

Minutes
Board of Selectmen Meeting
January 24, 2018

8:00 a.m. A joint meeting of the Board of Selectmen and the Planning Board was convened by Chair Marianne Cooley at the Needham Town Hall. Present were Mr. Daniel Matthews, Mr. Moe Handel, Mr. Matthew Borrelli, Assistant Town Manager Christopher Coleman, Town Manager Kate Fitzpatrick, and Planning & Community Development Director Lee Newman. Mr. John Bulian was not present. Members of the Planning Board present were Mr. Ted Owens, Mr. Paul Alpert, Mr. Marty Jacobs, Ms. Jeanne McKnight, and Ms. Liz Grimes.

Industrial Zoning – Ms. Cooley provided an update on the public hearing held on January 9th. She said the sentiment of many of those testifying is that the Town should evaluate the impact of existing construction before making more changes. Mr. Owens said that the key issue is how much development should occur on this side of Route 128. Zoning takes many years to fully implement, and the Board should not delay thinking about it. He said that the Planning Board will consider this issue. He also noted that what appeared to be a simple issue to rezone the highway itself turns out not to be so simple.

Public Safety Communications – Ms. Fitzpatrick outlined the reason for the project, and the consultant's recommendations. She noted that most advantageous approach would be to have a structure with microwave technology installed at the Public Safety Complex, the RTS, and the two water tanks. She said that the RTS is already included in the wireless communication overlay district. There is a section of the Zoning By-law that may allow for the construction of a structure at the Public Safety Building, but a zoning change would be required for the water tanks. Mr. Owens stressed the importance of communicating the need for the new system. He said that the Planning Board has not discussed the application of the Zoning By-law to the proposal. He asked for information about what the structures will look like, and what the alternatives are to the proposed installation. Mr. Borelli said that it is important for the Town to speak with one voice and to work in partnership. Mr. Matthews said that the project is complex, and the critical component is the vote in November. He said the Board is asking the Planning Board for its view of the best way to handle the installation of the structures. He said the Board of Selectmen will take the lead on communicating with the public the need for the structures. Mr. Handel agreed noting that the Planning Board

has the knowledge and expertise to advise the Board on the legal issues. Mr. Alpert summarized that the Planning Board should consider the short-term and long-term. At its meeting on February 13th, the Board should address whether the recommended structure at the RTS is acceptable, and whether the installation of a structure in the Center Business District is consistent with the Board's interpretation of the zoning. After this discussion, the Board can turn its attention to potential zoning changes. Ms. Grimes said that she would like to see more information before making a decision. Ms. McKnight asked whether the consultant had considered a number of options. Ms. Cooley said that he had. She said that the Town Manager will provide information on cost of alternative options, and perspectives

Recreational Marijuana – Board members discussed the proposed zoning for the Annual Town Meeting, and what would happen if the zoning doesn't pass. Ms. Cooley said the boards should be thinking about an alternative zoning proposal for the October, 2018 Special Town Meeting. Ms. Fitzpatrick agreed to ask Town Counsel whether a General By-law is also required.

Memorial Park Update – Mr. Owens told the Board that the presentation at the public hearing was not well organized. There were a number of questions that the project team could not answer. He said the Board's biggest concern is about parking, that spaces have been double assigned, and that the parking lot is not policed. Mr. Alpert noted that no member of the Memorial Park Trustees spoke at the hearing. Ms. Grimes outlined what she felt were the shortcomings of the presentation. Ms. Cooley asked whether the Planning Board will require the project to upgrade the parking lot. Mr. Owens said that the Planning Board's focus is on understanding how the lot will be used. He asked who is responsible for ensuring that the building and parking lot will be used as proposed? Ms. Fitzpatrick said that it is her responsibility.

Accessory Dwelling Units – Mr. Owens said that the Planning Board has started a discussion about this topic. While the members are not unanimous, they think it deserves further study.

Land Use Master Plan Concept – Ms. Cooley outlined the Board of Selectmen's interest in thinking about population growth, and what questions we would want to answer in a study of the impact of population growth and economic development on the Town. Mr. Handel noted that the Board should work together to proactively consider whether the Town can sustain the current level of growth and what will happen if no action is taken. Ms.

Cooley said that the work could leverage the work of the Future School Needs Committee. Mr. Owens said that the evaluation must be disciplined, focused, and have a regional view. Mr. Jacobs wondered whether it is too early to begin the evaluation since many of the housing units in development have not come on line. Ms. Cooley asked the Planning Board members to think about specific questions, and said that she will engage the School Committee too.

Reservoir Neighborhood Business District – Mr. Owens said that the Planning Board is reviewing changes to the zoning that would allow legal apartments on the second floor of businesses.

9:45 a.m.

Motion: Mr. Borrelli moved that the meeting be adjourned. Mr. Handel seconded the motion. Unanimous: 5-0.