SELECT BOARD
6:00 p.m. February 23, 2021
Needham Town Hall
REVISED Agenda

Under Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20", issued March 12, 2020 and in effect until termination of the emergency, meetings of public bodies may be conducted virtually provided that adequate access is provided to the public.

To listen and view this virtual meeting on a phone, computer, laptop, or tablet, download the "Zoom Cloud Meeting" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the meeting 89093905788 or click the link below to join the webinar: https://us02web.zoom.us/j/89093905788 .

	5:45	No Informal Meeting with Citizens due to Affordable Housing Trust Meeting at 5:00 p.m.
1.	**6:00**	Needham Community Council Proclamation
2.	**6:00**	Welcome Gilda Barabino, President, Olin College
3.	**6:15**	Sale of Retail Alcoholic Beverages Proposal • David Gordon
4.	**6:30**	Refunding Bonds • David Davison, Assistant Town Manager/Finance • Evelyn Poness, Town Treasurer and Tax Collector
5.	**6:35**	Approve RCN Transfer of Control • Select Board
6.	**6:35**	Town Manager • Accept & Refer Zoning • Set Annual Town Meeting Time and Location and Call for Special Town Meeting • Police Department Enforcement Data • COVID-19 Vaccination Planning
7.	**7:05**	Board Discussion • NUARI Update • Committee Reports

CONSENT AGENDA *=Backup attached

1.	Accept the following donation made to the Vietnam Veterans Memorial Maintenance Donation Fund: $50 from MarySue Cotton.
2.	Approve minutes of February 9, 2021 (open and executive session).
3.*	Approve and Sign Town Manager Contract Amendment

4.	Accept the following donations made to the Needham Health Division's Gift of Warmth program: $25 from the Blums, $500 from Temple Beth Shalom, and $300 from Mr. & Mrs. Bacon.
5.*	Support and ratify the individual member signatures on the FY2021 sewer rate relief application which was due to the Commonwealth by February 19, 2021 and approve applying the proceeds of the grant, if any, as a credit against the sewer bill.

PROCLAMATION

WHEREAS: On March 6, 1930, 19 Needham neighbors came together at the MacGregor Instrument Company to create an agency to support residents during the difficult days of the Depression. The group who assembled unanimously approved the name "Needham Community Council" for this new venture; and

WHEREAS: Membership was comprised of one (1) representative from each organization in town devoted to social welfare with a stated purpose of creating a "focus for community spirit" to cement all organizations in the town in like work. Staffed by volunteers and serving a Needham community of 11,000 residents, the first elected president of the Board of Directors was Reverend Harry Kimble of the Congregational Church; and

WHEREAS: The first programs supported by the Council included a Red Cross Welfare Bureau and the creation of a Labor Exchange in Needham. An early need to address hunger in town was met by the distribution of 110 Thanksgiving and Christmas food baskets to Needham residents and the creation of the Council Food Pantry; and

WHEREAS: The Needham Community Council programs have always been and continue to be free to residents. The Council mission continues to meet the needs of Needham residents through ongoing programs: Food Pantry, Transportation Program, English as a Second Language tutoring program, Child Assault Prevention (CAP program) and many others; and

WHEREAS: The Council continues to fund all programs with volunteers, private fundraising and thrift shop sales, using no tax dollars. The Council also partners with many different Town agencies to provide services to residents, and has redoubled its efforts during the Covid-19 pandemic.

NOW, THEREFORE, BE IT RESOLVED that the Needham Select Board hereby congratulates the Needham Community Council for its 90 years of service to the residents of the Town of Needham.

Signed this 23rd day of February 2021

Maurice P. Handel, Chair	Matthew D. Borrelli, Vice Chair
Marianne B. Cooley, Clerk	Daniel P. Matthews
John A. Bulian	

Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 2/23/2021

Agenda Item	Welcome Olin College President
Presenter(s)	President Gilda Barabino

1.	**BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED**
The Board will welcome the new President of Olin College Gilda Barabino.	
2.	**VOTE REQUIRED BY SELECT BOARD**
Discussion Only.	
3.	**BACK UP INFORMATION ATTACHED**
a. Dr. Gilda Barabino Bio	

GILDA BARABINO

PRESIDENT

Professor of Biomedical and Chemical Engineering

Gilda A. Barabino became the second president of Olin College of Engineering, and Professor of Biomedical and Chemical Engineering, on July 1, 2020.

Previously she served as Dean of The Grove School of Engineering at the City College of New York (CCNY). She also served as Daniel and Frances Berg Professor, with appointments in the Departments of Biomedical Engineering and Chemical Engineering, as well as the City University of New York School of Medicine.

A biomedical engineer trained in chemical engineering, with broad interest in global health, systems, and interdisciplinary engineering education, Dr. Barabino is a noted investigator in the areas of sickle cell disease, cellular and tissue engineering. She is an internationally recognized thought leader and highly sought speaker and consultant on race/ethnicity and gender in science and engineering, with particular focus on creating cultures and climates that support a sense of belonging. She has led a number of initiatives in these areas including serving as the founder and Executive Director of the National Institute for Faculty Equity.

Before joining CCNY, she served as Associate Chair for Graduate Studies and Professor in the Wallace H. Coulter Department of Biomedical Engineering at Georgia Tech and Emory University. She also served as Georgia Tech's inaugural Vice Provost for Academic Diversity. Prior to that, she spent 18 years at Northeastern University, rising to the rank of Full Professor of Chemical Engineering and serving as Vice Provost for Undergraduate Education.

Dr. Barabino is an active member of the National Academy of Engineering and the National Academy of Medicine and serves on numerous committees of the National Academies of Science, Engineering and Medicine, including the Roundtable on Black Men and Black Women in Science, Engineering and Medicine; the Health and Medicine Division Committee; and the Committee on Women in Science Engineering and Medicine which she chairs. Dr. Barabino also serves as a member of the National Institutes of Health's National Advisory Council for Biomedical Imaging and Bioengineering; National Science Foundation's Advisory Committee for Engineering; the congressionally mandated Committee on Equal Opportunities in Science and Engineering; and the American Association for the Advancement of Science Committee on Science, Engineering and Public Policy. Dr. Barabino also serves on the Scientific Advisory Board of the Chan Zuckerberg Biohub.

Her many honors include the American Institute of Chemical Engineers Award for Service to Society (2019); the Presidential Award for Excellence in Science, Mathematics and Engineering Mentoring (2018); the Pierre Galetti Award (2017), the American Institute for Medical and Biological Engineering's highest honor; and an honorary degree from Xavier University of Louisiana (2016).

Dr. Barabino is a fellow of the American Association for the Advancement of Science, the American Institute of Chemical Engineers, the American Institute for Medical and Biological Engineering, and the Biomedical Engineering Society.

She sits on the board of trustees for VentureWell, Associated Universities, Inc., New York Hall of Science and Xavier University of Louisiana.

Dr. Barabino earned her B.S. degree in Chemistry from Xavier University of Louisiana and her Ph.D. in Chemical Engineering from Rice University.

She is married to Joseph Barabino. They have a son, Jori.

Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 02/23/2021

Agenda Item	Sale of Retail Alcoholic Beverage Proposal
Presenter(s)	David Gordon

1.	**BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED**
Mr. Gordon will present a proposal for a retail alcoholic Section 15 package store.	
2.	**VOTE REQUIRED BY SELECT BOARD**
Discussion Only	
3.	**BACK UP INFORMATION ATTACHED**
(Describe backup below) ***None***	

SELECT BOARD
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 02/23/2021

Agenda Item	Refunding Bonds
Presenter(s)	David Davison, Assistant Town Manager/Director of Finance Evelyn Poness, Town Treasurer & Tax Collector

1. BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED

The Town is working with Hilltop Securities to explore refunding (refinancing) bond options to lower the Town's debt service expense on eligible outstanding debt.

2. VOTE REQUIRED BY SELECT BOARD

Move that in order to save interest costs, the Treasurer is authorized to provide for the sale and issuance of bonds under G.L. c. 44, Section 21A, to refund all or any portion of the remaining principal of and redemption premium and interest on the Town's General Obligation Bonds dated June 1, 2009, June 15, 2010 and June 1, 2011 and that for this purpose the Treasurer is authorized to provide for the preparation and distribution of a Preliminary Official Statement; provided, however, that no bonds shall be issued under this vote unless and until the final interest rates and other terms of the refunding bonds are approved by the Board.

3. BACK UP INFORMATION ATTACHED

1. Memo from Assistant Town Manager/Director of Finance

Town of Needham
Finance Department

Memorandum

To: Select Board

From: David Davison, Assistant Town Manager/Director of Finance

CC: Kate Fitzpatrick, Town Manager; Evelyn Poness, Treasurer/Collector

Date: February 19, 2021

Re: Refunding Bonds

In consultation with the Town's financial advisor, Hilltop Securities we have identified possible debt expense savings on three existing bond issues due to the lower interest rate market.

Hilltop Securities analysis shows that the Town could realize debt service savings of more than $500,000 on the bonds issued June 1, 2009, June 15, 2010 and June 1, 2011 over the remaining life of the three bond issues. Their analysis was based upon prevailing market conditions. They provided the following summary which results in savings as follow:

Bond Issue	Purpose	Principal Amount to be Refunded	Estimated Budgetary Savings	Savings as a % of Refunded Principal
6/1/2009	High School	$1,305,000	$133,783	10.71%
6/15/2010	Water & Administration Building	400,000	15,399	3.57%
6/1/2011	Town Hall & Newman School	3,750,000	353,058	9.09%

We will come before the Board to seek approval to move forward with the refunding opportunity. Final approval of the issuance of any bond would come after the results of the sale are known and the actual savings have been determined.

Please do not hesitate to contact me if you have any questions prior to the meeting.

Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 02/23/2021

Agenda Item	**APPROVE TRANSFER REQUEST FOR CHANGE OF CONTROL OF RCN TELECOM SERVICES**
Presenter(s)	**Select Board**

1.	**BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED**

A public hearing was held on January 12, 2021 and closed on January 26, 2021 regarding the FCC Form 394 transfer request received by the Town on December 2, 2020. Form 394 seeks the Select Board's approval for a change of control of the Cable Television Franchisee, RCN Telecom Services of MA, LLC, from Radiate Holdings, LP to Stonepeak Associates, IV LLC. There was no public input received at the public hearing nor the two weeks following. The Board is now asked to render a decision on the request.

2.	**VOTE REQUIRED BY SELECT BOARD**

Suggested Motion: That the Board vote to approve the FCC Form 394 transfer request for a change in control of the Cable Television Franchisee, RCN Telecom Services of MA, LLC from Radiate Holdings, LP to Stonepeak Associates, IV LLC.

3.	**BACK UP INFORMATION ATTACHED**

None

Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 2/23/2021

Agenda Item	Accept and Refer Zoning
Presenter(s)	Kate Fitzpatrick, Town Manager

1. BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED

The Planning Board, at its meeting of February 16, 2021, voted to place the following articles on the warrant for the 2021 Annual Town Meeting: (1) Amend Zoning By-Law – Highway Commercial 1 Zoning District; (2) Amend Zoning By-Law – Highway Commercial 1 Zoning District/Schedule of Permitted Special Permit Uses; and (3) Amend Zoning By-Law – Map Change to Highway Commercial 1.

Under State law, the Select Board has 14 days to accept the proposed amendments and refer them to the Planning Board for its review, hearing, and report. The Board's action in this matter is not discretionary.

2. VOTE REQUIRED BY SELECT BOARD

Suggested Motion: That the Board vote to accept the proposed zoning articles (1) Amend Zoning By-Law – Highway Commercial 1 Zoning District; (2) Amend Zoning By-Law – Highway Commercial 1 Zoning District/Schedule of Permitted Special Permit Uses; and (3) Amend Zoning By-Law – Map Change to Highway Commercial 1 for referral to the Planning Board for its review, hearing, and report.

3. BACK UP INFORMATION ATTACHED

a. Transmittal Letter from Lee Newman
b. Proposed Warrant Articles
c. M.G.L. c. 40A Section 5

February 18, 2021

Ms. Kate Fitzpatrick
Town Manager
Town Hall
Needham, MA 02492

Re: Zoning Articles for 2021 Spring Annual Town Meeting

Dear Ms. Fitzpatrick:

The Planning Board, at its meeting of February 16, 2021, voted to place the following articles on the warrant for the May 2021 Annual Town Meeting: (1) Article 1: Amend Zoning By-Law – Highway Commercial 1 Zoning District; (2) Article 2: Amend Zoning By-Law – Highway Commercial 1 Zoning District Schedule of Permitted Special Permit Uses; and (3) Article 3: Amend Zoning By-Law – Map Change to Highway Commercial 1. Accordingly, please find the above-named articles as approved by the Planning Board for inclusion in the warrant of the 2021 Annual Town Meeting.

As you know, the Select Board will need to accept the articles and to then forward them to the Planning Board for review, public hearing and report. Please have the Select Board act on the enclosed articles at its next meeting of Tuesday, February 23, 2021, so that the Planning Board can meet its statutory obligations. The Planning Board plans to schedule the public hearing on the articles for Tuesday, March 16, 2021.

Should you have any questions regarding this matter, please feel free to contact me directly.

Very truly yours,

NEEDHAM PLANNING BOARD

Lee Newman

Lee Newman
Director of Planning and Community Development

cc: Planning Board

Enclosure

ARTICLE 1: AMEND ZONING BY-LAW – HIGHWAY COMMERCIAL 1 ZONING DISTRICT

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

1. Amend Section 2.1, Classes of Districts, by adding the following term and abbreviation under the subsection Industrial:

   "HC-1 -- Highway Commercial 1"

2. Amend Section 3.2, Schedule of Use Regulations, by adding a new Section 3.2.7 as follows:

   "3.2.7 Uses in the Highway Commercial 1 District

   3.2.7.1 Permitted Uses

   The following uses are permitted within the Highway Commercial 1 District as a matter of right:

   (a) Uses exempt from local zoning control pursuant to M.G.L. Chapter 40A, Section 3.

   (b) Public parks and playgrounds, municipal buildings or uses.

   (c) Retail establishment (not including grocery stores) or combination of retail establishments serving the general public where each establishment contains less than 5,750 square feet of floor area and where all items for sale or rent are kept inside a building.

   (d) Manufacturing clearly incidental and accessory to a retail use on the same premises and the product is customarily sold on the premises.

   (e) Craft, consumer or commercial service establishment dealing directly with the general public.

   (f) Laundry or dry cleaning pick-up station with processing done elsewhere.

   (g) Professional, business or administrative office, but not including any of the following: a medical clinic or Medical Services Building or medical, surgical, psychiatric, dental, orthodontic, or psychologist group practices comprised of three or more such professionals (hereinafter "Group Practices") or physical therapy, alternative medicine practices, wellness treatments, including but not limited to, acupuncture, yoga, chiropractic and/or nutrition services. "Professional" shall include professional medical, surgical, psychiatric, dental, orthodontic or psychologist practice by a group of two or fewer such professionals ("Non-group Practice").

   (h) Bank or Credit Union.

   (i) Medical Laboratory or laboratory engaged in scientific research and development and/or experimental and testing activities including, but not limited to, the fields of biology, genetics, chemistry, electronics, engineering, geology, medicine and physics, which may include the development of mock-ups and prototypes.

   (j) Radio or television studio.

   (k) Light non-nuisance manufacturing, including, but not limited to, the manufacture of electronics, pharmaceutical, bio-pharmaceutical, medical, robotic, and micro-biotic products, provided that all resulting cinders, dust, flashing, fuses, gases, odors, smoke, noise, vibration, refuse matter, vapor, and heat are effectively confined in a building or are disposed of in a manner so as not to create a nuisance or hazard to safety or health.

(l) Telecommunications facility housed within a building.

(m) Other customary and proper accessory uses incidental to lawful principal uses. Further provided, accessory uses for seasonal temporary outdoor seating for restaurants serving meals for consumption on the premises and at tables with service provided by waitress or waiter shall be allowed upon minor project site plan review with waiver of all requirements of Section 7.4.4 and 7.4.6 except as are necessary to demonstrate compliance with Section 6.9 by the Planning Board or Select Board in accordance with Section 6.9.

(n) More than one building on a lot.

(o) More than one use on a lot.

3.2.7.2 Uses Permitted By Special Permit

The following uses are permitted within the Highway Commercial 1 District upon the issuance of a Special Permit by the Special Permit Granting Authority under such conditions as it may require:

(a) Light-rail train station.

(b) Adult day care facility.

(c) Private school, nursery, or kindergarten not otherwise classified under Section 3.2.7.1 (a).

(d) Retail establishment (not including grocery stores) or combination of retail establishments serving the general public where any establishment contains more than 5,750 but less than 10,000 square feet of floor area and where all items for sale or rent are kept inside a building.

(e) Equipment rental service but not including any business that uses outside storage.

(f) Grocery store provided it does not exceed 10,000 sq. ft. of floor area.

(g) Eat-in or take-out restaurant or other eating establishment except that a lunch counter incidental to a primary use shall be permissible by right.

(h) Veterinary office and/or treatment facility and/or animal care facility, including but not limited to, the care, training, sitting and/or boarding of animals.

(i) Indoor athletic or exercise facility or personal fitness service establishment, which may include outdoor pool(s) associated with such facilities.

(j) External automatic teller machine, drive-up window or auto-oriented branch bank accessory to a bank or credit union permitted under Section 3.2.7.1(h) hereof.

(k) Group Practices as defined in Section 3.2.7.1(g) and alternative medicine practices, physical therapy, and wellness treatments facilities including, but not limited to, acupuncture, yoga, chiropractic and/or nutrition services. Such uses may have customary and proper accessory uses incidental to the lawful principal uses, including but not limited to, pharmacies.

(l) Live performance theater, bowling alley, skating rink, billiard room, and similar commercial amusement or entertainment places."

3. Amend Section 4.7.1, Specific Front Setbacks, by deleting the following provisions:

"(b) On the easterly side of Gould Street from Highland Avenue northerly to land of the New York, New Haven and Hartford Railroad Company, there shall be a fifty (50) foot building setback line;

(c) On the northerly side of Highland Avenue from Gould Street northeasterly to the property of the Commonwealth of Massachusetts, there shall be a fifty (50) foot building setback line."

4. Amend Section 4, Dimensional Regulations, by adding a new Section 4.11 Dimensional Regulations for Highway Commercial Districts as follows:

"4.11 Dimensional Regulations for Highway Commercial Districts

4.11.1 Highway Commercial 1

Minimum Lot Area (Sq. Ft.)	Minimum Lot Frontage (Ft.)	Front Setback (Ft.) (1)	Side Setback (Ft.) (1) (3)	Rear Setback (Ft.) (1) (3)	Maximum Height (Ft.) (1)	Maximum Stories (1)	Maximum Lot Coverage (2) (4)	Floor Area Ratio (5) (6)
20,000	100	5	10	10	56	4	65%	1.00

(1) a. All buildings shall be limited to a height of 56 feet and four stories, except that buildings within 200 feet of Highland Avenue or the extension of the right-of-way line as described below in paragraph c. and buildings within 200 feet of Gould Street shall be limited to a height of 35 feet and 2 ½ stories as-of-right. If the height of a building is increased above the height of 35 feet, the front setback shall be increased to 15 feet and the side and rear setbacks to 20 feet except that, along the MBTA right-of-way the side and rear yard setbacks shall be 10 feet.

b. By Special Permit from the Planning Board, the maximum height of a building may be increased to the following limits within 200 feet of Highland Avenue or the extension of the right-of-way line as described below in paragraph c. and within 200 feet of Gould Street: 3 stories and 42 feet or 3 stories and 48 feet, provided the additional height is contained under a pitched roof or recessed from the face of the building in a manner approved by the Planning Board. By Special Permit from the Board, the maximum height of a building may be further increased to the following limits: 5 stories and 70 feet provided the building is not located within 200 feet of Highland Avenue or the extension of the right-of-way line as described below in paragraph c. or within 200 feet of Gould Street. If the height of a building is increased above the height of 42 feet, or 48 feet if under a pitched roof or recessed as aforesaid, the front setback shall be increased to 15 feet and the side and rear setbacks to 20 feet except that, along the MBTA right-of-way the side and rear yard setbacks shall be 10 feet.

c. The line from which the setbacks from Highland Avenue shall be measured is that line which starts at the point of curvature on Highland Avenue at Gould Street marked by a stone bound/drill hole (SB/DH) and runs northeasterly N63º56'51"E by the Highland Avenue 1980 State Highway Alteration 361.46 feet to a stone bond/drill hole, then continues on the same northeasterly course an additional 330.54 feet for a total distance from the first mentioned bound of 700 feet. Reference is made to a plan entitled "Plan of Land Gould Street, Needham, MA", prepared by Andover Engineering, Inc., dated July 27, 2000, last revised September 20, 2001, recorded in the Norfolk County Registry of Deeds as Plan No. 564 of 2001, Plan Book 489.

d. Buildings and structures abutting Highland Avenue, Gould Street and/or the layout of Route 128/95 shall be set back at least 20 feet from said streets and said layout. Notwithstanding the location of any building and structures, a 20 foot landscaped, vegetative buffer area shall be required along the aforementioned street frontages and said layout in order to screen the

development. Driveway openings, sidewalks, walkways and screened mechanical equipment shall be permitted in the buffer area.

e. Structures erected on a building and not used for human occupancy, such as chimneys, heating-ventilating or air conditioning equipment, solar or photovoltaic panels, elevator housings, skylights, cupolas, spires and the like may exceed the maximum building height provided that no part of such structure shall project more than 15 feet above the maximum allowable building height, the total horizontal coverage of all of such structures on the building does not exceed 25 percent, and all of such structures are set back from the roof edge by a distance no less than their height. The Planning Board may require screening for such structures as it deems necessary. Notwithstanding the above height limitations, cornices and parapets may exceed the maximum building height provided they do not extend more than 5 feet above the highest point of the roof.

f. For purposes of clarity, the required building setbacks and allowed envelopes (including setbacks) for allowance of additional height above 35' for the as-of right circumstance and 42'/48' for the special permit circumstance are shown on figures 1 and 2 below.

Figure 1:

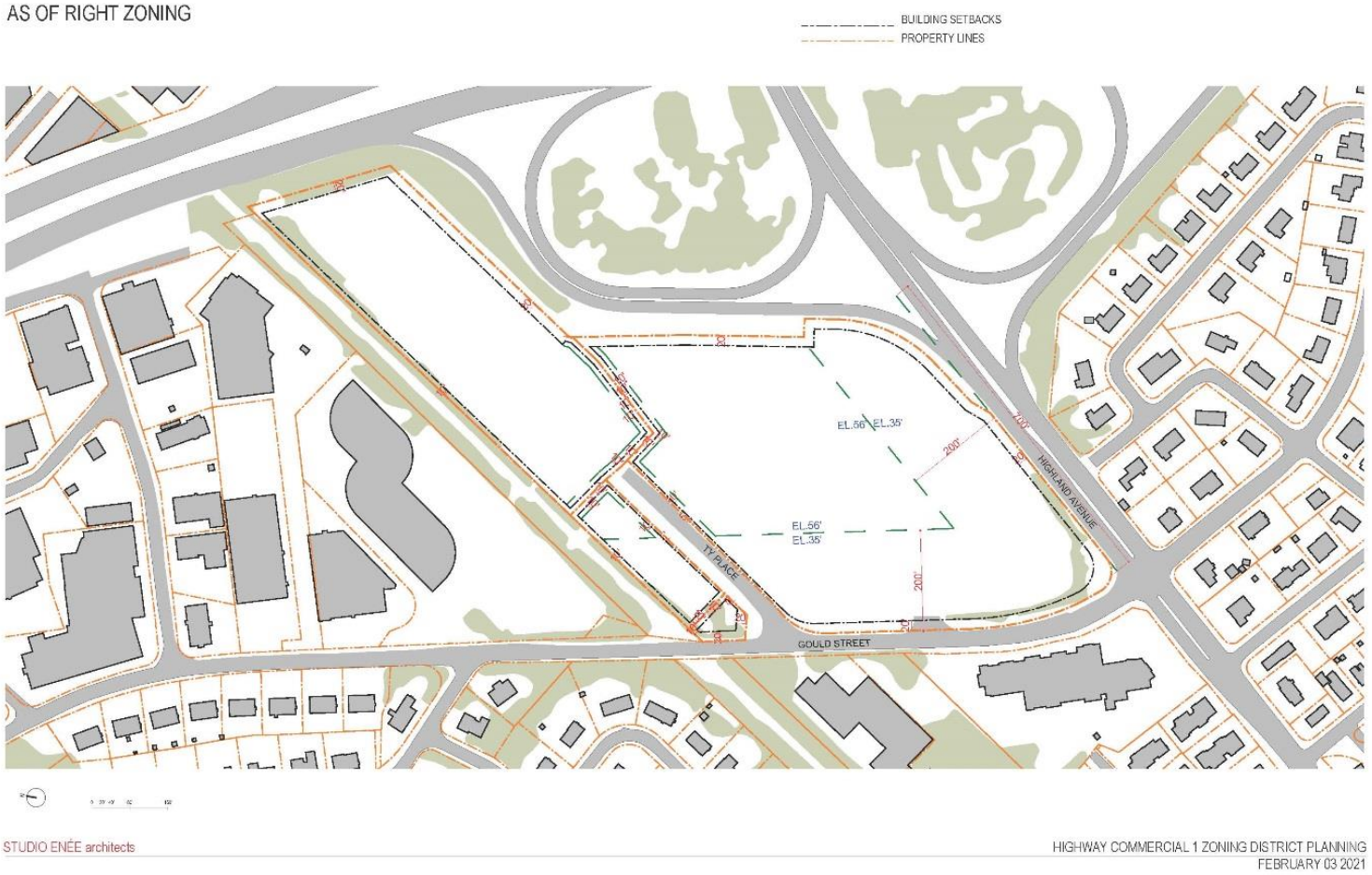
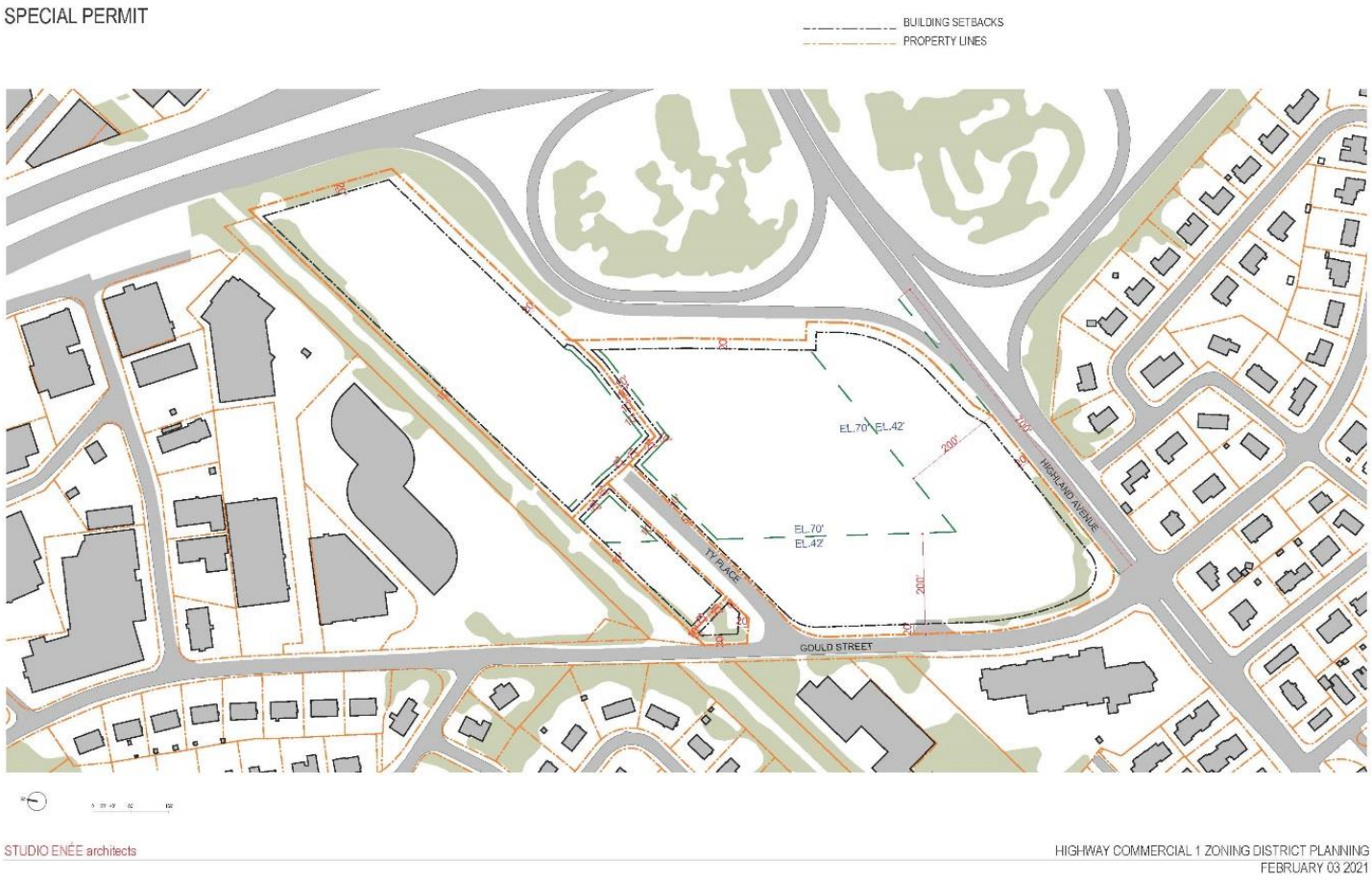


Figure 2:



(2) Maximum lot coverage shall be 65% for all projects. However, if a project is designed such that at least 65% of the required landscaped area immediately abuts at least 65% of the required landscaped area of an adjoining project for a distance of at least 50 feet, the maximum lot coverage may be increased to 75%.

(3) No side or rear yard setback is required for shared parking structures between adjoining properties, but only on one side of each lot, leaving the other side or rear yards open to provide access to the interior of the lot.

(4) A minimum of 20% of total lot area must be open space. The open space area shall be landscaped and may not be covered with buildings or structures of any kind, access streets, ways, parking areas, driveways, aisles, walkways, or other constructed approaches or service areas. Notwithstanding the preceding sentence, open space shall include pervious surfaces used for walkways and patios. (Pervious surfaces shall not preclude porous pavement, porous concrete, and/or other permeable pavers.)

(5) A floor area ratio of up to 1.35 may be allowed by a special permit from the Planning Board. In granting such special permit, the Planning Board shall consider the following factors: the ability of the existing or proposed infrastructure to adequately service the proposed facility without

negatively impacting existing uses or infrastructure, including but not limited to, water supply, drainage, sewage, natural gas, and electric services; impact on traffic conditions at the site, on adjacent streets, and in nearby neighborhoods, including, but not limited to, the adequacy of the roads and intersections to safely and effectively provide access and egress; the environmental impacts of the proposal; and the fiscal implications of the proposal to the Town. In granting a special permit, the Planning Board shall also consider any proposed mitigation measures and whether the proposed project's benefits to the Town outweigh the costs and adverse impacts, if any, to the Town.

(6) The calculation of floor area in determining floor area ratio shall not include parking areas or structures.

4.11.2 Supplemental Dimensional Regulations

(1) Parking structures shall be set back at least 100 feet from Highland Avenue and/or Gould Street.

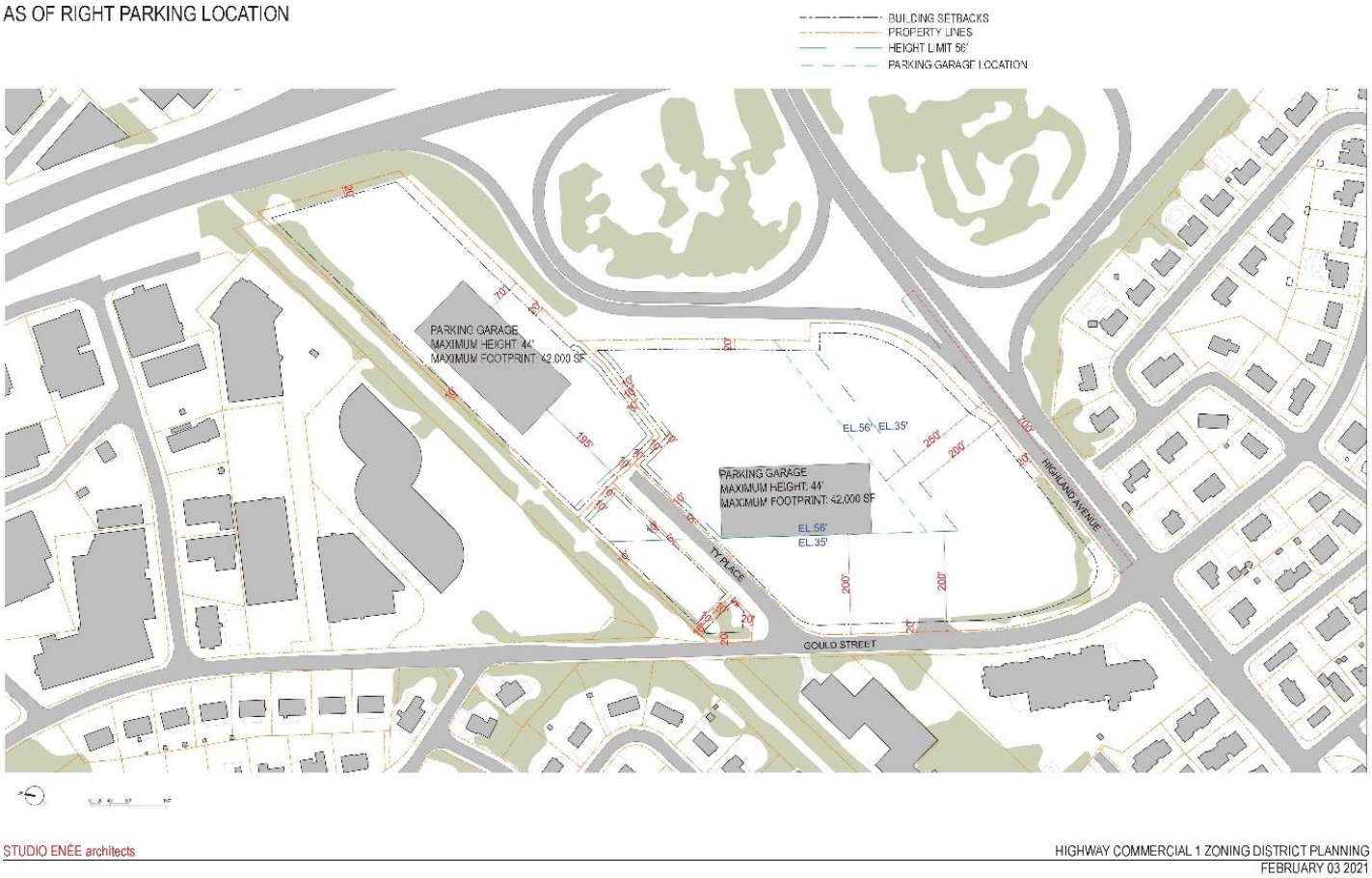
(2) Parking structures may have an active ground floor use, such as retail, office, institutional, or display. Structured parking must be located at least 20 feet from adjacent buildings, but may be attached to the building it is servicing if all fire and safety requirements are met.

(3) Buildings abutting Highland Avenue and/or Gould Street must have a public entrance facing one street on which the building fronts. This requirement may be waived by special permit from the Planning Board for buildings abutting the 20-foot landscaped setback on Gould Street and Highland Avenue where the arrangements for pedestrian access are such that entrances facing these streets are not the best design option.

(4) Maximum uninterrupted facade length shall be 200 feet.

(5) Notwithstanding Section 3.2.7.1(m) and any other provision of this Section 4.11 to the contrary, a parking garage, even if it is for an as-of-right development, may not exceed 44 feet in height, may not have a building footprint in excess of 42,000 square feet and may not be located within 250 feet of Highland Avenue or the extension of the right-of-way line described in Section 4.11.1 (1) (c) or within 200 feet of Gould Street without the issuance of a special permit by the Planning Board. A parking garage for an as-of-right development may, however, be located within the area beyond said setbacks as-of-right if the parking garage is located easterly or northeasterly of said 200-feet or 250-feet setbacks. For purposes of clarity the height, coverage and location requirements for the as-of-right circumstance are shown on figure 3 below.

Figure 3



(6) All setback, height, and bulk requirements applicable to this Section 4.11 are contained in this Section and no additional requirements occasioned by this district abutting Route 128/95's SRB district shall apply.

4.11.3 Special Permit Provision

The Planning Board may, by special permit, waive any or all dimensional requirements set forth above in this Section 4.11 (including sections 4.11.1 and 4.11.2), by relaxing each by up to a maximum percentage of 25% if it finds that, given the particular location and/or configuration of a project in relation to the surrounding neighborhood, such waivers are consistent with the public good, and that to grant such waiver(s) does not substantially derogate from the intent and purposes of the By-Law. This section does not authorize the Planning Board to waive the maximum height regulations, maximum story regulations, reduce the 20 foot landscaped buffer area requirement along Gould Street, Highland Avenue and the layout of Route 128/95, reduce the 100 foot garage setback requirement along Gould Street and Highland Avenue, or reduce the 20% open space requirement of Section 4.11.1(4), except as specifically provided in Section 4.11.1(1) for pitched or recessed roofs. (By way of example, a 15' front yard setback could be waived to 11.25' or the 20,000 sq. ft. minimum lot area could be waived to 15,000 sq. ft.)

4.11.4 Special Permit Requirements

In approving any special permit under this Section 4.11, the Planning Board shall consider the following design guidelines for development: (a) The proposed development should provide or contribute to providing pedestrian and neighborhood connections to surrounding properties, e.g., by creating inviting buildings or street edge, by creating shared publicly accessible green spaces, and/or by any other methods deemed appropriate by the Planning Board; (b) Any parking structure should have a scale, finish and architectural design that is compatible with the new buildings and which blunts the impact of such structures on the site and on the neighborhood; (c) The proposed development should encourage creative design and mix of uses which create an appropriate aesthetic for this gateway to Needham, including but not limited to, possible use of multiple buildings to enhance the corner of Highland Avenue and Gould Street, possible development of a landscape feature or park on Gould Street or Highland Avenue, varied façade treatments, streetscape design, integrated physical design, and/or other elements deemed appropriate by the Planning Board; (d) The proposed development should promote site features and a layout which is conducive to the uses proposed; (e) the proposed development should incorporate as many green building standards as practical, given the type of building and proposed uses; and (f) The proposed development shall include participation in a transportation demand management program to be approved by the Planning Board as a traffic mitigation measure, including but not limited to, membership and participation in an integrated or coordinated shuttle program."

5. Amend Section 5.1.3, Parking Plan and Design Requirements, by adding at the end of the second sentence of subsection (j) which reads "Such parking setback shall also be twenty (20) feet in an Industrial-1 District" the words "and Highway Commercial 1 District."

6. Amend Section 7.2.5 of Section 7.2 Building or Use Permit, by adding after the words "Industrial-1 District," in the first sentence, the words "Highway Commercial 1 District,".

7. Amend Section 7.4.2 of Section 7.4 Site Plan Review, by adding in the first sentence of the last paragraph, the words "Highway Commercial 1 District," after the words "Highland Commercial-128,".

8. Amend Section 7.7.2.2, Authority and Specific Powers (of Design Review Board) by adding after the words "Industrial-1 District," in the first sentence of the second paragraph, the words "Highway Commercial 1 District,".

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

ARTICLE 2: AMEND ZONING BY-LAW – HIGHWAY COMMERCIAL 1 ZONING DISTRICT SCHEDULE OF PERMITTED SPECIAL PERMIT USES

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

1. Amend Section 3.2.7 Uses in the Highway Commercial 1 District, Subsection 3.2.7.2 Uses Permitted By Special Permit, by adding a new paragraph (m) to read as follows:

   "(m) Apartment or multi-family dwelling provided that (1) the proposed apartment or multi-family dwelling complies with the lot area per unit requirements for apartments in the A-1 district as detailed in Section 4.3, (2) no more than 240 dwelling units shall be permitted in the Highway Commercial 1 District, (3) at least 40% but not more than 70% of all dwelling units within any project shall be one-bedroom units, and (4) at least 12.5% of all dwelling units shall be Affordable Units as defined in Section 6.12."

2. Amend Section 6.12, Affordable Housing, by revising the first paragraph to read as follows:

   "Any mixed-use building in the Neighborhood Business District (NB) with six or more dwelling units shall include affordable housing units as defined in Section 1.3 of this By-law. Any building in the Highway Commercial 1 District with six or more dwelling units shall include affordable housing units as defined in Section 1.3 of this By-law. The requirements detailed in paragraphs (a) thru (i) below shall apply to a development that includes affordable units in the Neighborhood Business District. The requirements detailed in paragraphs (a), (c), (d), (e), (f), (g), and (h) below shall apply to a development that includes affordable units in the Highway Commercial 1 District."

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

ARTICLE 3: AMEND ZONING BY-LAW – MAP CHANGE TO HIGHWAY COMMERCIAL 1

To see if the Town will vote to amend the Needham Zoning By-Law by amending the Zoning Map as follows:

Place in the Highway Commercial 1 District all that land now zoned Industrial-1 and lying between the Circumferential Highway, known as Route 128/95 and Gould Street and between the Massachusetts Bay Transit Authority (M.B.T.A.) right-of-way and Highland Avenue. Said land is bounded and described as follows:

Beginning at a stone bound on the northerly layout line of Highland Avenue at the intersection of Gould Street as shown on a plan recorded at the Norfolk County Registry of Deeds, Plan No. 564 of 2001, Plan Book 489; thence turning and running southwesterly, westerly and northwesterly along a radius of 44.00 feet a distance of 80.06 feet to a stone bound on the easterly sideline of Gould Street; thence running northwesterly, northerly, and northeasterly along a curve of radius of 505.00 feet of said sideline of Gould Street a distance of 254.17 feet to a point on the said easterly sideline of Gould Street; thence running N10º49'50"E a distance of 284.29 feet to a point on the said easterly sideline of Gould Street at the intersection of TV Place, a privately owned Right of Way; thence continuing N10º49'50"E a distance of 160.00 feet more or less to a stone bound as shown on a plan recorded at the Norfolk County Registry of Deeds Land Court Case No. 18430I; thence continuing N10º49'50"E a distance of 84.82 feet to a stone bound located at the intersection of the easterly sideline of Gould Street and the southerly sideline of the M.B.T.A. Right of Way as shown on a plan recorded at the Norfolk County Registry of Deeds Land Court Case No. 18430I; thence turning and running along said southerly M.B.T.A. Right of Way line northeasterly a distance of 1,219.55 feet as shown on a plan recorded at the Norfolk County Registry of Deeds Land Court Case No. 18430I, 18430J and 18430H to a point at the intersection of the westerly sideline of the Route 128 Right of Way and said southerly sideline of the M.B.T.A. Right of Way; thence turning and running S4º25'46"E a distance of 292.00 feet to a stone bound as shown on a plan recorded at the Norfolk County Registry of Deeds Land Court Case No. 18430H; then turning and running southwesterly along the Route 128 Right of Way a distance of 484.61 feet to a point; thence turning and running S13º34'58"W a distance of 451.02 feet as shown on a plan recorded at the Norfolk County Registry of Deeds, Plan No. 564 of 2001, Plan Book 489 to a point; thence turning and running S76º26'41"E a distance of 35.56 feet to a point; thence turning and running S13º34'58"W a distance of 67.34 feet to a point; thence running southwesterly along a curve of radius 245.45 feet a distance of 136.59 feet to a point; thence running southwesterly along a curve of radius 248.02 feet a distance of 38.04 feet to a point; thence running southwesterly along a curve of radius 1180.00 feet a distance of 140.09 feet to a point; thence turning and running S42º43'47"W a distance of 42.52 feet to a stone bound located in the westerly sideline of the Route 128 Right of Way; thence turning and running S63º56'51"W a distance of 361.46 feet to the point of beginning.

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: Article 3 describes the geographical area proposed to be placed in the new Highway Commercial 1 zoning district. The affected area is generally bounded on the north by the Massachusetts Bay Transit Authority (M.B.T.A.) commuter railroad right-of-way, on the east by the Circumferential Highway, known as Route 128/95, on the south by Highland Avenue and on the west by Gould Street. The subject land is currently located in the Industrial-1 zoning district.

Part I ADMINISTRATION OF THE GOVERNMENT

Title VII CITIES, TOWNS AND DISTRICTS

Chapter 40A ZONING

Section 5 ADOPTION OR CHANGE OF ZONING ORDINANCES OR BY-LAWS; PROCEDURE

Section 5. Zoning ordinances or by-laws may be adopted and from time to time changed by amendment, addition or repeal, but only in the manner hereinafter provided. Adoption or change of zoning ordinances or by-laws may be initiated by the submission to the city council or board of selectmen of a proposed zoning ordinance or by-law by a city council, a board of selectmen, a board of appeals, by an individual owning land to be affected by change or adoption, by request of registered voters of a town pursuant to section ten of chapter thirty-nine, by ten registered voters in a city, by a planning board, by a regional planning agency or by other methods provided by municipal charter. The board of selectmen or city council shall within fourteen days of receipt of such zoning ordinance or by-law submit it to the planning board for review.

No zoning ordinance or by-law or amendment thereto shall be adopted until after the planning board in a city or town, and the city council or a committee designated or appointed for the purpose by said council has each held a public hearing thereon, together or separately, at which interested persons shall be given an opportunity to be heard. Said public

hearing shall be held within sixty-five days after the proposed zoning ordinance or by-law is submitted to the planning board by the city council or selectmen or if there is none, within sixty-five days after the proposed zoning ordinance or by-law is submitted to the city council or selectmen. Notice of the time and place of such public hearing, of the subject matter, sufficient for identification, and of the place where texts and maps thereof may be inspected shall be published in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of said hearing, and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of said hearing. Notice of said hearing shall also be sent by mail, postage prepaid to the department of housing and community development, the regional planning agency, if any, and to the planning board of each abutting city and town. The department of housing and community development, the regional planning agency, the planning boards of all abutting cities and towns and nonresident property owners who may not have received notice by mail as specified in this section may grant a waiver of notice or submit an affidavit of actual notice to the city or town clerk prior to town meeting or city council action on a proposed zoning ordinance, by-law or change thereto. Zoning ordinances or by-laws may provide that a separate, conspicuous statement shall be included with property tax bills sent to nonresident property owners, stating that notice of such hearings under this chapter shall be sent by mail, postage prepaid, to any such owner who files an annual request for such notice with the city or town clerk no later than January first, and pays a reasonable fee established by such ordinance or by-law. In cases involving boundary, density or use changes within a district, notice shall

be sent to any such nonresident property owner who has filed such a request with the city or town clerk and whose property lies in the district where the change is sought. No defect in the form of any notice under this chapter shall invalidate any zoning ordinances or by-laws unless such defect is found to be misleading.

Prior to the adoption of any zoning ordinance or by-law or amendment thereto which seeks to further regulate matters established by section forty of chapter one hundred and thirty-one or regulations authorized thereunder relative to agricultural and aquacultural practices, the city or town clerk shall, no later than seven days prior to the city council's or town meeting's public hearing relative to the adoption of said new or amended zoning ordinances or by-laws, give notice of the said proposed zoning ordinances or by-laws to the farmland advisory board established pursuant to section forty of chapter one hundred and thirty-one.

No vote to adopt any such proposed ordinance or by-law or amendment thereto shall be taken until a report with recommendations by a planning board has been submitted to the town meeting or city council, or twenty-one days after said hearing has elapsed without submission of such report. After such notice, hearing and report, or after twenty-one days shall have elapsed after such hearing without submission of such report, a city council or town meeting may adopt, reject, or amend and adopt any such proposed ordinance or by-law. If a city council fails to vote to adopt any proposed ordinance within ninety days after the city council hearing or if a town meeting fails to vote to adopt any proposed by-law within six months after the planning board hearing, no action shall be taken thereon until after a subsequent public hearing is held with notice and report as provided.

No zoning ordinance or by-law or amendment thereto shall be adopted or changed except by a two-thirds vote of all the members of the town council, or of the city council where there is a commission form of government or a single branch, or of each branch where there are two branches, or by a two-thirds vote of a town meeting; provided, however, that if in a city or town with a council of fewer than twenty-five members there is filed with the clerk prior to final action by the council a written protest against such change, stating the reasons duly signed by owners of twenty per cent or more of the area of the land proposed to be included in such change or of the area of the land immediately adjacent extending three hundred feet therefrom, no such change of any such ordinance shall be adopted except by a three-fourths vote of all members.

No proposed zoning ordinance or by-law which has been unfavorably acted upon by a city council or town meeting shall be considered by the city council or town meeting within two years after the date of such unfavorable action unless the adoption of such proposed ordinance or by-law is recommended in the final report of the planning board.

When zoning by-laws or amendments thereto are submitted to the attorney general for approval as required by section thirty-two of chapter forty, he shall also be furnished with a statement which may be prepared by the planning board explaining the by-laws or amendments proposed, which statement may be accompanied by explanatory maps or plans.

The effective date of the adoption or amendment of any zoning ordinance or by-law shall be the date on which such adoption or amendment was voted upon by a city council or town meeting; if in towns, publication in a town bulletin or pamphlet and posting is subsequently made or publication in a newspaper pursuant to section thirty-two of chapter forty.

If, in a town, said by-law is subsequently disapproved, in whole or in part, by the attorney general, the previous zoning by-law, to the extent that such previous zoning by-law was changed by the disapproved by-law or portion thereof, shall be deemed to have been in effect from the date of such vote. In a municipality which is not required to submit zoning ordinances to the attorney general for approval pursuant to section thirty-two of chapter forty, the effective date of such ordinance or amendment shall be the date passed by the city council and signed by the mayor or, as otherwise provided by ordinance or charter; provided, however, that such ordinance or amendment shall subsequently be forwarded by the city clerk to the office of the attorney general.

A true copy of the zoning ordinance or by-law with any amendments thereto shall be kept on file available for inspection in the office of the clerk of such city or town.

No claim of invalidity of any zoning ordinance or by-law arising out of any possible defect in the procedure of adoption or amendment shall be made in any legal proceedings and no state, regional, county or municipal officer shall refuse, deny or revoke any permit, approval or certificate because of any such claim of invalidity unless legal action is commenced within the time period specified in sections thirty-two and thirty-two A of chapter forty and notice specifying the court, parties, invalidity claimed, and date of filing is filed together with a copy of the petition with the town or city clerk within seven days after commencement of the action.

Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 2/23/2021

Agenda Item	Set Annual Town Meeting Time and Location and Call for Special Town Meeting
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	**BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED**

The Town Manager will recommend that the Board vote to set the location of the Annual Town Meeting as Memorial Park at 5:00 p.m. on Monday May 3, 2021., and to update the Annual Town Meeting Warrant.

The Town Manager will also recommend that the Board call for a Special Town Meeting to be held on Saturday, May 1, 2021 and open the warrant for the meeting.

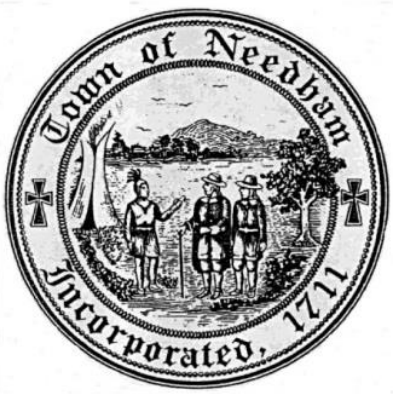
2.	**VOTE REQUIRED BY SELECT BOARD**

Suggested Motion: That the Board vote to change the location and time for the Annual Town Meeting to Monday, May 3, 2021 at 5:00 p.m. at the parking lot at Memorial Field; and to update the Annual Town Meeting Warrant, subject to minor technical corrections to be made by the Town Manager, Town Counsel and Bond Counsel; and to call for a Special Town Meeting to be held on Saturday May 1, 2021. and open the warrant for that meeting.

3.	**BACK UP INFORMATION ATTACHED**

a. Draft 2021 Annual Town Meeting Warrant dated 2.19.2021
b. Draft Special Town Meeting Warrant dated 2.19.2021

TOWN OF NEEDHAM



2021 ANNUAL TOWN MEETING WARRANT

Election: Tuesday, April 13, 2021

Business Meeting: May 3, 2021

5:00 P.M.

MEMORIAL PARK (OUTSIDE)

92 ROSEMARY STREET

DRAFT 2.19.2021

Additional information on particular warrant articles will be made available from time to time at www.needhamma.gov/townmeeting during the weeks leading up to Annual Town Meeting.

WARRANT FOR THE ANNUAL TOWN MEETING
TUESDAY, APRIL 13, 2021
TOWN OF NEEDHAM
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

To either of the constables in the Town of Needham in said County. Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the Inhabitants of the Town of Needham qualified to vote in elections and in Town Affairs to meet in their respective voting places in said Town namely:

on TUESDAY, THE THIRTEENTH DAY OF APRIL 2021

from seven o'clock in the forenoon, until 8:00 o'clock in the afternoon, then and there to act upon the following articles, viz:

ARTICLE 1: ANNUAL TOWN ELECTION

To choose by ballot the following Town Officers:

and you are also required to notify the qualified Town Meeting Members of the Town of Needham to meet in the Memorial Park Parking Lot on Monday May 3, 2021 at 5:00 p.m. in the afternoon, then and there to act upon the following articles:

Warrant for the Annual Town Meeting

Monday, May 3, 2021 at 5:00 p.m. at Memorial Park Parking Lot

ARTICLE 2: COMMITTEE AND OFFICER REPORTS

To hear and act on the reports of Town Officers and Committees.

HUMAN RESOURCE ARTICLES

ARTICLE 3: ESTABLISH ELECTED OFFICIALS' SALARIES

To see if the Town will vote to fix the compensation of the following elected officers of the Town as of July 1, 2021, as required by Massachusetts General Laws, Chapter 41, Section 108:

Town Clerk	$74,419
Town Clerk with 6 years of service in that position	$110,634 (1)
Select Board, Chair	$1,800
Select Board, Others	$1,500

(1) In addition, such compensation shall also include payment of longevity in the amount of $8,851, the accumulation of 15 days of non-occupational sick leave per fiscal year, and payment for 25% of unused sick leave at the time of retirement from Town Service in accordance with M.G.L. c. 32 or sooner, in an amount not to exceed $71,775. The annual salary of $110,634 includes compensation for five weeks of vacation leave, any unused portion of which will be paid at the time of separation from Town service in an amount not to exceed $11,489. No later than the time of separation from Town service, the Town Clerk shall also be paid for seven (7) weeks of accrued, unused vacation time in an amount not to exceed $16,085; or take any other action relative thereto.

INSERTED BY: Personnel Board
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information: In accordance with Massachusetts General Law Chapter 41, Section 108, the Town must annually vote to set the salary and compensation for any elected Town officials who receive compensation. The Town Clerk salary has been separated into two categories, newly elected Town Clerk, and Town Clerk with at least six years of service. This is done because Town elections are held in April and Town Meeting would not have a chance to vote on the salary of a newly elected Clerk until after the incumbent had been receiving a higher rate of pay for several months. It has been the practice of the Personnel Board to provide the Town Clerk, the only full-time elected official, with benefits close to that of other full-time employees. Payment for longevity, as well as buy-back of sick leave and vacation no later than the time of separation from Town service, is included in the recommended salary and compensation article. This article also includes provision for a one-time distribution of accumulated and unused vacation leave as of June 30, 2000; such payment to be made no later than the time of separation from Town service.

The annual stipends for the members of the Select Board have remained unchanged since 1977.

FINANCE ARTICLES

ARTICLE 4: SET THE ANNUAL DEPARTMENT REVOLVING FUND SPENDING LIMITS

To see if the Town will vote to fix the maximum amount that may be spent during fiscal year 2022 beginning on July 1, 2021 for the revolving funds established in the Town's General By-Laws for certain departments, boards, committees, agencies, or officers in accordance with Massachusetts General Laws Chapter 44, Section 53E½, or take any other action relative thereto.

Revolving Fund	Department, Board, Committee, Agency or Officer	FY2021 Spending Limit
Home Composting	Department of Public Works	$3,000
Immunization Program	Health and Human Services Department	$25,000
Memorial Park Activities	Memorial Park Trustees	$4,100
Needham Transportation	Health and Human Services Department	$60,000
Public Facility Use	Department of Public Works	$250,000
School Transportation	School Committee	$819,000
Traveling Meals	Health and Human Services Department	$75,000
Tree Replacement	Department of Public Works	$25,000
Water Conservation	Department of Public Works	$10,000
Youth Services Programs	Health and Human Services Department	$25,000
Aging Services Programs	Health and Human Services Department	$90,000

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: The purpose of this article is to set the annual spending limit for the various revolving funds that are established by Town By-Law in accordance with MGL Chapter 44 Section 53E1/2. The law requires that the Town Meeting shall, on or before July 1 of each fiscal year, vote on the limit for each revolving fund established under this law the total amount that may be expended during the fiscal year. The law provides also that the limit on the amount that may be spent from a revolving fund may be increased with the approval of the Select Board and Finance Committee should the revolving activity exceed the spending limit, but only until the next Annual Town Meeting.

ZONING / LAND USE ARTICLES

ARTICLE 5: AMEND ZONING BY-LAW – HIGHWAY COMMERCIAL 1 ZONING DISTRICT

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

1. Amend Section 2.1, Classes of Districts, by adding the following term and abbreviation under the subsection Industrial:

"HC-1 -- Highway Commercial 1"

2. Amend Section 3.2, Schedule of Use Regulations, by adding a new Section 3.2.7 as follows:

"3.2.7 Uses in the Highway Commercial 1 District

3.2.7.1 Permitted Uses

The following uses are permitted within the Highway Commercial 1 District as a matter of right:

(a) Uses exempt from local zoning control pursuant to M.G.L. Chapter 40A, Section 3.

(b) Public parks and playgrounds, municipal buildings or uses.

(c) Retail establishment (not including grocery stores) or combination of retail establishments serving the general public where each establishment contains less than 5,750 square feet of floor area and where all items for sale or rent are kept inside a building.

(d) Manufacturing clearly incidental and accessory to a retail use on the same premises and the product is customarily sold on the premises.

(e) Craft, consumer or commercial service establishment dealing directly with the general public.

(f) Laundry or dry cleaning pick-up station with processing done elsewhere.

(g) Professional, business or administrative office, but not including any of the following: a medical clinic or Medical Services Building or medical, surgical, psychiatric, dental, orthodontic, or psychologist group practices comprised of three or more such professionals (hereinafter "Group Practices") or physical therapy, alternative medicine practices, wellness treatments, including but not limited to, acupuncture, yoga, chiropractic and/or nutrition services. "Professional" shall include professional medical, surgical, psychiatric, dental, orthodontic or psychologist practice by a group of two or fewer such professionals ("Non-group Practice").

(h) Bank or Credit Union.

(i) Medical Laboratory or laboratory engaged in scientific research and development and/or experimental and testing activities including, but not limited to, the fields of biology, genetics, chemistry, electronics, engineering, geology, medicine and physics, which may include the development of mock-ups and prototypes.

(j) Radio or television studio.

(k) Light non-nuisance manufacturing, including, but not limited to, the manufacture of electronics, pharmaceutical, bio-pharmaceutical, medical, robotic, and micro-biotic products, provided that all resulting cinders, dust, flashing, fuses, gases, odors, smoke, noise, vibration, refuse matter, vapor, and heat are effectively confined in a building or are disposed of in a manner so as not to create a nuisance or hazard to safety or health.

(l) Telecommunications facility housed within a building.

(m) Other customary and proper accessory uses incidental to lawful principal uses. Further provided, accessory uses for seasonal temporary outdoor seating for restaurants serving meals for consumption on the premises and at tables with service provided by waitress or waiter shall be allowed upon minor

project site plan review with waiver of all requirements of Section 7.4.4 and 7.4.6 except as are necessary to demonstrate compliance with Section 6.9 by the Planning Board or Select Board in accordance with Section 6.9.

(n) More than one building on a lot.

(o) More than one use on a lot.

3.2.7.2 Uses Permitted By Special Permit

The following uses are permitted within the Highway Commercial 1 District upon the issuance of a Special Permit by the Special Permit Granting Authority under such conditions as it may require:

(a) Light-rail train station.

(b) Adult day care facility.

(c) Private school, nursery, or kindergarten not otherwise classified under Section 3.2.7.1 (a).

(d) Retail establishment (not including grocery stores) or combination of retail establishments serving the general public where any establishment contains more than 5,750 but less than 10,000 square feet of floor area and where all items for sale or rent are kept inside a building.

(e) Equipment rental service but not including any business that uses outside storage.

(f) Grocery store provided it does not exceed 10,000 sq. ft. of floor area.

(g) Eat-in or take-out restaurant or other eating establishment except that a lunch counter incidental to a primary use shall be permissible by right.

(h) Veterinary office and/or treatment facility and/or animal care facility, including but not limited to, the care, training, sitting and/or boarding of animals.

(i) Indoor athletic or exercise facility or personal fitness service establishment, which may include outdoor pool(s) associated with such facilities.

(j) External automatic teller machine, drive-up window or auto-oriented branch bank accessory to a bank or credit union permitted under Section 3.2.7.1(h) hereof.

(k) Group Practices as defined in Section 3.2.7.1(g) and alternative medicine practices, physical therapy, and wellness treatments facilities including, but not limited to, acupuncture, yoga, chiropractic and/or nutrition services. Such uses may have customary and proper accessory uses incidental to the lawful principal uses, including but not limited to, pharmacies.

(l) Live performance theater, bowling alley, skating rink, billiard room, and similar commercial amusement or entertainment places."

3. Amend Section 4.7.1, Specific Front Setbacks, by deleting the following provisions:

"(b) On the easterly side of Gould Street from Highland Avenue northerly to land of the New York, New Haven and Hartford Railroad Company, there shall be a fifty (50) foot building setback line;

(c) On the northerly side of Highland Avenue from Gould Street northeasterly to the property of the Commonwealth of Massachusetts, there shall be a fifty (50) foot building setback line."

4. Amend Section 4, Dimensional Regulations, by adding a new Section 4.11 Dimensional Regulations for Highway Commercial Districts as follows:

"4.11 Dimensional Regulations for Highway Commercial Districts

4.11.1 Highway Commercial 1

Minimum Lot Area (Sq. Ft.)	Minimum Lot Frontage (Ft.)	Front Setback (Ft.) (1)	Side Setback (Ft.) (1) (3)	Rear Setback (Ft.) (1) (3)	Maximum Height (Ft.) (1)	Maximum Stories (1)	Maximum Lot Coverage (2) (4)	Floor Area Ratio (5) (6)
20,000	100	5	10	10	56	4	65%	1.00

(1) a. All buildings shall be limited to a height of 56 feet and four stories, except that buildings within 200 feet of Highland Avenue or the extension of the right-of-way line as described below in paragraph c. and buildings within 200 feet of Gould Street shall be limited to a height of 35 feet and 2 ½ stories as-of-right. If the height of a building is increased above the height of 35 feet, the front setback shall be increased to 15 feet and the side and rear setbacks to 20 feet except that, along the MBTA right-of-way the side and rear yard setbacks shall be 10 feet.

b. By Special Permit from the Planning Board, the maximum height of a building may be increased to the following limits within 200 feet of Highland Avenue or the extension of the right-of-way line as described below in paragraph c. and within 200 feet of Gould Street: 3 stories and 42 feet or 3 stories and 48 feet, provided the additional height is contained under a pitched roof or recessed from the face of the building in a manner approved by the Planning Board. By Special Permit from the Board, the maximum height of a building may be further increased to the following limits: 5 stories and 70 feet provided the building is not located within 200 feet of Highland Avenue or the extension of the right-of-way line as described below in paragraph c. or within 200 feet of Gould Street. If the height of a building is increased above the height of 42 feet, or 48 feet if under a pitched roof or recessed as aforesaid, the front setback shall be increased to 15 feet and the side and rear setbacks to 20 feet except that, along the MBTA right-of-way the side and rear yard setbacks shall be 10 feet.

c. The line from which the setbacks from Highland Avenue shall be measured is that line which starts at the point of curvature on Highland Avenue at Gould Street marked by a stone bound/drill hole (SB/DH) and runs northeasterly N63º56'51"E by the Highland Avenue 1980 State Highway Alteration 361.46 feet to a stone bond/drill hole, then continues on the same northeasterly course an additional 330.54 feet for a total distance from the first mentioned bound of 700 feet. Reference is made to a plan entitled "Plan of Land Gould Street, Needham, MA", prepared by Andover Engineering, Inc., dated July 27, 2000, last revised September 20, 2001, recorded in the Norfolk County Registry of Deeds as Plan No. 564 of 2001, Plan Book 489.

d. Buildings and structures abutting Highland Avenue, Gould Street and/or the layout of Route 128/95 shall be set back at least 20 feet from said streets and said layout. Notwithstanding the location of any building and structures, a 20 foot landscaped, vegetative buffer area shall be required along the aforementioned street frontages and said layout in order to screen the development. Driveway openings, sidewalks, walkways and screened mechanical equipment shall be permitted in the buffer area.

e. Structures erected on a building and not used for human occupancy, such as chimneys, heating-ventilating or air conditioning equipment, solar or photovoltaic panels, elevator housings, skylights, cupolas, spires and the like may exceed the maximum building height provided that no part of such structure shall project more than 15 feet above the maximum allowable building height, the total horizontal coverage of all of such structures on the building does not exceed 25 percent, and all of such structures are set back from the roof edge by a distance no less than their height. The Planning Board may require screening for such structures as it deems necessary. Notwithstanding the above height limitations, cornices and parapets may exceed the maximum building height provided they do not extend more than 5 feet above the highest point of the roof.

f. For purposes of clarity, the required building setbacks and allowed envelopes (including setbacks) for allowance of additional height above 35' for the as-of right circumstance and 42'/48' for the special permit circumstance are shown on figures 1 and 2 below.

Figure 1:

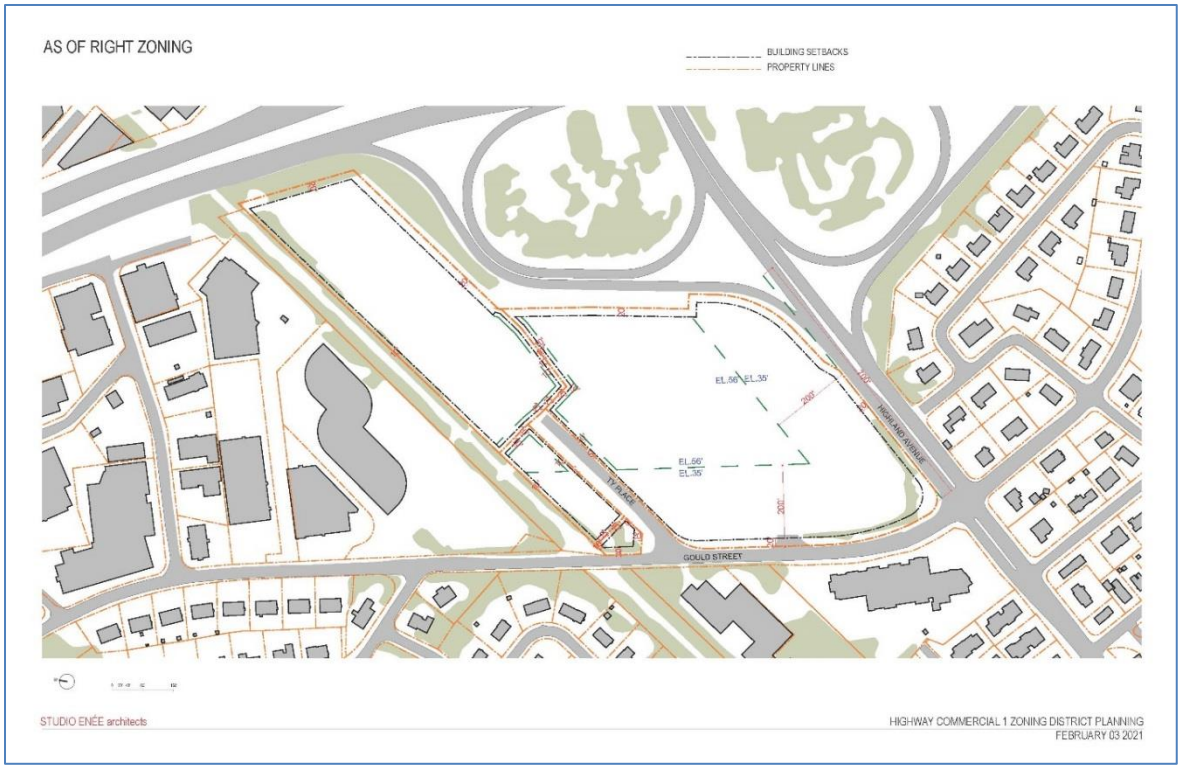
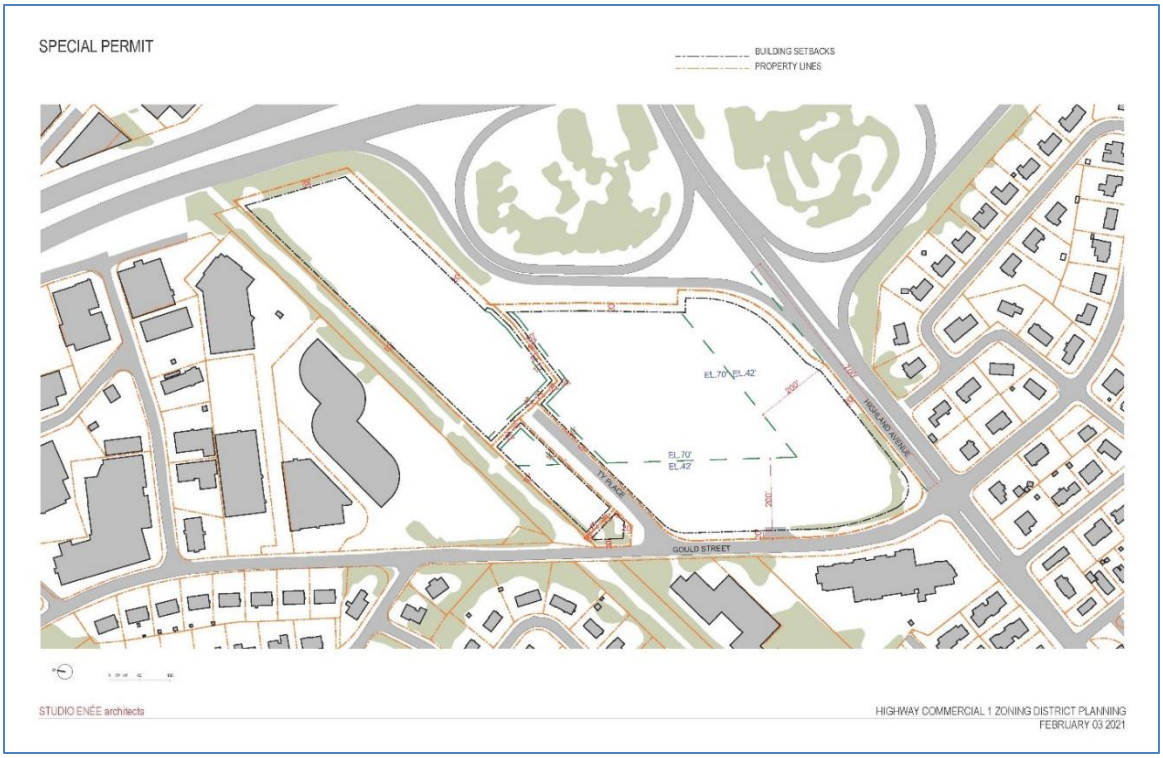


Figure 2:



(2) Maximum lot coverage shall be 65% for all projects. However, if a project is designed such that at least 65% of the required landscaped area immediately abuts at least 65% of the required landscaped area of an adjoining project for a distance of at least 50 feet, the maximum lot coverage may be increased to 75%.

(3) No side or rear yard setback is required for shared parking structures between adjoining properties, but only on one side of each lot, leaving the other side or rear yards open to provide access to the interior of the lot.

(4) A minimum of 20% of total lot area must be open space. The open space area shall be landscaped and may not be covered with buildings or structures of any kind, access streets, ways, parking areas, driveways, aisles, walkways, or other constructed approaches or service areas. Notwithstanding the preceding sentence, open space shall include pervious surfaces used for walkways and patios. (Pervious surfaces shall not preclude porous pavement, porous concrete, and/or other permeable pavers.)

(5) A floor area ratio of up to 1.35 may be allowed by a special permit from the Planning Board. In granting such special permit, the Planning Board shall consider the following factors: the ability of the existing or proposed infrastructure to adequately service the proposed facility without negatively impacting existing uses or infrastructure, including but not limited to, water supply, drainage, sewage, natural gas, and electric services; impact on traffic conditions at the site, on adjacent streets, and in nearby neighborhoods, including, but not limited to, the adequacy of the roads and intersections to safely and effectively provide access and egress; the environmental impacts of the proposal; and the fiscal implications of the proposal to the Town. In granting a special permit, the Planning Board shall also consider any proposed mitigation measures and

whether the proposed project's benefits to the Town outweigh the costs and adverse impacts, if any, to the Town.

(6) The calculation of floor area in determining floor area ratio shall not include parking areas or structures.

4.11.2 Supplemental Dimensional Regulations

(1) Parking structures shall be set back at least 100 feet from Highland Avenue and/or Gould Street.

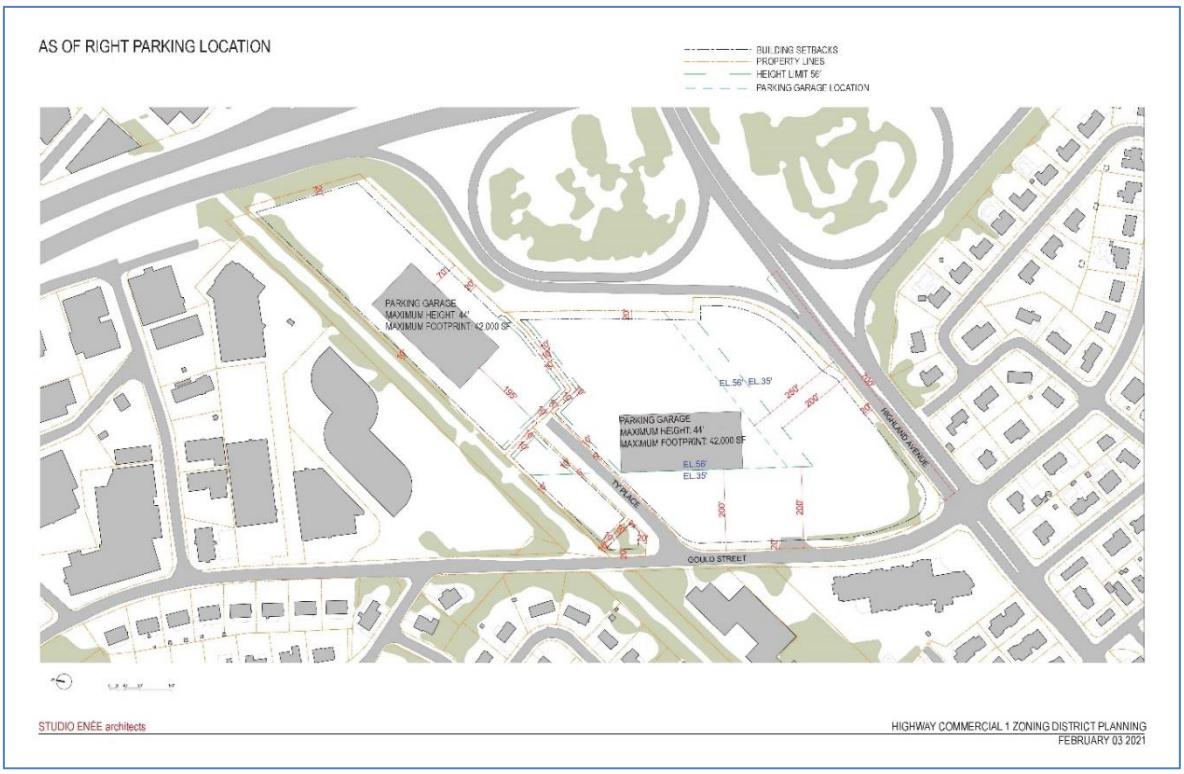
(2) Parking structures may have an active ground floor use, such as retail, office, institutional, or display. Structured parking must be located at least 20 feet from adjacent buildings, but may be attached to the building it is servicing if all fire and safety requirements are met.

(3) Buildings abutting Highland Avenue and/or Gould Street must have a public entrance facing one street on which the building fronts. This requirement may be waived by special permit from the Planning Board for buildings abutting the 20-foot landscaped setback on Gould Street and Highland Avenue where the arrangements for pedestrian access are such that entrances facing these streets are not the best design option.

(4) Maximum uninterrupted facade length shall be 200 feet.

(5) Notwithstanding Section 3.2.7.1(m) and any other provision of this Section 4.11 to the contrary, a parking garage, even if it is for an as-of-right development, may not exceed 44 feet in height, may not have a building footprint in excess of 42,000 square feet and may not be located within 250 feet of Highland Avenue or the extension of the right-of-way line described in Section 4.11.1 (1) (c) or within 200 feet of Gould Street without the issuance of a special permit by the Planning Board. A parking garage for an as-of-right development may, however, be located within the area beyond said setbacks as-of-right if the parking garage is located easterly or northeasterly of said 200-feet or 250-feet setbacks. For purposes of clarity the height, coverage and location requirements for the as-of-right circumstance are shown on figure 3 below.

Figure 3



(6) All setback, height, and bulk requirements applicable to this Section 4.11 are contained in this Section and no additional requirements occasioned by this district abutting Route 128/95's SRB district shall apply.

4.11.3 Special Permit Provision

The Planning Board may, by special permit, waive any or all dimensional requirements set forth above in this Section 4.11 (including sections 4.11.1 and 4.11.2), by relaxing each by up to a maximum percentage of 25% if it finds that, given the particular location and/or configuration of a project in relation to the surrounding neighborhood, such waivers are consistent with the public good, and that to grant such waiver(s) does not substantially derogate from the intent and purposes of the By-Law. This section does not authorize the Planning Board to waive the maximum height regulations, maximum story regulations, reduce the 20 foot landscaped buffer area requirement along Gould Street, Highland Avenue and the layout of Route 128/95, reduce the 100 foot garage setback requirement along Gould Street and Highland Avenue, or reduce the 20% open space requirement of Section 4.11.1(4), except as specifically provided in Section 4.11.1(1) for pitched or recessed roofs. (By way of example, a 15' front yard setback could be waived to 11.25' or the 20,000 sq. ft. minimum lot area could be waived to 15,000 sq. ft.)

4.11.4 Special Permit Requirements

In approving any special permit under this Section 4.11, the Planning Board shall consider the following design guidelines for development: (a) The proposed development should provide or contribute to providing pedestrian and neighborhood connections to surrounding properties, e.g., by creating inviting buildings or street edge, by creating shared publicly accessible green spaces, and/or by any other

methods deemed appropriate by the Planning Board; (b) Any parking structure should have a scale, finish and architectural design that is compatible with the new buildings and which blunts the impact of such structures on the site and on the neighborhood; (c) The proposed development should encourage creative design and mix of uses which create an appropriate aesthetic for this gateway to Needham, including but not limited to, possible use of multiple buildings to enhance the corner of Highland Avenue and Gould Street, possible development of a landscape feature or park on Gould Street or Highland Avenue, varied façade treatments, streetscape design, integrated physical design, and/or other elements deemed appropriate by the Planning Board; (d) The proposed development should promote site features and a layout which is conducive to the uses proposed; (e) the proposed development should incorporate as many green building standards as practical, given the type of building and proposed uses; and (f) The proposed development shall include participation in a transportation demand management program to be approved by the Planning Board as a traffic mitigation measure, including but not limited to, membership and participation in an integrated or coordinated shuttle program."

5. Amend Section 5.1.3, Parking Plan and Design Requirements, by adding at the end of the second sentence of subsection (j) which reads "Such parking setback shall also be twenty (20) feet in an Industrial-1 District" the words "and Highway Commercial 1 District."

6. Amend Section 7.2.5 of Section 7.2 Building or Use Permit, by adding after the words "Industrial-1 District," in the first sentence, the words "Highway Commercial 1 District,".

7. Amend Section 7.4.2 of Section 7.4 Site Plan Review, by adding in the first sentence of the last paragraph, the words "Highway Commercial 1 District," after the words "Highland Commercial-128,".

8. Amend Section 7.7.2.2, Authority and Specific Powers (of Design Review Board) by adding after the words "Industrial-1 District," in the first sentence of the second paragraph, the words "Highway Commercial 1 District,".

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

ARTICLE 6: AMEND ZONING BY-LAW – HIGHWAY COMMERCIAL 1 ZONING DISTRICT SCHEDULE OF PERMITTED SPECIAL PERMIT USES

To see if the Town will vote to amend the Needham Zoning By-Law as follows:

1. Amend Section 3.2.7 Uses in the Highway Commercial 1 District, Subsection 3.2.7.2 Uses Permitted By Special Permit, by adding a new paragraph (m) to read as follows:

"(m) Apartment or multi-family dwelling provided that (1) the proposed apartment or multi-family dwelling complies with the lot area per unit requirements for apartments in the A-1 district as detailed in Section 4.3, (2) no more than 240 dwelling units shall be permitted in the Highway Commercial 1 District, (3) at least 40% but not more than 70% of all dwelling units within any project shall be one-bedroom units, and (4) at least 12.5% of all dwelling units shall be Affordable Units as defined in Section 6.12."

2. Amend Section 6.12, Affordable Housing, by revising the first paragraph to read as follows:
"Any mixed-use building in the Neighborhood Business District (NB) with six or more dwelling units shall include affordable housing units as defined in Section 1.3 of this By-law. Any building in the Highway Commercial 1 District with six or more dwelling units shall include affordable housing units as defined in Section 1.3 of this By-law. The requirements detailed in paragraphs (a) thru (i) below shall apply to a development that includes affordable units in the Neighborhood Business District. The requirements detailed in paragraphs (a), (c), (d), (e), (f), (g), and (h) below shall apply to a development that includes affordable units in the Highway Commercial 1 District."

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

ARTICLE 7: AMEND ZONING BY-LAW – MAP CHANGE TO HIGHWAY COMMERCIAL 1

To see if the Town will vote to amend the Needham Zoning By-Law by amending the Zoning Map as follows:

Place in the Highway Commercial 1 District all that land now zoned Industrial-1 and lying between the Circumferential Highway, known as Route 128/95 and Gould Street and between the Massachusetts Bay Transit Authority (M.B.T.A.) right-of-way and Highland Avenue. Said land is bounded and described as follows:

Beginning at a stone bound on the northerly layout line of Highland Avenue at the intersection of Gould Street as shown on a plan recorded at the Norfolk County Registry of Deeds, Plan No. 564 of 2001, Plan Book 489; thence turning and running southwesterly, westerly and northwesterly along a radius of 44.00 feet a distance of 80.06 feet to a stone bound on the easterly sideline of Gould Street; thence running northwesterly, northerly, and northeasterly along a curve of radius of 505.00 feet of said sideline of Gould Street a distance of 254.17 feet to a point on the said easterly sideline of Gould Street; thence running N10º49'50"E a distance of 284.29 feet to a point on the said easterly sideline of Gould Street at the intersection of TV Place, a privately owned Right of Way; thence continuing N10º49'50"E a distance of 160.00 feet more or less to a stone bound as shown on a plan recorded at the Norfolk County Registry of Deeds Land Court Case No. 18430I; thence continuing N10º49'50"E a distance of 84.82 feet to a stone bound located at the intersection of the easterly sideline of Gould Street and the southerly sideline of the M.B.T.A. Right of Way as shown on a plan recorded at the Norfolk County Registry of Deeds Land Court Case No. 18430I; thence turning and running along said southerly M.B.T.A. Right of Way line northeasterly a distance of 1,219.55 feet as shown on a plan recorded at the Norfolk County Registry of Deeds Land Court Case No. 18430I, 18430J and 18430H to a point at the intersection of the westerly sideline of the Route 128 Right of Way and said southerly sideline of the M.B.T.A. Right of Way; thence turning and running S4º25'46"E a distance of 292.00 feet to a stone bound as shown on a plan recorded at the Norfolk County Registry of Deeds Land Court Case No. 18430H; then turning and running southwesterly along the Route 128 Right of Way a distance of 484.61 feet to a point; thence turning and running S13º34'58"W a distance of 451.02 feet as shown on a plan recorded at the Norfolk County Registry of Deeds, Plan No. 564 of 2001, Plan Book 489 to a point; thence turning and running S76º26'41"E a distance of 35.56 feet to a point; thence turning and running S13º34'58"W a distance of 67.34 feet to a point; thence running southwesterly along a curve of radius 245.45 feet a distance of 136.59 feet to a point; thence running southwesterly along a curve of radius 248.02 feet a distance of 38.04 feet to a point; thence running southwesterly along a curve of radius 1180.00 feet a distance of 140.09 feet to a point; thence turning and running S42º43'47"W a distance of 42.52 feet to a stone bound located in the westerly sideline of the Route

128 Right of Way; thence turning and running S63º56'51"W a distance of 361.46 feet to the point of beginning.

Or take any other action relative thereto.

INSERTED BY: Planning Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: Article X describes the geographical area proposed to be placed in the new Highway Commercial 1 zoning district. The affected area is generally bounded on the north by the Massachusetts Bay Transit Authority (M.B.T.A.) commuter railroad right-of-way, on the east by the Circumferential Highway, known as Route 128/95, on the south by Highland Avenue and on the west by Gould Street. The subject land is currently located in the Industrial-1 zoning district.

ARTICLE 8: CITIZEN'S PETITION/AMEND ZONING BY-LAW – MAP CHANGE TO GENERAL RESIDENCE B ZONING DISTRICT

To see if the Town will vote to amend the Needham Zoning Bylaw by amending the Zoning Map as follows:

Place in the Single Residence B Zoning District (i) all that land now zoned Single Residence A bounded generally to the northwest by a point at the northwesterly end of Parcel 73 on Needham Assessor's Map No. 66, to the northeast by the State Circumferential Highway, to the southeast by Kendrick Street, and to the northwest by Hunting Road; said land comprising Parcels 65, 66, 67, 68, 69, 70, 71, 72 and 73 on said Map No. 66 and Parcels 25, 26 and 27 on Needham Assessor's Map No. 58; as well as (ii) all that land now zoned Single Residence A bounded generally to the northwest by Kendrick Street, to the northeast by the State Circumferential Highway, to the southeast by Cheney Street, and to the southwest by Hunting Road, said land comprising Parcels 1, 2, 3, 4, 18, 19, 20, 21, 22, 23 and 24 on said Map No. 58.

So much of said land comprising Parcels 65, 66, 67, 68, 69, 70, 71, 72 and 73 on said Map No. 66 and Parcels 25, 26 and 27 on Needham Assessor's Map No. 58 being bounded and described as follows: Beginning at a point on the northeasterly side of Hunting Road at the northwesterly end of Parcel 73 on Needham Assessor's Map No. 66; thence running southeasterly along the southwesterly side of the State Circumferential Highway a distance of 1,792.15 feet to Kendrick Street; thence running westerly and northwesterly along the northerly side of Kendrick Street, 328.72 feet to Hunting Road; thence running northwesterly along the northeasterly line of Hunting Road, 1,359.60 feet, to the point of beginning.

And so much of said land comprising Parcels 1, 2, 3, 4, 18, 19, 20, 21, 22, 23 and 24 on Needham Assessor's Map No. 58 being bounded and described as follows: Beginning at a point on the southerly side of Kendrick Street, at the intersection with Hunting Road, thence running westerly 250.08 feet to the southwesterly side of the State Circumferential Highway; thence running generally southeasterly along the southwesterly side of the State Circumferential Highway a distance of 224.63 feet to Cheney Street; thence running southerly along the westerly line of Cheney Street a distance of 371.7 feet to the intersection with Hunting Road; thence running northwesterly along Hunting Road, a distance of 14.19 feet; thence running southerly by Hunting Road, along a curved line, a distance of 68.91 feet; thence running northwesterly along the northeasterly side of Hunting Road 444.24 feet; thence running along a curved line at the intersection of Hunting Road and Kendrick Street a distance of 95.20 to the point of beginning.

Be any or all of said measurements, more or less.

Or take any other action relative thereto.

INSERTED BY: Select Board on behalf of Bruno DiFazio, et al
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: This article describes the geographical area proposed to be placed in the Single Residence B Zoning District. The affected area consists of 23 separate parcels of land, containing, in total, approximately 360,892 square feet of land, located between the Circumferential Highway (Route 128) and Hunting Road, starting at the property known and numbered 176 Hunting Road and continuing to Cheney Street. The affected area is currently located within the Single Residence A zoning district. The Planning Board's recommendation on the article will be made at Town Meeting.

ARTICLE 9: OMNIBUS

To see if the Town will vote to raise by taxation, transfer from available funds, by borrowing or otherwise, such sums as may be necessary for all or any of the purposes mentioned in the foregoing articles, especially to act upon all appropriations asked for or proposed by the Selectmen, or any Town officer or committee, to appoint such committees as may be decided upon and to take action upon matters which may properly come before the meeting; or take any other action relative thereto.

INSERTED BY: Select Board

And you are hereby directed to serve this Warrant by posting copies thereof in not less than twenty public places in said Town at least seven days before said meeting.

Hereof fail not and make do return of this Warrant with your doings thereon unto our Town Clerk on or after said day and hour.

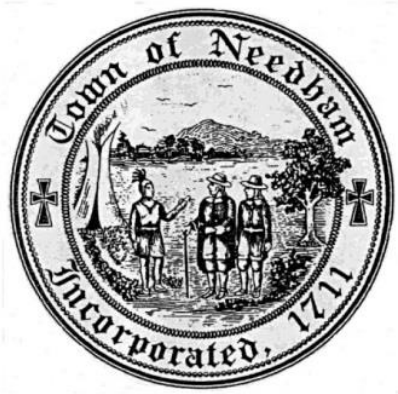
Given under our hands at Needham aforesaid this 9th day of February 2021.

Maurice P. Handel, Chair
Matthew D. Borrelli, Vice Chair
Marianne B. Cooley, Clerk
Daniel P. Matthews, Member
John A. Bulian, Member

Select Board of Needham

A true copy,
ATTEST _____ 2021
Constable (month) (day)

TOWN OF NEEDHAM



SPECIAL TOWN MEETING WARRANT

SATURDAY, MAY 1, 2021

RAIN OR CONTINUATION DATES: SUNDAY May 2, 2021,

SATURDAY MAY 8, 2021, & SUNDAY MAY 9, 2021

1:00 P.M.

MEMORIAL PARK

92 ROSEMARY STREET

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DRAFT 2.19.2021

Additional information on particular warrant articles will be made available from time to time at www.needhamma.gov/townmeeting during the weeks leading up to the Special Town Meeting.

DRAFT 2.19.2021

Norfolk, ss.

To either of the constables in the Town of Needham in said County, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the qualified Town Meeting Members of the Town of Needham to meet at Memorial Park on:

SATURDAY, THE FIRST DAY OF MAY 2021

At 1:00 in the afternoon, then and there to act upon the following articles:

HUMAN RESOURCE ARTICLES

ARTICLE X: FUND COLLECTIVE BARGAINING AGREEMENT – NEEDHAM INDEPENDENT TOWN WORKERS

To see if the Town will vote to fund the cost of items contained in a collective bargaining agreement between the Town and the Needham Independent Town Workers Association by authorizing the Town Manager to transfer a sum necessary to fund the cost items contained in the agreement from the Classification, Performance and Settlements line to the appropriate lines in the Operating Budget for fiscal year 2022; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

ARTICLE X: FUND COLLECTIVE BARGAINING AGREEMENT – NEEDHAM INDEPENDENT PUBLIC EMPLOYEES ASSOCIATION

To see if the Town will vote to fund the cost of items contained in a collective bargaining agreement between the Town and the Needham Independent Public Employees Association by authorizing the Town Manager to transfer a sum necessary to fund the cost items contained in the agreement from the Classification, Performance and Settlements line to the appropriate lines in the Operating Budget for fiscal year 2022; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

ARTICLE X: FUND COLLECTIVE BARGAINING AGREEMENT – NEEDHAM FIRE UNION

DRAFT 2.19.2021

To see if the Town will vote to fund the cost of items contained in a collective bargaining agreement between the Town and the Needham Fire Union by authorizing the Town Manager to transfer a sum necessary to fund the cost items contained in the agreement from the Classification, Performance and Settlements line to the appropriate lines in the Operating Budget for fiscal year 2021; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

ARTICLE X: FUND COLLECTIVE BARGAINING AGREEMENT – NEEDHAM POLICE UNION

To see if the Town will vote to fund the cost of items contained in a collective bargaining agreement between the Town and the Needham Police Union by authorizing the Town Manager to transfer a sum necessary to fund the cost items contained in the agreement from the Classification, Performance and Settlements line to the appropriate lines in the Operating Budget for fiscal year 2021; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

ARTICLE X: FUND COLLECTIVE BARGAINING AGREEMENT – NEEDHAM POLICE SUPERIOR OFFICERS ASSOCIATION

To see if the Town will vote to fund the cost of items contained in a collective bargaining agreement between the Town and the Needham Police Superior Officers Association by authorizing the Town Manager to transfer a sum necessary to fund the cost items contained in the agreement from the Classification, Performance and Settlements line to the appropriate lines in the Operating Budget for fiscal year 2021; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:
PERSONNEL BOARD RECOMMENDS THAT:

Article Information:

FINANCE ARTICLES

ARTICLE X: AMEND THE FY2021 OPERATING BUDGET

DRAFT 2.19.2021

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2021 Operating Budget adopted under Article 14 of the 2020 Annual Town Meeting by deleting the amounts of money appropriated under some of the line items and appropriating the new amounts as follows:

Line Item	Appropriation	Changing From	Changing To

or take any other action relative thereto.

INSERTED BY: Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR NEEDHAM UNITE AGAINST RACISM INIATIVE

To see if the Town will vote to raise and/or transfer and appropriate the sum of $50,000 for the purpose of funding the Needham Unite Against Racism Imitative, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR NEEDHAM PROPERTY TAX ASSISTANCE PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of $50,000 for the purpose of funding the Needham Property Tax Assistance Program, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Overlay Surplus; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The Property Tax Assistance Program provides assistance to elderly and disabled taxpayers in need. This appropriation complements donations by private parties to the "Voluntary Tax Relief Program" authorized by statute. The goal of the Select Board is to set a target annual appropriation

DRAFT 2.19.2021

for the Property Tax Assistance Program equal to the amount of private contributions to the voluntary program during the preceding fiscal year. The voluntary fund received $16,945.01 in fiscal year 2020.

ARTICLE X: APPROPRIATE FOR COMPENSATED ABSENCES FUND

To see if the Town will vote to raise and/or transfer and appropriate the sum of $125,000 for the purpose of funding the Compensated Absences Fund, to be spent under the direction of the Town Manager, and raised from the Tax Levy; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The purpose of this article is to fund the Town's employee sick and vacation leave liability. Upon retirement, certain employees are compensated for a portion of their unused sick leave. All employees are entitled to payment of unused vacation leave upon termination of Town service. The Town has been taking steps to reduce or eliminate sick leave buy-back programs for all classes of employees, although an unfunded liability remains.

ARTICLE X: APPROPRIATE FOR PUBLIC FACILITIES MAINTENANCE PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of $1,000,000 for the purpose of funding the Public Facilities Maintenance Program, said sum to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR SMALL REPAIR GRANT PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of $50,000 for the purpose of funding the Small Repair Grant Program, said sum to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information:

ARTICLE X: APPROPRIATE FOR TOWN NETWORK AND INTERNET CONTROL ANALYSIS AND REPORTING

DRAFT 2.19.2021

To see if the Town will vote to raise and/or transfer and appropriate the sum of $75,000 for the purpose of funding equipment, software and implementation services for analysis and reporting on the Town's network and system activities, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The request is for hardware, software, and services for implementation to monitor, control, analyze, and report on the data traffic that currently takes place across the local area network as well as incoming and outgoing traffic from the internet. The hardware and software would be used by the Information Technology Center to provide information on the current activity across the network as well as maintain historic data for analyzing past events for identifying trends or comparing week by week activity. This information can be used to improve the performance, security and general management of the Town's network by monitoring use activity, applications, files, and connections using processes such as bandwidth monitoring, network traffic analysis, application traffic alerting, advanced application recognition, and internal traffic intrusion detection that would help determine where vulnerabilities may exist. There is an increased need for better cyber security protection from both internal and external elements across all levels of industry and how to better defend from attacks.

ARTICLE X: APPROPRIATE FOR PLANNING CONSULTING ASSISTANCE

To see if the Town will vote to raise and/or transfer and appropriate the sum of $60,000 for the purpose of funding planning consulting assistance, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: The Planning and Community Development Department is requesting funding for professional and technical assistance in support of planning and zoning initiatives, development applications, land use regulations, and related activities. Planning consulting assistance funds would be used to conduct build-out, traffic, and fiscal impact analyses of zoning initiatives that the Planning Board is studying. In addition, funds would be used to help the Department research and advise appropriate Town boards when presented with complex development projects requiring advanced technical input.

ARTICLE X: APPROPRIATE FOR PUBLIC HEALTH CONSULTING ASSISTANCE

To see if the Town will vote to raise and/or transfer and appropriate the sum of $50,000 for the purpose of funding public health scientific experts and consultants, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: There have recently been several large-scale utility projects which have raised community concern due to possible environmental health impacts, such as the Eversource underground

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utility project and Verizon Small Cell proposals. There is limited ability to anticipate such projects, and no ability to require utilities to pay for outside experts. Having the resources necessary to understand and respond to new and emerging environmental health challenges in Needham is a high priority of the Select Board and Board of Health.

ARTICLE X: APPROPRIATE FOR PUBLIC INFORMATION OFFICER

To see if the Town will vote to raise and/or transfer and appropriate the sum of $196,326 for the purpose of continuing funding for the Public Information Officer position, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be raised from the tax levy; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR CLINICAL SUPPORT SERVICES FOR LAW ENFORCEMENT

To see if the Town will vote to raise and/or transfer and appropriate the sum of $45,000 for the purpose of funding clinical support services for law enforcement, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be raised from the tax levy; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COMPLIANCE

To see if the Town will vote to raise and/or transfer and appropriate the sum of $195,000 for the purpose of funding expenses related to National Pollution Discharge Elimination System (NPDES) permit compliance, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be raised from the Tax Levy; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: This Article request is for funds to comply with the National Pollutant Discharge Elimination System (NPDES) permit. Needham is subject to a Total Maximum Daily Load (TMDL) requirement for phosphorus and pathogens. All stormwater discharges from urbanized areas must reduce the amount of phosphorus discharging to waterbodies and the tributaries thereto by 45% and pathogens must be eliminated and/or reduced to the maximum extent practicable through the use of enhanced structural and non-structural Best Management Practices (BMPs). This funding will be sought on an

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annual basis to inspect and evaluate all BMPs Town-wide, clean and inspect brooks and culverts, rehabilitate and/or replace catch basin and drainpipes, and respond to findings from CCTV inspections. This maintenance work will be performed in conjunction with the capital funding project request included in the General Fund Cash Capital Article.

ARTICLE X: APPROPRIATE FOR COVID-RELATED EXPENSES

To see if the Town will vote to raise and/or transfer and appropriate a sum for the purpose of funding expenses related to the COVID-19 pandemic, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR FLEET REFURBISHMENT

To see if the Town will vote to raise and/or transfer and appropriate the sum of $150,000 for the purpose of funding a fleet refurbishment program, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information:

ARTICLE X: APPROPRIATE FOR ROSEMARY DAM DECOMMISSIONING

To see if the Town will vote to raise and/or transfer and appropriate the sum of $30,000 for the purpose of funding the Rosemary Dam recommissioning project, to be spent under the direction of the Town manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information:

ARTICLE X: APPROPRIATE THE FY2022 OPERATING BUDGET

To see what sums of money the Town will vote to raise, appropriate, and/or transfer for the necessary Town expenses and charges, and further that the operating budget be partially funded by a transfer from Free Cash in the amount of $3,527,570, from Overlay Surplus in the amount of $100,000, from amounts Reserved for Debt Exclusion Offsets in the amount of $71,176, and $1,021,397 to be raised from CPA receipts; and

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further that the Town Manager is authorized to make transfers from line item 8 to the appropriate line items in order to fund the classification and compensation plan approved in accordance with the provisions of Section 20B(5) of the Town Charter, and to fund collective bargaining agreements approved by vote of Town Meeting; and further that the Town Manager is authorized to expend from line item 5 in order to meet expenses for post-employment health and life insurance benefits for eligible retirees from the fund established for that purpose; or take any other action relative thereto.

INSERTED BY: Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

ARTICLE: X: APPROPRIATE THE FY2022 SEWER ENTERPRISE FUND BUDGET

To see if the Town will vote to raise and/or transfer and appropriate the following sums of money to operate the Sewer Division of the Department of Public Works during fiscal year 2022, under the provisions of M.G.L. Chapter 44, Section 53F ½:

Sewer Enterprise
FY2022

Line #	Description	FY2020 Expended	FTE	FY2021 Current Budget	FTE	FY2022 Recommended	FTE	Town Meeting Amendments
201A	Salary & Wages	$941,001	11.0	$1,054,938	11.0	$1,029,212	11.0	
201B	Expenses	$339,977		$462,447		$513,076		
201C	Capital Outlay	$38,414		$45,000		$51,000		
201D	MWRA Assessment	$6,388,680		$6,399,895		$6,662,310		
201E	Debt Service	$904,095		$900,000		$610,000		
202	Reserve Fund	Transfers Only		$35,000		$35,000		
TOTAL		**$8,612,167**	**11.0**	**$8,897,280**	**11.0**	**$8,900,598**	**11.0**	
FY2022 Budget Percentage Change from FY2021 Budget							0.0%	

and to meet this appropriation that $8,009,230 be raised from Sewer Enterprise Fund receipts, and that $365,000 be transferred from Sewer Enterprise Fund Retained Earnings, and that $526,368 be raised from the Tax Levy and transferred to the Sewer Enterprise Fund; or take any other action relative thereto.

INSERTED BY: Select Board & Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE THE FY2022 WATER ENTERPRISE FUND BUDGET

To see if the Town will vote to raise and/or transfer and appropriate the following sums of money to operate the Water Division of the Department of Public Works during fiscal year 2022, under the provisions of M.G.L. Chapter 44, Section 53F ½:

DRAFT 2021

Water Enterprise
FY2022

Line #	Description	FY2020 Expended	FTE	FY2021 Current Budget	FTE	FY2022 Recommended	FTE	Town Meeting Amendments
301A	Salary & Wages	$1,133,005	17.0	$1,360,541	17.0	$1,413,248	17.0	
301B	Expenses	$1,164,739		$1,269,070		$1,294,764		
301C	Capital Outlay	$15,000		$15,000		$40,000		
301D	MWRA Assessment	$1,412,327		$1,126,226		$1,677,742		
301E	Debt Service	$1,177,829		$1,250,000		$1,250,000		
302	Reserve Fund	Transfers Only		$75,000		$75,000		
TOTAL		**$4,902,900**	**17.0**	**$5,095,837**	**17.0**	**$5,750,754**	**17.0**	
FY2022 Budget Percentage Change from FY2021 Budget							12.9%	

and to meet this appropriation that $5,400,754 be raised from Water Enterprise Fund receipts and that $350,000 be transferred from Water Enterprise Fund Retained Earnings ; or take any other action relative thereto.

INSERTED BY: Select Board & Finance Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: AUTHORIZATION TO EXPEND STATE FUNDS FOR PUBLIC WAYS

To see if the Town will vote to authorize the Town Manager to permanently construct, reconstruct, resurface, alter or make specific repairs upon all or portions of various Town ways and authorize the expenditure of funds received, provided or to be provided by the Commonwealth of Massachusetts through the Massachusetts Department of Transportation; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information: The Town receives funding from the Commonwealth of Massachusetts for road construction projects. Approval of Town Meeting is required for the Town to receive and expend the funds. The Massachusetts Department of Transportation (MassDOT) will distribute Chapter 90 funding only after it has been authorized by the Legislature and the Governor. The preliminary Chapter 90 allocation to be spent in FY2022 is XX. Unless circumstances require otherwise, this Chapter 90 allocation will be directed to the design and construction of the next phase of the downtown design improvement project.

COMMUNITY PRESERVATION ACT ARTICLES

ARTICLE X: APPROPRIATE FOR EMERY GROVER RENOVATION DESIGN

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To see if the Town will vote to raise and/or transfer and appropriate a sum for the; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR PRESERVATION OF TOWN MARRIAGE RECORDS

To see if the Town will vote to raise and/or transfer and appropriate a sum for; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR TOWN COMMON HISTORIC REDESIGN

To see if the Town will vote to raise and/or transfer and appropriate a sum for; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR FISHER STREET TRAILHEAD - CONSTRUCTION

To see if the Town will vote to raise and/or transfer and appropriate a sum for; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR RESURFACE SYNTHETIC TRACK AT DEFAZIO

To see if the Town will vote to raise and/or transfer and appropriate a sum for; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

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Article Information:

ARTICLE X: APPROPRIATE FOR MCLEOD FIELD RENOVATION

To see if the Town will vote to raise and/or transfer and appropriate a sum for; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR TRAIL IDENTIFICATION - DESIGN

To see if the Town will vote to raise and/or transfer and appropriate a sum for; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR WALKER POND IMPROVEMENTS

To see if the Town will vote to raise and/or transfer and appropriate a sum for; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR TOWN RESERVOIR SEDIMENT REMOVAL

To see if the Town will vote to raise and/or transfer and appropriate a sum for; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE TO COMMUNITY PRESERVATION FUND

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To see if the Town will vote to hear and act on the report of the Community Preservation Committee; and to see if the Town will vote to appropriate a sum pursuant to Massachusetts General Law Chapter 44B from the estimated FY2021 Community Preservation Fund revenues, or to set aside certain amounts for future appropriation, to be spent under the direction of the Town Manager, as follows:

Appropriations:
A. Administrative and Operating Expenses of the Community Preservation Committee $82,000

Reserves:
B. Community Preservation Fund Annual Reserve $
C. Community Housing Reserve $
D. Historic Resources Reserve $
E. Open Space Reserve $

or take any other action relative thereto.

INSERTED BY: Community Preservation Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

CAPITAL ARTICLES

ARTICLE X: APPROPRIATE FOR GENERAL FUND CASH CAPITAL

To see if the Town will vote to raise and/or transfer and appropriate the sum of $4,055,544 for General Fund Cash Capital, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR PUBLIC WORKS INFRASTRUCTURE

To see if the Town will vote to raise and/or transfer and appropriate the sum of $2,639,000 for the Public Works Infrastructure Program, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

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ARTICLE X: APPROPRIATE FOR SEWER ENTERPRISE FUND CASH CAPITAL

To see if the Town will vote to raise and/or transfer and appropriate a sum for Sewer Enterprise Fund Cash Capital, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Sewer Enterprise Fund Retained Earnings; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR WATER ENTERPRISE FUND CASH CAPITAL

To see if the Town will vote to raise and/or transfer and appropriate the sum of $1,016,634 for Water Enterprise Fund Cash Capital, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum be transferred from Water Enterprise Fund Retained Earnings; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR PARCEL ACQUISITION

To see if the Town will vote to authorize the Select Board to acquire by purchase or eminent domain pursuant to G.L. c. 79, for general municipal and/or school purposes, the fee interest in a parcel, together with any structures, improvements, and trees thereon, shown on Needham Town Assessors Map _ as Parcel _, for a sum, or for any other fair market value that may be determined by a certified land appraiser retained by the Town to conduct an independent appraisal of the property and, further, to appropriate and raise by borrowing in accordance with G.L. c. 44, §7(1) or pursuant to any other enabling authority, a sum of money to pay all costs associated with of the aforesaid acquisition, to be spent under the direction of the Town Manager; and that any premium received by the Town upon the sale of any bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR PUBLIC SAFETY BUILDINGS CONSTRUCTION

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To see if the Town will vote to raise and/or transfer and appropriate the sum of $1,700,000 in order to pay costs of engineering and design services for the reconstruction and/or construction of the Public Safety Building and Fire Station #2, as well as the costs of reconstructing and/or constructing each of such facilities, and all other costs incidental or related thereto, to be spent under the direction of the Permanent Public Building Committee and Town Manager, and to meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow said sum under Massachusetts General Law Chapter 44, Section 7; and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Massachusetts General Law Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE FOR WATER SERVICE CONNECTIONS

To see if the Town will vote to raise, appropriate and/or transfer the sum of $1,000,000 for Water Service Connections, including costs incidental or related thereto, to be spent under the direction of the Town Manager, including without limitation all costs thereof as defined in Section 1 of M.G.L. Chapter 29C, that to meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow said sum under M.G.L. Chapter 44, Section 7, M.G.L. Chapter 29C or any other enabling authority; that the Treasurer, with the approval of the Select Board, is authorized to borrow all or a portion of the amount from the Massachusetts Clean Water Trust (MCWT) established pursuant to M.G.L. Chapter 29C and/or the Massachusetts Water Resources Authority (MWRA) and in connection therewith, to enter into a financing agreement and/or security agreement with the MCWT and/or loan agreement and financial assistance agreement with the MWRA with respect to such loan; that the Select Board and Town Manager be authorized to contract with the MCWT, the MWRA and the Department of Environmental Protection with respect to such loan and for any federal, state or other aid available for the project or for the financing thereof; that the Select Board, Town Manager, or other appropriate local official is authorized to enter into a project regulatory agreement with the Department of Environmental Protection; and that the Town Manager is authorized to expend all funds available for the project; and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

TOWN RESERVE ARTICLES

ARTICLE X: APPROPRIATE TO ATHLETIC FACILITY IMPROVEMENT FUND

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To see if the Town will vote to raise, and/or transfer and appropriate the sum of $30,815 to the Athletic Facility Improvement Fund, as provided under the provisions of Massachusetts General Law Chapter 40, Section 5B, as further amended by Section 22 of Chapter 218 of the Acts of 2016, and to meet this appropriation that said sum be raised from the Tax Levy; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

ARTICLE X: APPROPRIATE TO WORKERS COMPENSATION FUND

To see if the Town will vote to raise, and/or transfer and appropriate the sum of $337,000 to the Workers Compensation Fund, and to meet this appropriation that said sum be transferred from Free Cash; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Information:

GENERAL ARTICLES & CITIZENS PETITIONS

ARTICLE X: STORMWATER STABILIZATION FUND

To see if the Town will vote to establish a Stormwater Stabilization Fund in accordance with the fourth paragraph of M.G.L. Chapter 40, Section 5 which allows the dedication, without further appropriation, of 100% of the Community Stormwater Mitigation Assessments collected into the fund for stormwater maintenance, repair, and improvement program, effective for fiscal year 2022 beginning on July 1, 2021; or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Explanation: The Select Board is considering a proposal to establish a stormwater stabilization fund as a repository for funds raised to address the capital costs associated with compliance with the National Pollutant Discharge Elimination System (NPDES) program. The Board will consider implementation of a Community Stormwater Mitigation Assessment that would apply to all parcels that have impervious cover, including residential, commercial, non-for-profit and tax-exempt properties. Monies collected as part of the mitigation assessment would be deposited directly into the Stormwater Stabilization Fund to be used for NPDES compliance only. The Select Board will hold a hearing prior to making a decision on whether to implement a Community Stormwater Mitigation Assessment and, if, so, what the proposed assessment would be.

ARTICLE X: ACCEPTANCE OF PROVISIONS OF M.G.L. CHAPTER 41 SECTION 111F – SPECIAL INJURY LEAVE INDEMNITY FUND

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To see if the Town will vote to accept the fourth paragraph of M.G.L. Chapter 41, Section 111F to create a special fund to be known as the Injury Leave Indemnity Fund, to be expended by the Town Manager without further appropriation for payment of injury leave compensation or medical bills incurred under M.G.L. Chapter 41, Sections 111F or 100, to which appropriations may be made, and amounts received from insurance proceeds or restitution for injuries to firefighters or police officers shall be credited, provided further that said chief executive officer may, if the amounts therein are not immediately necessary or required in the foreseeable future, release specific amounts to the General Fund, or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Explanation: *The 2016 Municipal Modernization Act added a paragraph to M.G.L. c. 41 Section 111F to allow cities and towns to establish and appropriate amounts to a special injury leave indemnity fund for payment of injury leave compensation or medical bills incurred for public safety personnel. The monies in the special fund may be expended, with the approval of the chief executive officer and without further appropriation, for such expenses. Any balance in the fund shall carry over from year to year, unless specific amounts are released to the general fund by the chief executive officer upon a finding that the amounts released are not immediately necessary for the purpose of the fund, and not required for expenses in the foreseeable future.*

ARTICLE X: FOSTER CARE TRANSPORTATION REIMBURSEMENT

To see if the Town will vote to authorize the Needham Public Schools to enter into contracts to seek federal reimbursement for foster care transportation activities being carried out by the Town, and to provide that payments for services under such contracts be made from the reimbursements or revenues recovered as a result of the services performed, without appropriation of such revenues, in accordance with the provisions of M.G.L. Ch. 44 s. 70; or take any other action relative thereto.

INSERTED BY: School Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Explanation: Under the Every Student Succeeds Act (ESSA), children in foster care are required to remain in their School of Origin as long as it is deemed to be in the best interest of the child. The School of Origin is responsible for funding the cost of transporting the foster care child to and from school. The Executive Office of Health and Human Services (EOHHS), in a partnership with the Department of Children and Families (DCF) and the Department of Elementary and Secondary Education (DESE), has developed a methodology that could reimburse a share of these transportation costs through Title IV-E, a section of the Social Security Act administered by DCF that provides federal reimbursement to states for services provided to children in foster care and other child welfare services. This voluntary program allows Local Education Authorities (LEAs) such as the Needham Public Schools to report their eligible transportation expenditures for children in foster care to the state to be claimed for federal reimbursement. It is estimated that LEAs will receive about 20% of reported costs in reimbursement. Reimbursement for transportation expenditures covered by any other federal funding source is not allowable (e.g., special education, homeless, Title I, etc.), even if that transportation is for a child in foster care, in order to avoid potential duplication of claiming.

The aforementioned agencies (DCF, EOHHS and DESE) have developed a voluntary, supplemental foster care transportation reimbursement program under the authority of M.G.L. Ch. 44 s. 70. Under this statute, a city or town, by vote of its town meeting, town council or city council, and with the approval of the

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selectmen, town manager or mayor, can authorize the LEA to enter into contracts to seek federal reimbursement for activities being carried out by the municipality, and to provide that payments for services under such contracts be made from the reimbursements or revenues recovered as a result of the services performed, without appropriation of such revenues. If authorized, Needham could begin submit claims in FY22 for the foster care transportation expenses it has incurred in FY21. (Although federal rules allow for a maximum of eight quarters of claiming, the DESE program will process claims for the prior fiscal year only.) Although anticipated FY21 expenditures are small ($945, which would yield a reimbursement of approximately $189 @ 20% in the first year of implementation), expenditures vary from year to year on a case-specific basis. FY20 expenditures totaled $14,960, for instance, which could have yielded a potential reimbursement of $2,992 had this program been implemented in the current year. At present, the payments received under this program would be received by the General Fund.

ARTICLE X: SPECIAL EDUCATION STABILIZATION FUND

To see if the Town will vote to establish a Special Education Stabilization Fund in accordance with M.G.L. Chapter 40, s. 13 E; or take any other action relative thereto.

INSERTED BY: School Committee
FINANCE COMMITTEE RECOMMENDS THAT:

Article Explanation: M.G.L. Chapter 40, s. 13 E, as authorized by Section 24 of Chapter 218 of the Acts of 2016, provides for the establishment of a Special Education Stabilization fund. Although special education expenses are normally paid from the school operating budget, these expenses can increase unexpectedly by hundreds of thousands of dollars to meet Individualized Educational Plan requirements or changing student needs. A special education reserve fund would provide a transparent and manageable way to address extraordinary and unanticipated increases in special education, tuition and transportation, that otherwise could not be met by existing operational resources. Under the law, a school district, by a majority vote of both the school committee and the legislative body, may establish and appropriate (or transfer) money to a reserve fund to be utilized in upcoming fiscal years, to pay, without further appropriation, for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation. The balance in such reserve fund is limited to two per cent of the annual net school spending of the school district. Additionally, funds in the reserve fund can only be expended or transferred out after a majority vote of both the School Committee and Select Board. Once the fund is established, the Department of Elementary and Secondary Education allows the School Committee to include a separate line item within its annual budget request to appropriate monies into the stabilization fund. Alternatively, Town Meeting could take separate action to appropriate funds to the SPED Reserve Fund, by majority vote. The School Department desires to create such a fund to provide a source of funding for extraordinary, unbudgeted increases in special education costs, including out of district tuitions and transportation. The balance in the fund would be built up gradually over time, via annual appropriations to the fund. The proposed first year contribution to the fund would be made in FY2023, as part of the Town's regular budgeting process.

ARTICLE X: AMEND GENERAL BY-LAW – AUTHORIZE TOWN CLERK TO ENSURE CONSISTENCY IN NUMBERING

To see if the Town will vote to insert a new paragraph at the end of Section 1.14 of the General By-Laws as follows: "The Town Clerk is authorized to assign appropriate numbers or letters to by-law sections, subsections, paragraphs and subparagraphs where none are approved by Town Meeting; and if such

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numbering or lettering is approved by Town Meeting, to make non-substantive editorial revisions to the same to ensure consistent and appropriate sequencing and numbering; and to make non-substantive editorial revisions to references regarding such numbering or lettering as contained within the by-laws to ensure accuracy and conformity;" or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Explanation: *Amendments to the General By-laws of the Town of Needham often include the insertion of new sections and the re-numbering of existing sections. On occasion, the number or lettering included in an approved amendment is inconsistent with the existing By-laws. If approved, this article will authorize the Town Clerk to make non-substantive corrections to ensure that the By-law number and lettering system is accurate.*

ARTICLE X: NEEDHAM UNITE AGAINST RACISM RESOLUTION

To see if the Town will vote to adopt the following resolution:

Or take any other action relative thereto.

INSERTED BY: Select Board
FINANCE COMMITTEE RECOMMENDS THAT:

Article Explanation:

ARTICLE X: CITIZENS' PETITION – STORAGE OF RECEPTACLES USED FOR HOUSEHOLD WASTE DISPOSAL PICKUP AT RESIDENTIAL PROPERTIES BY COMMERCIAL VENDORS

To Amend the General Bylaws as Follows:

1. To include, immediately following Section 2.5.1 of the General Bylaws;

Section 2.5.1.1

Storage of Receptacles Used for Household Waste Disposal Pickup at Residential Properties By Commercial Vendors: Except between the hours of 9:00 PM the day before and 9:00 PM on the day of household waste, hereinafter defined, disposal pickup by a commercial waste disposal vendor, hereinafter defined, any and all receptacles of any kind used for such purpose shall be stored at least thirty (30) feet from the abutting paved edge of all public ways or otherwise not visible from a public way within the Town of Needham. For purposes of this article, Household waste shall mean any house dirt, ashes or garbage, recycling or other refuse or garbage, or any grease or bones or any refuse substances from any residential dwelling house of any kind. Commercial waste disposal vendor, for purposes of this article, shall mean any entity whatsoever that, for hire, removes and transports household waste from any residential dwelling house of any kind in the Town of Needham.

To include, immediately following Section 8.2.2.7 of the General Bylaws;

2. Section 8.2.2.7.1

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Enforcement of Section 2.5.1 of the General Bylaws

The Enforcement Agents for Section 2.5.1.1 of the General Bylaws: Health Director, Environmental Health Agent, or Chief of Police

Fine Schedule:
First Offense - $50
Second Offense - $100
Third Offense - $200
Fourth and Subsequent Offenses - $300

INSERTED BY: Select Board on behalf of Joseph L. Leghorn, et. al.
FINANCE COMMITTEE RECOMMENDS THAT:

Article Explanation: *This petition, if enacted, would regulate the storage of curbside household waste receptacles other than the period 9:00 p.m. the day before and 9:00 p.m. the day of trash pick-up.*

And you are hereby directed to serve this Warrant by posting copies thereof in not less than twenty public places in said Town at least seven days before said meeting.

Hereof fail not and make do return of this Warrant with your doings thereon unto our Town Clerk on or after said day and hour.

Given under our hands at Needham aforesaid this 9th day of March 2021.

Maurice P. Handel, Chair
Matthew D. Borrelli, Vice Chair
Marianne B. Cooley, Clerk
Daniel P. Matthews, Member
John A. Bulian, Member

Select Board of Needham

A true copy,
ATTEST _____ 2021
Constable (month) (day)

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Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 2/23/2021

Agenda Item	Police Department Enforcement Data
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	**BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED**

During its goal setting process, the Board discussed oversight and reports needed from public safety. The Board subsequently asked to review data on arrests by race and gender, motor vehicle stops by race and gender, use of force by race and gender, and calls for service by priority.

Data for CY2020 is attached for your review.

2.	**VOTE REQUIRED BY SELECT BOARD**

Discussion Only.

3.	**BACK UP INFORMATION ATTACHED**

a. 2020 Needham Police Department Enforcement Data

2020 Needham Police Department Enforcement Data

ARRESTS BY RACE & GENDER

RACE			RESIDENT		NON-RESIDENT		MALE	FEMALE
White	38	58%	20	31%	18	28%	28	10
Black	11	17%	0	0%	11	17%	10	1
Hispanic	11	17%	5	8%	6	9%	10	1
Asian	4	6%	4	6%	0	0%	3	1
Unknown	1	2%	0	2%	1	2%	1	0
TOTAL	65	100%	29	45%	36	55%	52	13

MOTOR VEHICLE STOPS BY RACE & GENDER

Race			Resident		Non-Resident		Not Specified	
White	3,540	77.3%	521	11.4%	3,014	65.8%	5	0.1%
Black	391	8.5%	23	0.5%	367	8.0%	1	0.0%
Hispanic	309	6.7%	13	0.3%	295	6.4%	1	0.0%
Asian	221	4.8%	30	0.7%	190	4.1%	1	0.0%
Middle Eastern	101	2.2%	9	0.2%	92	2.0%	-	0.0%
American Indian/Alaska Native	19	0.4%	2	0.0%	17	0.4%	-	0.0%
Not specified	1	0.0%	-	0.0%	-	0.0%	1	0.0%
TOTAL	4,582	100%	598	13.1%	3,975	86.8%	9	0.2%

RACE	GENDER		
	Male	Female	Not Specified
White	1,920	1,608	12
Black	227	163	1
Hispanic	196	107	6
Asian	116	104	1
Middle Eastern	74	25	2
American Indian/Alaska Native	11	8	0
Not Specified	0	0	1
TOTAL	2,594	2,015	23

* Race categories as defined by MA State Race Code

	Arrest		Civil Fine		No Enforcement		Criminal Application		Verbal Warning		Written Warning		Not Specified		Total
White	11	0.3%	220	6.2%	29	0.8%	51	1.4%	1,116	31.5%	1,973	55.7%	140	4.0%	3,540
Black	4	1.0%	22	5.6%	5	1.3%	21	5.4%	145	37.1%	184	47.1%	10	2.6%	391
Hispanic	2	0.6%	14	4.5%	2	0.6%	38	12.3%	127	41.1%	114	36.9%	12	3.9%	309
Asian	1	0.5%	15	6.8%	1	0.5%	1	0.5%	71	32.%1	128	57.9%	4	1.8%	221
American Indian/Alaska Native	-	0.0%	2	10.5%	-	0.0%	-	0.0%	3	15.8%	14	73.7%	-	0.0%	19
Middle Eastern	-	0.0%	10	9.9%	1	1.0%	-	0.0%	20	19.8%	65	64.4%	5	5.0%	101
Not specified	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	1	100%	1
TOTAL	18	0.4%	283	6.2%	38	0.8%	111	2.4%	1,482	32.3	2,478	54.1%	172	3.8%	4,582

USE OF FORCE BY RACE & GENDER

RACE			RESIDENT	NON-RESIDENT	MALE	FEMALE
White	6	75%	3	3	4	2
Black	2	25%	1	1	1	1
Hispanic	0	0.0%	0	0	0	0
Asian	0	0.0%	0	0	0	0
Middle Eastern	0	0.0%	0	0	0	0
American Indian/Alaskan Native	0	0.0%	0	0	0	0
TOTAL	8	100%	4	4	5	3

TYPE OF FORCE

Compliance Technique (Hands) ----------7
Taser (Drive Stun) ---------- 1
Taser (Unholstered) ---------- 1
Firearm (Unholstered) ---------- 1
Baton (Impact, Front Jab to Hand) ---------- 1

CALLS FOR SERVICE BY PRIORITY

Priority 1.....3,684
Priority 2.....2,993
Priority 3.....39,426

*See key for types of calls

2020 Needham Police Department Enforcement Data

Service Call Priority List

Priority 1 Calls	Priority 2 Calls	Priority 3 Calls
Accident, Aircraft	Breaking & Entering BEMV	Abandoned Motor Vehicle
Accident, Train	Breaking & Entering MV	Admin Services
Alarm, Hold Up	911 Drop Call Check	Animal Call (non-dog)
Alarm, Burglar	Forgery/Uttering	Assist Other Police Department
Assist Fire Department	Fraud	Assist Other Agency, Non-PD
Disturbance	Fireworks	Barn Inspection
Domestic Disturbance	Juvenile Trouble	Bike Patrol
Fire	Larceny	Town By-Law Violation
Gas Leak	Larceny of a MV	CIT Follow Up
Gunshots	Legal Process	Disabled Motor Vehicle
Homicide	Road Obstruction	Dog Call
Hazmat Call	Railroad Gates Malfunction	Dumping
Kidnapping	Suspicious Light	Escort
Missing Person	Suspicious Motor Vehicle	Event Coverage
Motor Vehicle Crash Hit/Run	Suspicious Noise	Firearms Licensing
Motor Vehicle Crash with Injury	Suspicious Person	Missing Animal
Motor Vehicle Crash Property	Suspicious Telephone Call	Lost Property
Motor Vehicle Fire	Traffic Complaint	Motor Vehicle Repossession
Narcotic Violation	Threats	Motor Vehicle Stop
Person Sick or Injured	Traffic Light Malfunction	Neighbor Trouble
Rape	Trespassing	Off Leash Check
Robbery	Wellbeing Check	Parking Violation
Sudden Death		Public Assist
Sex Offenses		Playing in Road
Odor of Smoke		Prisoner Watch
Wire Down		Police Test Call
Weather-related Damage		Power Outage
		Animal Quarantine
		Received Property
		Returning to Work
		Safety Seat Inspection
		Selective Enforcement
		Soliciting
		Special Assignment
		Traffic Assignment
		Transportation
		Truancy
		Vandalism
		Vin Check
		Walk and Talk

Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 2/23/2021

Agenda Item	COVID-19 Vaccination Planning
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	**BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED**

The Town Manager will discuss the current status of vaccine planning in Needham and recommend that the Board submit a letter to the Governor in support of Local Boards of Health retaining dispensation site status.

2.	**VOTE REQUIRED BY SELECT BOARD**

Suggested Motion: That the Board vote to approve and authorize the Chair to sign a letter to Governor Baker in support of the Board of Health's status as a COVID-19 vaccination center.

3.	**BACK UP INFORMATION ATTACHED**

a. Draft letter to follow under separate cover.

T O W N O F N E E D H A M
TOWN HALL
Needham, MA 02492-2669

February 23, 2021

The Honorable Charles Baker
Governor of Massachusetts
State House, Room 280
Boston, MA 02133

Re: Local Board of Health COVID Vaccinations

Dear Governor Baker:

We are writing to urge continued allocation of COVID vaccines to municipal boards of health throughout the Commonwealth.

Following on the leadership and directives of your Administration, city and town Boards of Health have been at the center of the public health response to the pandemic in Massachusetts.

Entering into the vaccination phase, those departments have invested in staff training, equipment, and even physical plant modifications to establish working vaccination programs now in operation in many dozens of communities.

Those programs are working and should be allowed to continue.

We share concern about the limited supply of doses that Massachusetts has received, but this is a temporary constraint. The Commonwealth should maintain a robust infrastructure to distribute doses as supplies increase.

Mass vaccination sites have an important role, but local health sites do as well. In many cases, local sites serve not only their own community, but surrounding areas, and can be more effective and efficient at vaccinating otherwise hard to reach populations.

Other demonstrated values include:

- Local Boards are familiar with community conditions, and in many cases have past vaccination program experience.
- Local Board and staff participation build public support and encourages vaccine acceptance.

We believe the work and positive results achieved thus far here in Needham are representative of many other communities.

Needham Public Health has run effective open, regional clinics, and successfully provided 3,563 vaccinations to 3,301 individuals from 206 municipalities across Massachusetts and one military base. Our administration rate is 94.6% and we have fully used every allocated dose within the required 10-day period. The Town invested in an ultra-cold storage freezer to be able to receive all vaccine types, expanded our recruitment efforts, increased our Medical Reserve Corps from 25 to 140 volunteers, and hired an additional 10 Per Diem Nurses to be able to sustain mass vaccination efforts for the coming weeks and months.

In Phase 1, Needham partnered with two neighboring communities to vaccinate their first responders along with our own, since we had the capacity to do so. We coordinated the vaccination schedules of our eligible employees to quickly distribute the vaccine, while ensuring the continuity of our public safety operations by proactively managing anticipated time-off that those staff who experienced side effects would need.

It is our plan, if allowed to continue, for Needham Public Health to replicate this model and directly vaccinate our teachers, other school staff, public works, and other staff as they become eligible in Phase 2. Loss of local vaccination capacity will greatly complicate staff scheduling, particularly with respect to ongoing operational needs of the Needham Public Schools. As you are aware, there is an urgent need to bring students back to the classroom, and vaccinating educators and staff will be an important additional protection for our school community.

Local Boards of Health, in Needham and elsewhere are a proven and effective resource in this effort. But continued allocation of vaccines while supplies improve is essential.

We would welcome an early opportunity to meet or speak further with you or your staff about this issue.

Thank you for your time and consideration of this important matter, and for your continued leadership as we collectively address the COVID-19 pandemic. If you have any questions or need additional information please contact Kate Fitzpatrick, Town Manager at 781-455-7500 or kfitzpatrick@needhamma.gov.

Sincerely,

Maurice P. Handel
Chair, Needham Select Board

Kathleen Ward Brown, Sc.D.
Chair, Needham Board of Health

CC: The Honorable Karyn Polito, Lieutenant Governor
Secretary Marylou Sudders, Executive Office of Health and Human Services
Congressman Jake Auchincloss
State Senator Michael Rush
State Senator Rebecca Rausch
State Representative Denise Garlick

Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 02/23/2021

Agenda Item	Committee Reports- Needham Unite Against Racism
Presenter(s)	Board Discussion

1.	**BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED**
Ms. Cooley will report on the progress of the Needham Unite Against Racism Working Group.	
2.	**VOTE REQUIRED BY SELECT BOARD**
3.	**BACK UP INFORMATION ATTACHED**
(Describe backup below) None	

Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET

MEETING DATE: 02/23/2021

Agenda Item	Committee Reports
Presenter(s)	Board Discussion

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

Town of Needham
Select Board
Minutes for Tuesday, February 9, 2021
https://us02web.zoom.us/j/83012497485

5:15 p.m. Executive Session: Exception 3 - Collective Bargaining
A meeting of the Select Board was convened by Chair Maurice P. Handel. Those present were Matthew D. Borrelli, Marianne B. Cooley, Daniel P. Matthews, John Bulian, and Town Manager Kate Fitzpatrick. Also attending were Dave Davison, ATM/Finance and Katie King ATM/Operations. Recording Secretary Mary Hunt joined the meeting at 6:00 p.m.

Motion by Mr. Handel that the Select Board vote to enter into Executive Session.

Exception 3 - To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.
Second: Mr. Bulian. Unanimously approved 5-0 by roll call vote.

5:45 p.m. Informal Meeting with Citizens: No Activity.

6:00 p.m. Call to Order:
The public portion of the Select Board meeting of February 9, 2021 was convened by Chairman Maurice Handel.

Mr. Handel announced this open meeting is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020 due to the current state of emergency from the outbreak of the COVID-19 virus. He noted all public gatherings have been suspended as advised and directed by the Commonwealth. And, as such, suspending the requirement of the open meeting law to have all meetings in a public, accessible, physical location while encouraging and allowing members of all public bodies to participate remotely. Mr. Handel stated the meeting will not include public comment and the Needham Select Board and all attendees are convening by Zoom, as posted on the Town's website identifying how the public may join. He said all supporting documents used at this meeting are available on the Town's website www.needhamma.gov.

Motion by Mr. Matthews that this meeting be continued to the Select Board's next scheduled meeting on Tuesday, February 23, 2021, if a technical problem develops that makes it impossible for the Select Board to conduct the meeting in this format.
Second: Mr. Bulian. Unanimously approved 5-0 by roll call vote.

6:02 p.m. COVID-19 Pandemic Update:

Tim McDonald, Director of Health & Human Services and Tiffany Zike, Assistant Director of Public Health updated the Board regarding the COVID-19 pandemic.

A PowerPoint presentation was viewed titled "Joint Health and Safety Committee, Weekly Update" dated February 1, 2021.

Mr. McDonald spoke about the historical risk level, noting mid-January was the highest risk period. He commented on the number of cases by age bracket, average daily cases per 100,000 and the risk level in the Commonwealth.

Ms. Zike reminded the Board that COVID vaccinations began in January with first responders. She said 1,628 doses have been distributed to date. Ms. Zike said the first local clinic was held for ages 75+ where 1,166 doses were administered to residents of Needham and surrounding communities. She thanked all Town departments, volunteers, the medical reserve corp., and staff for their assistance. She said the clinic, held at the CATH, was appreciated by the attendees. She said the clinic was also an opportunity to sign up people for their second dose.

Mr. McDonald explained some towns have chosen to limit clinics to only their community, noting Needham has many resources to serve the population and has made COVID vaccinations available as broadly as possible to promote equity. He said communities who have had restricted clinics have received 100 doses/week. He noted Needham has received over 1,000 doses, partly because of having an ultra-cold freezer for the vaccine, but also because clinics are open to anyone. He concluded by saying promoting regional access and equity also directly benefits Needham residents.

Discussion ensued on a variant strain of the virus, fully reopening the schools and library, arranging additional clinics, and a call list to fill spots for when people do not show up or cancel their appointment.

The Board thanked Mr. McDonald and Ms. Zike for their work.

6:32 p.m. Appointments and Consent Agenda:

Motion by Mr. Bulian that the Select Board vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS:

1. **Patrick Wrenn Property Tax Assistance Committee (term expires 6/30/2024)**
2. **Patrick Wrenn Taxation Aid Committee (term expires 6/30/2024)**
3. **Helen Newton Property Tax Assistance Committee (term expires 6/30/2024)**

CONSENT AGENDA: *=Backup attached

1. **Accept a $2,000 donation made to the Needham Health Division's Traveling Meals Program from the Darshana Thakore Family Fund.**

2.* Support Youth Services' "Needham Unplugged" for the month of March 2021 including its annual no-meeting night/no-homework night which will be held on Thursday, March 11, 2021.
3.* Approve open session minutes of January 26, 2021 and March 20, 2020.
4. Accept a $250 donation made to Needham Youth & Family Services from the Patrick & Patricia Forde Memorial Fund. The monies will be used towards future programs in the Youth & Family Services Department.
5.* Water and Sewer Abatement Order #1303.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

6:33 p.m. FY2020 Financial Audit Presentation:
Alina Korsak, Melanson (Independent Auditors) and David Davison, Assistant Town Manager/Director of Finance updated the Board on the recently completed audit of the Town's general purpose financial statements for fiscal year 2020 and their recommendations.

Ms. Korsak presented a PowerPoint presentation, giving a brief overview of the Town's Financial Statements for the fiscal year ended June 30, 2020. She reviewed the audit process and MHC's comments regarding their recommendations to management. Ms. Korsak commented on the Management's Discussion and Analysis, including the General Unassigned Fund Balance of $28,831,766, noting Standard and Poor's calls the fund balance "healthy and strong."

Mr. Davison said an invitation was extended to School Committee and Finance Committee members to attend this Zoom presentation. He reminded the Board that, due to COVID-19, deliberate and proactive steps were taken in FY20 to conserve resources, including delaying hiring, cutting back on expenditures, and delaying services in order to conserve revenue. He said the Town chose not to appropriate $4,000,000 of last year's certified free cash, recognizing it will be used to address some one-time cost appropriations at the Annual Town Meeting. He commented on the decline in surplus revenue, proactive steps, and FY2022 recommendations.

Mr. Matthews commented on pension liability and the change in the discount rate assumption. He noted a more conservative discount rate.

Mr. Borrelli said the audit highlights Needham's sound financial plan during an incredibly difficult year. He commented on OPEB and how the Town "tries to stay ahead of it."

The Board thanked Ms. Korsak and Mr. Davison for their presentation.

6:52 p.m. N2025 Presentation:
Ms. Cooley said the project began a few years ago, with the goal of assessing the Town's infrastructure, vulnerabilities, population, and future growth.

A PowerPoint was viewed titled "Needham 2025, Commercial and Residential Growth Impact Study."

Ms. Cooley commented the study was commissioned to assess growth impact on traffic, transportation, water, sewer, drains, road and bridges, technology, and school facilities. She said information in the study includes demographics, age population, educational attainment, household income, trends in housing stock, home sale prices, and economic trends, among other categories. She noted traffic data in the study is pre-pandemic, saying it will be interesting to see shifts in traffic trends post pandemic, if more people continue working from home. Ms. Cooley commented on the school population, noting it is generally believed school enrollment will remain flat as it relates to the number of additional housing units. She particularly noted, if the Town significantly adds housing units in a way that would require building a school or adding space, hundreds of millions of dollars would be necessary. Ms. Cooley said added housing must be carefully watched, commenting on the tremendous desire by Needham residents for more senior housing for people who wish to sell their home and remain in town. She said she believes the study has some interesting takeaways and validates the Town's fundamental planning over the years.

Mr. Bulian commented on population and the Town census. He noted college students living away from home and "snowbirds" who are not in Needham during the winter. He said where people are domiciled and where they vote should be the guiding number, and that the town census number is different from the federal census number.

Discussion ensued on students at local colleges who are counted in the census, as well as Needham college students who tend not to return to town.

Mr. Handel asked if racial and economic diversity was considered in the study.

Ms. Cooley said the question is very good. She said racial diversity was not part of the report, but economic diversity information is in the study.

Mr. Borrelli said he was struck how some data will constantly need updating, especially after the COVID-19 pandemic. He commented on the gateways to Needham, the need for 55+ housing, and traffic. Mr.Borrelli commented on zoning in the lower Chestnut Street area and redevelopment.

Mr. Matthews commented on the 700 additional rental units in town, economic diversity, market forces driving prices up, and state regulations. He said adding 700 rental units to town will bring changes which won't be felt for a few years. He said cautious opportunity is a good approach but wondered what the best direction is for the town over the next decade.

Mr. Bulian commented on school enrollment and additional housing units. He said the trick is to continue to add housing, but not to the point where it triggers the need for another large capital project like a school, thereby placing an undue burden on middle class households. He concluded the Town should not underestimate the actions it takes and their effect on people in the middle who are continually being "squeezed."

Mr. Handel said housing policy is extremely complex and important, and town policy must be coordinated with surrounding communities. He said the report helps formulate a vision for the area's housing problem.

7:35 p.m. Director of Public Works:

Carys Lustig, Interim Director of Public Works spoke with the Board regarding 1 item:

1. Electric Vehicle Charging Stations

Ms. Lustig told the Board about an opportunity for the Town to receive grant funding through the state and partnership funding through Eversource to add electric vehicle chargers to the Town's inventory at no or low cost. She said the Town presently has two electric vehicles, as well as 3 charging stations at PSAB and Williams School that are available for Town vehicles and public use. She said the use of electric vehicles will become more prominent. Ms. Lustig commented the first goal in utilizing the grant program is to provide one charger at the PSAB exclusive for Town of Needham vehicles. She said the second goal of the program is to provide chargers at public buildings and public parking lots. Ms. Lustig asked for the Board's perspective on the priority of engaging in modernizing some of the Town's parking lots to allow for people to charge their electric vehicles.

Mr. Handel said the grant opportunity is great, cautioning there are some policy challenges people don't often think about: How to keep people without electric vehicles from parking in an electric vehicle charging space? He said electric vehicles are a "coming wave."

Ms. Cooley said she supports the idea and would like to see the Town charge a fee for public use.

Mr. Bulian concurred there should be a fee for use. He commented, post pandemic, there will be times when parking will be challenging. He concurred with Mr. Handel, saying people will park in a charging station parking space if they have no other option. He said the biggest issue for him regarding electric vehicles is the range and availability of charging stations. He said he hopes the range increases and the time to charge a vehicle becomes less.

Mr. Borrelli said he agrees with limiting the amount of time a vehicle can stay in one space. He questioned the location of a charging station at PSAB, so as not to affect the current parking lot. He said he is concerned with losing public parking spaces and asked for data that electric charging stations will actually be used.

Mr. Matthews said changes are coming and the Town needs to be ready.

7:51 p.m. Town Manager:

Kate Fitzpatrick, Town Manager spoke with the Board regarding twoitems:

1. Close Annual Town Meeting Warrant

Ms. Fitzpatrick reviewed changes made to the Annual Town Meeting Warrant with the Board and asked for a vote to close the warrant. She commented, due to the pandemic, a proposal is forthcoming on how to hold Town Meeting outdoors over a weekend.

Motion by Mr. Bulian that the Board vote to close the warrant for the 2021 Annual Town Meeting.
Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

2. Town Manager Report

Ms. Fitzpatrick reminded residents that the Town's emergency rental assistance program is open, and applications are being accepted.

Katie King, ATM/Operations reported that earlier this year the state made $668,000,000 available to small businesses financially impacted by the pandemic. She said, thus far, four waves of grants have been awarded and, to date, 47 small businesses in Needham have received grants totaling $2,585,000. She said 10 restaurants, 11 personal care businesses, five gyms, five retail stores, four medical offices, early childhood education centers, and construction and manufacturing companies have received grant money. Ms. King said Amy Haelsen, Economic Development Manager has been working with small businesses to help direct them to grant opportunities. She asked that any small business wanting to be connected to reach out by email to econcomicdevelopement@needhamma.gov.

7:57 p.m. Board Discussion:

1. NUARI Vision Statement

Ms. Cooley said NUARI met last night and continued discussion on its vision and guiding principles statement. She said the discussion has been thoughtful, painstaking, and dedicated work, where every word has been considered. She said the conversation was also candid, authentic, direct, and remained respectful to differing points of view. Ms. Cooley said NUARI is ready to recommend its vision statement and some guiding principles to the Select Board for adoption.

Discussion ensued on the process of developing NUARI's vision and guiding principles. Ms. Cooley asked the Select Board to adopt the vision statement and guiding principles and to send them to other boards and committees for adoption and integration into their work. She suggested the Select Board consider holding an annual Town summit with all boards and committees to discuss the work and progress made in contributing to making Needham a welcoming and better place for all to live. She also suggested the Select Board consider asking Town Meeting

to adopt and affirm NUARI's vision statement and guiding principles as part of its work.

Mr. Borrelli said last night's conversation was difficult, deep, and productive. He said with the help of Lisa Smith McQueeney the committee was able to form a vision statement. He concurred with bringing the vision statement to Town Meeting. He commented he voiced his concern for some of the language. However, in its entirety, he said, the vision statement and guiding principles are something we can all support. He concluded the goal is to move Needham forward and make it a better place for everybody.

Mr. Handel commented the vision statement and guiding principles must be promoted to the community at large and get more buy-in, rather than just a world of active people who care enough about the Town to be active in it.

Ms. Cooley read the vision statement:

"Needham will be a community free of racism, racial bias, prejudice, and discrimination. Our residents, schools, businesses, organizations and government will work together to identify barriers to racial equity and create solutions, opportunities, resources, and support for removing them."

She said the committee wanted an optimistic, forward-thinking vision statement, acknowledging this statement describes a community they would like to live in.

Motion by Mr. Bulian that the Select Board vote to adopt the vision statement and guiding principles as recommended by the NUARI working group.
Second: Mr. Matthews. Unanimously approved 5-0 by roll call vote.

Mr. Bulian said as a spectator to the meeting, he noted the hard work of the committee. He said it has been eye-opening and he has enjoyed the process, thanking Ms. Cooley and Mr. Borrelli for their work.

Mr. Matthews concurred, saying the conversations have been difficult. He said this is a rare and necessary moment for significant progress on race equity in Needham and everywhere in the county. Mr. Matthews said he is satisfied, and that the vision statement represents a level of input that was intense and thought out. Mr. Matthews thanked the committee for forwarding the additional principles still under discussion, saying the work is good and he would be ready to vote on them as well. He suggested waiting until the full document is completed before sending it out to other boards and committees.

Mr. Handel said NUARI meetings can be viewed on YouTube through the Town's website.

Ms. Cooley read the names of members of the NUARI Committee: Marianne Cooley, Matt Borrelli, Sue Neckes, Jen Howard, Marcus Nelson, Jay Spencer, Rameen Abrashamian, Vivian Chu, Natasha Espada, and Dr. Toyen Fayemi. She thanked the facilitator of NUARI's meetings, Lisa Smith McQueeney, as well as Ms. Fitzpatrick and Ms. King.

2. Committee Reports
No Committee Reports were made.

8:15 p.m. Adjourn:
Motion by Mr. Bulian that the Select Board vote to adjourn the Select Board meeting on Tuesday, February 9, 2021.
Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

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

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

Memorandum of Agreement

Between the Town of Needham

And

Town Manager

This Agreement, pursuant to Chapter 41, Section 108N of the Massachusetts General laws, is made and entered into this 23rd day of February, 2021 by and between the Town of Needham, a municipal corporation, hereinafter the "Town," acting by and through its Select Board, hereinafter the "Board," and Kate Fitzpatrick, hereinafter the "Town Manager," as follows:

1. The parties agree to extend the term of the Agreement to May 5, 2023.

2. The parties agree to delete Section 5.1 of the Agreement and insert in place thereof the following:

   5.1 The Town agrees to pay the Town Manager for services rendered under this Agreement a base salary, subject to applicable withholdings and deductions and payable in semi-monthly installments, as follows:

Effective Date	Increase	Salary
Effective May 6, 2019	3%	$198,422
Effective July 1, 2020	3%	$204,375
Effective July 1, 2021	0%	$204,375
Effective July 1, 2022	3%	$210,506

Except as expressly set forth herein, all terms and conditions of the Employment Agreement between the Town and the Town Manager dated February 26, 2019 remain in full force and effect.

Town Manager

_____

Date:

Select Board

_____

_____

_____

_____

_____

Date:

DocuSign Envelope ID: EFF031A0-F9A4-4D2A-8927-79B3BF64B2C2

Division of Local Services
Massachusetts Department of Revenue

COMMONWEALTH SEWER RATE RELIEF FUND

APPLICATION FOR FY2021 DISTRIBUTION

Needham
~~City~~/Town/~~District/Authority~~

A. RECORD OF ELIGIBLE INDEBTEDNESS:

List permanent debt issued for **more than five years** (i.e., do not list bond anticipation notes) **on or after January 1, 1990** wholly or in substantial part to finance or refinance the costs of planning, design, or construction of any water pollution control project or part thereof **required to meet the provisions of the Federal Water Pollution Control Act** (33 USC, §§ 1251 et seq.) and M.G.L. c. 21, §§ 26-53 or any wastewater collection or transportation project related thereto. Attach additional sheets if needed.

Any project for which **state grants** were received is ineligible.

Projects financed through the **Mass. Clean Water Trust** (State revolving Fund Program) are also ineligible unless the total debt issued through MWPAT exceeded $50,000,000 on June 30, 1995.

	Project Number	Project Name	Issue Date	Original Amount*	FY2021 Debt Service*	Grants Received
1.		Sewer Main Rehab. Art.#9	6/01/09	$2,000,000	$77,000	
2.		~~Sewer Pump Stat. Art#45~~	~~12/15/09~~	~~$ 550,000~~	~~$33,750~~	
3.		Sewer Main Rehab. Art.#9	12/15/09	$ 320,000	$18,727.50	
4.						
5.						
6.						
7.						
8.						
9.						
10.						

Total FY2021 Debt Service $ 129,477.50

***A legible debt service schedule for the life of the bonds must be attached for all projects (this includes schedules submitted in prior years). Every refunding issue must be tied in to the initial borrowing.**

DocuSign Envelope ID: EFF031A0-F9A4-4D2A-8927-79B3BF64B2C2

C. USE OF AWARD PROCEEDS:

Describe briefly how the award, if any, will be used to reduce rates in the current or future years, or to finance capital water pollution control projects which would otherwise be financed through borrowing. Example Use of Award Proceeds statements have been provided at the end of this application.

The funds will be used to provide a credit to sewer customers. The amount awarded to the Town will offset the debt service for the year by the actual relief received.

D. CERTIFICATION:

We certify that the above listed eligible debt was issued on or after January 1, 1990 for a term greater than five years to finance or refinance the costs of planning, design or construction of a water pollution control project or part thereof required to meet the provisions of the Federal Water Pollution Control Act (33 USC, §§ 1251 et seq.) and M.G.L. c. 21, §§ 26-53.

Mayor N/A

Manager DocuSigned by: Kate Fitzpatrick

Selectmen DocuSigned by: Maurice P. Handel

DocuSigned by:

DocuSigned by: Marianne B. Cooley

DocuSigned by: John A. Bulian

DocuSigned by: Daniel P. Matthews

Exec. Director N/A

Commissioners N/A

N/A

N/A

Treasurer Emily B Innes

Phone 781-455-7500 Ext. 208

Fax 781-449-4569

E-mail eviep@needhamma.gov

E. Return by Friday, February 19, 2021 by e-mail to:

boadata@dor.state.ma.us

#1

Sewer

Sewer (I)

Date		A General Obligation Bonds of 2007 (Non-Callable/Uncalled Debt Service) Principal Payment	A Interest Payment	B General Obligation Bonds of 2007 (Current Refunded Debt Service) (1) Principal Payment	B Interest Payment	C General Obligation Refunding Bonds of 2015 Principal Payment	C Interest Payment	D Debt Service Subsequent to Refunding Issue Principal Payment	D Interest Payment	E Debt Service to Refunding Issue (Total Column A+B)	F Total Debt Service to Refunding Issue (Total Column A+C)	G Savings/(Cost) (E-F)
4/15/15	(2)						9,750.96		9,750.96		9,750.96	
5/15/15	FY 2015		5,000.00		10,881.25				5,000.00	15,881.25	5,000.00	1,130.29
11/15/15		100,000.00	5,000.00		10,881.25		11,666.67	100,000.00	16,666.67	115,881.25	116,666.67	
5/15/16	FY 2016		2,500.00		10,881.25		10,000.00		12,500.00	13,381.25	12,500.00	95.83
11/15/16		100,000.00	2,500.00		10,881.25		10,000.00	100,000.00	12,500.00	113,381.25	112,500.00	113,500
5/15/17	FY 2017				10,881.25		10,000.00		10,000.00	10,881.25	10,000.00	1,762.50
11/15/17				100,000.00	10,881.25	100,000.00	10,000.00	100,000.00	10,000.00	110,881.25	110,000.00	113,000
5/15/18	FY 2018				8,856.25		8,000.00		8,000.00	8,856.25	8,000.00	1,737.50
11/15/18				100,000.00	8,856.25	95,000.00	8,000.00	95,000.00	8,000.00	108,856.25	103,000.00	109,100
5/15/19	FY 2019				6,781.25		6,100.00		6,100.00	6,781.25	6,100.00	6,537.50
11/15/19				100,000.00	6,781.25	95,000.00	6,100.00	95,000.00	6,100.00	106,781.25	101,100.00	105,300
5/15/20	FY 2020				4,706.25		4,200.00		4,200.00	4,706.25	4,200.00	6,187.50
11/15/20				75,000.00	4,706.25	70,000.00	4,200.00	70,000.00	4,200.00	79,706.25	74,200.00	77,000
5/15/21	FY 2021				3,150.00		2,800.00		2,800.00	3,150.00	2,800.00	5,856.25
11/15/21				75,000.00	3,150.00	70,000.00	2,800.00	70,000.00	2,800.00	78,150.00	72,800.00	
5/15/22	FY 2022				1,575.00		1,400.00		1,400.00	1,575.00	1,400.00	5,525.00
11/15/22				75,000.00	1,575.00	70,000.00	1,400.00	70,000.00	1,400.00	76,575.00	71,400.00	
	FY 2023											5,175.00
		200,000.00	15,000.00	525,000.00	115,425.00	500,000.00	106,417.63	700,000.00	121,417.63	855,425.00	821,417.63	34,007.37

Prepared by First Southwest Company

(1) Payable from proceeds of the Refunding Bond Issue of 2015.

(2) Reflects $10,881.25 cash contribution from prior appropriated FY15 debt service less $1,130.29 rounding amount.

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#19

S

Town of Needham, Massachusetts

$15,815,000 General Obligation Municipal Purpose Loan of 2009 Bonds
$550,000 Sewer Pump Station (O) Dated December 15, 2009
Auth. 5/19/08 (Art. 45); Ch. 44, s. 8(15)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/15/2009	-		-	-	
08/01/2010	30,000.00	2.000%	10,107.22	40,107.22	-
02/01/2011	-	-	7,750.00	7,750.00	-
06/30/2011	-	-	-	-	47,857.22 2011
08/01/2011	30,000.00	2.000%	7,750.00	37,750.00	-
02/01/2012	-	-	7,450.00	7,450.00	-
06/30/2012	-	-	-	-	45,200.00 2012
08/01/2012	30,000.00	2.000%	7,450.00	37,450.00	-
02/01/2013	-	-	7,150.00	7,150.00	-
06/30/2013	-	-	-	-	44,600.00 2013
08/01/2013	30,000.00	2.000%	7,150.00	37,150.00	-
02/01/2014	-	-	6,850.00	6,850.00	-
06/30/2014	-	-	-	-	44,000.00 2014
08/01/2014	30,000.00	2.000%	6,850.00	36,850.00	-
02/01/2015	-	-	6,550.00	6,550.00	-
06/30/2015	-	-	-	-	43,400.00 2015
08/01/2015	30,000.00	2.000%	6,550.00	36,550.00	-
02/01/2016	-	-	6,250.00	6,250.00	-
06/30/2016	-	-	-	-	42,800.00 2016
08/01/2016	30,000.00	3.000%	6,250.00	36,250.00	-
02/01/2017	-	-	5,800.00	5,800.00	-
06/30/2017	-	-	-	-	42,050.00 2017
08/01/2017	30,000.00	2.500%	5,800.00	35,800.00	-
02/01/2018	-	-	5,425.00	5,425.00	-
06/30/2018	-	-	-	-	41,225.00 2018
08/01/2018	30,000.00	2.750%	5,425.00	35,425.00	-
02/01/2019	-	-	5,012.50	5,012.50	-
06/30/2019	-	-	-	-	40,437.50 2019
08/01/2019	30,000.00	3.000%	5,012.50	35,012.50	-
02/01/2020	-	-	4,562.50	4,562.50	-
06/30/2020	-	-	-	-	39,575.00 2020
08/01/2020	25,000.00	3.000%	4,562.50	29,562.50	-
02/01/2021	-	-	4,187.50	4,187.50	-
06/30/2021	-	-	-	-	33,750.00 2021
08/01/2021	25,000.00	3.250%	4,187.50	29,187.50	-
02/01/2022	-	-	3,781.25	3,781.25	-
06/30/2022	-	-	-	-	32,968.75
08/01/2022	25,000.00	3.250%	3,781.25	28,781.25	-
02/01/2023	-	-	3,375.00	3,375.00	-
06/30/2023	-	-	-	-	32,156.25
08/01/2023	25,000.00	3.500%	3,375.00	28,375.00	-
02/01/2024	-	-	2,937.50	2,937.50	-
06/30/2024	-	-	-	-	31,312.50
08/01/2024	25,000.00	3.500%	2,937.50	27,937.50	-
02/01/2025	-	-	2,500.00	2,500.00	-
06/30/2025	-	-	-	-	30,437.50
08/01/2025	25,000.00	4.000%	2,500.00	27,500.00	-
02/01/2026	-	-	2,000.00	2,000.00	-
06/30/2026	-	-	-	-	29,500.00
08/01/2026	25,000.00	4.000%	2,000.00	27,000.00	-
02/01/2027	-	-	1,500.00	1,500.00	-
06/30/2027	-	-	-	-	28,500.00
08/01/2027	40,000.00	4.000%	1,500.00	41,500.00	-
02/01/2028	-	-	700.00	700.00	-
06/30/2028	-	-	-	-	42,200.00
08/01/2028	35,000.00	4.000%	700.00	35,700.00	-
06/30/2029	-	-	-	-	35,700.00
Total	$550,000.00	-	$177,669.72	$727,669.72	-

Paid from pump station fund $275,000

Yield Statistics

Bond Year Dollars	$5,280.28
Average Life	9.601 Years
Average Coupon	3.3647798%
Net Interest Cost (NIC)	3.1793596%
True Interest Cost (TIC)	3.0944243%
Bond Yield for Arbitrage Purposes	2.8101392%
All Inclusive Cost (AIC)	3.0944243%

IRS Form 8038

Net Interest Cost	3.0339311%
Weighted Average Maturity	9.602 Years

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#10

S

Town of Needham, Massachusetts

$15,815,000 General Obligation Municipal Purpose Loan of 2009 Bonds
$320,000 Sewer Mains-Rte. 128 (I) Dated December 15, 2009
Auth. 11/7/05 (Art. 9); Ch. 44, s. 7(1)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/15/2009	-	-	-	-	-
08/01/2010	20,000.00	2.000%	5,877.57	25,877.57	-
02/01/2011	-	-	4,481.25	4,481.25	-
06/30/2011	-	-	-	-	30,358.82
08/01/2011	20,000.00	2.000%	4,481.25	24,481.25	-
02/01/2012	-	-	4,281.25	4,281.25	-
06/30/2012	-	-	-	-	28,762.50
08/01/2012	20,000.00	2.000%	4,281.25	24,281.25	-
02/01/2013	-	-	4,081.25	4,081.25	-
06/30/2013	-	-	-	-	28,362.50
08/01/2013	20,000.00	2.000%	4,081.25	24,081.25	-
02/01/2014	-	-	3,881.25	3,881.25	-
06/30/2014	-	-	-	-	27,962.50
08/01/2014	15,000.00	2.000%	3,881.25	18,881.25	-
02/01/2015	-	-	3,731.25	3,731.25	-
06/30/2015	-	-	-	-	22,612.50
08/01/2015	15,000.00	2.000%	3,731.25	18,731.25	-
02/01/2016	-	-	3,581.25	3,581.25	-
06/30/2016	-	-	-	-	22,312.50
08/01/2016	15,000.00	3.000%	3,581.25	18,581.25	-
02/01/2017	-	-	3,356.25	3,356.25	-
06/30/2017	-	-	-	-	21,937.50
08/01/2017	15,000.00	2.500%	3,356.25	18,356.25	-
02/01/2018	-	-	3,168.75	3,168.75	-
06/30/2018	-	-	-	-	21,525.00
08/01/2018	15,000.00	2.750%	3,168.75	18,168.75	-
02/01/2019	-	-	2,962.50	2,962.50	-
06/30/2019	-	-	-	-	21,131.25
08/01/2019	15,000.00	3.000%	2,962.50	17,962.50	-
02/01/2020	-	-	2,737.50	2,737.50	-
06/30/2020	-	-	-	-	20,700.00
08/01/2020	15,000.00	3.000%	2,737.50	17,737.50	-
02/01/2021	-	-	2,512.50	2,512.50	-
06/30/2021	-	-	-	-	20,250.00
08/01/2021	15,000.00	3.250%	2,512.50	17,512.50	-
02/01/2022	-	-	2,268.75	2,268.75	-
06/30/2022	-	-	-	-	19,781.25
08/01/2022	15,000.00	3.250%	2,268.75	17,268.75	-
02/01/2023	-	-	2,025.00	2,025.00	-
06/30/2023	-	-	-	-	19,293.75
08/01/2023	15,000.00	3.500%	2,025.00	17,025.00	-
02/01/2024	-	-	1,762.50	1,762.50	-
06/30/2024	-	-	-	-	18,787.50
08/01/2024	15,000.00	3.500%	1,762.50	16,762.50	-
02/01/2025	-	-	1,500.00	1,500.00	-
06/30/2025	-	-	-	-	18,262.50
08/01/2025	15,000.00	4.000%	1,500.00	16,500.00	-
02/01/2026	-	-	1,200.00	1,200.00	-
06/30/2026	-	-	-	-	17,700.00
08/01/2026	15,000.00	4.000%	1,200.00	16,200.00	-
02/01/2027	-	-	900.00	900.00	-
06/30/2027	-	-	-	-	17,100.00
08/01/2027	25,000.00	4.000%	900.00	25,900.00	-
02/01/2028	-	-	400.00	400.00	-
06/30/2028	-	-	-	-	26,300.00
08/01/2028	20,000.00	4.000%	400.00	20,400.00	-
06/30/2029	-	-	-	-	20,400.00
Total	$320,000.00	-	$103,540.07	$423,540.07	-

2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021

135,000 refunded

we refunding only paid 990.00 in 2021 total 18,737.50

Yield Statistics

Bond Year Dollars	$3,055.89
Average Life	9.550 Years
Average Coupon	3.3882145%
Net Interest Cost (NIC)	3.2030409%
True Interest Cost (TIC)	3.1169814%
Bond Yield for Arbitrage Purposes	2.8101392%
All Inclusive Cost (AIC)	3.1169814%

IRS Form 8038

Net Interest Cost	3.0587377%
Weighted Average Maturity	9.552 Years

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BOND DEBT SERVICE

Town of Needham, Massachusetts
Refund December 15, 2009 Sewer Mains (Rt. 128) (I)

#3

Dated Date	06/25/2020
Delivery Date	06/25/2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2021	-	-	990.00	990.00	-
06/30/2021	-	-	-	-	990.00
08/01/2021	-	-	825.00	825.00	-
02/01/2022	6,000.00	5.000%	825.00	6,825.00	-
06/30/2022	-	-	-	-	7,650.00
08/01/2022	-	-	675.00	675.00	-
02/01/2023	5,000.00	5.000%	675.00	5,675.00	-
06/30/2023	-	-	-	-	6,350.00
08/01/2023	-	-	550.00	550.00	-
02/01/2024	5,000.00	5.000%	550.00	5,550.00	-
06/30/2024	-	-	-	-	6,100.00
08/01/2024	-	-	425.00	425.00	-
02/01/2025	5,000.00	5.000%	425.00	5,425.00	-
06/30/2025	-	-	-	-	5,850.00
08/01/2025	-	-	300.00	300.00	-
02/01/2026	5,000.00	4.000%	300.00	5,300.00	-
06/30/2026	-	-	-	-	5,600.00
08/01/2026	-	-	200.00	200.00	-
02/01/2027	5,000.00	4.000%	200.00	5,200.00	-
06/30/2027	-	-	-	-	5,400.00
08/01/2027	-	-	100.00	100.00	-
02/01/2028	5,000.00	4.000%	100.00	5,100.00	-
06/30/2028	-	-	-	-	5,200.00
	36,000.00		7,140.00	43,140.00	43,140.00