Town Of Needham Board of Selectman
Minutes for February 13, 2007
Needham Town Hall

6:45 p.m. Informal Session:
Paul Gordon, new appointment to the Traffic Management Advisory Committee, appeared before the Board to introduce himself. The Board thanked Mr. Gordon for volunteering to serve.

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

7:00 p.m. Public Hearing – NSTAR Petition for 1191 Greendale Avenue:
Anthony Del Gaizo, Town Engineer, appeared before the Board with a request from NSTAR to install underground conduit on Greendale Avenue.
Motion by Mr. Wasserman that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 8 feet of conduit @ pole 6/4 on Greendale Avenue, Needham. This work is necessary to provide underground service to #1191 Greendale Avenue, Needham. NSTAR agrees to make change of PVC pipe size to 3 inches. Second: Mr. Bulian. Unanimously approved 5-0.

7:00 p.m. Approve and Sign Perambulation of Town Boundaries:
Anthony Del Gaizo, Town Engineer, appeared before the Board to request the Board approve the records regarding perambulation of Town boundaries. Mr. Del Gaizo stated that on January 27, 2007 the Board of Selectmen located and witnessed the Town boundary markers. Perambulation is an activity required by State Law and must be done every five years. The Board witnessed that all of the Town boundaries (12) were in place.
Motion by Mr. Matthews that the Board of Selectmen vote to approve and sign the attached records that the Town boundaries were witnessed

during the perambulation that took place on January 27, 2007.
Second: Mr. Wasserman. Unanimously approved 5-0.

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

APPOINTMENTS

1.	**Traffic Management Advisory Committee**	**- Paul Gordon**
2.	**Employee Insurance Advisory Committee**	- **Tom Welch – Retiree Representative**

CONSENT AGENDA

1. **Accept a donation of $50.00 made to the Needham Community Revitalization Trust Fund from James Hugh Powers in memory of Mary Ellen Herd.**
2. **Accept a donation of $25.00 made to the Needham Community Revitalization Trust Fund from A. M. Holland in memory of Mary Ellen Herd.**
3. **Accept a donation of $100.00 made to the Needham Community Revitalization Trust Fund from Louise Condon Realty in memory of Mary Ellen Herd.**
4. **Accept a donation of $100.00 made to the Needham Community Revitalization Trust from Maryruth Perras.**
5. **Approve and sign one year lease extensions (July 1, 2007 through June 30, 2008) with the Needham Extended Day Program for the Eliot, Broadmeadow, Newman and Mitchell Elementary Schools. The original 2-year leases (term July 1, 2005 through June 30, 2007), signed in May 2005, provided for a one year lease extension at the sole option of the Town.**
6. **Approve One Day Special All Alcoholic License application to Gina McClellan for Needham Interfaith Habitat's fundraiser "There's No Place Like a Needham Home" to be held on Friday, March 2, 2007 at the Needham Historical Society from 7:00 p.m. until midnight. Needham Interfaith Habitat is a non-profit organization.**
7. **Approve One Day Special All Alcoholic License application to Sheila Eisenstadt for a "South Beach, Miami"-themed fundraiser to benefit Neurofibromatosis, Inc. New England to be held on Friday, March 2, 2007 at the Village Club from 7:00 p.m. until midnight. Neurofibromatiosis, Inc. New England is a non-profit organization.**
8. **Approve One Day Special Wine and Malt License application**

to Maureen Lavelle for St. Joseph's Elementary School fundraiser "Cabaret Night" to be held on Friday, March 9, 2007 at the St. Joseph Elementary School Gymnasium from 7:00 p.m. until 10:00 p.m.

9. **Approve the minutes of January 9, 2007.**
10. **Accept the following donations made to the Needham Library: a copy of, *And Angels Smile* from Sharon Slaton Howell, two copies of the DVD, *An Inconvenient Truth*: *A Global Warning*, from Clyde R. Weihe, a copy of his study, *A Representative Town Meeting for the 21st Century*, from James Hugh Powers, a copy of, *Descendants of William Baker, Jr.*, from Silas K. Baker, Jr., a copy of its publication, *Networks*: *A Directory of Area Mental Health Supports and Services* 3rd edition from the Needham Youth Commission, $200.00 for the purchase of new books from Donald R. Jones, copies of the following books in Memory of Virginia Strong, *National Trust Book of Wildflower Gardening* and *Gardenwalks in New England* from The Needham Garden Club.**
11. **Accept a donation of $35.00 made to the Needham Community Revitalization Trust Fund from Helen K. Hicks.**
12. **Approve and authorize the Board of Selectmen Chairman to sign a letter to the Department of Housing and Community Development in support of the High Rock Homes development.**
13. **Water & Sewer Abatement, Order # 1045**

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

7:10 p.m. Ms. Fitzpatrick appeared before the Board with two items for the Board's consideration:

1. 128 Sewer & Water line Update:
Mr. Del Gaizo, Town Engineer, provided the Board with an update on the improvements planned to the sewer and water lines along RT128. He stated that the Add-A-Lane Project is projected to go forward around 2010 and in advance the Town will replace the sewer and water lines currently crosscutting parts of RT128. Mr. Del Gaizo stated that the Town went out to bid and received favorable pricing and has selected a contractor. The work should be completed by the middle of 2008.

Mr. Bulian asked if the Great Plain Avenue bridge reconstruction was going to begin soon. Mr. Del Gaizo stated that the project should start soon. Mr. Cogswell stated that the Town needs to inform residents of the disruptions resulting from the bridge project.

Mr. Del Gaizo also informed the Board that the Town has received permission from MassHighway Department to install a light at Chestnut St. and South St.

2. Accept and Refer Zoning Amendment:
Ms. Fitzpatrick appeared before the Board to request that the Board consider accepting and referring a zoning article that would correct an inconsistency in the current zoning by-law. Mr. Del Gaizo state that the change would extend the existing setback exemptions to the Highland Avenue Commercial 128 District.
Motion by Mr. Wasserman that the Board of Selectmen vote to accept the zoning article: Amend Zoning By-Law – Definition of Setback for referral to the Planning Board for review, pubic hearing, and report.
Second: Mr. Bulian. Unanimously approved 5-0.

7:25 p.m. Board Discussion:

1. Mr. Wasserman reported that the Massachusetts Municipal Association and the Local Government Advisory Committee met with the Governor. He stated that Needham has two appointees to the Local Government Advisory Committee (Ms. Fitzpatrick and Mr. Wasserman.) Mr. Wasserman stated that the Governor is committed to providing more local aid to communities. The Governor stated that revenue growth is expected to be slow for several years. Ms. Fitzpatrick stated that it has been a long time since a Governor has come to a meeting of the Local Government Advisory Committee.

7:30 p.m. Appoint Member, Planning Board:
The Board of Selectmen met with the members of the Planning Board (Robert Smart, Devra Bailin, Bruce Eisenhut, Maurice Handel) to appoint a new member to serve through April, 2007. The Boards interviewed two candidates: Jeanne McKnight and Martin Jacobs. Both candidates

were asked to provide information on their experience and answer questions from the Boards. Each candidate expressed an interest in running for a seat on the Planning Board in April. Ms. McKnight has worked closely with the Planning Board and served on several of its committees. Mr. Matthews asked each candidate whether they thought the Planning Board should play a strong role in planning and less on project specific oversight. Both candidates were real estate lawyers and have extensive experience in planning and zoning issues.

Motion by Mr. Wasserman that the Board of Selectmen and Planning Board vote to appoint Jeanne McKnight to serve as a member of the Planning Board until April 10, 2007.
Second: Mr. Healy. Unanimously approved 9-0.

7:50 p.m. Ms. Fitzpatrick returned before the Board with one remaining item for the Board's consideration:

1. Update on Healthcare Insurance:
David Davison, Assistant Town Manager/Finance Director, appeared before the Board to provide an update on the Town's Health Insurance Program. He stated that the Town factored in a 10% increase in health insurance costs into the FY2008 budget and that it appears that the actual increase will be slightly less. Mr. Davison stated that the Town has benefited from its participation in the West Suburban Health Group. The Board asked several questions about the enrollment and the State's proposal to offer access to the State system. Mr. Davison stated that the State's proposal would unlikely help the Town.

8:05 p.m. Mr. Cogswell asked for a short recess.

8:20 p.m. Community Preservation Act:
Mr. Matthews raised the issue of whether the Board should talk with the Community Preservation Committee about the importance of the Town Hall project and getting an architect to review past studies of how to configure the

building to service the needs of the Town. He stated that the CPC is supportive of the study. Mr. Healy stated that several constituents have suggested not renovating the Town Hall and building something new instead. The Board decided to table the discussion because the School Committee arrived for its meeting with the Board.

830 p.m. Annual Town Election:
Marianne Cooley, School Committee Chair, and Dan Gutekanst, School Superintendent, appeared before the Board to present the School Department's FY2008 budget and discuss the current status regarding the renovations of the High Rock School.

Mr. Gutekanst reviewed the School Department's budget and stated that there is an expected increase of 80 students in the coming year. He stated that Special Education costs have increased as well as transportation. The proposed budget calls for a 7.4% increase. Mr. Wasserman asked if all the FY2007 cuts were being restored. Mr. Gutekanst stated that only selected cuts were being restored including some funding for the Science Center, guidance services and nurses.

The Board discussed with the School Committee the renovations proposed for the High Rock School. John Connolly, Permanent Public Building Committee Chair, appeared to provide information on the recent estimates to perform the work. He stated that the new estimates for the renovation are between $20-22 million. The Board discussed the dramatic increase in costs from previous estimates which were closer to $13 million. The Board asked if the new MSBA requirements were a cause of the increase. Mr. Connolly said it was possible, but there are also fewer contractors doing this type of construction. Mr. Cogswell asked Ms. Fitzpatrick when a cost figure was needed for the Town Warrant. Ms. Fitzpatrick stated that the Board needed to make a decision by March 6, 2007. The Board discussed the maintenance cost impact of the renovation because this is funded from the Town’s budget. Mr. Healy asked that, in light of the cost increase, the issue of constructing a new middle school be revisited. He asked for a revised debt service analysis from Ms. Fitzpatrick. Mr. Matthews asked if the PPBC or School Committee had a recommendation on how to proceed. Mr. Connolly stated that he needed to do further review of the cost estimates. Mr. Matthews stated that the PPBC and the School Committee need to take the lead on making a recommendation on how to proceed. The Board discussed the suggestion that the override in the Town Warrant include operating costs of the building. There was general consensus that the Board did not like this approach.

9:45 p.m. Executive Session:

Motion by Mr. Healy that the Board of Selectmen vote to enter into Executive Session to:

Exception 3 – to discuss strategy with respect to collective bargaining or litigation, or to conduct strategy sessions in preparation for negotiations with non-union personnel; and

Not to return to open session prior to adjournment.

Second: Mr. Wasserman. Mr. Cogswell polled the Board members. Unanimously approved 5-0.

(The Board adjourned the meeting at 9:55 p.m.)