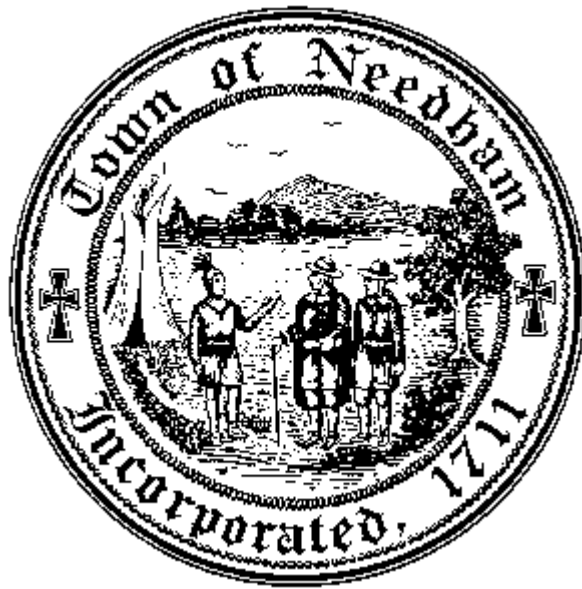


SPECIAL TOWN MEETING

WARRANT



TOWN OF NEEDHAM

MONDAY, OCTOBER 29, 2012

7:30 P. M.

JAMES HUGH POWERS HALL, NEEDHAM TOWN HALL

1471 HIGHLAND AVENUE

NEEDHAM

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.

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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 at the Town Hall:

MONDAY, THE TWENTY NINTH DAY OF OCTOBER, 2012

at seven-thirty in the afternoon, then and there to act upon the following articles, viz:

HUMAN RESOURCES ARTICLES

ARTICLE 1: FUND COLLECTIVE BARGAINING AGREEMENT – FIRE UNION

To see if the Town will vote to approve the funding of a collective bargaining agreement between the Town and the Needham Fire Union, and to appropriate a sum of money to defray the cost of salary and wages provided for under the agreement for fiscal year 2013 and fiscal year 2014; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted
PERSONNEL BOARD RECOMMENDS THAT: Recommendation to be Made at Town Meeting

Article Information: The Town and the Needham Fire Union reached agreement on a contract for fiscal year 2013 and fiscal years 2014 through 2016 that includes a wage restructuring for fiscal year 2013 and 2014, a 2.5% wage increase in fiscal year 2015, and a 1%/1% (July and January) split increase in fiscal year 2016. Among other items, the Agreement transitions the Needham Fire Union employees to the higher out-of-pocket, lower premium Rate Saver health insurance plans (along with a 1% increase as part of the sharing of the savings) and a cap on the amount of sick leave that can be “bought back” at the time of retirement from Town service.

ARTICLE 2: ACCEPT THE PROVISIONS OF CHAPTER 176 OF THE ACTS OF 2011 - SUPPLEMENTAL PENSION ALLOWANCE

To see if the Town will vote to accept the provisions of Chapter 176 of the Acts of 2011: An Act Increasing the Supplemental Pension Allowance under M.G.L. c. 32 Section 12 to survivors of members who die while employed by the Town from an annual amount of \$3,000 to \$6,000; or take any other action relative thereto.

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

Article Information: Acceptance of this legislation will allow the Needham Retirement Board to increase the

benefit to surviving spouses of members who die while employees. This benefit will take effect on the date that certification of acceptance is filed with the Public Employee Retirement Administration Commission and is not retroactive. Currently there are four (4) survivors who would qualify for this benefit. The increase to those survivors currently receiving the benefit would be approximately \$3,300 per year in total. Acceptance of this Act will have no material impact on the annual funding required by the Town to the Retirement System.

FINANCE ARTICLES

ARTICLE 3: APPROPRIATE FOR SOLAR ENERGY FEASIBILITY STUDY

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$15,000 for a study of the feasibility of locating solar facilities within the Town, to be spent under the direction of the Town Manager, said sum to be raised from the tax levy; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
 FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The Board of Selectmen appointed a committee to evaluate the possibility of installing solar facilities on Town property, with particular emphasis on the closed landfill at the Recycling and Transfer Station (RTS). The requested funds will provide the committee with technical expertise in the development of its recommendations.

ARTICLE 4: AMEND THE FY2013 OPERATING BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2013 Operating Budget adopted under Article 10 of the 2012 Annual Town Meeting, by deleting the amounts of money appropriated under some of the line items and appropriating new amounts as follows:

<u>Line Item</u>	<u>Appropriation</u>	<u>Changing From:</u>	<u>Changing To:</u>
3	Group Health Insurance	\$9,973,869	\$9,908,775
10	Reserve Fund	\$1,199,821	\$1,309,072
15A	Finance Department Salary & Wages	\$1,512,620	\$1,600,620
15B	Finance Department Expenses	\$746,495	\$793,865
20A	Police Department Salary & Wages	\$4,842,392	\$4,884,076
20C	Police Department Capital	\$200,000	\$228,018
21A	Fire Department Salary & Wages	\$6,079,147	\$6,102,557
25C	Department of Public Works Capital	\$6,500	\$126,500

And to meet this appropriation that \$244,621 be raised from the FY2013 tax levy, \$28,018 be transferred from Insurance Proceeds in Excess of \$20,000, and \$120,000 be transferred from Article 4 of the March 3, 2008 Special Town Meeting; or take any other action relative thereto.

INSERTED BY: Finance Committee
 FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: This article is to amend the Town's operating budget for FY2013. A total of

\$244,621 of new revenue and \$148,018 of other available funds has been identified for appropriation under this article. Another change is the transfer of \$65,094 from the health insurance budget to the Police and Fire Department budgets.

The reduction to the Health Insurance budget (\$65,094) is to transfer anticipated savings in the health insurance budget to the Police and Fire Department operating budgets to cover costs associated with the new collective bargaining agreement reached with the Police Union earlier this year and the Fire Union being acted upon at this Town Meeting. The reduction in the health insurance budget is reflective of the conversion from traditional HMO plans to Rate Saver Plans that the Police employees elected to choose with the new collective bargaining agreement and the Fire employees are choosing with the January 2013 conversion date.

As in prior budget years, when new revenue is identified for the Special Town Meeting in the fall, the Reserve Fund is one of the budgets that is recommended for supplemental funding. The proposed change is to increase the FY2013 Reserve Fund by \$109,251.

There are proposed increases to the Finance Department salary and wages line of \$88,000, and the Finance Department expense line of \$47,370, some expenses of which are temporary, and others which will be ongoing. The Town is in the process of changing its accounting and financial software applications used on a system-wide basis (inclusive of the Needham Public Schools) - a process that is expected to take eighteen months to complete. During the conversion process, the Town will be running two systems, increasing some of the licensing and operating expenses of the Finance Department during FY2013 and FY2014. The set-up, validation, testing, and auditing of the new system is expected to increase the work day for a number of employees in different departments during the process, so additional funding is being sought to pay those costs (the expenses are being centralized under the Finance Department). These costs are viewed as temporary, and should cease after FY2014. The Finance Department budget is also being recommended for amendment to provide funding for a permanent technology position to support the ongoing operations and network. Funding at this time is necessary as the work is now underway with the change to the new financial applications and the integration that will be necessary with other applications. The Finance Department consulted with the Finance Committee last summer and explained the need for the additional staff person. The Finance Committee endorsed the recommendation for additional funding this fall. In addition to the increase in salary and wages for the technology position, there are some one-time equipment expenses (a computer, workstation, etc.) which are incurred this year related to the new position.

The change to the Police Department salary and wages (\$41,684) and the Fire Department salary and wages (\$23,410) line items reflect the transfer from the health insurance budget to implement the provisions of the collective bargaining agreements which provided a 1% increase in wages at the time of conversion to the lower premium, higher out-of-pocket cost health insurance plan.

The \$28,018 increase to the Police Department capital line is to appropriate funds to replace a Police vehicle that was declared a total loss by the Town's insurance company. The funds were received from the insurance company and are reserved specifically to purchase a replacement vehicle. Because the specific property loss resulted in a payment to the Town in excess of twenty-thousand dollars, the funds must be appropriated by Town Meeting in order for the Police Department to use the funds to purchase a replacement vehicle.

The last change is to the Department of Public Works capital line in the amount of \$120,000. The Town is finalizing the work that is to be done at Walker Gordon Park this fall. The work that is to be done onsite requires additional funds as the actual bids have come in higher than the original estimate. The total project involves the grading and sequencing work which incorporates 174 Charles River Street property with Walker Gordon (\$256,644), new fencing (\$24,385), baseball field including backstops, fencing, foul poles and player

benches (\$43,017), irrigation (\$27,611), and parking lot improvements (\$18,613) for a total of \$370,270. The recommended transfer of \$120,000 provides the additional funds to have the work completed and provides a contingency of \$13,730. The \$120,000 would be transferred from the athletic facility improvements capital project article that was approved at the March 3, 2008 Special Town Meeting. This represents the available balance of that project which is not required to finish the work intended at DeFazio.

ARTICLE 5: RESCIND DEBT AUTHORIZATIONS

To see if the Town will vote to rescind a portion of certain authorizations to borrow, which were approved at prior town meetings, where the purposes of the borrowing have been completed, and/or it was unnecessary to borrow the full authorization:

Project	Town Meeting		Article	Authorized	Rescind
Rte 128 Sewer Main Relocation	2005	STM (N)	9	\$3,500,000	\$90,000
Kendrick Street Bridge Design	2009	ATM	46	\$125,000	\$35,000
RTS Construction Equipment	2009	ATM	52	\$230,000	\$44,000
Kendrick Street Bridge Repair	2010	ATM	35	\$850,000	\$100,000
Needham High School Roof	2011	ATM	38	\$320,000	\$240,000

or take any other action relative thereto.

INSERTED BY: Board of Selectmen
 FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: When a project is financed by borrowing, the project has been completed, and all the bills have been paid, the balance of the authorization that was not borrowed can be rescinded. A Town Meeting vote is necessary for the above authorizations to reduce the amounts that may be borrowed. After a rescission vote has been taken, the amount rescinded may not be borrowed, which frees up borrowing capacity for future projects. In some cases, the full appropriation for a project is not required, due to monies received from other sources, changes in scope, cost saving measures, or favorable bids.

ZONING / LAND USE ARTICLES

ARTICLE 6: AMEND ZONING BY-LAW – HEIGHT LIMITATION EXCEPTIONS

To see if the Town will vote to amend the Needham Zoning By-Law, Section 4.2 Dimensional Regulations for Rural Residence Conservation, Single Residence A, Single Residence B, General Residence, and Institutional Districts, Subsection 4.2.2 Height Limitation Exceptions, by adding the following after the first sentence:

“Notwithstanding the foregoing sentence, a municipal building or structure located on a lot in excess of twenty (20) acres created by deed or plan, endorsed or recorded before September 1, 2012, may be as high as fifty (50)

feet, provided the building or structure contains no more than one story, is used primarily for storage purposes and is located at least two hundred (200) feet from all property lines.”

Or take any other action relative thereto.

INSERTED BY: Planning Board

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be Made at Town Meeting

Article Information: This article proposes to amend the section of the Zoning By-Law that limits the height of a municipal building or structure in the Rural Residence Conservation, Single Residence A, Single Residence B, General Residence, and Institutional Districts. The amendment is offered by the Planning Board in an effort to enable the construction of the Town’s salt storage building proposed to be sited at the Recycling and Transfer Station located on Central Avenue. The amendment would allow a municipal building or structure in the Rural Residence Conservation, Single Residence A, Single Residence B, General Residence, and Institutional Districts having a height of up to fifty feet, provided the building or structure contains no more than one story, is used primarily for storage purposes, is located on a lot in excess of twenty acres, and is sited at least two hundred feet from all property lines. Currently, in the above-noted districts, the height of a municipal building or structure is limited to forty feet.

ARTICLE 7: AMEND ZONING BY-LAW – MINIMUM SIDE AND REAR LINE SETBACKS: ACCESSORY STRUCTURES

To see if the Town will vote to amend the Needham Zoning By-Law, Section 4.2 Dimensional Regulations for Rural Residence Conservation, Single Residence A, Single Residence B, General Residence, and Institutional Districts, Subsection 4.2.3 Minimum Side and Rear Line Setbacks: Accessory Structures, by adding the following sentence to the end of the paragraph:

“Notwithstanding the foregoing, an accessory building or structure associated with a pool use which is less than eleven (11) feet in height and has less than one-hundred (100) square feet of ground coverage need not comply with the foregoing ten (10) foot distance from any other building or structure requirement as said requirement pertains to the placement of the accessory building or structure from the edge of the pool, provided that such accessory building or structure is placed no less than eight (8) feet from the edge of the pool.”

Or take any other action relative thereto.

INSERTED BY: Planning Board

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be made at Town Meeting

Article Information: Presently, in the Rural Residence Conservation, Single Residence A, Single Residence B, General Residence, and Institutional Districts, accessory buildings and structures (excepting fences) are required to be placed at least ten feet from any other building or structure on the lot. This article would permit an exception to the above-noted rule for an accessory building or structure associated with a pool use. In the subject case, an accessory building or structure associated with a pool use would be permitted to be placed eight feet from the edge of the pool, provided the building or structure was less than eleven feet in height and had less than one-hundred square feet of ground coverage. All other dimensional setback requirements from abutting properties and from streets and ways would remain unchanged.

GENERAL ARTICLES / CITIZENS' PETITIONS / COMMITTEE ARTICLES

ARTICLE 8: CITIZENS' PETITION - RAIL TRAIL COMMITTEE

Whereas the town has two distinct sections of unused rail right-of-way, from Newton to Needham Heights and from Dover to Needham Junction.

Whereas the board of the Massachusetts Department of Transportation has voted to grant the MBTA authority to engage in a long-term lease for the two sections to the town for possible conversion into rail trail greenways.

The selectmen shall appoint a rail trail committee to study both sections and recommend a proposal for conversion of the unused rail sections into a linear park greenway. The committee shall conduct an inclusive public process of engagement with stakeholders, in particular the individuals, businesses and institutions in the neighborhoods near the rail lines to ensure the proposed project has community input and support. The committee shall recommend a rail trail conversion plan to the selectmen for their adoption, with town meeting approval.

INSERTED BY: Citizens' Petition – Thomas Connors et. al.

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be made at Town Meeting

Article Information: This article proposes creation of a Town Rail Trail Committee to study and recommend conversion of both sections of currently unused rail right of way within the Town to rail trails. One (southern) section runs from Needham Junction to the Dover line, connecting to Medfield. The other (northern) section runs from Needham Heights to the Newton Line, where it connects to unused right of way in Newton. The Selectmen are currently engaged in an evaluation of the southern section (Needham Junction to the Dover line) in cooperation with the local non-profit group Bay Colony Rail Trail Association (BCRTA). The BCRTA is seeking Community Preservation Funds for a feasibility study of this first phase under Article 11 of this Warrant. The Selectmen have deferred action on the northern section (Needham Heights to Newton line), other than to consider a nominal cost lease of the right of way, pending further developments and related considerations. These include several competing alternative use plans for the route, both in Needham and Newton, and the anticipated removal of the right of way's current rail bridge over 128 by MassDOT as part of the widening of Route 128. MassDOT has advised that its design will allow for construction of a new bridge across the highway if a decision is made to do so at a later time, but a bridge is not part of the current MassDOT design.

ARTICLE 9: CITIZENS' PETITION - BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE

The Selectmen shall appoint a bicycle and pedestrian advisory committee to prepare and recommend a comprehensive Bicycle and Pedestrian plan for the town, to include improvements to streets, sidewalks, street crossings and the proposed rail trails. The committee may consult with and make recommendations to individuals, departments, agencies and committees. The committee shall recommend a proposed Needham Bicycle and Pedestrian plan to the selectmen for their adoption.

INSERTED BY: Citizens' Petition – Thomas Connors et. al.

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be made at Town Meeting

Article Information: This article proposes creation of a Town Bicycle and Pedestrian Advisory Committee. Currently, Town transportation and recreational bicycling matters are primarily addressed by the Town's Traffic Management Advisory Committee (TMAC), Department of Public Works, and Park and Recreation Commission, depending on the specific issues involved. The TMAC is an appointed committee charged with evaluating and making recommendations relative to vehicle, bicycle, and pedestrian traffic. The Town has adopted a bicycle plan under the auspices of the TMAC, and is in the process of implementing that plan through the efforts of the Department of Public Works.

COMMUNITY PRESERVATION ACT ARTICLES

ARTICLE 10: APPROPRIATE FOR SOUTH STREET HOME - CHARLES RIVER ARC

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$500,000 for the construction by the Charles River Center of an accessible home for individuals with disabilities, to be spent under the direction of the Town Manager, said sum to be transferred from the Community Housing Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be made at Town Meeting

Article Information: The Charles River Center (Charles River ARC) has recently purchased property on South Street and is seeking funding to construct a group home for 5-6 adults with developmental disabilities. The request is for \$500,000, but based on funds that are anticipated from other resources that will be finalized in October, the amount that will actually be requested will be less than \$500,000. The Charles River Center has already purchased the property and will rely on architectural designs created for a home being built in another community. If approved, this project would increase the Town's number of affordable units by five.

ARTICLE 11: APPROPRIATE FOR RAIL TRAIL FEASIBILITY STUDY

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$35,000 for a feasibility study of the abandoned rail corridor from Needham Junction to the Dover line for use as a shared use rail trail, to be spent under the direction of the Town Manager, said sum to be transferred from the CPA Open Space Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be made at Town Meeting

Article Information: With the support of the Board of Selectmen, the Bay Colony Rail Trail Committee (BCRTC) is seeking \$35,000 to engage in an engineering study in order to provide answers to the Board of Selectmen and others on the feasibility of creating a rail trail that would begin near Needham Junction on Chestnut Street and continue to the Charles River. Some of the issues to be studied include access to the rail trail from the Chestnut Street area, possible parking areas for trail users, ADA considerations, and the integrity of the timber bridge crossing the Charles River. BCRTC has already been reaching out to close abutters of the possible rail trail, and the study will include public workshops for input. BCRTC is also working with the Town of Dover and the Town of Medfield, as the long-term vision is to have a seven-mile trail extending from Needham Junction to Medfield, and participates in a three-town working group of

board/staff members from each town. As long-term discussions are still underway between Needham and Newton on a variety of transportation needs between the two communities, this current project does not include the unused rails extending beyond the Needham Heights station.

ARTICLE 12: APPROPRIATE FOR GREENE’S FIELD IMPROVEMENT

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$445,000 for the renovation of Greene’s Field including the installation of a play structure, to be spent under the direction of the Town Manager, said sum to be transferred from the CPA Open Space Reserve; or take any other action relative thereto.

INSERTED BY: Community Preservation Committee

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be made at Town Meeting

Article Information: It has been two years since the Greene’s Field play structure was removed, and with the assistance of the Greene’s Field Play Structure Advisory group, the Town has reviewed the needs of the whole park. The request for \$445,000 is for the creation of a new playground area, with equipment for young children and school-aged children; the restoration of the 60’ diamond and small multi-purpose field; restoration of the basketball court; and the addition of a small walking path. A Greene’s Field fundraising group has already begun the effort to raise at least \$50,000 towards this project, as the overall cost is anticipated to be closer to \$500,000.

CAPITAL ARTICLES

ARTICLE 13: APPROPRIATE FOR POLLARD SCHOOL BOILER DESIGN

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$55,000 for engineering and design for Pollard School boiler replacement, to be spent under the direction of the Permanent Public Building Committee/Town Manager, and to met this appropriation that \$18,951 be transferred from Article 8 of the May 2010 Special Town Meeting and \$36,049 be transferred from Article 32 of the May 2010 Annual Town Meeting; or take any other action relative thereto.

INSERTED BY: Board of Selectmen

FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The 2013 – 2017 Capital Improvement Plan recommends the replacement of the Pollard School boiler in fiscal year 2014. This article seeks appropriation for design of the new boiler installation in order to ensure that the project can be completed during the 2013 summer vacation period. New high efficiency condensing boilers in conjunction with more efficient circulating pump motors and variable frequency drives will reduce the Town’s consumption of natural gas and electricity. The existing dual-fired burners at the Pollard will be repurposed to the Mitchell School, enabling the Mitchell School to tie into the new gas main which was recently installed by NSTAR. This repurposing will provide a reduction of energy costs at the Mitchell School.

ARTICLE 14: APPROPRIATE FOR PUBLIC WORKS INFRASTRUCTURE PROGRAM

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$310,000 for improvements and repairs to the Town’s infrastructure including but not limited to roads, bridges, sidewalks, intersections, drains, brooks and culverts, to be spent under the direction of the Town Manager, and to meet this appropriation that said sum to be transferred from Article 35 of the 2010 Annual Town Meeting; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The fiscal year 2013 through fiscal year 2015 recommendation for Public Works Infrastructure program appropriation was lower than in previous years in order to accommodate the financing plan for the new senior center. In making that recommendation, the Board of Selectmen made a commitment to review options for increasing the Public Works Infrastructure Program funding when possible. This article seeks to reallocate a portion of the proceeds for the Kendrick Street Bridge reconstruction which was completed, in conjunction with the City of Newton, under budget as a result of favorable pricing and site conditions.

ARTICLE 15: APPROPRIATE FOR SALT SHED CONSTRUCTION

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$1,913,000 for engineering, design, construction, and associated improvements for the construction of a salt storage shed, to be spent under the direction of the Town Manager, and to meet this appropriation, the Treasurer with the approval of the Board of Selectmen, is authorized to borrow said sum under Chapter 44 of the General Laws or any other enabling authority; and that the Town Manager is authorized to contract for and expend any federal or state aid available for the project, provided that the amount of the authorized borrowing shall be reduced by the amount of such aid received prior to the issuance of bonds or notes under this vote; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The existing 1,200 ton salt storage building located at the rear of 470 Dedham Ave was constructed during the 1970s with a grant from the Massachusetts Highway Department, and has deteriorated significantly. The 2011 Annual Town Meeting appropriated \$75,000 for a feasibility study for the relocation and construction of a new salt shed under the oversight of the Permanent Public Building Committee. The report is now complete, and the new salt shed is proposed to be constructed at the Recycling and Transfer Station (RTS). The cost of the construction may be reimbursed by the Commonwealth of Massachusetts through the “Chapter 90” program. If the Commonwealth determines that the entire project is eligible to be funded by Chapter 90 funds, this article will be withdrawn.

ARTICLE 16: APPROPRIATE FOR RTS REMEDIATION

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$400,000 for soil remediation and removal and associated costs at the Recycling/Transfer Station, to be spent under the direction of the Permanent Public Building Committee/Town Manager, and to meet this appropriation, the Treasurer, with the

approval of the Board of Selectmen, is authorized to borrow said sum under Chapter 44 of the General Laws or any other enabling authority; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The consultant engaged by the Permanent Public Building Committee to conduct the feasibility of relocating the salt shed to the Recycling/Transfer Station (RTS) has identified the potential need for soil remediation and removal at the site in the area of the excavation. The requested appropriation of \$400,000 represents the high end of the estimated cost. Because any soil contamination that may be encountered is an existing condition, the expense associated with remediation and removal is the responsibility of the RTS Enterprise Fund.

ARTICLE 17: APPROPRIATE FOR PROPERTY ACQUISITION

To see if the Town will vote to raise and/or transfer and appropriate the sum of \$1,100,000 for the acquisition of real property known as 51 Lincoln Street, and associated improvements thereto, to be spent under the direction of the Town Manager, and to meet this appropriation the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said sum under M.G.L., Chapter 44, Section 7; or take any other action relative thereto.

INSERTED BY: Board of Selectmen
FINANCE COMMITTEE RECOMMENDS THAT: Article be Adopted

Article Information: The acquisition of 51 Lincoln Street will complement the acquisition of 59 Lincoln Street and 89 School Street that were approved by the Special Town Meeting in May, 2012 and the acquisition of 37-39 Lincoln Street that was approved by the Annual Town Meeting in May, 2012. The consolidation of these parcels under Town ownership will augment the amount of municipal parking in Needham Center, and will allow for the future expansion of the Police and Fire Station which is immediately adjacent to the property. The parcel will be immediately available to satisfy the existing lack of parking at the two stations.

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 fourteen (14) days before said meeting.

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

Given into our hands at Needham aforesaid this 18^h day of September, 2012.

GERALD A. WASSERMAN, *Chairman*

DANIEL P. MATTHEWS, *Vice Chair*

JOHN A. BULIAN, *Clerk*

MAURICE P. HANDEL

MATTHEW D. BORRELLI

Selectmen of Needham

A TRUE COPY

Attest:

Constable:

**Town Clerk's Office
Needham, MA 02492**

**First Class Mail
U.S. Postage Paid
Needham, MA
Permit No. 58224**

ATTN: SPECIAL TOWN MEETING WARRANT