

**Town of Needham
Select Board
Minutes for October 16, 2019
Needham Town Hall
Powers Hall**

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 John A. Bulian. Those present were Maurice P. Handel, Matthew D. Borrelli, Marianne B. Cooley, Daniel P. Matthews, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt.

7:00 p.m. Eversource Grant of Locations:

Maureen Carroll, Eversource Energy representative appeared before the Board requesting approval of two Grant of Locations.

1. Nevada Road

Ms. Fitzpatrick said all paperwork is in order, however the trench was built before being approved by the Select Board.

Gene Voloshian, developer, 945 Great Plain Avenue explained he thought the proper process was being followed. Mr. Bulian explained the town's Grant of Location process is to avoid situations impacting abutting properties. Mr. Volotian said he now understands a public hearing and approval by the Select Board must happen before work is done. He suggested a checklist of Town requirements should be available for builders.

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

Motion by Mr. Handel that the Select Board approve and sign a petition from Eversource Energy to install approximately 8.1 feet of conduit in Nevada Road. This work is necessary to provide underground electric service to 44 Nevada Road, Needham.

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

2. Greendale Avenue

Ms. Fitzpatrick explained work was completed prior Select Board approval.

Jim Nolan, 10 Old Greendale Avenue, homeowner explained he was unaware of the Town approval process prior to the trench being built. Mr. Bulian explained homeowners acting as their own builder need to follow the rules.

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

Motion by Mr. Handel that the Select Board approve and sign a petition from Eversource Energy to install approximately 9 feet of conduit in Greendale Avenue. This work is necessary to relocate the existing overhead electric service to underground electric service for 10 Old Greendale Avenue (formerly known at 818 Greendale Avenue).

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

7:12 p.m. Verizon Grant of Location: Briarwood Circle
Richard Forman, Verizon New England, Inc. representative appeared before the Board requesting Grant of Location approval for Briarwood Circle.

Ms. Fitzpatrick indicated the pole was installed prior to Select Board approval.

Mr. Bulian explained to Mr. Forman rules must be followed. Mr. Forman agreed.

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

Motion by Mr. Handel that the Select Board approve and sign a petition from Verizon New England, Inc., and Eversource Energy to place one (1) JO pole, P. 5A, on the westerly side of Briarwood Circle to a point approximately 82' southerly from existing pole, P.5, located on the westerly side of Briarwood Circle. This work is necessary to support the existing pole line.

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

7:14 p.m. Appointments and Consent Agenda:
Motion by Mr. Handel that the Board vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS

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| 1. Needham Community Revitalization Trust Fund | Marcus Hughes (term expires 6/30/2022) |
| 2. Traffic Management Advisory Committee | Lieutenant John McGrath (term expires 6/30/2020) |
| 3. Historical Commission | Dylan Attia (term expires 6/30/2022) |
| 4. Needham Community Revitalization Trust Fund | Dylan Attia (term expires 6/30/2022) |

CONSENT AGENDA

- 1. Accept the following donations made to the Needham Aging Services Donation Account: \$100 from Calvin & Janyce Lee, of Needham; and \$45 from Antonio & Mary Louise Manzon, of Needham.**
- 2. Accept the following donations made to the Needham Public Health Division's Substance Prevention Alliance of Needham (SPAN): \$500 from Dedham Savings Bank; and \$150 from Louise Condon Realty.**
- 3. Approve revised Select Board Policy BOS-LIC-001 Carry-In Alcoholic Beverages Regulations for Common Victualler's Licenses which, although rescinded, contains language for the one grandfathered establishment that would require staff training regulations similar to those required of Section 12 licensees.**
- 4. Accept the following donations made to the Needham Community Revitalization Trust Fund: \$250 from Needham Bank and \$1218.80 from Newton-Needham Chamber of Commerce, Inc.**
- 5. Approve a Special One Day Wines and Malt Beverages License for Chris Brinkhaus, of St. Sebastian's School to host its Alumni Dinner on October 24, 2019 from 6:00 p.m. to 9:00 p.m. The event will be held in Ward Hall at St. Sebastian's School, 1191 Greendale Avenue, Needham.**
- 6. Approve a 20B Exemption for Matthew Gnieski who is an employee at the Needham High School as a Graphic Design Intern to engage in work with the Park and Recreation Department as an Activity Instructor for the Ice Skating Program.**
- 7. Accept a donation of LEGOS (estimated value of \$350) made to the Needham Park and Recreation Commission from Susan Tanner, a Needham resident. The LEGOS will be used at Park and Recreation Programs.**
- 8. Accept the following donations made to the Needham Park and Recreation Commission for the Children's Theatre and Arts in the Parks Summer Series: \$31 on-site donations for Children's Theatre; \$444 on-site donations for Arts in the Parks.**
- 9. Approve minutes of July 2, 2019 Joint meeting with the Planning Board.**
- 10. Approve open session minutes of September 24, 2019 and October 1, 2019.**
- 11. Water & Sewer Abatement Order #1282**
- 12. Grant approval for the Newton Needham Regional Chamber to conduct the Blue Tree Lighting on the Town Common on Saturday, December 7, 2019.**
- 13. Approve request from Trustees of Memorial Park to bring the Wall That Heals to Needham for the period of either 6/18/2020 through 6/21/2020 or 6/25/2020 through 6/28/2020.**

14. **Approve Certificate of Appreciation for Ely Kaplansky who has been nominated for The Immigrant Learning Center's eight annual 2019 Barry M. Portnoy Immigrant Entrepreneur Award in the category of Business Growth.**

15. **Grant permission for the following residents to hold block parties:**

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Alison Premo (previously approved, date changed)	354 Brookline St	Brookline St	10/26/19	N/A	4pm- 5pm

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

7:15 p.m.

Town Manager:

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

1. Special Town Meeting Warrant

The Board took positions on remaining articles in the Special Town Meeting Warrant:

Motion by Mr. Handel that the Board vote to withdraw Article 1 - Fund Collective Bargaining Agreement Fire Union in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 5 - Amend Zoning By-Law - Highway Commercial 1 Zoning District in the Special Town Meeting Warrant.

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

Mr. Borrelli expressed continued concern for Article 5 appearing at the fall Town Meeting saying the scope is too big and traffic potential is unknown at this time. He said he will vote against Article 5 citing more discussion and understanding of the traffic impact is necessary.

Mr. Matthews said Article 5 has been studied for two years. He noted the article is for business, with no residential impact. He said favorable revenue will significantly contribute to the number of jobs, economic opportunities, and services. He commented on the special permit process to control the scope of the project and traffic is regional, noting he is confident the Planning Board will require traffic mitigation. He said while the Board shares concerns, the Article is ready for a vote, noting the two zoning articles are the major agenda for this fall Town

Meeting. He said the matter could be tabled or referred back if Town Meeting decides it requires more information. Mr. Matthews said Mr. Borrelli raises important points, but recommends approval.

Motion by Mr. Handel that the Board vote to support Article 6 - Amend Zoning By-Law - Map Change to Highway Commercial 1 in the Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 7 - Amend Zoning By-Law - Accessory Dwelling Unit in the Special Town Meeting Warrant.

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

Mr. Matthews commented on the language issues in the article, noting not all were addressed. He said however, none of the language issues affect the basic premise of the article which is to provide a limited program of “in-law” apartments. He suggested adopting the article as printed in the warrant, however if changes are approved on the floor at Town Meeting, the Board’s recommendation would be to still approve, as long as the quality of the main article is not materially changed.

2. MPO Annual Election

Motion by Mr. Handel that the Board vote to submit an absentee ballot for the City of Framingham for the MPO election on November 6, 2019.

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

7:28 p.m. Board Discussion:

1. Housing Choices Bill

The Board discussed the Housing Choices bill, and the concept of reaching out to the other communities that have reached a Subsidized Housing Inventory (SHI) percentage of ten percent or higher to inform them of the proposed amendment. Mr. Bulian stated 65 communities in the Commonwealth have achieved or exceeded the ten percent threshold.

Motion by Mr. Handel that the Board authorize the chair to send a letter on behalf of the Board to the other communities that have reached a Subsidized Housing Inventory (SHI) percentage of ten percent or higher and include the joint letter of the Select Board and Planning Board dated October 3, 2019.

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

2. Committee Reports

No Committee Reports were made.

7:30 p.m.

Public Hearing: Green Communities Designation

Kate Fitzpatrick, Town Manager, and the Green Communities Working Group including Cecilia Simchak, Acting Director of Administration & Finance, Public Services, Beth Greenblatt, Beacon Integrated Solutions, and Nick Hill, Volunteer provided the Board an update on the potential Green Communities application process. The application deadline for the Green Communities designation has been extended to November 22, 2019.

A Powerpoint presentation dated October 16, 2019 was viewed, with Ms. Simchak explaining the five criteria a town must meet in order to become a Green Community.

Mr. Bulian invited public comment.

Jeanne McKnight, 100 Rosemary Way said she is pleased with the comprehensive data analysis on how Needham will save money and accomplish requirements of becoming a Green Community, of which she is in favor.

James Goldstein, 40 Coolidge Avenue commended the Board for taking the issue seriously. He said annual cost savings will serve the town for decades.

Jean Goddard, 59 Otis Street is pleased Needham is on the cutting edge, saying the presentation was excellent and urged the Select Board to vote in favor of becoming a Green Community.

Liz Gregg, 1306 Great Plain Avenue spoke on behalf of Mothers Out Front who support renewable energy that is livable for the future. She thanked the Select Board and working group for their hard work.

Ross Donald, 25 Chambers Street said his career was in solar energy, including hot water systems. He noted there are issues with sustainability, suggesting experimentation and programs continue into the future.

Jeff Heller, 1092 Central Avenue supports the initiative, but asked “What are the downsides?”

Mr. Borrelli surmised Needham is a victim of its own success. He said even if Needham is not called a “green community,” it really is because of what the Town has been doing for many years. He said discussion should be whether or not the Town should apply to the green community program, perhaps losing some autonomy regarding regulations the Select Board would no longer set. Mr. Borrelli commented the Town is currently guided by the policy, but would now be required to comply with, should it receive a Green Community Designation. He concluded a potential downside is that Needham is in a state program and therefore “not the master of their own destiny.”

Ms. Cooley said the town originally hesitated joining due to the stretch code and what it really meant. She said however, energy saving actions continued. Ms. Cooley said a key question answered tonight was “Was the program, in order to meet the 20% commitment, going to obligate the Town to spend significantly more dollars more quickly than planned?” She said the answer heard tonight is “No, it is within the realm of what the town has been working on and that it will be able to legitimately meet the commitment to the state.” She stated it would be unfair for the Select Board to obligate Needham taxpayers to a significant increase without understanding the impact.

Mr. Matthews said he is concerned with the reality of human-caused climate change. He said it is important for the Town to honor and follow through with its commitment to reach a 20% reduction. He stated over 200 communities have already joined the program, noting a large number have not come close to 20% energy reduction.

Mr. Handel said the downside risk is if the Town fails to meet its commitment and, therefore, lose the Green Community designation. He said it is an important municipal statement for people of the community and that Needham will save money over time and become eligible for grants.

Mr. Bulian stated of the 240 communities that have adopted the Green Community designation, 118 have been in the program for 5 or more years. He said of the 118 communities, only 27 have achieved a 20% reduction. He said of the 240 communities, 34 have increased their energy consumption. He said the Select Board acts on the goals it sets.

Karen Price, 48 Lake Drive spoke on behalf of the League of Women Voters of Needham, who have officially taken the position that all levels of government must take all possible measures. She said the state provides the framework and offers

grants so each municipality can participate in reducing the collective energy consumption and reduce greenhouse gas emissions. She encouraged Needham to join the other cities and towns in the Green Communities program, and that residents want to know Needham is committed to the statewide effort.

Stephen Frail, 29 Powers Street said children are very worried about climate change and are looking to adults to show them there is hope. He said the government can do something tangible, which is the right thing to do economically while saving taxpayers money. Mr. Frail said the long-term benefit for the Town should be the focus. He asked the Board for a unanimous vote.

Hans Hagen, 27 Oak Knoll Terrace said it is easy to commit to doing the right thing when the economic savings align with the climate benefit. He asked “Are we doing enough?” He said it is important to revisit the plan to see what is on track or not so Needham is a town that exceeds in the effort.

Ms. Cooley said it is important to recognize we might also choose to do things that not only give savings but will also reduce the carbon footprint.

Austin Shaver, 58 Bradford Street said the actions now being taken are great, but people must realize that youth are no longer looking to institutions to take action. He said youth will do civil disobedience and more action is required than even the most progressive policies, i.e. addressing climate change. He encouraged donations to different causes.

Matt Tuttelman, 99 Brookline Street thanked the committee for their efforts. He concurred with Mr. Borrelli saying becoming a member of the Green Community would open up Needham to other state grants. He noted Massachusetts was recognized for the 9th year in a row as the most energy-efficient state in the nation. Mr. Tuttelman said with a 4.4-year payback, the town should look to make more investment by placing the net operating savings in an account that will “snowball” and fund even more measures. He challenged the town to “crush” the 20% energy reduction requirement. He said he hopes for a unanimous vote by the Select Board.

Anne Hayek, 116 Maple Street spoke on behalf of members of the Congregational Church saying the church set a goal and have already reduced energy consumption by 50% in 6 years. She said if the Town reduces its energy, it would send a big sign encouraging residents to reduce their energy consumption at home. She said she hopes for a unanimous vote by the Select Board.

Jeff Heller commented there is no penalty for not achieving 20% reduction, saying there is no downside. He commented while the Select Board makes the pledge for Needham, Town Meeting really controls whether or not the pledge is met. He said the Town does not give up control and there is a risk-free downside.

Phil Lynes, 586 Central Avenue commented municipal government can encourage residents and businesses to do more solar installations. He asked what the town is doing to encourage more private solarization?

Michael Greis, 384 Webster Street thanked the Select Board and the working group for showing that Needham can achieve the goals and that it makes sense. Mr. Greis said Green Needham, in conjunction with the Town of Needham and the Massachusetts Clean Energy Center, is participating in the Solarize Mass Plus program which provides an opportunity for residents to acquire Solar PV, air source heat pumps, and electric vehicles. He commented a table will be set up at the new Sunita Williams Elementary School open house on Saturday, October 19, 2019, 9am-10:30am, where people can learn more about solar energy.

Mr. Bulian closed the public hearing portion of the meeting and said the record will be held open for additional comment until the next Select Board meeting on November 12, 2019. He asked for Board comment.

Mr. Borrelli asked if particular vendors must be used? He commented on possible future grants, saying he heard they may be awarded based on need, as opposed to the current grant structure. He asked for clarification.

Mr. Greis said there is no approved vendor list and that he does not know of any changes in how grants are to be awarded in the future.

Mr. Borrelli said the fiscal analysis is very good and based on information received tonight it looks like the goals are achievable, noting many hurdles at the beginning of the process have been removed. He thanked residents for their opinions and echoed Mr. Matthews sentiment of achieving the 20% energy reduction goal.

Mr. Bulian asked for a motion to adjourn the Select Board meeting.

8:25 p.m. Adjourn:

Motion by Mr. Handel that the Select Board vote to adjourn the Select Board meeting of Wednesday, October 16, 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=>