Town Of Needham Board of Selectman
Minutes for May 13, 2008
Needham Town Hall

6:45 p.m. Informal Session:
Daniel Matthews questioned the usefulness of the informal portion of the Board's meeting. He stated that most of the time there is nothing heard and occasionally residents use the time to test the Board on key issues. He would prefer a more systematic way to capture the intent of the informal session. Mr. Healy suggested that the Board should discuss the issue at its next retreat.

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

7:00 p.m. Public Hearing - Analysis of Impediments to Fair Housing Choice:
Mr. Healy opened the public hearing for the presentation on the Analysis of Impediments to Fair Housing Choice. Ms. Fitzpatrick stated that the Town requested an extension of the deadline for submitting the analysis and requested the Board continue the hearing until June 10, 2008.
Motion by Mr. Bulian that the Board of Selectmen vote to continue the hearing until Tuesday, June 10, 2008.
Second: Mr. Wasserman. Unanimously approved 5-0.

7:05 p.m. Accept Conservation Restriction:
Roy Cramer, Counsel for Petrini Corporation, appeared before the Board seeking the Board's approval on a conservation restriction on portions of 708 South Street. Mr. Cramer stated that the restriction ensures access to an existing sewer easement and has important conservation value due to its location along the Charles River.
Motion by Mr. Wasserman that the Board of Selectmen vote to accept and sign the Conservation Restriction to the Town of Needham from the Petrini Corporation for 708 South Street.

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

7:10 p.m. Consent Agenda:
Motion by Mr. Bulian that the Board of Selectmen vote to accept the Consent Agenda as presented.

CONSENT AGENDA *=backup attached

- **Gail Hedges gave the library copies of the following books:**
  - ***Anxiety Disorders* by Sucheta Connolly ($37.50)**
  - ***Depression and Bipolar Disorder* by Vatsal Thakkar ($37.50)**
  - ***Addiction* by Vatsal Thakkar ($37.50)**
- **Debbie O'Carroll donated an autographed copy of her book, *Bridget Boylan, Girl Magician* ($9.00)**
- **Cathy and Barbara Collishaw made a $30.00 donation in memory of Kathleen Mullen**
- **Emily Salaun donated a copy of *Eldred's Americana at Auction, April 3rd, 4th, & 5th, 2008* ($25.00)**
- **Saul Wisnia, author and library program speaker, donated a copy of his book,*Images of America: The Jimmy Fund* ($19.99)**
- **Priscilla Cahn gave the library a copy of the DVD *Postcards from the Edge*($9.95)**
- **Gerald Goldstein donated copies of the following books to the library:**
  - ***Mankind: Have a Nice Day* by Mick Foley ($25.00)**
  - ***Something from Nothing* by Phoebe Gilman ($10.00)**
- **Thomas A. Welch made a $60.00 donation through the Needham Bank Summer 2007 promotion.**
- **The Wyeth Foundation for American Art gave the library a copy of *The N.C. Wyeth Catalogue Raisonné of Paintings* ($400.00)**
- **Eleanor Weekes donated a copy of *Cowboy Girl: The Life of Carline Lockhart* by Needham author John Clayton ($21.95)**
- **The Friends of the Needham Public Library gave the library a copy of the book,*Petrostate: Putin, Power, and the New Russia* ($27.95)**

- **Needham author Martin Jacobs gave the library a copy of his book:*The First 100 Years of West End House Camp, 1908-2008* ($30.00)**
- **Needham author Sam Bass Warner, Jr. gave the library copies of two of his books:**
  - ***Province of Reason* ($17.95)**
  - ***Greater Boston: Adapting Regional Traditions to the Present* ($21.95)**

2. Accept the donation of $1,250 made to the Needham Youth Commission from The Exchange Club of Needham to help fund the Youth Commission's Safe Surf: An Internet Safety Resource Guide.

3.* Approve a one day special license for all alcoholic beverages from Patricia Hadge for St. Sebastian's School, for a Reunion at St. Sebastian's School, Ward Hall, on Saturday, May 17, 2008 from 6:00 p.m. to 11:00 p.m.

4.* Approve a one day special license for all alcoholic beverages from Scott Milliken for the Village Club Building Association, Inc., for a Comedy Night Annual Scholarship Drive at the Village Club on Saturday, May 17, 2008 from 6:30 p.m. to 11:30 p.m.

5. Accept the donation of $600 to the Needham Park and Recreation from RCN Telecom Services for the 2008 Arts in the Parks fund.

6. Approve request from the Needham Fire Department to conduct a "Voluntary Toll Booth" fundraiser for the Muscular Dystrophy Association at the intersection of Chestnut Street & Great Plain Avenue on Thursday, May 29, 2008 from 9:00 a.m. until 3:00 p.m., weather permitting.

7.* Approve minutes of January 29, 2008, February 12, 2008, March 3, 2008, April 15, 2008 and May 5, 2008.

8.* Water & Sewer Abatement, Order #1070

9. Grant permission for the following residents to hold block parties:
Allison Cornelissee, 37 Stockdale Rd., Party Location – Stockdale Road, Date – 5/18/08, Raindate: 6/1/08, Time – 4-9 pm.

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

7:20 p.m. Town Manager:
Ms. Fitzpatrick appeared before the Board with two items for the Board's consideration:

1. Newman HVAC & Indoor Air Quality Update:
Ms. Fitzpatrick provided the Board with an update on the HVAC system and indoor air quality issues at the Newman School. She stated that Article 3 in the Special Town Meeting Warrant proposes to appropriate funding to address some immediate issues and design funding for repairing the HVAC system. Ms. Fitzpatrick stated that the school has had some issues with the HVAC system and, in particular, silt coming out of the vents near the administration portion of the building (East wing) has caused concern. She stated that the Town hired an engineer to examine the system and they found breaches in the duct work, which was allowing silt to enter the system. Ms. Fitzpatrick stated that the engineer has only looked at a particular portion of the building (East wing) and has not examined the entire facility. She stated that the Superintendent has formed a team to address the issue. The team is meeting weekly.

Mr. Healy stated that the current problem should be fixed, but the Board should discuss the issue and determine whether the Town should pay for a complete HVAC system design for the entire building or examine other options. He was particularly concerned about spending resources on a complete design if the Town is not certain it will pursue the project. The Board discussed the impacts of the project on the school operations, the potential for other parts of the HVAC system to fail and potential reimbursement from the School Building Assistance Program. The Board was in agreement that the current problem needed to be fixed immediately and that further discussions are needed to determine future actions.

2. Town Manager Update;
Ms. Fitzpatrick, David Davison – Assistant Town Manager/Finance Director, and Evelyn Poness – Town Treasurer, appeared before the Board to provide information about the recent financial news from the Attorney General’s Office regarding UBS Inc. and many Massachusetts cities and towns. Mr. Davison stated that many communities were unaware of some of the finer details about their investments which impacted their liquidity and

return. He stated that the AG’s Office contacted Ms. Poness and found that Needham clearly knew what it was investing in and did so properly. The Board thanked Ms. Poness for her diligence and professionalism in protecting the Town’s assets.

8:00 p.m. Board Reports

1. Mr. Healy stated that Ms. Garlick requested that the Board consider reopening discussion on Article 25 and reconsider its position. Mr. Matthews stated that due to Town Meeting’s formation of an Advisory Committee to examine the Town Hall Renovation Project and report back to Town Meeting, the Board should decide where to go with Article 25 and 33. He feels, as long as the Board agrees, that Article 33 can be decoupled from the Town Hall Renovation because it is already a Town Capital priority. Ms. Garlick stated that she does not agree with supporting Article 33 because it does not provide enough flexibility and closes options. The Board discussed the building size limitation at the DPW property. Ms. Garlick stated that she does not see the two articles as unrelated and feels the Town Manager should decide where personnel are best located to serve residents.

   Mr. Matthews stated that Town Meeting expressed its desire to have the Town seriously consider restoring the auditorium in Town Hall. He recommended that Article 25 be adopted and that a summit be convened with all impacted Committees and Boards to discuss the renovation of Town Hall and improve communication. Mr. Wasserman feels the project needs to move forward, but a process needs to be pursued to reach consensus. Mr. Matthews stated that he wants to come up with a plan that is acceptable to Town Meeting. Ms. Garlick asked how Board members see the summit working in conjunction with the Town Meeting Advisory Committee. Mr. Matthews suggested the Committee would be actively involved. Mr. Healy stated that the CPA Committee is the one body that will be bringing an article before Town Meeting on the project and that the Board will prepare the proposal for CPA consideration. Mr. Healy expressed a willingness to work with the Town Meeting Advisory Committee but expressed concern that the committee may not be impartial. He also expressed concern with the potential delay of the project. Ms. Garlick stated that the Committee is made up of representatives of Town Meeting who represent the residents in their precincts. Mr. Healy stated that he was not sure the committee was a representative cross-section of the community with five of the ten members publicly supporting the renovation of the great auditorium. The Board discussed how it can work with Town Meeting and the Advisory Committee to put forth a quality proposal to renovate Town Hall. Ms. Garlick asked Mr. Healy what he pledged to do. Mr. Healy stated that he would be respectful, listen and work with the Committee. He did state the desire to get a renovation proposal before Town Meeting on schedule. Ms. Garlick asked when the summit would be held. Mr. Matthews assumed it would be as soon as possible. He wanted all parties to be able to voice their opinions. Ms. Garlick stated that she personally is a proponent of restoring the great auditorium. Mr. Healy decided to stop the conversation. He ended by saying that it must be recognized that there is an additional cost to renovating the Town Hall with restoration of the auditorium and potentially a impact to Town management and service.

The Board agreed to reconsider its positions on Articles 25 and 33 tomorrow night before Town Meeting.

9:00 p.m. Adjourn:
Motion by Mr. Bulian that the Board of Selectmen vote to adjourn the May 13, 2008 ` Board of Selectmen Meeting.
Second: Mr. Wasserman. Unanimously approved 5-0.