

**Town Of Needham Board of Selectman
Minutes for September 23, 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, Assistant Town Manager David Davison and Recording Secretary Greg Cooper.

7:00 p.m. Public Hearings - NSTAR/Verizon Petitions

Fairview Road:

Maureen Carroll, NSTAR, requested approval on a petition to install conduit at pole 304/1 Birchwood Road, Needham in order to provide underground electric service to 63 Fairview Road, Needham. Mr. Matthews asked Mr. Davison if the petition was in order. Mr. Davison confirmed it was. Mr. Healy recognized Marsha Weber an abutter to the proponent. Ms. Weber expressed concern the work would not be done properly and in a timely fashion if it is the responsibility of the contractor. Mr. Healy asked Richard Merson, DPW Director, if the town can set conditions on the approval. Mr. Merson stated that the street opening permit would be the place for conditions and timeframes to be established, and the permit has a performance bond requirement. Ms. Weber also stated that there is trash all over the site. Mr. Healy asked if the Building Inspector could check on the property to make sure it is meeting construction requirements.

Motion by Mr. Bulian that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 6 feet conduit @ pole 304/1 Birchwood Road, Needham. The work is necessary to provide new underground electric service @ 63 Fairview Road, Needham.

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

Newbury Park:

Maureen Carroll, NSTAR, requested approval on a petition to install approximately 42 feet of conduit @ pole 239/2 Newbury Park to provide underground electric service to 47 Newbury Park, Needham. Mr. Matthews asked Mr. Davison if the petition was in order. Mr. Davison confirmed it was.

Motion by Mr. Wasserman that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 42 feet of conduit @ pole 239/2 Newbury Park, Needham. The work is necessary to provide new underground electric service @ 47 Newbury Park, Needham. Second: Mr. Bulian. Unanimously approved 5-0.

Morley Street:

Maureen Carroll, NSTAR, requested approval on a petition to install approximately 6 feet of conduit @ pole 165/10 Page Road at Morley Street to provide underground electric service to 3 Morley Street, Needham. Mr. Matthews asked Mr. Davison if the petition was in order. Mr. Davison confirmed it was.

Motion by Mr. Bulian that the Board of Selectmen vote to approve and sign petition from NSTAR to install approximately 6 feet conduit @ pole 165/10 Page Road at Morley Street, Needham. The work is necessary to provide new underground electric service @ 3 Morley Street, Needham. Second: Mr. Wasserman. Unanimously approved 5-0.

Mr. Healy thanked Ms. Carroll for assistance in getting the Memorial Field electrical service request advanced. He also asked Mr. Merson about the status of the pole relocations on Webster Street. Mr. Merson stated that the work should be completed the first week of October.

7:15 p.m. Consent Agenda:

Motion by Mr. Matthews that the Board of Selectmen vote to approve the Consent Agenda as presented.

CONSENT AGENDA *=Backup attached

1.* Approval of minutes of August 12, 2008 and September 9, 2008.

2. Accept \$222 in donations to the Miscellaneous Parks Trust Fund Donations account for the period September 2, 2008 through September 16, 2008 and a playhouse at Perry Park valued at \$1,000 donated by Condon Realty to the Park & Recreation Department.
- 3.* Water & Sewer Abatement #1076.
4. Accept the following items received as donations at the Needham Free Public Library for the period August 6, 2008 through September 9, 2008:
 - Deborah and Mark Pasculano donated \$1,000.00 to the library from the Lebensfeld Foundation.
 - Richard Nortz donated the following books-on-CD:
 - *God's Spy* by Juan Gomez-Jurado (\$42.95)
 - *Bad Business* by Robert Parker (\$19.95)
 - The Smedley D. Butler Brigade, Veterans for Peace donated a copy of *War Is a Racket* (\$9.95)
 - John F. Dewey donated the following CDs:
 - *Classic Early Solos*, Art Tatum (\$9.95)
 - *The Best of Jazz Piano* (\$22.95)
 - *Joe Bushkin in Concert Town Hall* (\$9.95)
 - *Masters of Classic Jazz Dixieland* (\$17.99)
 - *Teddy Wilson in 4 Hands* (\$9.95)
 - Anne Baron donated \$20 to the library in memory of Virginia (Ginny) Griffin
 - Paul Shore gave the library the following books:
 - *Al-Mawrid Al-Waseet Concise Dictionary: English-Arabic; Arabic-English* (\$21.50)
 - *Al Mawrid Dictionary: English-Arabic; Arabic-English* (\$59.00)
 - *Encyclopedia of Mammals* (\$45.00)
 - Florence Schumacher donated 47 gently used fiction and mystery books and 15 art books to the library. The fiction and mystery books were used to replace worn-out copies. A few of the art books also replaced worn-out copies; however, many were new to the collection (\$400.00 app.)

- The Shore Family donated a copy of the *Dorling Kindersly First Dictionary and Thesaurus* (\$15.99)
- The following people have made donations to the library in memory of Dr. Thomas H. Weller:
 - Janet and Joseph Murphy (\$25.00)
 - The Stephen Rubin Family (\$100.00)
 - Nancy W. Erne (\$20.00)
 - Holly and Bruce Johnstone (\$250.00)
 - Jim and Sarah Ann Mahoney (\$50.00)
 - David and Ruth Wiswall (\$25.00)
- Carol Hansen gave the library \$30.00, commission from sale of displayed art
- Serge Blinder donated copies of:
 - Tao Te Ching (Book) \$9.00
 - The Wisdom of Forgiveness (Book on CD) \$29.95

Grant permission for the following residents to hold block parties:

Name	Address	Location	Date	Rain Date	Time
Sheila Eisenstadt	9 Fairfield Street	Fairfield Street	9/27/08	10/4/08	3-7 p.m.
Janet Volker	50 Bradford St	Cleveland Rd	9/21/08	9/28/08	5-8 p.m.
Sally Wade	29 Thorpe Road	Thorpe Road	10/5/08	None	12-8 p.m.
Caroline Rufo	33 Emerson Place	Emerson Place	10/4/08	10/5/08	4-7 p.m.

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

7:15 p.m. Downtown Design Project Update:
 Bob Smart, Downtown Study Committee Chair, Lee Newman, Planning Director and Ken DiNisco, DiNisco Design Partnership, appeared before the Board to provide an update on the progress of the Downtown Design Study. Mr. DiNisco provided an overview of the project with its focus on development of the Town's downtown from Needham Junction to Memorial Field. He highlighted the study's development plan which includes efforts to capture the Village concept. Mr. DiNisco outlined areas where zoning changes would be recommended to allow for multi-use and denser build-out. It is estimated that an additional 200,000 square feet could be developed over the

course of the next twenty years. Mr. DiNisco stated that the study will have design guidelines to reinforce these development concepts. Mr. Healy suspended the discussion to address another portion of the Board's agenda.

7:40 p.m. Request for Bulkhead in Sewer Easement:

Mr. Healy stated that a resident, Amy Holland, has requested permission to put a bulkhead within a sewer easement located at 19 Norwich Road. The Town Engineer has reviewed the request and recommends approval. Ms. Holland has filed all the required disclosure documents with the Town Clerk.

Motion by Mr. Matthews that the Board of Selectmen vote to approve the request to locate a bulkhead within a sewer easement located at 19 Norwich Road, Needham, as shown on the plot plan dated September 18, 2008.

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

7:45 p.m. Return to Downtown Design Update:

Mr. Healy reopened the discussion on the Downtown Design Project. The Board discussed the issue of parking downtown and how it will need to be addressed as further development occurs. Ms. Newman and Mr. DiNisco stated that better utilization and management of existing parking should be tried first before a structure is considered. Mr. Healy expressed his skepticism about the village concept. He stated that many downtown landlords are not interested in adding residential uses. Mr. Smart stated that the Town needs to increase the FAR to spur investment. The Board discussed how sidewalks might be widened to replicate one of the village concept and smart growth principles of a pedestrian friendly downtown. Mr. Smart asked for some clarification on the work of the Committee since he has been asked by several people to examine a number of issues. Mr. Healy stated that the Committee should only work on what is contained in its charge. Mr. Matthews stated that the work in the charge is large enough. Mr. Smart stated that the committee is holding another meeting of its zoning subcommittee and hopes to have a proposed zoning change for the Spring warrant.

8:15 p.m. Assistant Town Manager, David Davison, appeared before the Board with two items for the Board's consideration:

1. Fiscal Year 2010 Budget Consultation:
Mr. Davison stated that the Town Manager kicked-off the FY2010 budget process on September 15, 2008 by issuing guidelines to all department heads. The guidelines are similar to those of previous years. Departments will have preliminary budgets prepared by the end of October. A Finance Committee and Community Preservation Committee representative has been invited to participate in the Department budget meetings. Mr. Davison stated that the Board will be kept informed through its normally scheduled meetings.
2. Close Special Town Meeting Warrant:
Mr. Davison requested the Board vote to close the Special Town Meeting Warrant.
Motion by Mr. Bulian that the Board of Selectmen vote to approve and close the October 27, 2008 Special Town Meeting Warrant as presented by the Town Manager, subject to minor technical corrections to be made by the Town Manager and Town Counsel.
Second: Mr. Wasserman. Unanimously approved 5-0.

8:25p.m. Board Discussion:

1. Memorial Park Event:
Mr. Bulian informed the Board about an upcoming event at Memorial Field. The Vietnam Memorial Wall that Heals will be on display starting October 30th. The Wall is a one-half scale replica of the Vietnam Memorial in Washington D.C. Mr. Bulian stated that event will be very moving and there will be many veterans from around the area in attendance. The Wall will be on display 24 hours a day. Mr. Healy stated that it is a great honor for the Town to be able to host the memorial.

8:30 p.m. Adjourn

**Motion by Mr. Wasserman that the Board of
Selectmen vote to adjourn the September 23,
2008 meeting.
Second: Mr. Bulian. Unanimously approved 5-0.**