

# SELECT BOARD

## April 23, 2019

### Needham Town Hall

### **Revised** Agenda

*Note: Agenda subject to revision, start times are approximate and agenda items may be discussed at earlier or later times.*

|           |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <b>6:00</b><br><b>6:30</b> | Executive Session Exception 3 Collective Bargaining                                                                                                                                                                                                                                                                                                                                                                                   |
|           | <b>6:45</b>                | Informal Meeting with Citizens<br><i>One or more members of the Select Board will be available between 6:45 and 7:00 p.m. for informal discussion with citizens. While not required, citizens are encouraged to call the Select Board's Office at (781) 455-7500 extension 204 in advance to arrange for an appointment. This enables the Board to better assure opportunities for participation and respond to citizen concerns.</i> |
| <b>1.</b> | <b>7:00</b>                | 2019 Arbor Day Proclamation                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>2.</b> | <b>7:00</b>                | Public Hearing: Comcast Corporation Grant of Location- 189 B Street <ul style="list-style-type: none"> <li>Al Rugman, Comcast</li> <li>Rory Gardiner, Project Coordinator</li> </ul>                                                                                                                                                                                                                                                  |
| <b>3.</b> | <b>7:00</b>                | Change of Manager- Rockets Restaurant Group d/b/a Three Squares <ul style="list-style-type: none"> <li>Stephen Buchbinder, Attorney</li> <li>Joey Luckner, Proposed Manager</li> </ul>                                                                                                                                                                                                                                                |
| <b>4.</b> | <b>7:15</b>                | Proposed Development at 1180 Great Plain Avenue <ul style="list-style-type: none"> <li>Mike McKay</li> <li>Giorgio Petruzzello</li> </ul>                                                                                                                                                                                                                                                                                             |
| <b>5.</b> | <b>8:00</b>                | Director of Public Works <ul style="list-style-type: none"> <li>Sign Notice of Traffic Regulation- Broad Meadow Road</li> <li>Sign Notice of Traffic Regulation- May Street</li> </ul>                                                                                                                                                                                                                                                |
| <b>6.</b> | <b>8:10</b>                | Town Manager <ul style="list-style-type: none"> <li>Call for Special Town Meeting</li> <li>2019 Annual Town Meeting</li> </ul>                                                                                                                                                                                                                                                                                                        |
| <b>7.</b> | <b>8:30</b>                | Board Discussion <ul style="list-style-type: none"> <li>Committee Reports</li> </ul>                                                                                                                                                                                                                                                                                                                                                  |

## CONSENT AGENDA      \*=Backup attached

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |                     |                               |             |                         |             |                                                               |            |                                    |                     |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|-------------------------------|-------------|-------------------------|-------------|---------------------------------------------------------------|------------|------------------------------------|---------------------|
| 1.                                                            | <p>Approve the calendar year 2019 Spring Licenses as follows. This approval is predicated on the receipt of all completed required paperwork before April 30, 2019.</p> <table> <tr> <td><b>Establishment</b></td><td><b>License Type</b></td></tr> <tr> <td>Veteran's Taxi of Newton, LLC</td><td>Taxi/Livery</td></tr> <tr> <td>Boston Sultan Limousine</td><td>Taxi/Livery</td></tr> <tr> <td>Lt. Manson H. Carter Post 2498 VFW Building Association, Inc.</td><td>Pool Table</td></tr> <tr> <td>Closet Exchange – Best of the Mall</td><td>Sale of Second Hand</td></tr> </table> | <b>Establishment</b> | <b>License Type</b> | Veteran's Taxi of Newton, LLC | Taxi/Livery | Boston Sultan Limousine | Taxi/Livery | Lt. Manson H. Carter Post 2498 VFW Building Association, Inc. | Pool Table | Closet Exchange – Best of the Mall | Sale of Second Hand |
| <b>Establishment</b>                                          | <b>License Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |                               |             |                         |             |                                                               |            |                                    |                     |
| Veteran's Taxi of Newton, LLC                                 | Taxi/Livery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                     |                               |             |                         |             |                                                               |            |                                    |                     |
| Boston Sultan Limousine                                       | Taxi/Livery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                     |                               |             |                         |             |                                                               |            |                                    |                     |
| Lt. Manson H. Carter Post 2498 VFW Building Association, Inc. | Pool Table                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                     |                               |             |                         |             |                                                               |            |                                    |                     |
| Closet Exchange – Best of the Mall                            | Sale of Second Hand                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |                               |             |                         |             |                                                               |            |                                    |                     |

|      |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <p>Closet Exchange – Designer &amp; Boutique</p> <p>Closet Exchange – Consignment Drop Off</p> <p>Closet Exchange – Last Chance Store</p> <p>Crosby Jewelers, Inc.</p> <p>Segaloff’s Jewlers</p> <p>Janet Cotter Design</p> <p>2<sup>nd</sup> Hand Rose of Needham</p> <p>Needham Bowl Away</p>                                      | <p>Articles</p> <p>Sale of Second Hand Articles</p> <p>Sale of Second Hand Articles</p> <p>Sale of Second Hand Articles</p> <p>Sale of Second Hand Articles</p> <p>Sale of Second Hand Articles</p> <p>Sale of Second Hand Articles</p> <p>Sale of Second Hand Articles</p> <p>Bowling Alley</p> |
| 2.   | Accept the following donation made to the Needham Community Revitalization Trust Fund: \$1500 from Nancy Farrow.                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                  |
| 3.   | Update Heights Permit Parking Program Rules and Regulations to allow pro-ration of fee.                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                  |
| 4.*  | Water & Sewer Abatement Order #1273                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                  |
| 5.*  | Approve a request for a One Day Special Wines and Malt Beverages license for Robert Timmerman II, of Needham Knights of Columbus who is hosting a “Trivia Night for a Cause” event on Saturday, April 27, 2019 from 6:00 p.m. to 10:00 p.m. The event will be held at Needham Knights of Columbus, 1211 Highland Avenue, Needham.    |                                                                                                                                                                                                                                                                                                  |
| 6.*  | Approve a request for a One Day Special Wines and Malt Beverages license for Robert Timmerman II, of Needham Knights of Columbus to host a Craft Beer Night on Friday, May 3, 2019 from 6:00 p.m. to 10:00 p.m. The event will be held at Needham Knights of Columbus, 1211 Highland Avenue, Needham.                                |                                                                                                                                                                                                                                                                                                  |
| 7.*  | Approve a Special One Day Wines & Malt Beverages License for Maxwell Sparr, of TripAdvisor to host an event for Domo User Group on Thursday, May 9, 2019 from <del>6:00 p.m. to 9:00 p.m.</del> 4:30 p.m. to 6:30 p.m. The event will be held at TripAdvisor, 400 1 <sup>st</sup> Avenue, Needham.                                   |                                                                                                                                                                                                                                                                                                  |
| 8.*  | Approve a Special One Day Wines & Malt Beverages License for Maxwell Sparr, of TripAdvisor to host an event for Boston Product Managers Association (BPMA) on May 16, 2019 from 6:00 p.m. to 9:00 p.m. The event will be held at TripAdvisor, 400 1 <sup>st</sup> Avenue, Needham.                                                   |                                                                                                                                                                                                                                                                                                  |
| 9.   | Accept a \$25 donation made to Needham Youth & Family Services to be used to sponsor the VAN program from the Hollop Family, Needham residents.                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  |
| 10.  | Accept a \$100 donation made to Needham Youth & Family Services from the Roman Catholic Archbishop of Boston, St. Bartholomew Parish in Needham. The money was given for a Parent Speaker Series on “The Influence of Technology & How Parents can be Prepared” that Youth Services Director, Sara Shine spoke at on March 26, 2019. |                                                                                                                                                                                                                                                                                                  |
| 11.* | Approve minutes of February 15, 2019 meeting, and April 10, 2019.                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                  |

# 2019

## ARBOR DAY PROCLAMATION

- WHEREAS, In the year 1646 in the then Town of Boston of the Massachusetts Bay Colony the first recorded Public Tree planting in the New World took place as a Community effort involving men, women and children and
- WHEREAS, The planting was not accomplished for private gain or individual benefit but rather it was public in nature for the relief of travelers because trees had long been recognized as providing tremendous benefits to the well being of mankind and
- WHEREAS, When Needham became the 88<sup>th</sup> incorporated community in the Commonwealth of Massachusetts in 1711, its inhabitants were mostly land hungry settlers from Boston who had come to the wilderness to farm on the open land of the Great Plain and
- WHEREAS, The Lessons of the Settlers had been learned. The practice of tree planting had continued on the Plain to reduce the erosion of the precious topsoil by wind and water and
- WHEREAS, Trees are one of our greatest resources. They provide food and shelter, moderate temperatures, reduce noise pollution, provide wind breaks, establish a habitat for wildlife and
- WHEREAS, Trees in our Town of Needham help beautify the area by providing Summer and Fall colors, interesting sizes and shapes, beautiful flowers and fruit and increased property value and
- WHEREAS, The Town of Needham wishes to be recognized as a Tree City U.S.A. by the National Arbor Day Foundation and desires to continue its tree planting ways.
- NOW, THEREFORE, We the Select Board of the Town of Needham do hereby proclaim the last Friday in April as Arbor Day in the Town of Needham and we encourage our residents to support all efforts to protect our trees and woodlands for future generations to come.
- Our Children, our Trees, our Future.

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SELECT BOARD



**Town of Needham-DPW**  
**Parks and Forestry Division**

500 Dedham Ave.  
Needham, MA 02492  
781-455-7550, ext. 316

April 05, 2019

Select Board  
1471 Highland Avenue  
Needham, MA 02492

Dear Members of the Board:

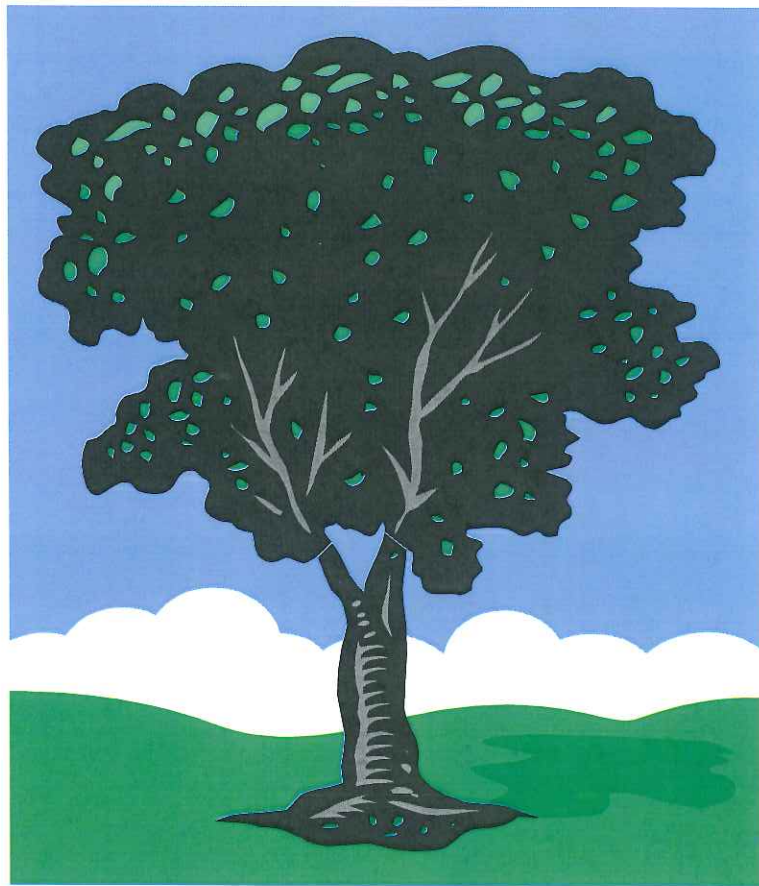
Nationally each year, Arbor Day is celebrated in April. This year, the Parks and Forestry Division will be celebrating Arbor Day with the elementary students of the Hillside and the Newman Elementary Schools. We will be handing out informational packets, Kousa Dogwood and Rose of Sharon seedlings for the children to bring home. To formalize the event, please vote to approve and sign the 2019 Arbor Day Proclamation.

Sincerely,

Edward Olsen  
Tree Warden / Supt. Parks and Forestry Div.



**APRIL 26, 2019**  
**ARBOR DAY OBSERVANCE**



**SUNITA L. WILLIAMS ELEMENTARY SCHOOL**  
**NEEDHAM, MA**

**OUR CHILDREN .....OUR TREES.....OUR FUTURE**

Friday, April 26 2019

## ACTIVITIES

|                             |                                                                                                                     |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------|
| HISTORY OF ARBOR DAY.....   | Edward Olsen, Tree Warden                                                                                           |
| BENEFITS OF TREES.....      | Edward Olsen, Tree Warden                                                                                           |
| TREE PLANTING .....         | Instruction By:<br>Parks and Forestry Div. Staff<br>Kevin Naughton<br>Mike Logan<br>Wade Marchand<br>Brad Bottomley |
| STUDENTS PARTICIPATING..... | Second Grade Classes                                                                                                |
| HANDOUTS TO STUDENTS. ....  | Seedlings                                                                                                           |

## **BENEFITS OF TREES**

- LUMBER FOR HOMES
- FOOD FROM FRUIT – APPLES, PEARS, PEACHES; TAPPING SAP FOR MAPLE SYRUP
- CLEANS THE AIR, ABSORBS CARBON DIOXIDE AND GIVES OFF OXYGEN
- FIGHTS GREENHOUSE EFFECT CAUSED BY CARBON DIOXIDE
- SAVES ENERGY - CONTROLS TEMPERATURE –SHADE WHEN ITS HOT AND WHEN THE LEAVES FALL OFF ALLOWS THE SUN TO WARM THE SOIL
- REDUCES NOISE AS A BARRIER – HELPS MUFFLE NOISE IN CITIES
- WINDBREAKS REDUCES WIND EROSION
- REDUCES RUNOFF AND WATER EROSION –ABSORBS WATER WITH THEIR ROOTS, HOLD THE GROUND TOGETHER AND CATCHES RAIN IN THEIR LEAVES
- PROVIDE FOOD SHELTER AND FOR WILDLIFE – NESTING AREAS
- BEAUTIFIES THE AREA AROUND US – FLOWERS AND FALL COLORS



**Select Board  
TOWN OF NEEDHAM  
AGENDA FACT SHEET**

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**MEETING DATE: 4/23/2019**

|                     |                                                                                     |
|---------------------|-------------------------------------------------------------------------------------|
| <b>Agenda Item</b>  | Public Hearing: Comcast Corporation Grant of Location- 189 B Street                 |
| <b>Presenter(s)</b> | Al Rugman, Comcast Corporation Representative<br>Rory Gardiner, Project Coordinator |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> | <b>BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED</b> <p>Comcast Corporation requests permission to install approximately 335' (feet) of (1) 4" (inch) conduit in the street starting at an existing Comcast vault on 3<sup>rd</sup> Avenue, crossing 3<sup>rd</sup> Avenue approximately 50' (feet) and continuing 160' (feet) to a proposed installation of (1) Comcast vault on B Street, continuing out of newly installed vault 125' (feet) on B Street to the private property of 189 B Street as shown on enclosed/attached design print. Also, replace the existing fiberglass hand hole with the 3' X 3' I.D. manhole and casting capable of supporting H-20 Loading and adjusted to road elevation at the time of Comcast's extension of their cable(s) to 189 B Street.</p> <p>The Department of Public Works has approved this petition, based on Comcast Corporation's commitment to adhere to the Town's regulation that <b>all conduit installed must be 3" schedule 40 minimum; and, that when buried, the conduit must be placed at 24" below grade to the top of the conduit.</b></p> |
| <b>2.</b> | <b>VOTE REQUIRED BY SELECT BOARD</b> <p><b><u>Suggested Motion:</u></b><br/>Move that the Select Board approve and sign a petition from Comcast Corporation to install approximately 335' (feet) of (1) 4" (inch) conduit in the street starting at an existing Comcast vault on 3<sup>rd</sup> Avenue, crossing 3<sup>rd</sup> Avenue approximately 50' (feet) and continuing 160' (feet) to a proposed installation of (1) Comcast vault on B Street, continuing out of newly installed vault 125' (feet) on B Street to the private property of 189 B Street as shown on enclosed/attached design print. Also, replace the existing fiberglass hand hole with the 3' X 3' I.D. manhole and casting capable of supporting H-20 Loading and adjusted to road elevation at the time of Comcast's extension of their cable(s) to 189 B Street.</p>                                                                                                                                                                                                                                                   |
| <b>3.</b> | <b>BACK UP INFORMATION ATTACHED</b> <p><b>(Describe backup below)</b></p> <ol style="list-style-type: none"><li>Grant of Location Petition Review Sheet from DPW</li><li>Letter of Application</li><li>Petition</li><li>Order</li><li>Plan</li><li>Notice Sent to Abutters</li><li>List of Abutters</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



**TOWN OF NEEDHAM  
PUBLIC WORKS DEPARTMENT**

P.O. Box 920364 NEEDHAM, Ma. 02492 Telephone: (781) 455-7550  
www.needhamma.gov/dpw

RECEIVED  
TOWN OF NEEDHAM  
SELECT BOARD

2019 APR 12 A 10:40

TO: Nikki Witham, Selectmen Office

FROM: Judy Laffey, DPW Office

DATE: 4/10/19

RE: 189B Street (Comcast)

For Selectmen Meeting of April 23, 2019

Abutters list & labels at Assessors Office.

Please email confirmation date & time of hearing

**GRANT OF LOCATION PETITION REVIEW**

DATE OF FIELD REVIEW: 3-28-19

REVIEWER: R. W. W.

SITE LOCATION: #189 B STREET

UTILITY REQUESTING: COMCAST

Conduit Work Area Description

A Sidewalk/Grass Strip Crossing Only

Peer Review \_\_\_\_\_

☒ B Work Within Paved Road Perpendicular Crossing

Peer Review \_\_\_\_\_

☒ C Work Within a Plaza Area/Landscaped Island/Parallel Along Roadway

Peer Review the 4/9/19 Div. Head Review \_\_\_\_\_

D Other

Peer Review \_\_\_\_\_ Div. Head Review \_\_\_\_\_

☒ Petition Plan Consistent with Field Review

☐ Old Pole Removed. N/A

☒ Diameter of Conduit

☐ Cables Transferred to New Pole N/A

☒ Depth of Conduit

☐ New Riser on Pole N/A

☐ Utility Conflicts

☒ Visible Trench Patch across Road/Sidewalk No

☒ Crossing Perpendicular to Road

☐ Abutters List Complete

☒ Public Road

☒ Photos Included

☐ Double Pole N/A

Department Head OK R. P. W. 4/10/19

**COMMENTS:**

NO TRENCHING AS YET ALSO NO MARKINGS ON FOR  
LOCATION OF PROPOSED CONDUIT RUN AND PROPOSED VAULT  
MET WITH COMCAST @ SITE April 3, 2019 discussed vault location and  
conduit away from proposed curb and drainage structures



Comcast

R. Alan Rugman

GBR Regional Utility Coordinator

425 East First Street

Boston, MA 02127

Boston Office (617)765-4790 Ext. 5644213

Cell - 617-279-5172

[Robert\\_Rugman@comcast.com](mailto:Robert_Rugman@comcast.com)

March 15, 2019

Town of Needham

Select Board

Attn. Sandra J. Cincotta

1471 Highland Avenue

Needham, MA 02492

Re: Petition of Comcast of Needham, Inc., for Grant of Location in Town Ways of Needham, Massachusetts

Dear Town of Needham/Select Board,

Comcast of Needham, Inc. hereby respectfully request your consent to the location of Distribution Cables hereinafter described for the transmission and distribution of communication signals in and under the following public street, lanes, highway, and places of the Town of Needham and of the conduit, equipment, governed manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said distribution cables and accomplish the objective of said company and the digging up and opening the ground to lay or place same:

To install approximately 335' (feet) of (1) 4" (inch) conduit in the street starting at an existing Comcast vault on 3<sup>rd</sup> Avenue, crossing 3<sup>rd</sup> Avenue approximately 50' (feet) and continuing 160' (feet) to a proposed installation of (1) Comcast vault on B Street, continuing out of newly installed vault 125' (feet) on B Street to the private property of 189 B Street as shown on enclosed/attached design print. Submitted is a set of plans of said communications infrastructure.

Respectfully,

R. Alan Rugman

GBR Regional Utility Coordinator

PETITION OF COMCAST OF NEEDHAM, INC., FOR COMMUNICATION CABLE INSTALLATION

Town of Needham/Select Board:

Comcast of Needham, Inc. hereby respectfully request your consent to the location of Distribution Cables hereinafter described for the transmission and distribution of communication signals in and under the following public street, lanes, highway, and places of the Town of Needham and of the conduit, equipment, governed manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said distribution cables and accomplish the objective of said company and the digging up and opening the ground to lay or place same:

To install approximately 335' (feet) of (1) 4" (inch) conduit in the street starting at an existing Comcast vault on 3<sup>rd</sup> Avenue, crossing 3<sup>rd</sup> Avenue approximately 50' (feet) and continuing 160' (feet) to a proposed installation of (1) Comcast vault on B Street, continuing out of newly installed vault 125' (feet) on B Street to the private property of 189 B Street as shown on enclosed/attached design print. Submitted is a set of plans of said communications infrastructure.

Date: 03/18/2019

Respectfully,



R. Alan Rugman  
COMCAST  
GBR Regional Utility Coordinator  
426 East 1<sup>st</sup> Street  
Boston, MA 02127  
Phone: (617)377-4229  
Cell: (617)279-5172  
e-mail: [Robert\\_Rugman@comcast.com](mailto:Robert_Rugman@comcast.com)

**ORDER FOR GRANT OF LOCATION FOR COMMUNICATIONS PLACEMENT OF  
WIRES, CABLES, CONDUITS, VAULTS/HANDHOLES**

Town of Needham, Massachusetts

Select Board

Date: \_\_\_\_\_

**IT IS HEREBY ORDERED** that the locations of said communications additions of the **COMCAST OF NEEDHAM, INC.**, (hereinafter known as the "PETITIONER") structures in and under the public streets, lanes, highways and places of the **TOWN OF NEEDHAM** substantially as described in the petition dated 03/18/2019 attached hereto and hereby made a part hereof, and of the conduit, equipment, manholes, handholes, vaults and other structures, fixtures and appurtenances designed or intended to protect or operate said distributions cabled, and/or accomplish the objectives of the said PETITIONER, and the digging up and opening the ground to lay or place same, are hereby consented to and **APPROVED**.

The said COMCAST OF NEEDHAM, INC., shall comply with all applicable provisions of law and ordinances of the TOWN OF NEEDHAM applicable to the enjoyment of said locations and rights. Replace the existing fiberglass hand hole with the 3' X 3' I.D. manhole and casting capable of supporting H-20 Loading and adjusted to road elevation at the time of Comcast's extension of their cable(s) to 189 B Street

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

I hereby certify that the foregoing order was duly adopted by the Select Board of the town of Needham, Massachusetts on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(title)

By \_\_\_\_\_  
(title)

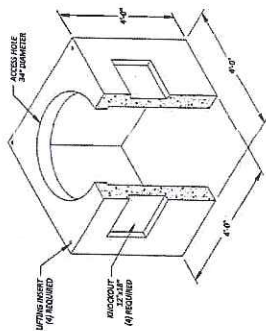
Return Original to:

Comcast  
Attn. R. Alan Rugman  
426 East 1st Street  
Boston, MA 02127

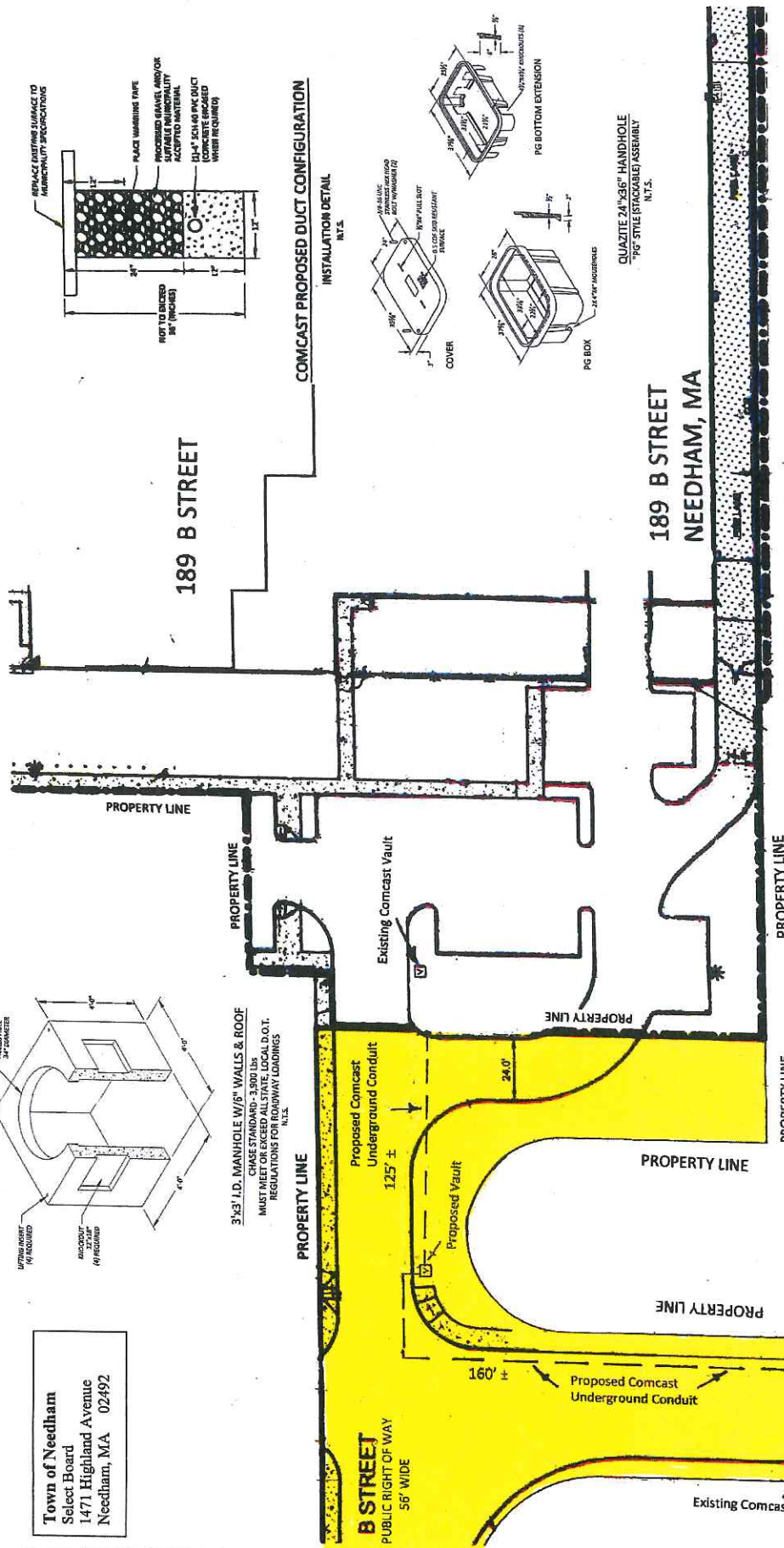
Retain Duplicate for your records



Town of Needham  
Select Board  
1471 Highland Avenue  
Needham, MA 02492

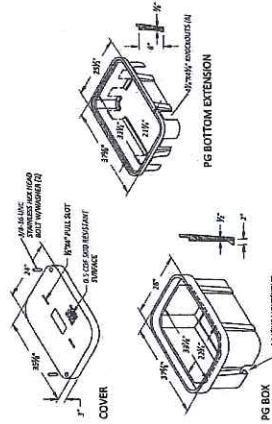


3'x3' I.D. MANHOLE W/8" WALLS & ROOF  
CHASE STANDARD - 3,500 LBS  
MUST MEET OR EXCEED ALL STATE, LOCAL D.O.T.  
REGULATIONS FOR SIDEWALK LOADINGS  
N.T.S.



### COMCAST PROPOSED DUCT CONFIGURATION

INSTALLATION DETAIL  
N.T.S.



QUAZITE 24"x36" HANDHOLE  
"PG" SIDE (STACKABLE) ASSEMBLY  
N.T.S.

NOTE:  
EXISTING UTILITIES SHOWN ARE APPROXIMATE AND  
NOT WARRANTED TO BE CORRECT. THE  
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL  
PUBLIC AND PRIVATE UTILITIES PRIOR TO BEGINNING  
ANY EXCAVATION.

CALL BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT  
72 HOURS NOTICE REQUIRED.  
ENTER 1-888-486-4864



Comcast

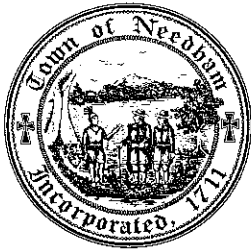
R. Alan Rugman  
GBR Utility Coordinator  
426 East 1<sup>st</sup> Street  
Boston, MA 02127  
(617) 337-4229  
Robert\_Rugman@comcast.com

Comcast of Needham, Inc.

5 Omni Way  
Chelmsford, MA 01824  
Attn. Outside Plant Supervisor

N/F  
NEEDHAM EXPRESS LIMITED PARTNERSHIP  
LC CERT No. 145609  
LOT B LC CASE No. 24606A





## NOTICE

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue, at 7:00 p.m. on April 23, 2019** upon petition of Comcast of Needham, Inc. dated **March 18, 2019** to install approximately 335' (feet) of (1) 4" (inch) conduit in the street starting at an existing Comcast vault on 3<sup>rd</sup> Avenue, crossing 3<sup>rd</sup> Avenue approximately 50' (feet) and continuing 160' (feet) to a proposed installation of (1) Comcast vault on B Street, continuing out of newly installed vault 125' (feet) on B Street to the private property of 189 B Street as shown on enclosed/attached design print. Also, replace the existing fiberglass hand hole with the 3' X 3' I.D. manhole and casting capable of supporting H-20 Loading and adjusted to road elevation at the time of Comcast's extension of their cable(s) to 189 B Street.

A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact Comcast representative, R. Alan Rugman, at 617-279-5172.

John A. Bulian  
Maurice P. Handel  
Matthew D. Borrelli  
Marianne B. Cooley  
Daniel P. Matthews

SELECT BOARD

Dated: April 12, 2019

# 189 B STREET

| OWNER NAME 1                        | OWNER NAME 2                           | MAILING ADDRESS                          | CITY        | ST | ZIP   | PARCEL ID        | PROPERTY ADDRESS |
|-------------------------------------|----------------------------------------|------------------------------------------|-------------|----|-------|------------------|------------------|
| DIV NEEDHAM 53, LLC                 | C/O THE DAVIS COMPANIES                | 125 HIGH ST 21ST FLOOR                   | BOSTON      | MA | 02110 | 19930000071000C  | 0 FOURTH AVE     |
| PARTNERS HEALTHCARE SYSTEM, INC.    | PRUDENTIAL TOWER 800 BOYLSTON ST.      | SUITE 1150                               | BOSTON      | MA | 02119 | 19930000033000C  | 128 FIRST AVE    |
| NEEDHAM NINE OWNER LLC              | C/O NORMANDY REAL ESTATE PARTNERS      | 53 MAPLE AVE                             | MORRISTOWN  | NJ | 07960 | 19930000074000C  | 89 A ST          |
| DIGITAL FIRST AVENUE, LLC           |                                        | 128 FIRST AVENUE                         | NEEDHAM     | MA | 02494 | 19930000033000C  | 72 A ST          |
| BLAKELEY, LINNELL ET AL, TRS        | C/O BLAKELEY INVESTMENT CO             | 1 INTERNATIONAL PLACE STE 3250           | BOSTON      | MA | 02110 | 199300000068000C | 0 FOURTH AVE     |
| HATOUN, ANTOINE G., TRUSTEE         | THE INTEX REALTY TRUST                 | 110 A ST                                 | NEEDHAM     | MA | 02494 | 19930000034000C  | 110 A ST         |
| NEEDHAM TRAVEL PROPERTY LLC         | 400 FIRST AVE                          | ATTN: NORMANDY REAL ESTATE ATTN: MS BOVA | NEEDHAM     | MA | 02494 | 19930000028000C  | 400 FIRST AVE    |
| 15-FOUR REALTY LLC                  | C/O ELIZABETH CACCIATORE               | 61 DRABBINGTON WY                        | WESTON      | MA | 02493 | 19930000023000C  | 15 FOURTH AVE    |
| DIV NEEDHAM 53, LLC                 | C/O THE DAVIS COMPANIES                | 125 HIGH ST 21ST FLOOR                   | BOSTON      | MA | 02110 | 19930000009000C  | 53 FOURTH AVE    |
| NORMANDY GAP-V DEVELOPMENT          | NEEDHAM LLC                            | 53 MAPLE AVE                             | MORRISTOWN  | NJ | 07960 | 19930000028000C  | 37 A ST          |
| NORMANDY GAP-V DEVELOPMENT          | NEEDHAM, LLC                           | 53 MAPLE AVE                             | MORRISTOWN  | NJ | 07960 | 19930000028000C  | 360 FIRST AVE    |
| BLAKELEY, LINNELL ET AL, TRS        | C/O BLAKELEY INVESTMENT CO             | 1 INTERNATIONAL PLACE STE 3250           | BOSTON      | MA | 02110 | 199300000069000C | 0 FOURTH AVE     |
| NEEDHAM RESIDENTIAL LLC             | ATTN: SCOTT OSBORNE C/O TOLL BROTHERS  | 250 GIBRALTAR RD                         | HORSHAM     | PA | 19044 | 19930000075000C  | 275 SECOND AVE   |
| NEEDHAM EXPRESS LIMITED PARTNERSHIP | C/O DANAC LLC                          | 5404 WISCONSIN AVE - SUITE 301           | CHEVY CHASE | MD | 20815 | 19930000011000C  | 151 THIRD AVE    |
| COCA COLA REFRESHMENTS              | C/O COCA COLA BOTTLING CO. OF N.E. INC | 1 EXECUTIVE PARK DR. STE 330             | BEDFORD     | NH | 03110 | 19930000014000C  | 9 B ST           |
| SHULKIN, IRWIN & SHELIA, TRS.       | C/O WARREN G MILLER, ESQUIRE           | 15 COURT SQ, STE 250                     | BOSTON      | MA | 02108 | 19930000022000C  | 33 FOURTH AVE    |
| 150A #1 LIMITED PARTNERSHIP         |                                        | 100 GALEN ST SUITE 301                   | WATERTOWN   | MA | 02472 | 19930000035000C  | 130 A ST         |
| SXC NEEDHAM INN LLC                 | C/O NANCY COADY-CARROLL                | PO BOX 4430                              | MANCHESTER  | NH | 03108 | 19930000028000C  | 180 B ST         |
| BLAKELEY, LINNELL ET AL, TRS        | C/O BLAKELEY INVESTMENT CO             | 1 INTERNATIONAL PLACE STE 3250           | BOSTON      | MA | 02110 | 19930000070000C  | 0 FOURTH AVE     |
| DIGITAL 128 FIRST AVENUE, LLC       |                                        | 128 FIRST AVE                            | NEEDHAM     | MA | 02494 | 19930000033000C  | 172 A ST         |
| IC 45 FOURTH AVE LLC                |                                        | 60 WELLS AVE SUITE 100                   | NEWTON      | MA | 02459 | 19930000020000C  | 45 FOURTH AVE    |
| NORMANDY GAP-V DEVELOPMENT          | NEEDHAM, LLC                           | 53 MAPLE AVE                             | MORRISTOWN  | NJ | 07960 | 19930000028000C  | 37 A ST          |

Certified as list of parties in interest under Mass. General Laws and Needham Zoning By-Law, to the Best of our knowledge  
for the Needham Board of Assessors.....



**Select Board  
TOWN OF NEEDHAM  
AGENDA FACT SHEET**

---

**MEETING DATE: 4/23/2019**

|                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| <b>Agenda Item</b>  | Change of Manager – Rockets Restaurant Group<br>d/b/a 3 Squares |
| <b>Presenter(s)</b> | Stephen Buchbinder, Attorney<br>Joey Luckner, Proposed Manager  |

|                                                                                                                                                                                                                                                                                                              |                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>1.</b>                                                                                                                                                                                                                                                                                                    | <b>BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED</b> |
| Rockets Restaurant Group d/b/a 3 Squares, 669 Highland Avenue, has submitted an application for a change in manager. Our review indicates that Mr. Luckner meets the statutory requirements to serve as a manager of a facility licensed to dispense alcohol. The additional filing materials seem in order. |                                                   |
| <b>2.</b>                                                                                                                                                                                                                                                                                                    | <b>VOTE REQUIRED BY SELECT BOARD</b>              |
| <b>Suggested Motion:</b> <i>Move that the Select Board approve and sign an application for a Change in Manager to Joey Luckner for Rockets Restaurant Group d/b/a 3 Squares, 669 Highland Avenue, Needham and to forward this application to the ABCC for approval.</i>                                      |                                                   |
| <b>3.</b>                                                                                                                                                                                                                                                                                                    | <b>BACK UP INFORMATION ATTACHED</b>               |
| <ol style="list-style-type: none"><li>1. Amendment Application for a Change of Manager</li><li>2. Resume Joey Luckner</li><li>3. Applicant's Statement</li><li>4. Vote of the Corporate Board</li></ol> <p>All other documents related to these transactions are on file in the Town Manager's Office.</p>   |                                                   |



The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street, Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

**AMENDMENT-Change of Manager**

☐ **Change of License Manager**

**1. BUSINESS ENTITY INFORMATION**

|                                            |                 |                     |
|--------------------------------------------|-----------------|---------------------|
| Entity Name                                | Municipality    | ABCC License Number |
| Rockets Restaurant Group LLC dba 3 Squares | Town of Needham | 00034-RS-0770       |

**2. APPLICATION CONTACT**

The application contact is the person who should be contacted with any questions regarding this application.

|                       |          |                          |              |
|-----------------------|----------|--------------------------|--------------|
| Name                  | Title    | Email                    | Phone        |
| Stephen J. Buchbinder | Attorney | sjbuchbinder@sab-law.com | 617-965-3500 |

**3A. MANAGER INFORMATION**

The individual that has been appointed to manage and control of the licensed business and premises.

|                                                                                   |                                         |                               |               |              |  |
|-----------------------------------------------------------------------------------|-----------------------------------------|-------------------------------|---------------|--------------|--|
| Proposed Manager Name                                                             | Joseph A. Luckner                       | Date of Birth                 |               | SSN          |  |
| Residential Address                                                               | 156 Dale Street, #A1, Waltham, MA 02451 |                               |               |              |  |
| Email                                                                             | joeyluckner@yahoo.com                   |                               | Phone         | 978-394-3014 |  |
| Please indicate how many hours per week you intend to be on the licensed premises | 40+                                     | Last-Approved License Manager | Aaron M. Krug |              |  |

**3B. CITIZENSHIP/BACKGROUND INFORMATION**

Are you a U.S. Citizen?\* ☒ Yes ☐ No \*Manager must be U.S. citizen  
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.  
Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No  
If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

| Date | Municipality | Charge | Disposition |
|------|--------------|--------|-------------|
|      |              |        |             |
|      |              |        |             |

**3C. EMPLOYMENT INFORMATION**

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

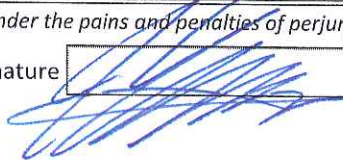
| Start Date | End Date | Position | Employer                   | Supervisor Name |
|------------|----------|----------|----------------------------|-----------------|
|            |          |          | see resume attached hereto |                 |
|            |          |          |                            |                 |

**3D. PRIOR DISCIPLINARY ACTION**

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

| Date of Action | Name of License | State | City | Reason for suspension, revocation or cancellation |
|----------------|-----------------|-------|------|---------------------------------------------------|
|                |                 |       |      |                                                   |
|                |                 |       |      |                                                   |

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature  Date 4/11/19



**Joseph A. Luckner**  
156 Dale St. #A1  
Waltham, MA 02451  
Cell: 978.394.3014  
joeyluckner@yahoo.com

## **EDUCATION**

**Bunker Hill Community College**      Charlestown, MA  
*Associate's Degree*, May 2021  
**Relevant Courses:** Small Business Management

## **EXPERIENCE**

**Kitchen Manager**      *Evviva Cucina*, Westford, MA    August 2016 to  
February 2019

- Supervises all kitchen staff and integration with front of house
- Recipe creation, daily ordering and receiving
- Responsible for quality control of all kitchen procedures and standards

**Service Bartender/Supervisor**    *Bertucci's*, Wayland, MA    December  
2014 to August 2016

- Supervised front of house/back of house staff
- Responsible for end-of-night cash recon and deposits
- Created and implemented policies regarding alcohol service as well as ongoing training
- Performed all line cook duties

**Cashier/Delivery Driver**    *Mimi's Roast Beef*, Watertown, MA    August  
2013 to December 2014

- Coordinated quick and efficient deliveries
- Responsible for ringing customers up on the cash register

## **SKILLS/ATTRIBUTES**

- Extensive nutrition and culinary knowledge
- Neopolitan pizza master
- Calm under pressure

References available upon request

## APPLICANT'S STATEMENT

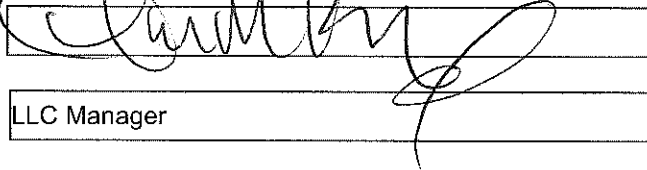
I, Aaron M. Krug the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager  
Authorized Signatory  
of Rockets Restaurant Group LLC  
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date:

04/09/19

Title:

LLC Manager

### CORPORATE VOTE

The Board of Directors or LLC Managers of Rockets Restaurant Group LLC  
Entity Name  
duly voted to apply to the Licensing Authority of Town of Needham and the  
City/Town  
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 4/6/2019  
Date of Meeting

For the following transactions (Check all that apply):

☒ Change of Manager

☐ Other

"VOTED: To authorize

Aaron M. Krug

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint

Joseph A. Luckner

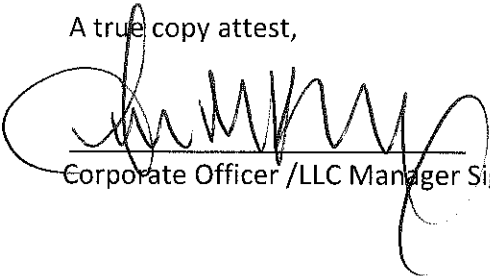
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

For Corporations ONLY

A true copy attest,

  
Corporate Officer / LLC Manager Signature

\_\_\_\_\_  
Corporation Clerk's Signature



**Select Board  
TOWN OF NEEDHAM  
AGENDA FACT SHEET**

---

**MEETING DATE: 4/23/2019**

|                     |                                                                   |
|---------------------|-------------------------------------------------------------------|
| <b>Agenda Item</b>  | Proposed Development at 1180 Great Plain Avenue                   |
| <b>Presenter(s)</b> | Mike McKay, Architect<br>Giorgio Petruzzello, Supreme Development |

|                                                                                                                                  |                                                   |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>1.</b>                                                                                                                        | <b>BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED</b> |
| Mr. McKay and Mr. Petruzzello will present the Board with information about the proposed development at 1180 Great Plain Avenue. |                                                   |
| <b>2.</b>                                                                                                                        | <b>VOTE REQUIRED BY SELECT BOARD</b>              |
| <i>Discussion Only</i>                                                                                                           |                                                   |
| <b>3.</b>                                                                                                                        | <b>BACK UP INFORMATION ATTACHED</b>               |
| a. Project Narrative – Proposed Development, 1180 Great Plain Avenue, Needham dated March 8, 2019                                |                                                   |



March 8, 2019

## **PROJECT NARRATIVE**

### **PROPOSED DEVELOPMENT 1180 GREAT PLAIN AVENUE NEEDHAM, MA**

The Project Site is located at the west edge of downtown Needham on Great Plain Avenue which is one of the major connecting streets in the town. The site is currently occupied by a vacant 14,500 sf one story building formerly used as an 18 room congregate housing building. The site is conveniently located within 300 yards of the center of Needham with restaurants, shopping and a commuter rail station to downtown Boston.

The proposed building will consist of 16 residential units, 8 one bedroom and 8 two bedroom units with 28 parking spaces. The parking for residents is located in the rear of the building with a separate entrance. Exterior bike storage is located adjacent to the parking with additional bike storage in the basement. There is a turnaround drop off at the front of the building with 4 guest parking spaces. There is internal trash storage located in the basement. The proposal includes adding one story to the existing structure with 8 units on each floor accessed by 2 stairs and a new elevator.

The exterior of the building is designed to blend in with the adjacent residential homes and is approximately 29 feet to the ridge. The materials will be a mixture of clapboard, shingle and panel siding with residential scale windows. Each unit will have an open kitchen with stone counters, Living and Dining area. All units will have washer dyers and individually controlled heating and air conditioning. One Bedroom units will have a study, one full bath and a half bath. Two Bedroom units will have two full baths.

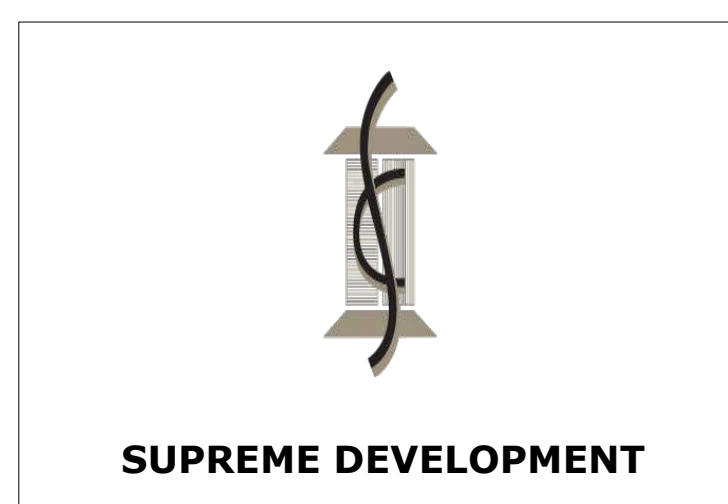




*Existing*  
*1180 Great Plain Ave*  
*Needham Mass.*  
*November 2018*  
 \*



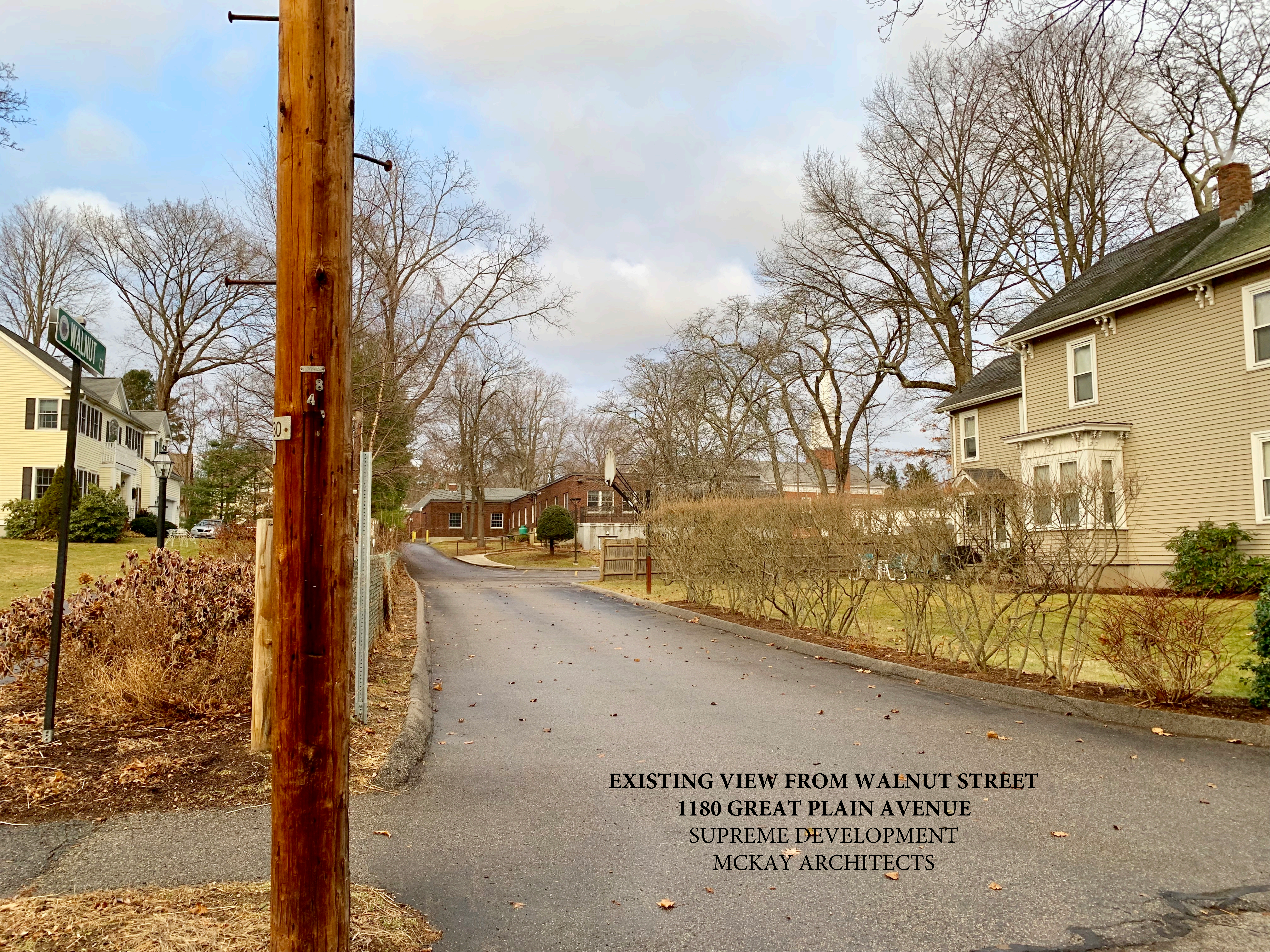




*Proposed Development  
1180 Great Plain Ave  
Needham Mass.  
November 2018*







EXISTING VIEW FROM WALNUT STREET  
1180 GREAT PLAIN AVENUE  
SUPREME DEVELOPMENT  
MCKAY ARCHITECTS



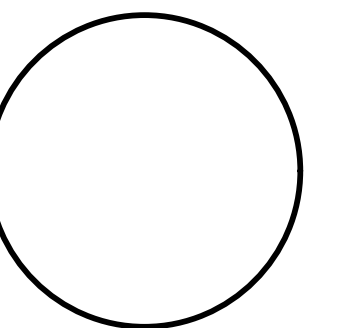




**1180  
Great Plain Ave.  
Needham, MA**

OWNER

35 Bryant Street  
Dedham, MA 02026  
ph.781.326.5400  
www.mckayarchitects.net

[illegible]

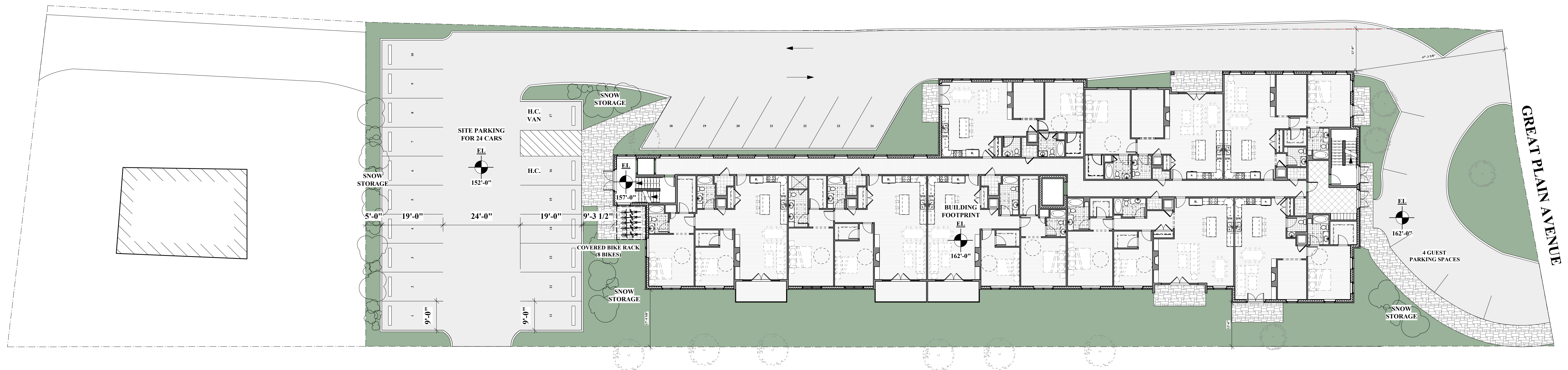
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

|        |               |
|--------|---------------|
| JOB NO | 0222          |
| DATE   | 03.04.19      |
| DWG BY | EAL           |
| CKD BY | MLM           |
| SCALE  | 1/16" = 1'-0" |

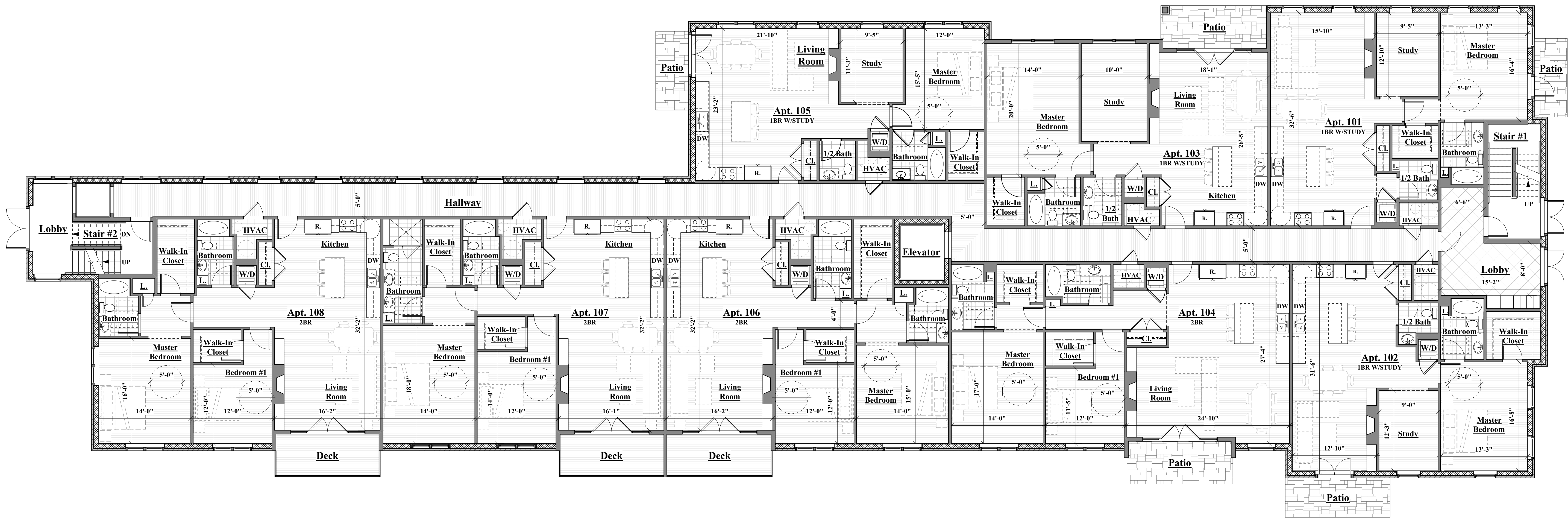
## L-1.1

**8 ONE BEDROOM RESIDENTIAL UNITS**  
**8 TWO BEDROOM RESIDENTIAL UNITS**  
**24 PARKING SPACES FOR RESIDENTS**  
**4 GUEST PARKING SPACES**



1  
L-1.1





SUMMARY

|              |                |
|--------------|----------------|
| FIRST FLOOR  | (4) 1 BR UNITS |
|              | (4) 2 BR UNITS |
| SECOND FLOOR | (4) 1 BR UNITS |
|              | (4) 2 BR UNITS |
| TOTAL        | (16) UNITS     |

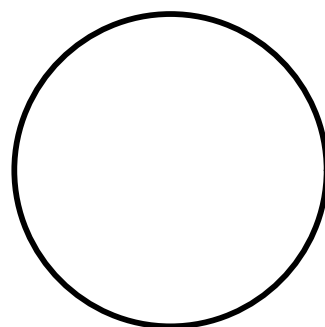
Renovations  
To

1180  
Great Plain Ave.  
Needham, MA

OWNER

architects  
mckay

35 Bryant Street  
Dedham, MA 02026  
ph.781.326.5400  
www.mckayarchitects.net



REV # DATE ISSUANCE

OWNERSHIP & USE OF DOCUMENTS

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

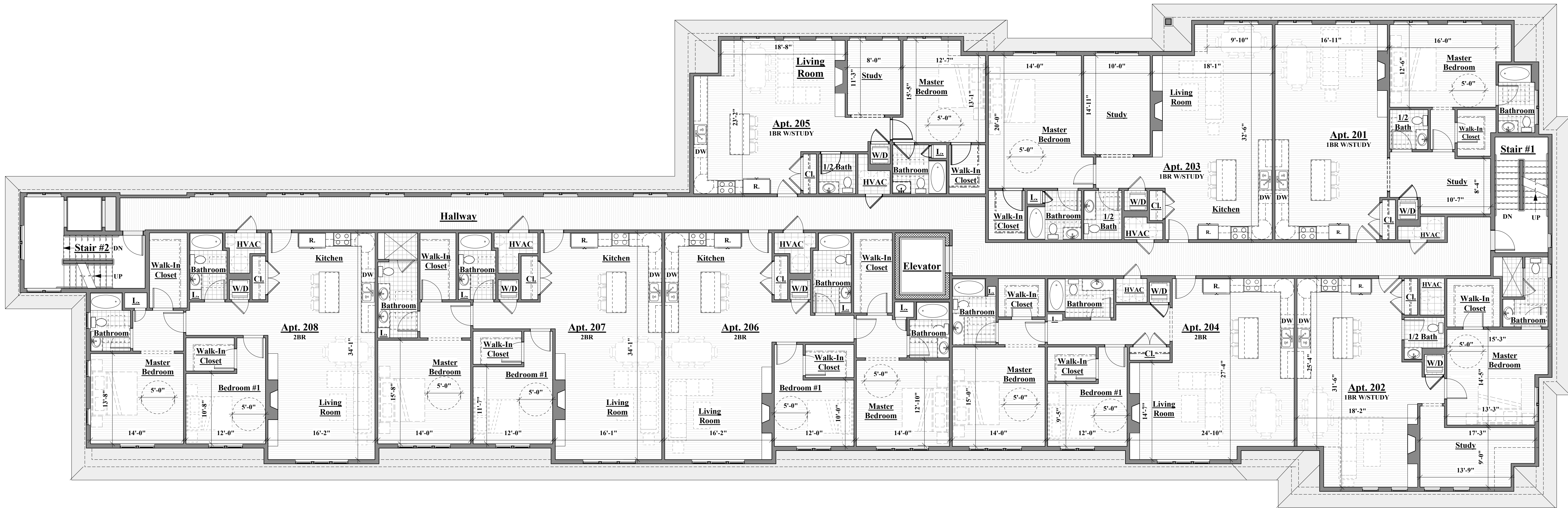
Proposed First  
Floor Plan

|        |              |
|--------|--------------|
| JOB NO | 0222         |
| DATE   | 03.04.19     |
| DWG BY | EAL          |
| CKD BY | MLM          |
| SCALE  | 1/8" = 1'-0" |

A-1.2

1  
A-1.2  
Proposed First Floor Plan 12,707 GSF  
1/8" = 1'-0"





1 Second Floor Plan 11,946 GSF  
A-1.3 1/8" = 1'-0"

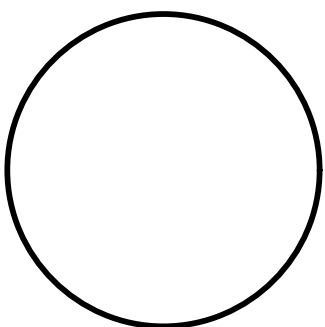
Renovations  
To

1180  
Great Plain Ave.  
Needham, MA

OWNER

architects  
mckay

35 Bryant Street  
Dedham, MA 02026  
ph.781.326.5400  
www.mckayarchitects.net



REV # DATE ISSUANCE

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Second  
Floor Plan

JOB NO

0222

DATE

03.04.19

DWG BY

EAL

CKD BY

MLM

SCALE

1/8" = 1'-0"

A-1.3





**Select Board  
TOWN OF NEEDHAM  
AGENDA FACT SHEET**

---

**MEETING DATE: 4/23/2019**

|                     |                                                                  |
|---------------------|------------------------------------------------------------------|
| <b>Agenda Item</b>  | <b>Sign Notice of Traffic Regulation<br/>– Broad Meadow Road</b> |
| <b>Presenter(s)</b> | Richard P. Merson, DPW Director                                  |

|           |                                                                                                                                                                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> | <b>BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED</b>                                                                                                                                                                                                                                                                                 |
|           | Business owners on Broad Meadow Road near the intersection of Great Plain Avenue have requested the parking time limit on the spaces on the north side of Broad Meadow Road between Great Plain Avenue and Evans Road be increased from 2 hours to 3 hours.                                                                       |
| <b>2.</b> | <b>VOTE REQUIRED BY SELECT BOARD</b>                                                                                                                                                                                                                                                                                              |
|           | <p><u><i>Suggested Motion:</i></u></p> <p><i>“That the Board vote to approve and sign the Notice of Traffic Regulation Permit #P19-04-23a for Broad Meadow Road, Time Limited in Designated Places, North side, from the westerly sideline of Great Plain Avenue to the easterly sideline of Evans Road – 3 Hour Parking”</i></p> |
| <b>3.</b> | <b>BACK UP INFORMATION ATTACHED</b>                                                                                                                                                                                                                                                                                               |
|           | <p>1. <i>Copy of Traffic Regulation P19-04-23a</i></p>                                                                                                                                                                                                                                                                            |



TOWN OF NEEDHAM  
SELECT BOARD

NOTICE OF TRAFFIC REGULATION

By virtue of the authority vested in the Select Board of the Town of  
Needham, it is hereby

VOTED: That the Town of Needham Traffic Rules and Regulations adopted by the  
Board of Selectmen February 14, 1989 and subsequent amendments  
thereto be and are hereby further amended as follows:

By adding to Schedule I – PARKING of Article V, Section 5-6, the  
following:

TIME LIMITED IN DESIGNATED PLACES

BROAD MEADOW ROAD – North side, from the easterly sideline of  
Great Plain Avenue to the westerly sideline of Evans Road,  
TIME – 3 Hours, Permit P19-04-23a.

VOTED: by the Select Board at a meeting held on Tuesday, April 23, 2019

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SELECT BOARD

Permit No. P19-04-23a

Date of Passage \_\_\_\_\_

Attest of Town Clerk \_\_\_\_\_





**Select Board  
TOWN OF NEEDHAM  
AGENDA FACT SHEET**

---

**MEETING DATE: 4/23/2019**

|                     |                                                           |
|---------------------|-----------------------------------------------------------|
| <b>Agenda Item</b>  | <b>Sign Notice of Traffic Regulation<br/>– May Street</b> |
| <b>Presenter(s)</b> | Richard P. Merson, DPW Director                           |

|           |                                                                                                                                                                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> | <b>BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED</b>                                                                                                                                                                                                                                                     |
|           | Due to commuter parking in spaces on the north side of May Street between Highland Avenue and Oakland Avenue, a request is being made for a 2 hour parking zone to be established on the north side of May Street from Highland Avenue to Oakland Avenue.                                             |
| <b>2.</b> | <b>VOTE REQUIRED BY SELECT BOARD</b>                                                                                                                                                                                                                                                                  |
|           | <u>Suggested Motion:</u><br><br>“That the Board vote to approve and sign the Notice of Traffic Regulation Permit #P19-04-23 for May Street, Time Limited in Designated Places, North side, from the westerly sideline of Highland Avenue to the easterly sideline of Oakland Avenue – 2 Hour Parking” |
| <b>3.</b> | <b>BACK UP INFORMATION ATTACHED</b>                                                                                                                                                                                                                                                                   |
|           | 1. Copy of Traffic Regulation P19-04-23                                                                                                                                                                                                                                                               |



## NOTICE OF TRAFFIC REGULATION

Attest of Town Clerk





**Select Board  
TOWN OF NEEDHAM  
AGENDA FACT SHEET**

---

**MEETING DATE: 4/23/2019**

|                     |                                |
|---------------------|--------------------------------|
| <b>Agenda Item</b>  | Call for Special Town Meeting  |
| <b>Presenter(s)</b> | Kate Fitzpatrick, Town Manager |

|                                                                                                                                                                                                                                                                                                            |                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>1.</b>                                                                                                                                                                                                                                                                                                  | <b>BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED</b> |
| <p>The Town Manager will recommend that the Select Board call for a Special Town Meeting to be held on October 28, 2019. This action will provide Town Meeting members with advance notice for planning purposes. The Board is scheduled to open the warrant for the Special Town Meeting this summer.</p> |                                                   |
| <b>2.</b>                                                                                                                                                                                                                                                                                                  | <b>VOTE REQUIRED BY SELECT BOARD</b>              |
| <p><i>Suggested Motion:</i> That the Select Board vote to call for a Special Town Meeting to be held on October 28, 2019 at the Needham Town Hall.</p>                                                                                                                                                     |                                                   |
| <b>3.</b>                                                                                                                                                                                                                                                                                                  | <b>BACK UP INFORMATION ATTACHED</b>               |
|                                                                                                                                                                                                                                                                                                            |                                                   |





**Select Board  
TOWN OF NEEDHAM  
AGENDA FACT SHEET**

---

**MEETING DATE: 4/23/2019**

|                     |                                |
|---------------------|--------------------------------|
| <b>Agenda Item</b>  | Annual Town Meeting Warrant    |
| <b>Presenter(s)</b> | Kate Fitzpatrick, Town Manager |

|                                                                                                                                   |                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>1.</b>                                                                                                                         | <b>BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED</b> |
| <p>The Board will review articles on the Annual Town Meeting Warrant.</p>                                                         |                                                   |
| <b>2.</b>                                                                                                                         | <b>VOTE REQUIRED BY SELECT BOARD</b>              |
| <p><i>Suggested Motion:</i> That the Board vote to support (not to support) article _____ in the Annual Town Meeting Warrant.</p> |                                                   |
| <b>3.</b>                                                                                                                         | <b>BACK UP INFORMATION ATTACHED</b>               |
| <p>a. Final Warrant provided under separate cover<br/>b. Status of Articles as of 4.19.2019</p>                                   |                                                   |



Status of Articles 4.19.2019

| #  | Article                                                                           | Status   | BOS Position | FC Position | BOS      | FC     | CPC | Planning |
|----|-----------------------------------------------------------------------------------|----------|--------------|-------------|----------|--------|-----|----------|
| 1  | Annual Town Election                                                              |          |              |             |          |        |     |          |
| 2  | Committee and Officer Reports                                                     |          |              |             |          |        |     |          |
| 3  | Establish Elected Officials' Salaries                                             |          | Adopt        | Adopt       | Dan      | Rick   |     |          |
| 4  | Fund Collective Bargaining Agreement/Needham Police Union                         | Withdraw |              |             |          | Rick   |     |          |
| 5  | Fund Collective Bargaining Agreement/Needham Police Superior Officers Association | Withdraw |              |             |          | Rick   |     |          |
| 6  | Fund Collective Bargaining Agreement/Needham Fire Union                           | Withdraw |              |             |          | Rick   |     |          |
| 7  | Appropriate for Needham Property Tax Assistance Program                           |          | Adopt        | Adopt       | Matt     | Rick   |     |          |
| 8  | Appropriate for Senior Corps                                                      |          | Adopt        | Adopt       | Matt     | John   |     |          |
| 9  | Appropriate for Compensated Absences Fund                                         |          | Adopt        | Adopt       | Matt     | Rick   |     |          |
| 10 | Appropriate for Temporary Staffing Program                                        |          | Adopt        | Adopt       | Dan      | Rick   |     |          |
| 11 | Appropriate for Park & Recreation Pool Staffing                                   |          | Adopt        | Adopt       | John     | Tom    |     |          |
| 12 | Appropriate for Public Communications Staffing                                    |          | Adopt        | Not Adopt   | Marianne | Barry  |     |          |
| 13 | Appropriate for Ridge Hill/Nike Site Consulting & Feasibility Study               |          | Adopt        | Adopt       | John     | Carol  |     |          |
| 14 | Appropriate for Town-Owned Land Surveys                                           |          | Adopt        | Adopt       | Moe      | Carol  |     |          |
| 15 | Appropriate for Public Facilities Maintenance Program                             |          | Adopt        | Adopt       | Matt     | Louise |     |          |
| 16 | Downtown Snow Removal Pilot Program                                               |          | Adopt        | Adopt       | Moe      | Louise |     |          |
| 17 | Appropriate for Small Repair Grant Program                                        |          | Adopt        | Adopt       | John     | John   |     |          |
| 18 | Appropriate the FY2020 Operating Budget                                           |          | Adopt        | Adopt       | John     | Barry  |     |          |
| 19 | Appropriate the FY2020 Sewer Enterprise Fund Budget                               |          | Adopt        | Adopt       | John     | Josh   |     |          |
| 20 | Appropriate the FY2020 Water Enterprise Fund Budget                               |          | Adopt        | Adopt       | John     | Josh   |     |          |



Status of Articles 4.19.2019

| #  | Article                                                                                                                                              | Status   | BOS<br>Position | FC Position | BOS      | FC      | CPC | Planning |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|-------------|----------|---------|-----|----------|
| 21 | Set the Annual Department Revolving Spending Limit                                                                                                   |          | Adopt           | Adopt       | Marianne | Barry   |     |          |
| 22 | Appropriate Transportation Improvement Fees                                                                                                          |          | Adopt           | Adopt       | Marianne | Josh    |     |          |
| 23 | Authorization to Expend State Funds for Public Ways                                                                                                  |          | Adopt           | Adopt       | Marianne | Louisee |     |          |
| 24 | Amend Zoning By-Law- Accessory Dwelling Unit                                                                                                         |          | Adopt           | No Position | Moe      | Carol   |     |          |
| 25 | Amend Zoning By-Law- Dimensional and Use Regulations for the Transit Oriented Development Sub-District of the Lower Chestnut Street Overlay District |          | Not Adopt       | Not Adopt   | Moe      | Carol   |     |          |
| 26 | Amend Zoning By-Law- Map Change to Chestnut Street Business District and Lower Chestnut Street Overlay District                                      |          | Not Adopt       | No Position | Moe      | Carol   |     |          |
| 27 | Amend Zoning By-Law- Map Change to Transit Oriented Development Sub-District of Lower Chestnut Street Overlay District                               |          | Not Adopt       | Not Adopt   | Moe      | Carol   |     |          |
| 28 | Amend Zoning By-Law- Self Storage Facilities in Mixed Use- 128 District                                                                              |          |                 |             | Moe      | John    |     |          |
| 29 | Appropriate for First Baptist Church Porch Preservation                                                                                              | Withdraw |                 |             | Dan      | Tom     |     |          |
| 30 | Appropriate for Modernization and Redevelopment of Affordable Housing Consultant                                                                     |          |                 |             | John     | Tom     |     |          |
| 31 | Appropriate for Fisher Street Trailhead Design                                                                                                       |          |                 |             | John     | Tom     |     |          |
| 32 | Appropriate for Town Common Renovation Design                                                                                                        |          |                 |             | Moe      | Tom     |     |          |
| 33 | Appropriate for Rosemary Lake Trail Project                                                                                                          |          |                 |             | John     | Tom     |     |          |
| 34 | Appropriate for Cricket Field Renovations                                                                                                            |          |                 |             | John     | Tom     |     |          |
| 35 | Appropriate for Playground Improvements                                                                                                              |          |                 |             | Marianne | Tom     |     |          |



Status of Articles 4.19.2019

| #  | Article                                                                                                                                                                            | Status   | BOS Position | FC Position | BOS      | FC     | CPC | Planning |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|----------|--------|-----|----------|
| 36 | Appropriate to Community Preservation Fund                                                                                                                                         |          |              |             | Marianne | Tom    |     |          |
| 37 | Appropriate for General Fund Cash Capital                                                                                                                                          |          | Adopt        | Adopt       | Matt     | Barry  |     |          |
| 38 | Appropriate for Athletic Facility Improvements                                                                                                                                     |          | Adopt        | Adopt       | Matt     | John   |     |          |
| 39 | Appropriate for Sewer Enterprise Fund Cash Capital                                                                                                                                 |          | Adopt        | Adopt       | John     | Josh   |     |          |
| 40 | Appropriate for Wastewater System Rehabilitation                                                                                                                                   |          | Adopt        | Adopt       | Moe      | Louise |     |          |
| 41 | Appropriate for Water Distribution System Improvements                                                                                                                             |          | Adopt        | Adopt       | Moe      | Louise |     |          |
| 42 | Appropriate to Athletic Facility Improvement Fund                                                                                                                                  |          | Adopt        | Adopt       | Matt     | Barry  |     |          |
| 43 | Appropriate to Capital Improvement Fund                                                                                                                                            |          | Adopt        | Adopt       | Matt     | Barry  |     |          |
| 44 | Appropriate to Capital Facility Fund                                                                                                                                               | Withdraw | Adopt        |             | Matt     | Barry  |     |          |
| 45 | Appropriate for Worker's Compensation Reserve                                                                                                                                      |          | Adopt        | Adopt       | Dan      | John   |     |          |
| 46 | Amend General By-Law/Select Board                                                                                                                                                  |          | Adopt        | Adopt       | Marianne | Josh   |     |          |
| 47 | Amend General By-Law / Election of Officers                                                                                                                                        |          | Adopt        | Adopt       | Marianne | Josh   |     |          |
| 48 | Extinguish Sewer Easement                                                                                                                                                          |          | Adopt        | Adopt       | Marianne | John   |     |          |
| 49 | Amend General By-Law/Stretch Energy Code                                                                                                                                           |          | Adopt        | Adopt       | Dan      | Josh   |     |          |
| 50 | Home Rule Petition- Town Meeting                                                                                                                                                   |          | Not Adopt    | No Position | Dan      | None   |     |          |
| 51 | Home Rule Petition- Resolution to Call for the United States to "Pull Back From the Brink" and Prevent Nuclear War- An Existential Threat to the Future of Humanity and the Planet |          |              | No Position | John     | None   |     |          |
| 52 | Omnibus                                                                                                                                                                            |          |              |             |          |        |     |          |
|    |                                                                                                                                                                                    |          |              |             |          |        |     |          |
|    | STM                                                                                                                                                                                |          |              |             |          |        |     |          |



Status of Articles 4.19.2019

| # | Article                                        | Status | BOS<br>Position | FC Position | BOS  | FC    | CPC | Planning |
|---|------------------------------------------------|--------|-----------------|-------------|------|-------|-----|----------|
| 1 | Appropriate for N2 Innovation District         |        | Adopt           | Adopt       | Moe  | Rick  |     |          |
| 2 | Amend the FY2019 Operating Budget              |        | Adopt           | Adopt       | John | Barry |     |          |
| 3 | Amend the FY2019 Community Preservation Budget |        | Adopt           | Adopt       | Dan  | Tom   |     |          |
| 4 | Amend General By-Laws/Non Criminal             |        | Adopt           | Adopt       | Dan  | Josh  |     |          |





**Select Board  
TOWN OF NEEDHAM  
AGENDA FACT SHEET**

---

**MEETING DATE: 4/23/2019**

|                     |                   |
|---------------------|-------------------|
| <b>Agenda Item</b>  | Committee Reports |
| <b>Presenter(s)</b> | Board Discussion  |

|                                                                                                      |                                                   |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>1.</b>                                                                                            | <b>BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED</b> |
| <i>Board members will report on the progress and / or activities of their Committee assignments.</i> |                                                   |
| <b>2.</b>                                                                                            | <b>VOTE REQUIRED BY SELECT BOARD</b>              |
|                                                                                                      |                                                   |
| <b>3.</b>                                                                                            | <b>BACK UP INFORMATION ATTACHED</b>               |
| <b>(Describe backup below)</b>                                                                       |                                                   |
| None                                                                                                 |                                                   |



Town of Needham  
Water Sewer Billing System  
Adjustment Form

DEPARTMENT OF PUBLIC WORKS

TO: TOWN TREASURER AND COLLECTOR  
cc: TOWN ACCOUNTANT, WATER AND SEWER SUPERINTENDENT

WHEREAS the appropriate divisions of the Department of Public Works have submitted to you the following commitment(s) on the dates listed below for the collection of water, sewer revenue and

WHEREAS certain inadvertent error(s) were made in said commitment(s), it is hereby requested that you abate these particular account(s) in the amount(s) stated below.

|                           |             |
|---------------------------|-------------|
| Water Sales:              | \$23.55     |
| Water Irrigation:         | \$0.00      |
| Water Admin Fees          | \$0.00      |
| Sewer Sales:              | -\$2,710.59 |
| Transfer Station Charges: | \$0.00      |
| Total Abatement:          | -\$2,687.04 |

Order #: 1273

Read and Approved:

 4/13/2019

Assistant Director of Public Works

 4/16/19

Director of Public Works

For the Select Board

4/23/19



**Town of Needham  
Water Sewer Billing System  
Adjustment Form**

| Prepared By: | Last Name | First Name | Customer ID# | Location ID# | Street Number | Street Name      | Irrigation Water | Domestic Water | Sewer       | Total       | Reason | Corrected Last Read Y/N |
|--------------|-----------|------------|--------------|--------------|---------------|------------------|------------------|----------------|-------------|-------------|--------|-------------------------|
| DB           | Shah      | P K        | 15335        | 10420        | 102           | Reservoir Street | \$0.00           | \$57.90        | -\$2,678.40 | -\$2,620.50 | ACC    | N                       |
| DB           | Goldfarb  | Laura      | 32127        | 160          | 167           | Valley Road      | \$0.00           | -\$34.35       | -\$32.19    | -\$66.54    | ACC    | N                       |

**Total:**      **-\$2,687.04**

ALSO, LET THIS SERVE AS AUTHORIZATION TO ABATE ANY PENALTY OR INTEREST WHICH HAS ACCRUED DUE TO THE NON-PAYMENT OF AMOUNTS AS STATED ABOVE.

**Legend:**

O.I. = O.I. reading slower than inside meter causing large bill when inside meter is read.  
 TWN = Town Project caused damage to private property  
 EC = Extenuating Circumstances  
 Equip = Equipment Malfunction  
 UEW = Unexplained water loss  
 ACC = Accidental Water Loss  
 BP = Billing Period beyond 100 days  
 COA = Council on Aging



**ONE DAY SPECIAL LICENSE  
TOWN OF NEEDHAM BOARD OF SELECTMEN  
EVENT INFORMATION SHEET**

RECEIVED  
TOWN OF NEEDHAM  
SELECT BOARD

(Please complete and attach event flyer or other information.)

|                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Event Manager Name<br>(Name that will appear on license)                                                                                                                                                                                                                                                                                                                                                                 | Robert T. Timmerman II                                                                                                                                                        |
| Event Manager Address                                                                                                                                                                                                                                                                                                                                                                                                    | 1211 Highland Avenue Needham MA 02492                                                                                                                                         |
| Event Manager Phone Number                                                                                                                                                                                                                                                                                                                                                                                               | 781-449-1492 781-589-4227                                                                                                                                                     |
| Organization Representing<br>(if applicable)                                                                                                                                                                                                                                                                                                                                                                             | Father Daniel J. Kennedy Needham Knights of Columbus                                                                                                                          |
| Is the organization (if applicable) you are representing non-profit? If so, please attach proof of non-profit status.                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> Non-profit <input type="checkbox"/> For profit<br><input type="checkbox"/> Proof of non-profit status is attached<br>Form of Proof: _____ |
| Name of Event                                                                                                                                                                                                                                                                                                                                                                                                            | Trivia Night For A Cause                                                                                                                                                      |
| Date of Event                                                                                                                                                                                                                                                                                                                                                                                                            | April 27, 2019                                                                                                                                                                |
| License is for Sale of:                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                               |
| <input checked="" type="checkbox"/> Wines & Malt Beverages Only<br><input type="checkbox"/> All Alcoholic Beverages (for non-profit groups only)                                                                                                                                                                                                                                                                         |                                                                                                                                                                               |
| Requested Time for Liquor License                                                                                                                                                                                                                                                                                                                                                                                        | FROM: 6:00 TO: 10:00                                                                                                                                                          |
| Are tickets being sold in advance for this event?                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> YES \$ 25 /per ticket <input type="checkbox"/> NO                                                                                         |
| Is there an admission fee for this event?                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> YES \$ 25 /per ticket <input type="checkbox"/> NO                                                                                         |
| Are you using dues collected to purchase alcohol for this event?                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                           |
| How many people are you expecting at this event?                                                                                                                                                                                                                                                                                                                                                                         | 100                                                                                                                                                                           |
| Name & address of event location. Please attach proof of permission to use this facility.<br>Father Daniel J. Kennedy Needham Knights of Columbus<br>1211 Highland Avenue Needham MA 02492                                                                                                                                                                                                                               |                                                                                                                                                                               |
| Who will be serving the alcohol to your guests?<br>Trained and paid bartender Jessica Freeland                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                               |
| Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three years an appropriate Massachusetts alcoholic beverages server-training program. Please state below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).<br>Jessica Freeland                                                                                                      |                                                                                                                                                                               |
| Please use the space below to describe the manner in which alcohol will be served to your guests. (For example, will guests be served alcohol or will they need to purchase it from the bar?) Please attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.                                                                                                                               |                                                                                                                                                                               |
| <input checked="" type="checkbox"/> I understand that the alcohol purchased for this event must be purchased from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and that I have received a current list of wholesalers. (A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04)) |                                                                                                                                                                               |
| Event Manager Signature:                                                                                                                                                                                                                                                                                                                                                                                                 | Date: 4/8/19                                                                                                                                                                  |





BOSTON SPORTS RADIO PERSONALITY  
MIKE 'SARGE' RILEY PRESENTS

# TRIVIA NIGHT! FOR A CAUSE

All proceeds benefit Mike and his Mother Linda's Light The  
Night team for the Leukemia & Lymphoma Society and  
helping their goal of \$10,000!!!

SATURDAY APRIL 27TH, 2019  
6:00 PM - 10:00 PM  
FR. KENNEDY NEEDHAM KNIGHTS OF COLUMBUS  
#1611  
1211 HIGHLAND AVE  
NEEDHAM, MA

\$25 per ticket

You can form a team of no more than 8 people  
OR attend individually

Light buffet, appetizers, and a CASH BAR



LEUKEMIA &  
LYMPHOMA  
SOCIETY®



**ONE DAY SPECIAL LICENSE  
TOWN OF NEEDHAM BOARD OF SELECTMEN  
EVENT INFORMATION SHEET**

RECEIVED  
TOWN OF NEEDHAM  
SELECT BOARD

(Please complete and attach event flyer or other information.)

|                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2019 APR 10 AM 11:15<br>Event Manager Name<br>(Name that will appear on license)                                                                                                                                                                                                                                                                                                                                                  | Robert T. Timmerman II                                                                                                                                                        |
| Event Manager Address                                                                                                                                                                                                                                                                                                                                                                                                             | 1211 Highland Avenue<br>Needham MA 02492                                                                                                                                      |
| Event Manager Phone Number                                                                                                                                                                                                                                                                                                                                                                                                        | 781-449-1492    781-589-4227                                                                                                                                                  |
| Organization Representing<br>(if applicable)                                                                                                                                                                                                                                                                                                                                                                                      | Father Daniel J. Kennedy Needham Knights of Columbus                                                                                                                          |
| Is the organization (if applicable)<br>you are representing non-profit? If<br>so, please attach proof of non-profit<br>status.                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> Non-profit <input type="checkbox"/> For profit<br><input type="checkbox"/> Proof of non-profit status is attached<br>Form of Proof: _____ |
| Name of Event                                                                                                                                                                                                                                                                                                                                                                                                                     | Craft Beer Night                                                                                                                                                              |
| Date of Event                                                                                                                                                                                                                                                                                                                                                                                                                     | May 3, 2019                                                                                                                                                                   |
| License is for Sale of:<br><input checked="" type="checkbox"/> Wines & Malt Beverages Only<br><input type="checkbox"/> All Alcoholic Beverages (for non-profit groups only)                                                                                                                                                                                                                                                       |                                                                                                                                                                               |
| Requested Time for Liquor License    FROM: 6:00                      TO: 10:00                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                               |
| Are tickets being sold in advance for this event? <input checked="" type="checkbox"/> YES    \$ 25.00 /per ticket <input type="checkbox"/> NO                                                                                                                                                                                                                                                                                     |                                                                                                                                                                               |
| Is there an admission fee for this event? <input checked="" type="checkbox"/> YES    \$ 25.00 /per ticket <input type="checkbox"/> NO                                                                                                                                                                                                                                                                                             |                                                                                                                                                                               |
| Are you using dues collected to purchase alcohol for this event? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                                                                                                                                                                                                              |                                                                                                                                                                               |
| How many people are you expecting at this event?    65                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                               |
| Name & address of event location. Please attach proof of permission to use this facility.<br>Father Daniel J. Kennedy Needham Knights of Columbus<br>1211 Highland Avenue Needham MA 02492                                                                                                                                                                                                                                        |                                                                                                                                                                               |
| Who will be serving the alcohol to your guests?<br>Presenter and trained bartender                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                               |
| Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three<br>years an appropriate Massachusetts alcoholic beverages server-training program. Please state<br>below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).<br>Jessica Freeland                                                                                                         |                                                                                                                                                                               |
| Please use the space below to describe the manner in which alcohol will be served to your guests.<br>(For example, will guests be served alcohol or will they need to purchase it from the bar?) Please<br>attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.                                                                                                                                  |                                                                                                                                                                               |
| <input checked="" type="checkbox"/> I understand that the alcohol purchased for this event must be purchased from a licensed<br>wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and<br>that I have received a current list of wholesalers. (A person holding a Section 14 license cannot<br>purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04)) |                                                                                                                                                                               |
| Event Manager Signature:                                                                                                                                                                                                                                                                                                                                                                                                          | Date: 4/8/2019                                                                                                                                                                |



# Craft Beer Night

*Sponsored By*

*The Father Daniel J. Kennedy  
Needham Knights of Columbus*

***Friday May 3, 2019***

***6:30 – 10PM***

***Come enjoy a selection of local craft beers and  
food pairings presented by renowned chef and  
author Adam Centamore***

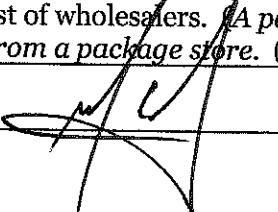
***Tickets are \$35.00 and advanced reservations  
are required***

***All Proceeds to Benefit the Fr. Daniel J.  
Kennedy-Needham Knights of Columbus  
Scholarship Fund.***

***For more information please contact  
[needhamkofc@gmail.org](mailto:needhamkofc@gmail.org)***



**ONE DAY SPECIAL LICENSE  
TOWN OF NEEDHAM BOARD OF SELECTMEN  
EVENT INFORMATION SHEET**  
(Please complete and attach event flyer or other information.)

|                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                               |                                        |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------|
| Event Manager Name<br>(Name that will appear on license)                                                                                                                                                                                                                                                                                                                                                                 | MAXWELL SPARR                                                                                                                                                                 |                                        |                                        |
| Event Manager Address                                                                                                                                                                                                                                                                                                                                                                                                    | 400 1 <sup>ST</sup> AVENUE, NEEDHAM, MA 02494                                                                                                                                 |                                        |                                        |
| Event Manager Phone Number                                                                                                                                                                                                                                                                                                                                                                                               | 857 - 320 - 0426                                                                                                                                                              |                                        |                                        |
| Organization Representing<br>(if applicable)                                                                                                                                                                                                                                                                                                                                                                             | TRIPADVISOR                                                                                                                                                                   |                                        |                                        |
| Is the organization (if applicable)<br>you are representing non-profit? If<br>so, please attach proof of non-profit<br>status.                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> Non-profit <input checked="" type="checkbox"/> For profit<br><input type="checkbox"/> Proof of non-profit status is attached<br>Form of Proof: _____ |                                        |                                        |
| Name of Event                                                                                                                                                                                                                                                                                                                                                                                                            | Domo User Group                                                                                                                                                               |                                        |                                        |
| Date of Event                                                                                                                                                                                                                                                                                                                                                                                                            | 5/9/19                                                                                                                                                                        |                                        |                                        |
| License is for Sale of:<br><input checked="" type="checkbox"/> Wines & Malt Beverages Only<br><input type="checkbox"/> All Alcoholic Beverages (for non-profit groups only)                                                                                                                                                                                                                                              |                                                                                                                                                                               |                                        |                                        |
| Requested Time for Liquor License                                                                                                                                                                                                                                                                                                                                                                                        | FROM:                                                                                                                                                                         | TO:                                    |                                        |
| Are tickets being sold in advance for this event?                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> YES \$                                                                                                                                               | /per ticket                            | <input checked="" type="checkbox"/> NO |
| Is there an admission fee for this event?                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> YES \$                                                                                                                                               | /per ticket                            | <input checked="" type="checkbox"/> NO |
| Are you using dues collected to purchase alcohol for this event?                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> YES                                                                                                                                                  | <input checked="" type="checkbox"/> NO |                                        |
| How many people are you expecting at this event?                                                                                                                                                                                                                                                                                                                                                                         | 500.                                                                                                                                                                          |                                        |                                        |
| Name & address of event location. Please attach proof of permission to use this facility.<br>TRIPADVISOR - 400 1 <sup>ST</sup> AVENUE, NEEDHAM, MA 02494                                                                                                                                                                                                                                                                 |                                                                                                                                                                               |                                        |                                        |
| Who will be serving the alcohol to your guests?<br>BARTENDER                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                               |                                        |                                        |
| Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three years an appropriate Massachusetts alcoholic beverages server-training program. Please state below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).<br><br>MAXWELL SPARR                                                                                                     |                                                                                                                                                                               |                                        |                                        |
| Please use the space below to describe the manner in which alcohol will be served to your guests. (For example, will guests be served alcohol or will they need to purchase it from the bar?) Please attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.<br><br>BAR ON CONSUMPTION                                                                                                     |                                                                                                                                                                               |                                        |                                        |
| <input checked="" type="checkbox"/> I understand that the alcohol purchased for this event must be purchased from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and that I have received a current list of wholesalers. (A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04)) |                                                                                                                                                                               |                                        |                                        |
| Event Manager Signature:                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                               |                                        | Date: 4/18/19                          |



**ONE DAY SPECIAL LICENSE  
TOWN OF NEEDHAM BOARD OF SELECTMEN  
EVENT INFORMATION SHEET**  
(Please complete and attach event flyer or other information.)

|                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                               |                                        |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------|
| Event Manager Name<br>(Name that will appear on license)                                                                                                                                                                                                                                                                                                                                                                 | MAXWELL SPARR                                                                                                                                                                 |                                        |                                        |
| Event Manager Address                                                                                                                                                                                                                                                                                                                                                                                                    | 400 1 <sup>ST</sup> AVENUE, NEEDHAM, MA 02494                                                                                                                                 |                                        |                                        |
| Event Manager Phone Number                                                                                                                                                                                                                                                                                                                                                                                               | 857 - 320 - 0426                                                                                                                                                              |                                        |                                        |
| Organization Representing<br>(if applicable)                                                                                                                                                                                                                                                                                                                                                                             | TRIPADVISOR                                                                                                                                                                   |                                        |                                        |
| Is the organization (if applicable)<br>you are representing non-profit? If<br>so, please attach proof of non-profit<br>status.                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> Non-profit <input checked="" type="checkbox"/> For profit<br><input type="checkbox"/> Proof of non-profit status is attached<br>Form of Proof: _____ |                                        |                                        |
| Name of Event                                                                                                                                                                                                                                                                                                                                                                                                            | BSPMA - BOSTON<br>Product Managers Assoc.                                                                                                                                     |                                        |                                        |
| Date of Event                                                                                                                                                                                                                                                                                                                                                                                                            | 5/16/19                                                                                                                                                                       |                                        |                                        |
| License is for Sale of:                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                               |                                        |                                        |
| <input checked="" type="checkbox"/> Wines & Malt Beverages Only<br><input type="checkbox"/> All Alcoholic Beverages (for non-profit groups only)                                                                                                                                                                                                                                                                         |                                                                                                                                                                               |                                        |                                        |
| Requested Time for Liquor License                                                                                                                                                                                                                                                                                                                                                                                        | FROM:                                                                                                                                                                         | 6pm                                    | TO: 9pm                                |
| Are tickets being sold in advance for this event?                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> YES \$                                                                                                                                               | /per ticket                            | <input checked="" type="checkbox"/> NO |
| Is there an admission fee for this event?                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> YES \$                                                                                                                                               | /per ticket                            | <input checked="" type="checkbox"/> NO |
| Are you using dues collected to purchase alcohol for this event?                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> YES                                                                                                                                                  | <input checked="" type="checkbox"/> NO |                                        |
| How many people are you expecting at this event?                                                                                                                                                                                                                                                                                                                                                                         | 100p.                                                                                                                                                                         |                                        |                                        |
| Name & address of event location. Please attach proof of permission to use this facility.                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                               |                                        |                                        |
| TRIPADVISOR - 400 1 <sup>ST</sup> AVENUE, NEEDHAM, MA 02494                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                               |                                        |                                        |
| Who will be serving the alcohol to your guests?                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                               |                                        |                                        |
| BARTENDER                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                               |                                        |                                        |
| Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three years an appropriate Massachusetts alcoholic beverages server-training program. Please state below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).                                                                                                                          |                                                                                                                                                                               |                                        |                                        |
| MAXWELL SPARR                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                               |                                        |                                        |
| Please use the space below to describe the manner in which alcohol will be served to your guests. (For example, will guests be served alcohol or will they need to purchase it from the bar?) Please attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.                                                                                                                               |                                                                                                                                                                               |                                        |                                        |
| BAR ON CONSUMPTION                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                               |                                        |                                        |
| <input checked="" type="checkbox"/> I understand that the alcohol purchased for this event must be purchased from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and that I have received a current list of wholesalers. (A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04)) |                                                                                                                                                                               |                                        |                                        |
| Event Manager Signature:                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                               |                                        | Date: 4/18/19                          |



## SELECT BOARD

### \* MINUTES \*

February 15, 2019

8:05 a.m. A special meeting of the Select Board was convened by Chair Daniel Matthews at the Needham Town Hall. Present were Mr. John Bulian, Mr. Matthew Borrelli, Ms. Marianne Cooley, and Town Manager Kate Fitzpatrick.

Mr. Matthews welcomed guests from the development community to discuss the possibility of adopting the Stretch Energy Code in Needham.

Mike McKay, Needham architect, said that surrounding communities such as Newton, Brookline, Dedham and Wellesley have all adopted the Stretch Energy Code and that everyone who works in those communities is used to it. He said that when the Stretch Code was initially recommended he was against it, but now his is in favor of it.

Mike Reddish, builder, discussed the blow test issues and that some houses get very tight and they need to breathe. He discussed obstacles to adding creative, forward thinking features such as geothermal heating in Town. He agreed that all houses he builds are stretch code compliant houses.

Mark Gluesing, architect, said that now that the codes match, and the program does not apply to additions or renovations, it is more palatable.

Matt Hughes, builder, said that adopting the Stretch Code is not a big change. He said he has a HERS rater for every project now. He agreed that new homes are sealed tightly and there may be future impacts.

Ryan McDonald, builder, said he is already following the Stretch Code. He said in the past the Town was reluctant to sign off on new approaches but that has changed,

Dave Roche, Building Commissioner, agreed that the development community is worried about the future of tight houses.

Mr. Borrelli said that homes are already in compliance with the Stretch Code. The question for the Board is what the benefit is for the Town. The Board discussed the Stretch Code article and other items on the Annual Town Meeting Warrant.

9:40 a.m. **Motion: Ms. Cooley moved that the meeting be adjourned. Mr. Bulian seconded the motion. Unanimous: 4-0.**



**Town of Needham  
Select Board  
Minutes for April 10, 2019  
Needham Town Hall  
Select Board's Chamber**

6:45 p.m. Informal Meeting with Citizens: No activity.

7:00 p.m. Call to Order:  
A meeting of the Select Board was convened by Chair Daniel P. Matthews. Those present were John A. Bulian, Maurice P. Handel, Matthew D. Borrelli, Marianne B. Cooley, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

7:00 p.m. Reorganization of the Board:  
Theodora K. Eaton, Town Clerk, swore in newly reelected Official: Daniel P. Matthews.

The Board accepted nominations for reorganization of the Select Board:

**Motion by Mr. Handel that the Select Board vote to nominate John A. Bulian to serve as Chair of the Town of Needham Select Board.**

**Second: Mr. Borrelli. Unanimously approved 5-0.**

The Board repositioned itself and Mr. Bulian took his place as Chair. He called for nominations for the following positions:

**Motion by Mr. Matthews that the Select Board vote to nominate Maurice P. Handel to serve as Vice-Chair of the Town of Needham Select Board.**

**Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Handel that the Select Board vote to nominate Matthew D. Borrelli to serve as Secretary/Clerk of the Town of Needham Select Board.**

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

Mr. Bulian thanked Mr. Matthews for his service as Chair of the Select Board and presented him with a clock in appreciation for his work. Mr. Matthews thanked Town staff and volunteers for the productive year, and voters who elected him to serve another term on the Board.

**Motion by Mr. Borrelli that the Select Board vote to approve the Select Board's regular meeting schedule for the year as printed, subject to changes as necessary during the course of the year.**

**Second: Ms. Cooley. Unanimously approved 5-0.**



**Motion by Mr. Matthews that the Select Board vote to appoint Sandy Cincotta to serve as Committee Secretary for the Town of Needham Select Board.**

**Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Matthews that the Select Board vote to appoint Mary Hunt to serve as Recording Secretary for the Town of Needham Select Board.**

**Second: Mr. Handel. Unanimously approved 5-0.**

7:08 p.m. Public Hearing - Application for a License to Store Fuel Aboveground at 189 B Street:  
Joy Forbes, Vice President, Planning and Development, NBC Universal and Chad Bern, Vice President of Finance appeared before the Board with a request for a license to install (1) 10,000 gallon aboveground diesel fuel tank to be used for an emergency backup generator at the property located at 189 B Street, Needham. Section 4.3 of the Town of Needham General By-laws states that any amount of liquid petroleum gas in excess of 500 gallons on a property requires a license by the Select Board.

Ms. Fitzpatrick indicated all paperwork is in order.

Mr. Bulian invited public comment. No comments were heard.

**Motion by Mr. Handel that the Select Board vote to approve and authorize the Chairman to sign a license for NBC Universal to install (1) 10,000 gallon aboveground diesel fuel tank to be used for an emergency backup generator at the property located at 189 B Street, Needham.**

**Second: Mr. Borrelli. Unanimously approved 5-0.**

7:15 p.m. Appointments and Consent Agenda:  
**Motion by Mr. Handel that the Select Board vote to approve the Appointments and Consent Agenda as presented.**

**APPOINTMENTS: No Appointments were made at this meeting.**

#### **CONSENT AGENDA**

- 1. Accept the following donations made to the Needham Park and Recreation Commission's Arts in the Parks Summer Concert Series: \$800 from Copley Motorcars Corporation; and \$500 from Friends of Denise Garlick.**
- 2. Accept the following donation made to the Needham Community Revitalization Trust Fund: \$100 from Kate Carter.**
- 3. Update Downtown Permit Parking Program Rules and Regulations to allow pro-ration of fee.**
- 4. Accept a \$25 donation made to the Needham Aging Services Donation Account in memory of Donna Wheeler King from Toni A. Picariello, a resident of South Carolina.**



5. Approve Open Session minutes from March 25, 2019 and March 26, 2019; and approve Executive Session minutes from March 12, 2019, and March 26, 2019.
6. Water & Sewer Abatement Order #1272
7. Approve a request from Michelle Harris, of PLGA Foundation d/b/a A Kids' Brain Tumor Cure, to hold its "Geared Up for Kids 2019" bike ride on June 2, 2019. The bike ride will start at 8:00 a.m. and will finish by noon. The route of the race was approved by the following departments: DPW, Police, Fire, and Park and Recreation.
8. Approve 2019 Mobile Food Vendor Permit for Chicken and Rice Guys for A Street location.
9. Grant permission for the following residents to hold block parties:

| Name            | Address    | Party<br>Location | Party<br>Date | Party<br>Rain Date | Party<br>Time |
|-----------------|------------|-------------------|---------------|--------------------|---------------|
| Andrea Thornton | 90 Norfolk | Norfolk St.       | 6/29/19       | N/A                | 2pm-10pm      |

**Second: Mr. Borrelli. Unanimously approved 5-0.**

7:12 p.m.

Public Hearing: New Alcoholic License at 1185 Highland Avenue, Poet King Restaurant Group d/b/a Hungry Coyote

Matt Saiia, owner, Poet King Restaurant Group, Francisco Mendez, kitchen manager, and Leona Leon, proposed manager appeared before the Board seeking approval for an application for an All Alcoholic License for Poet King Restaurant Group Inc., d/b/a Hungry Coyote. Hungry Coyote is a new restaurant that will be located at 1185 Highland Avenue (formerly the site of Orange Leaf). The restaurant will consist of 2,430 sq. ft. on one floor. Included on the first floor is a dining room with a total seating capacity for 54 patrons, restrooms, open kitchen and service bar with seating area. There is one main entrance located in the front of the building and two entrance/emergency exits in the rear of the building.

One church and one school located within the 500' radius of proposed premises and M.G.L. Chapter 138 section 16C requires a vote of the Board after public hearing. No written comment was received by either with respect to this hearing.

Mr. Saiia explained the restaurant is a counter-style taqueria, with alcohol service only in the evening. He said the restaurant is "fast casual" and is expected to serve breakfast, lunch, and dinner.

Mr. Matthews asked about prior experience in the restaurant industry, explaining Needham's history as a dry town, and that rules must be followed.

Discussion ensued on the restaurant layout, hours of operation, and service of alcohol. Mr. Saiia said a 100% ID compliance policy will be in place.



Mr. Matthews told Ms. Leon, as Manager of Record, she is personally responsible for everything having to do with the liquor license and alcohol service. He asked that the full resume, including restaurant and liquor service experience, for Ms. Leon be provided as part of documentation. Mr. Matthews said the concept is innovative. He explained to the proponents that it is their job to figure out the details for a successful business, and that it must be understood the Select Board will not be held responsible for any missteps. Mr. Saiia acknowledged Mr. Matthews comment.

Mr. Bulian invited public comment. No comments were heard.

**Motion by Mr. Handel that (A) the Select Board approve the application for a new All Alcohol License under the Town of Needham Rules and Regulations Applicable to the Sale of Alcoholic Beverages in Restaurants to Poet King Restaurant Group d/b/a Hungry Coyote, Leona Leon Turano, Manager, and to forward the approved Alcohol License application to the ABCC for approval; (B) that the Select Board approve the application for a Common Victualler License; (C) the Select Board determines that the premises are not detrimental to the educational and spiritual activities of the Christ Church of Needham or to Needham High School.**

**Second: Ms. Cooley. Unanimously approved 5-0.**

7:00 p.m. Hearing: Application for Pledge of License - Needham Cabot Concessions, 100 Cabot Street  
Andrew Upton, Attorney representing Needham Cabot Concessions, 100 Cabot Street is requesting the Board approve a Pledge of Collateral (Alcohol License) to Customers Bank, a Pennsylvania chartered bank. Needham Cabot Concessions holds the alcohol license at the Sheraton Needham Hotel.

Discussion ensued on the licensee, operator of the Needham Sheraton Hotel, and the ownership group. Mr. Upton said Needham Cabot Concessions is the holder of the alcohol license, receives revenue, and pledges the interest in the license.

**Motion by Mr. Matthews that the Board approve and sign the Pledge of Collateral (Alcohol License) application submitted by Needham Cabot Concessions and to forward the approved Application for Pledge of Collateral to the ABCC for approval.**

**Second: Mr. Handel. Unanimously approved 5-0.**

7:36 p.m. N2 Innovation District:  
Greg Reibman, President, Newton Needham Chamber of Commerce and Chuck Tanowitz, Director, N2 Innovation District provided the Board background information supportive of the N2 Innovation District's request for additional funding from the Town of Needham for two more years.



Mr. Reibman thanked the Town for its donation of \$20,000 two years ago supporting Newton Needham Chamber's efforts to revitalize the economic development district known as N2 Innovation District.

A handout detailing accomplishments in the N2 Innovation District was reviewed. Mr. Tanowitz commented on programming that brings people together and marketing efforts enticing businesses to the district, citing access to food trucks, block parties, and local colleges. Mr. Reibman commented on the budget for the two years, noting the monies were spent prudently but additional funds from the private sector and municipal partners are needed. He said the goal is to find a sustainable way to fund staffing and programming.

Mr. Bulian commented he is comfortable supporting the first five years of the program, but will not support anything beyond that point. He suggested contributions by "dues" to continue the initiative.

Mr. Handel said participation of both municipalities in fundraising is leverage for approaching private sector businesses.

Mr. Borrelli said asking for taxpayer dollars will generate many questions at Town Meeting. He said without concrete backup of why funds are needed, it will be a "tough ask" at Town Meeting. Mr. Borrelli suggested it may not be worth it to be exposed to numerous questions.

Ms. Cooley said she is glad to hear the initiative will be phased out, as it is tricky to continue to ask for funding. She said an annual meeting would be helpful to monitor progress. Ms. Cooley said Needham has always asked how to best work together to ensure success of the Needham Crossing and properties. Ms. Cooley suggested the Needham Crossing logo is included all marketing efforts.

Discussion ensued with an update on construction along Needham Street in Newton and the transportation corridor.

The Board thanked Mr. Reibman and Mr. Tanowitz for the update.

7:40 p.m. 2019 Citizens Petition: Home Rule Petition - Resolution to Prevent Nuclear War  
Joe McCabe, petitioner, along with Citizen's Committee members Linda Davis, Shirley Quinn, and Catherine Bonas discussed with the Board his submission for the 2019 Annual Town Meeting Warrant.

Mr. McCabe said the Committee is bringing to Town Meeting an article supporting a proposal called "Pull Back from the Brink of Nuclear War," first introduced by Physicians for Social Responsibility and the Union of Concerned Scientists. He commented both organizations have been in the forefront on the risks of nuclear war that continue to be present. Mr. McCabe said there is concern the risks are increasing. He explained the five point recommendations



adopted by a number of civic groups, city and town governments, and state governments to reduce the risks. Mr. McCabe said it is important for Needham to be given the opportunity to bring forward concerns to the federal government. He said the more support from local governments, the more likely it is the resolution will move forward in Congress.

Discussion ensued on the five point recommendation including (1) renouncing the option to use nuclear weapons first, (2) ending the sole unchecked authority of any president to launch a nuclear attack, (3) taking U.S. nuclear weapons off "hair trigger alert," (4) canceling plans to replace the entire arsenal with enhanced nuclear weapons, and (5) actively pursuing a verifiable agreement among nuclear armed states to eliminate their arsenals.

Mr. Handel asked how many towns are considering the resolution.

Linda Davis said the resolution has passed in Baltimore, Chicago, Los Angeles, locally in Somerville, Cambridge, and Brookline, and in countless municipalities across the nation.

Mr. Bulian referred to point three and asked "In an age where things move very quickly, how is there enough time for committee discussion when a decision must be made instantaneously?" He said he does not have intimate knowledge of what happens at the highest level of government.

Mr. McCabe commented it's easy to make mistakes if decisions are made very quickly. He noted the resolution was carefully worded and that there must be a better solution.

Mr. Borrelli commented there are two sides to every story and he is in no position to pass a resolution that he does not know enough about. He said there are people, including himself, that think the president should have the sole authority because time may be of the essence. Mr. Borrelli said perhaps there is a better way, but he is not willing to substitute his judgment for that of the military. He summarized everyone agrees nuclear war would be catastrophic, but is unsure how to move forward so that Town Meeting can actually pass something.

Ms. Cooley said she does not think she can add much more to the discussion. She agreed with Mr. Borrelli that understanding the whole picture is important.

Shirley Quinn said the threat is enormous and a first step must be taken. She said the resolution must be introduced so people can think about it.

Mr. Matthews said the subject is important and normally discussed at the federal level of government. He said the system of government is divided by federal, state, and local levels to achieve the best outcomes. He commented a bedrock principle of Needham's form of government is that Town Meeting has the right to



express its opinion on any matter it deems important. And, as citizens, the proponents have a right to present the resolution. He noted there are many national issues folks would like to weigh in on and asked "why is this subject the exception?"

Mr. McCabe said the issue is the exception because the risks are so great and increasing. He said it has also not been possible to address the issue from the top down. Mr. McCabe said the opportunity is for citizens to speak as a group about their concerns.

Ms. Davis said grassroots sentiment is very important and if needs are not made known on a national level, it says something about democracy.

Discussion ensued on the language of the resolution.

Ms. Quinn said people must recognize the danger and discussion must get started.

The Board thanked the presenters for the discussion.

8:25 p.m.

Stretch Energy Code:

Dave Roche, Building Commissioner discussed the Stretch Energy Code and answered questions pertaining to the proposed adoption of the code.

Mr. Roche gave an overview of the Stretch Code coming before Town Meeting in May. He discussed the impact of the Stretch Code to the Town, saying there will not be a huge impact on current construction in Needham, noting the only difference between the stretch code and current energy code is the HERS rater, which is simply another way to pass energy requirements. He commented most builders already use the HERS rater, and most homes being built in Needham are high end and meet Energy Star standards. He said the overall cost is only a few thousand dollars when compared to the entire cost of a new home.

Mr. Bulian pointed out the Stretch Code is a requirement for new construction only, not home additions.

Ms. Cooley said after discussion with builders, she was persuaded that it is a reasonable and rational thing to do, as most builders are already hiring HERS raters. She commented there is a critical mass, where if the new Stretch Code was problematic, many people would be involved in the conversation. Mr. Roche said he cannot foresee standards becoming any stricter, as homes are "so tight."

Mr. Borrelli said the Stretch Code would not affect Needham. He commented the irony is older homes are not energy efficient and people seem to question whether to tear them down, but yet new homes are energy efficient. Mr. Borrelli said supporting the Stretch Code is not a referendum on the Green Communities Act.



Mr. Matthews said the Stretch Code makes sense, but it must be understood joining the Green Communities program is a separate decision and that adopting the Stretch Code is only part of the Green Communities process.

Mr. Handel asked about “tight homes.” Discussion ensued on outside air being brought into a home.

The Board thanked Mr. Roche for the discussion.

8:36 p.m.

Warrant Article Update:

Rick Merson, Director of Public Works updated the Board on several articles in the 2019 Annual Town Meeting Warrant relating to public works.

He discussed Article 16 - Downtown Snow Removal Pilot Program in the warrant commenting on the \$35,000 request for new equipment should the Town start plowing and clearing sidewalks in the business district in the area of the new streetscape project. Mr. Merson explained the capabilities of the new equipment.

Mr. Handel said the program has been a long standing goal and will be appreciated by the business community.

Discussion ensued on expanding the program should the pilot be successful.

The Board thanked Mr. Merson for the update.

8:45 p.m.

Town Manager:

Kate Fitzpatrick, Town Manager appeared before the Board with three items to discuss:

1. License Agreement/Needham Community Farm

Ms. Fitzpatrick recommended the Board approve and sign the one year extension of the License Agreement for use of Town-owned land at the NIKE site by the Needham Community Farm. She said the procurement for this license agreement was initially conducted by the School Department. Since Town Meeting transferred jurisdiction of the NIKE site to the Select Board, the License Agreement has been updated and the extension must be approved by the Board. Ms. Fitzpatrick explained slight changes being made to the License Agreement, including jurisdiction and clarifying that the farm supply local food pantries, which has been the case. She said the farm has been very successful.

Mr. Matthews commented on the long term plan and reconfiguring of the active use areas at Ridge Hill/NIKE site, plus the manor house. He said it will take a while to determine the long range plan.

**Motion by Mr. Handel that the Board approve and sign the License Agreement between the Town and the Needham Community Farm for the period of May 1, 2019 through April 30, 2020.**



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

**2. Close Special Town Meeting Warrant**

Ms. Fitzpatrick recommended that the Board vote to close the warrant for the May 13, 2019 Special Town Meeting. She commented on the four articles contained in the warrant.

**Motion by Mr. Handel that the Board vote to close the warrant for the May 13, 2019 Special Town Meeting, subject to technical corrections to be made by the Town Manager, Town Counsel, and Bond Counsel.**

**Second: Mr. Borrelli. Unanimously approved 5-0.**

**3. Annual Town Meeting Warrant and Special Town Meeting Warrant**

The Board took positions on articles contained in each warrant:

**Annual Town Meeting Warrant**

**Motion by Mr. Handel that the Board vote to withdraw Article 4 - Fund Collective Bargaining Agreement/Needham Police Union in the Annual Town Meeting Warrant.**

**Second: Ms. Cooley. Unanimously approved 5-0.**

**Motion by Mr. Handel that the Board vote to withdraw Article 5 - Fund Collective Bargaining Agreement/Needham Police Superior Officers Association in the Annual Town Meeting Warrant.**

**Second: Ms. Cooley. Unanimously approved 5-0.**

**Motion by Mr. Handel that the Board vote to withdraw Article 6 - Fund Collective Bargaining Agreement/Needham Fire Union in the Annual Town Meeting Warrant.**

**Second: Ms. Cooley. Unanimously approved 5-0.**

**Motion by Mr. Borrelli that the Board vote to support Article 24 - Amend Zoning By-Law - Accessory Dwelling Unit in the Annual Town Meeting Warrant.**

**Second: Mr. Handel. Unanimously approved 5-0.**

**Motion by Mr. Borrelli that the Board vote not to support Article 25 - Amend Zoning By-Law - Dimensional and Use Regulations for the Transit Oriented Development Sub-District of the Lower Chestnut Street Overlay District in the Annual Town Meeting Warrant.**

**Second: Mr. Handel. Unanimously approved 5-0.**

**Motion by Mr. Borrelli that the Board vote not to support Article 26 - Amend Zoning By-Law - Map Change to Chestnut Street Business District**



**and Lower Chestnut Street Overlay District in the Annual Town Meeting Warrant.**

**Second: Mr. Handel. Approved 4-1. Ms. Cooley voted nay.**

**Motion by Mr. Matthews that the Board vote not to support Article 27 - Amend Zoning By-Law Map Change to Transit Oriented Development Sub-District of Lower Chestnut Street Overlay District in the Annual Town Meeting Warrant.**

**Second: Mr. Borrelli. Unanimously approved 5-0.**

**Article 28 - Defer (Amend Zoning By-Law - Self Storage Facilities in Mixed Use - 128 District)**

**Motion by Mr. Matthews that the Board vote to support Article 49 - Amend General By-Law/Stretch Energy Code in the Annual Town Meeting Warrant.**

**Second: Mr. Handel. Unanimously approved 5-0.**

**Motion by Mr. Handel that the Board vote not to support Article 50 - Home Rule Petition - Town Meeting in the Annual Town Meeting Warrant.**

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

**Article 51 - Defer (Home Rule Petition - Resolution to Call for the United States to "Pull Back From the Brink" and Prevent Nuclear War - An Existential Threat to the Future of Humanity and the Planet.**

**Special Town Meeting Warrant**

**Motion by Mr. Handel that the Board vote to support Article 1 - Appropriate for N2 Innovation District in the Special Town Meeting Warrant.**

**Second: Mr. Borrelli. Unanimously approved 5-0.**

**Motion by Mr. Borrelli that the Board vote to support Article 2 - Amend the FY2019 Operating Budget in the Special Town Meeting Warrant.**

**Second: Ms. Cooley. Unanimously approved 5-0.**

**Motion by Mr. Borrelli that the Board vote to support Article 3 - Amend the FY2019 Community Preservation Budget in the Special Town Meeting Warrant.**

**Second: Ms. Cooley. Unanimously approved 5-0.**

**Motion by Mr. Borrelli that the Board vote to support Article 4 - Amend General By-Laws/Non Criminal in the Special Town Meeting Warrant.**

**Second: Ms. Cooley. Unanimously approved 5-0.**

9:05 p.m.

Board Discussion:



1. Committee Reports

Mr. Matthews commented on the Annual Meeting Schedule, saying he has a conflict for July 23, 2019. He suggested finding an alternative date where the entire Board could attend, possibly a day other than a Tuesday in July.

9:10 p.m.

Adjourn:

**Motion by Mr. Borrelli that the Select Board vote to adjourn the Select Board meeting of Wednesday, April 10, 2019.**

**Second: Ms. Cooley. Unanimously approved 5-0.**

A list of all documents used at this Select Board meeting are available at:

<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>