

**Town Of Needham Board of Selectman
Minutes for June 24, 2008
Needham Town Hall**

6:45 p.m. Informal Session:

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. Appoint Member to Needham Housing Authority:

Members of the Needham Housing Authority appeared before the Board to recommend appointment of Peter Pingitore to the Authority. Mr. Matthews participated in the interviews of candidates and was very impressed with the quality of volunteers.

Motion by Mr. Matthews that the Board of Selectmen and Needham Housing Authority vote to appoint Peter J. Pingitore to fill the vacancy on the Needham Housing Authority through April 7, 2009.

Second: Mr. Wasserman. Unanimously approved 8-0. Those voting included members of the Board and Terence Noonan, Sheila Pransky and Cheryl Gosman.

7:05 p.m. Appointments and Consent Agenda:

Motion by Mr. Bulian that the Board of Selectmen vote to approve the Appointments and Consent Agenda exclusive of the Board's April 29, 2008 Meeting Minutes.

APPOINTMENTS

1. Various Boards & Committees as attached.

CONSENT AGENDA

- 1.* Classification and Compensation Plan In accordance with Section 20B(5) of the Town Charter, and upon the recommendation of the Town Manager and the Personnel Board, adopt a classification and compensation plan for fiscal year 2009.

2. Disband with thanks the Fields Study Committee and the Open Space Recreation Plan Advisory Committee.
3. Accept donation of \$466 to the Needham Park and Recreation Commission's Miscellaneous Parks Trust Fund during the period May 20, 2008 – June 13, 2008.
4. Accept the following donations to the Needham Fire Department to be used toward the Student Awareness of Fire Education program:
 - Mr. & Mrs. David Belash donated \$80
 - Robert V. Lizza & Patricia A. Ziehl donated \$200
- 5.* Water & Sewer Abatement #1072
- 6.* Approve minutes April 29, 2008, May 7, 2008 (cancelled), May 12, 2008, May 14, 2008, May 19, 2008, May 27, 2008, and June 10, 2008.

Grant permission for the following residents to hold block parties:

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Myrna Zakarian	40 Bess Road	Bess Road	9/6/08	9/7/08	3-6 p.m.
Allegra Lowitt	68 Brewster Drive	Brewster Drive	6/22/08	6/29/08	4-8 p.m.

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

7:10 p.m. Public Hearing – NSTAR Petitions:
Maureen Carroll, NSTAR Representative, appeared before the Board with to petition requests.

Marked Tree Road:

NSTAR requested permission to install approximately 77 feet of conduit on Mark Tree Road. Mr. Healy opened the public hearing for comment. There was no comment.

Motion by Mr. Bulian that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 77 feet of conduit @ pole 13/6 Mark Tree Road, Needham. This work is necessary to provide new underground electric service @ 868 Highland Avenue, Needham.

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

Charles River Street:

NSTAR requested permission to install approximately 10 feet of conduit on Charles River Street. Mr. Healy opened the public hearing for comment. There was no comment. Mr. Healy acknowledged that he was related to the applicant and therefore recused himself from the vote.

Motion by Mr. Bulian that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 10 feet of conduit @ pole 10/31 Charles River Street, Needham. This work is necessary to provide new underground electric service @ 285 Charles River Street, Needham. Second: Mr. Wasserman. Approved 4-0-1. Mr. Healy recused himself from the vote.

7:15 p.m. High Rock Operating Override:
Michael Greis, School Committee Chair, and Dan Gutekanst, Superintendent of Schools, appeared before the Board to inform the Board of Selectmen of the School Committee's plans to place an operating override on the November 4, 2008 State Election ballot in the amount of \$1,887,929. The override is to cover the operating expenses associated with the new Sixth Grade School at High Rock. Mr. Gutekanst stated that the building construction is on schedule and the School Committee voted to propose the override. Mr. Healy stated that prior to the construction project the School Committee projected operating costs at \$1.1 to \$1.2 million. Mr. Gutekanst stated that the increase is due to a better understanding of the needs of the middle school, new enrollment, some new programming and energy costs. Mr. Healy stated that he would have recommended holding off on the \$180,000 in new programming costs because it is not related to the operating costs of opening the new school. Mr. Wasserman stated that the operating override was initially proposed with the construction a year and a half ago, but it was decided that this override should wait until a more firm costs is developed. Mr. Matthews recommended only asking for basic costs to operate the school but stated that it is the School Committee's decision. There was agreement that residents need to be informed on what they

are voting on, how much and for what. Mr. Bulian suggested that the new programming costs could be on a separate override. Mr. Healy stated that the School Committee clearly stated previously that it would only be asking for operating expenses.

7:40 p.m. Newman School Statement of Interest:
Michael Greis and Dan Gutekanst appeared before the Board to discuss the proposed Statement of Interest to be filed with the Massachusetts School Building Authority for renovation/repair of the Newman School. Mr. Greis stated that the School Committee has voted its approval of the Statement of Interest (SOI).

Mr. Healy stated that he has asked the Board to delay its endorsement of the SOI until the Board's July 8th meeting so he can seek additional information and do further analysis. Ms. Garlick asked if the delay would be detrimental. Mr. Greis stated that this would not slow the process. Mr. Gutekanst stated that if it makes a better document then delaying would be best.

Ms. Fitzpatrick and Mr. Greis explained the new process followed by the MSBA. Mr. Healy asked if there is an emergency category to file under in the program. Mr. Gutekanst stated that there was but it was primarily related to fire and flood issues. Mr. Greis stated that the health and safety issues are strongly highlighted in the SOI. Mr. Healy expressed some concern with certain statements in the SOI. The Board discussed the references to a middle school in the SOI. Mr. Healy was also concerned that there was no statement identifying the uncertainty of connection of the health issues to the problems at the school. He stated there was no causal confirmation. The Board commented on the need to make the SOI clearer. Mr. Gutekanst stated that the MSBA only wants a problem statement not possible solutions. Mr. Matthews suggested that Board members submit comments on the SOI to the Town Manager for consideration and inclusion in the SOI. The purpose of the SOI is to get the

MSBA out to the site to observe and review the information. The Board recognized the need to move quickly on the issue. There was agreement that the MSBA will be more supportive of an approach that has consensus in the community. The Board was in agreement that the SOI should identify and describe existing operational conditions at the school.

The Board discussed the process for individual board members to provide input to the SOI. The Board agreed that the process needs to be open and transparent. The Board discussed the possibility of having the School Committee available for the Board's July 8th meeting in case changes to the SOI are agreed upon.

9:00 p.m. Public Hearing – Analysis of Impediments to Fair Housing Choice:

The Town Manager asked the Board to open the public hearing and continue the hearing at its August 12, 2008 meeting.

Motion by Mr. Bulian that the Board of Selectman vote to continue hearing until Tuesday, August 12, 2008.

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

9:00 p.m. Town Manager Report:

1. Newman Project Update:

Ms. Fitzpatrick provided an update on the progress of the various Newman-related projects. She stated that a June 18th parent meeting identified all the activities that are planned over the summer and contingency plans if timelines are not met. Ms. Fitzpatrick stated that the Town will be cleaning and scoping the HVAC ductwork, cleaning and removing books from the media center, removing carpet and installing flooring, removing trees from the courtyard, and installing a temporary HVAC system. Ms. Garlick complimented the Town Management team for assembling an excellent action list and moving quickly on implementation.

2. Trails master Plan:

Ms. Fitzpatrick provided the Board with an overview of the status of the Trails Master Plan. She stated that the Trails Advisory Committee is working with the consultant and the report is near completion. The final draft plan will be brought to the Board for its review and approval.

3. Public Facility Repair Legislation:
Ms. Fitzpatrick recommended the Board send a letter to its legislative delegation supporting House Bill 38 - An Act Amending the Micropurchasing Threshold under Chapter 149. The bill would allow the Public Facilities Department to more easily procure building maintenance and repair services.

Motion by Mr. Matthews that the Board of Selectmen vote to approve the letter to Lida Harkins prepared by the Town Manager seeking support of House Bill 38 - An Act Amending the Micropurchasing Threshold under Chapter 149.
Second: Mr. Wasserman. Unanimously approved 5-0.

4. Town Manager Update:
Ms. Fitzpatrick stated that she, Mr. Healy and David Davison, Assistant Town Manager/Finance Director attended a meeting of the Joint Committee on Municipal Regionalization on March 3, 2008. She stated that Mr. Davison gave an excellent presentation on how expanding the investment options for the Post Employee Benefits account can significantly reduce a community's liability.

9:15 p.m. Board Discussion:

1. Town Hall Study Committee:
Ms. Garlick stated her support for Mr. Healy to represent the Board on the Committee given his pledge and interest in getting more information and hearing various options. Mr. Healy stated that he hopes other appointees to the Committee will do the same. The Board discussed the hearing held on June 23, 2008 on the Town Hall Renovation Project. The Board was pleased with the input and thought the event was positively received. The Board discussed what additional

information is needed to help the Board make a decision. The Board agreed that additional economic impact information, office space needs including the impact of not using the basement for office space, the possibility of scaling back the project just to renovate the essential elements, and even the potential for a new building. The Board discussed making this information available to everyone. Ms. Garlick suggested that the Town's Economic Development Officer be asked to look at the economic impacts of various options. The Board acknowledged the complexity of the project and the broad and extensive public interest.

The Board briefly discussed the Town's investment in the downtown area and the impacts both economically and in improving real estate values. Mr. Matthews stated that there will also be a negative economic impact if town operational services are not located in the Town Hall and outside downtown. He stated that he does not believe a renovated auditorium will be an economic boom to downtown.

10:00p.m. Adjourn:

Motion by Mr. Bulian that the Board of Selectmen vote to adjourn the June 24, 2008 Needham Board of Selectmen Meeting.

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