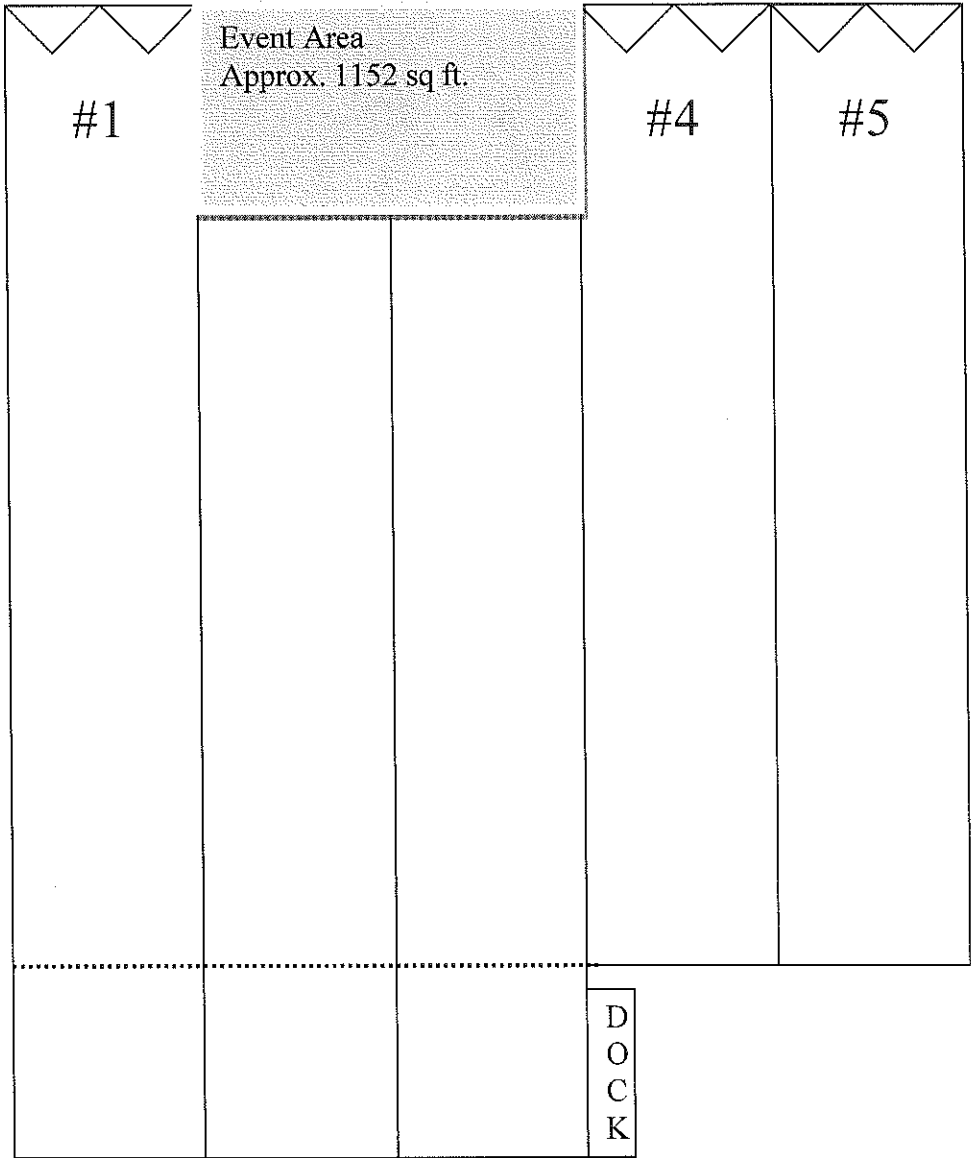
Second: Mr. Handel. Unanimously approved 5-0.

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=>

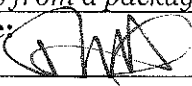
**ONE DAY SPECIAL LICENSE
TOWN OF NEEDHAM BOARD OF SELECTMEN
EVENT INFORMATION SHEET**
(Please complete and attach event flyer or other information.)

Event Manager Name (Name that will appear on license)	Volante Farms (David Volante)		
Event Manager Address	292 Forest St.		
Event Manager Phone Number	781-405-9827		
Organization Representing (if applicable)			
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	Cooking Class		
Date of Event	3/7/15		
License is for Sale of: ☒ Wines & Malt Beverages Only ☐ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License FROM: 1 PM TO: 3 PM			
Are tickets being sold in advance for this event? ☒ YES \$ 50 /per ticket ☐ NO			
Is there an admission fee for this event? ☐ YES \$ /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? 25			
Name & address of event location. Please attach proof of permission to use this facility. 292 Forest St. (Greenhouse)			
Who will be serving the alcohol to your guests? Lisa Pierce (TIPS certified)			
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).			
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. 2 glasses of wine paired with the food prepared during class			
☒ 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: 2/6/15

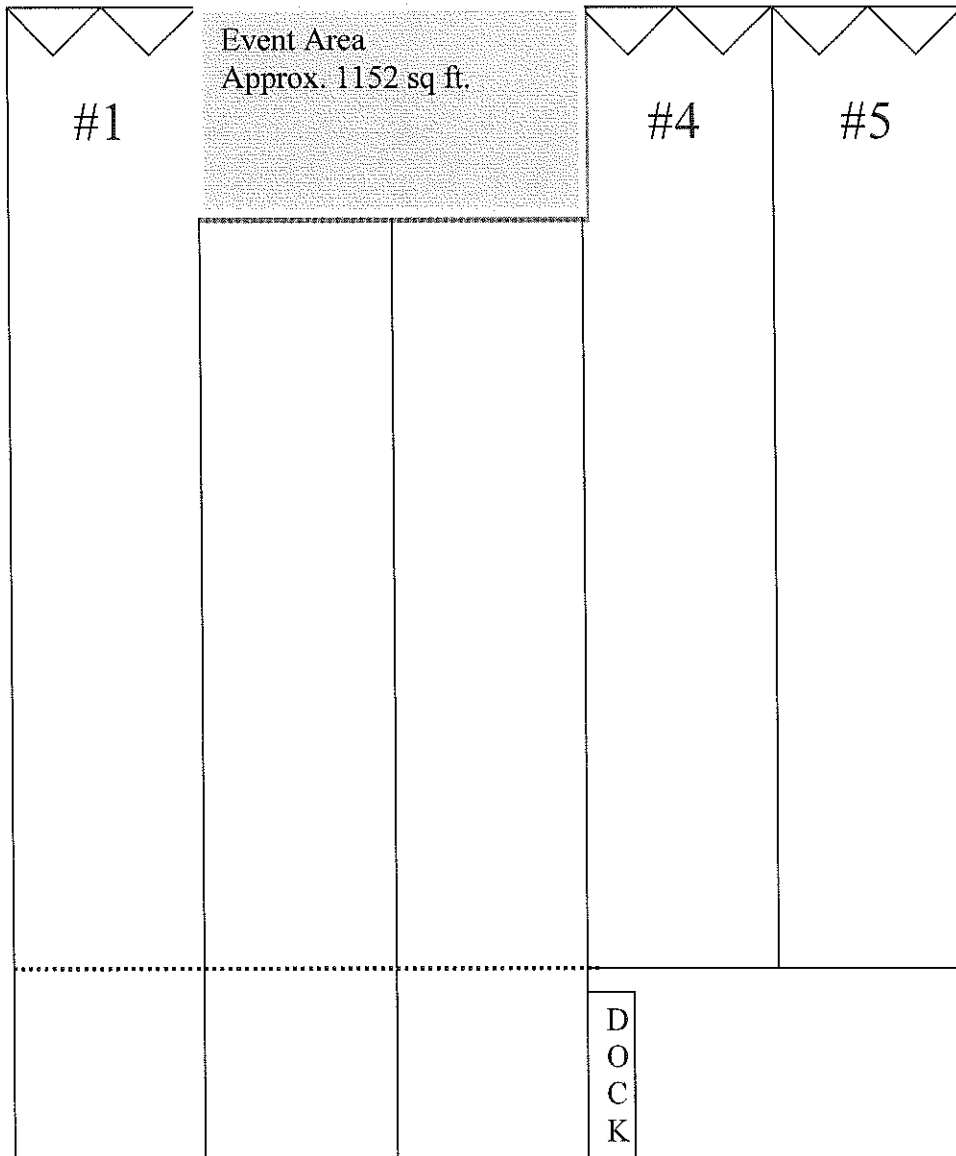
Greenhouse Layout for Special License Events



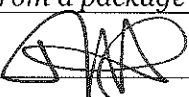
**ONE DAY SPECIAL LICENSE
TOWN OF NEEDHAM BOARD OF SELECTMEN
EVENT INFORMATION SHEET**
(Please complete and attach event flyer or other information.)

Event Manager Name (Name that will appear on license)	Volante Farms (David Volante)		
Event Manager Address	292 Forest St.		
Event Manager Phone Number	781-405-9827		
Organization Representing (if applicable)			
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	Grand Craft Beer Tasting		
Date of Event	3/14/15		
License is for Sale of:			
☒ Wines & Malt Beverages Only			
☐ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License	FROM:	1 PM	TO: 4 PM
Are tickets being sold in advance for this event?	☐ YES	\$ /per ticket	☒ NO
Is there an admission fee for this event?	☐ YES	\$ /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?	approx 100		
Name & address of event location. Please attach proof of permission to use this facility.			
292 Forest St. (Greenhouse)			
Who will be serving the alcohol to your guests?			
Ties certified representatives from breweries and distributors			
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).			
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.			
Small samples will be given, and we will track the number of samples so as to limit consumption with and event "passport"			
☒ 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: 2/6/15

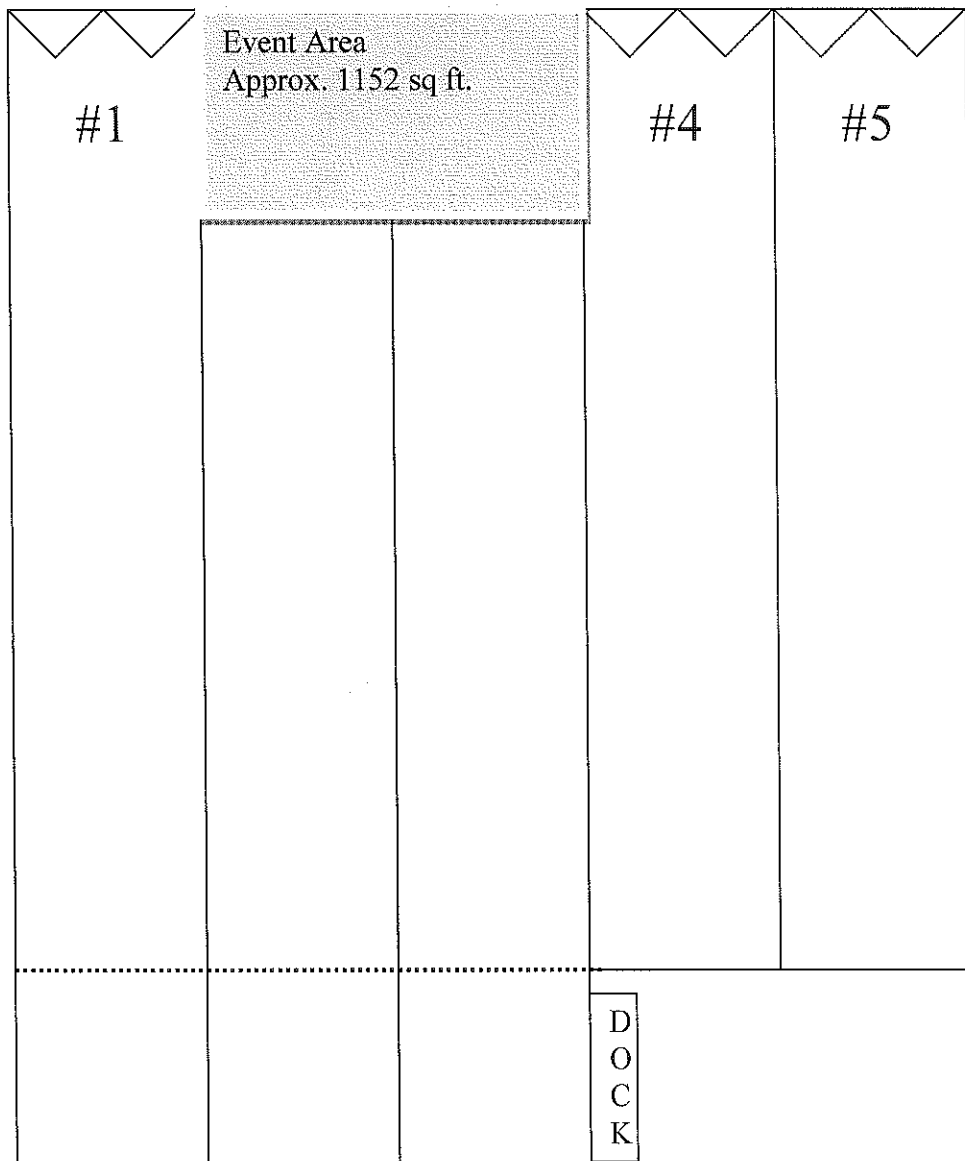
Greenhouse Layout for Special License Events



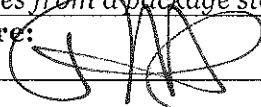
**ONE DAY SPECIAL LICENSE
TOWN OF NEEDHAM BOARD OF SELECTMEN
EVENT INFORMATION SHEET**
(Please complete and attach event flyer or other information.)

Event Manager Name (Name that will appear on license)	Volante Farms (David Volante)		
Event Manager Address	292 Forest St.		
Event Manager Phone Number	781-405-9827		
Organization Representing (if applicable)			
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	Grand Wine Tasting		
Date of Event	3/28/15		
License is for Sale of:			
☒ Wines & Malt Beverages Only			
☐ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License	FROM:	1 PM	TO: 4 PM
Are tickets being sold in advance for this event?	☐ YES \$	/per ticket	☒ NO
Is there an admission fee for this event?	☐ YES \$	/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?	Approx 100		
Name & address of event location. Please attach proof of permission to use this facility.			
292 Forest St. (Greenhouse)			
Who will be serving the alcohol to your guests?			
Tips certified representatives from vineyards and distributors			
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).			
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.			
Small samples will be given, and we will track the number of samples so as to limit consumption with an "event passport"			
☒ 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:
			2/6/15

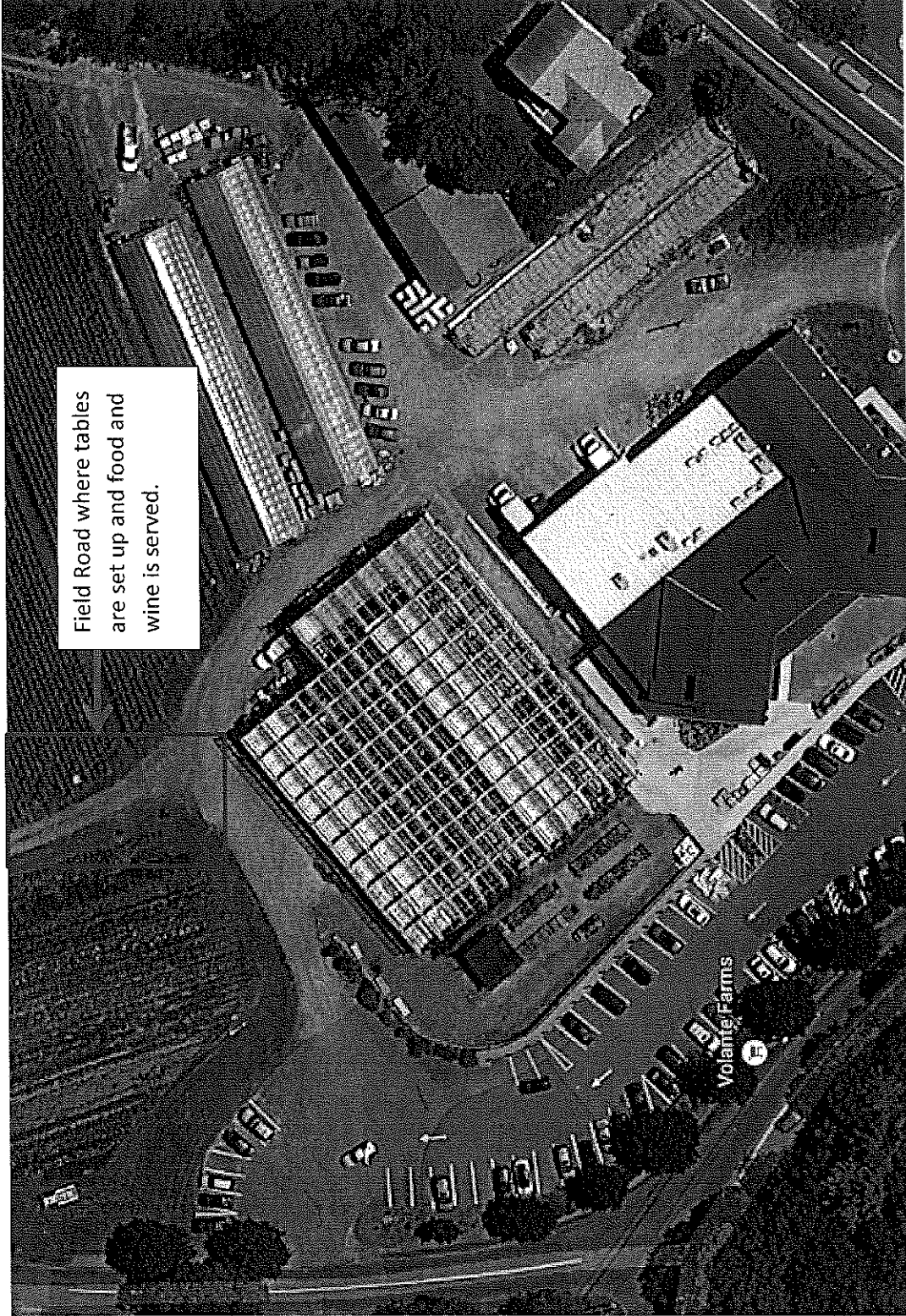
Greenhouse Layout for Special License Events



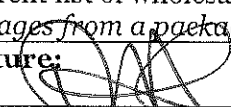
**ONE DAY SPECIAL LICENSE
TOWN OF NEEDHAM BOARD OF SELECTMEN
EVENT INFORMATION SHEET**
(Please complete and attach event flyer or other information.)

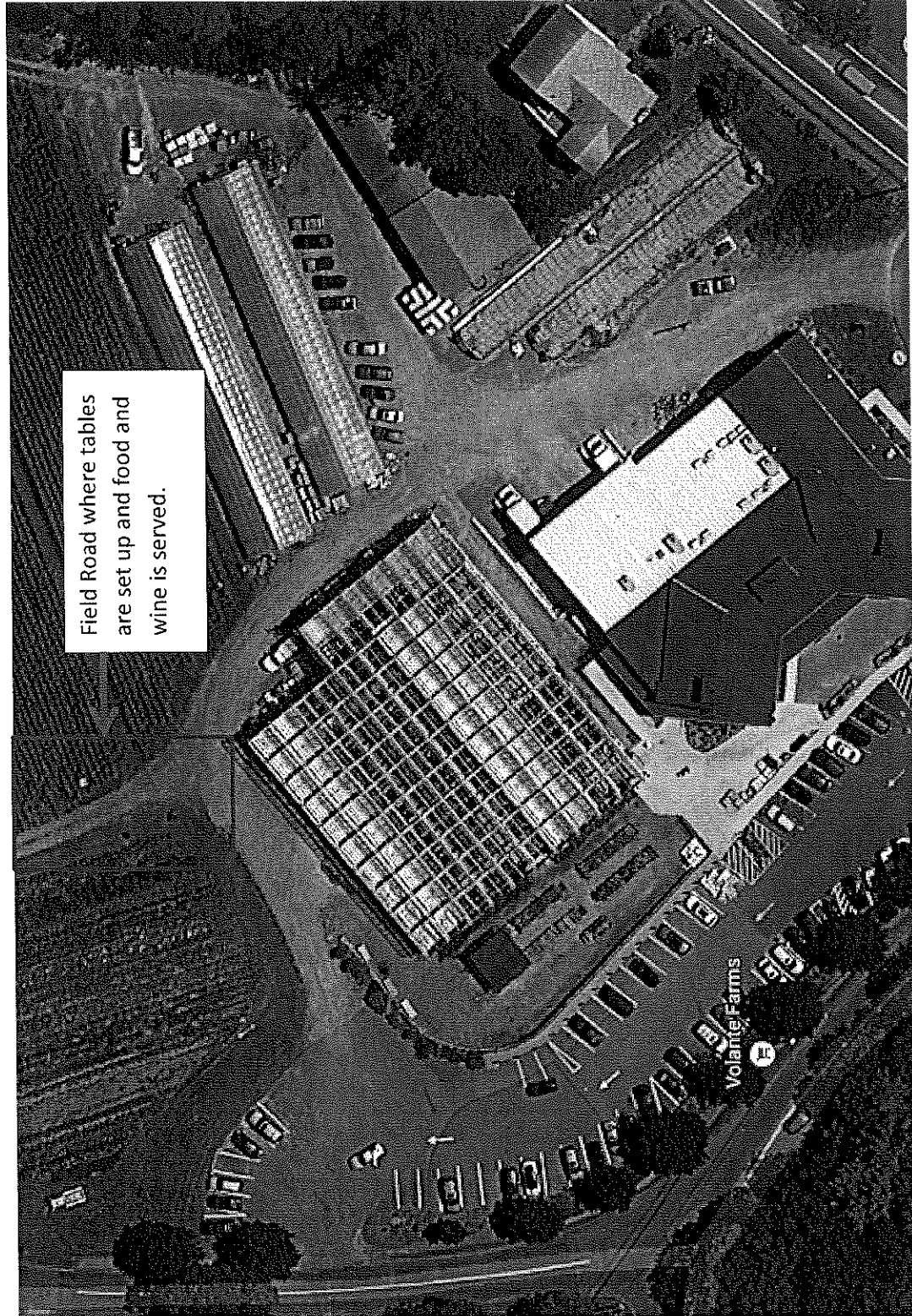
Event Manager Name (Name that will appear on license)	Volante Farms (David Volante)		
Event Manager Address	292 Forest St.		
Event Manager Phone Number	781-405-9827		
Organization Representing (if applicable)			
Is the organization (if applicable) you are representing non-profit? If so, please attach proof of non-profit status.	☐ Non-profit	☒ For profit	
	☐ Proof of non-profit status is attached Form of Proof: _____		
Name of Event	Dinner in the Field #1		
Date of Event	7/16/15		
License is for Sale of:			
☒ Wines & Malt Beverages Only			
☐ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License	FROM:	6 PM	TO: 10 PM
Are tickets being sold in advance for this event?	☒ YES	\$ 125 /per ticket	☐ NO
Is there an admission fee for this event?	☐ YES	\$ /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?	120		
Name & address of event location. Please attach proof of permission to use this facility. 292 Forest St.			
Who will be serving the alcohol to your guests? Lisa Pierce, Dan Volante, Steve Volante			
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).			
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. Attendees will receive approx 2 glasses of wine through the night			
☒ 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: 2/6/15

Field Road where tables
are set up and food and
wine is served.



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

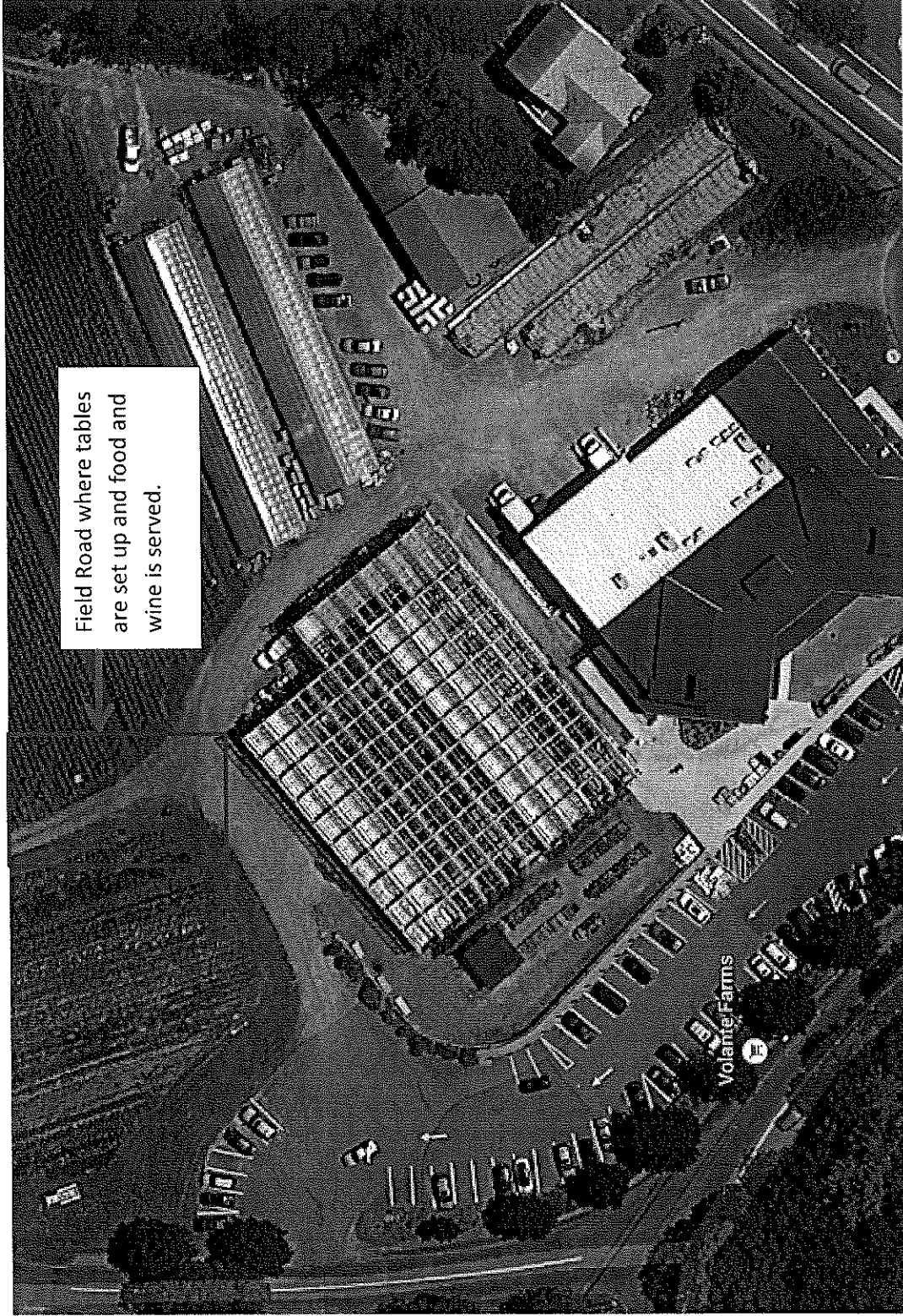
Event Manager Name (Name that will appear on license)	Volante Farms (David Volante)		
Event Manager Address	292 Forest St.		
Event Manager Phone Number	781-405-9827		
Organization Representing (if applicable)			
Is the organization (if applicable) you are representing non-profit? If so, please attach proof of non-profit status.	☐ Non-profit	☒ For profit	
	☐ Proof of non-profit status is attached Form of Proof: _____		
Name of Event	Dinner in the Field #2		
Date of Event	7/30/15		
License is for Sale of:			
☒ Wines & Malt Beverages Only			
☐ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License	FROM:	6 PM	TO: 10 PM
Are tickets being sold in advance for this event?	☒ YES	\$ 125 /per ticket	☐ NO
Is there an admission fee for this event?	☐ YES	\$ /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?	120		
Name & address of event location. Please attach proof of permission to use this facility.			
292 Forest St.			
Who will be serving the alcohol to your guests?			
Lisa Pizzi, Steve Volante, Dan Volante			
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).			
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.			
Attendees will be served approx 2 glasses of wine throughout the night			
☒ 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: 2/6/15



Field Road where tables are set up and food and wine is served.

**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)	Volante Farms (David Volante)		
Event Manager Address	292 Forest St.		
Event Manager Phone Number	781-405-9827		
Organization Representing (if applicable)			
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	Dinner in the Field #3		
Date of Event	8/13/15		
License is for Sale of: ☒ Wines & Malt Beverages Only ☐ All Alcoholic Beverages (for non-profit groups only)			
Requested Time for Liquor License	FROM:	6 pm	TO: 10 pm
Are tickets being sold in advance for this event?	☒ YES	\$125 /per ticket	☐ NO
Is there an admission fee for this event?	☐ YES	\$ /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?	120		
Name & address of event location. Please attach proof of permission to use this facility. 292 Forest St.			
Who will be serving the alcohol to your guests? Lisa Perez, Steve Volante, Dan Volante			
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).			
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. Attendees will be served approx 2 glasses of wine throughout the night.			
☒ 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: 2/6/15



Field Road where tables
are set up and food and
wine is served.

Volante Farms



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SSN: XXX-XX-XXXX

Issued: 01/08/2015

Expires: 01/08/2018

ID#: 3895375

D.O.B.: XX/XX/XXXX

Lisa Pierce

Volante Farms

292 Forest St

Needham, MA 02492-1329 USA

Print

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This Certificate of Completion of
eTIPS On Premise 2.0
For coursework completed on February 1, 2015
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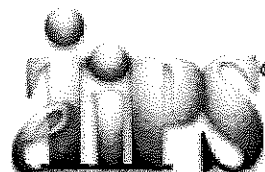
David Volante

Certification to be sent to:

**Volante Farms
292 Forest St
Needham MA, 02492-1329 USA**



HEALTH COMMUNICATIONS, INC.



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Issued: 7/31/2012 Expires: 7/31/2015
ID#: 3285670 D.O.B.: XX/XX/XXXX

Steven Volante
Volante Farms
799 Central Ave
Needham, MA 02492-2013

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