

BOARD OF SELECTMEN

April 26, 2016

Needham Town Hall

Revised Agenda

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

	6:45	<p>Informal Meeting with Citizens</p> <p><i>One or more members of the Board of Selectmen will be available between 6:45 and 7:00 p.m. for informal discussion with citizens. While not required, citizens are encouraged to call the Selectmen's Office at (781) 455-7500 extension 204 in advance to arrange for an appointment. This enables the Board to better assure opportunities for participation and respond to citizen concerns.</i></p>
1.	7:00	<p>Public Hearing- Comcast Corporation: 922 Highland Avenue, 916 Great Plain Avenue, and 1121 Greendale Avenue</p> <ul style="list-style-type: none"> • Manuel Furtado, Project Manager
2.	7:10	<p>Public Hearing for the removal of two (2) Public Shade Trees at 128 Maple Street</p> <ul style="list-style-type: none"> • Edward Olsen, Tree Warden / Parks & Forestry Superintendent
3.	7:15	<p>Town Manager</p> <ul style="list-style-type: none"> • Funding Concepts for CPA Projects • Positions on Warrant Articles • Town Manager's Report
4.	7:30	<p>Board Discussion</p> <ul style="list-style-type: none"> • Suburban Coalition Resolution • Medical Marijuana Update • Committee Reports
5.	8:00	Executive Session Exception 3

APPOINTMENTS

	None	
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CONSENT AGENDA *=Backup attached

1.*	Accept donation of 75 th anniversary pole banners, hardware and installation by St. Sebastian's School. These banners will be displayed on 28 light poles on both sides of the street adjacent to the school, 1191 Greendale Avenue, and will remain in place through June 2017.
2.*	Approve 2016 Mobile Food Truck license for returning food truck - Captain Marden's Seafoods, Inc. d/b/a The Cod Squad. All required forms have been completed and are on file.
3.*	Approve a 2016 Common Victualler License for Ko Bistro, Inc. d/b/a Ko Bistro located at 250 Chestnut Street, Needham.
4.*	Approve application for a 2016 Public Entertainment license on Sundays from Jeffrey

	Friedman, of Needham Farmers Market, Inc., located on the parking lot of Needham Bank, 1063 Great Plain Avenue, Needham.
5.*	Approve a One Day Special Wines & Malt Beverages license for Barry Goldemberg, of TripAdvisor, to host an event for the New England Business Travel Association on April 28, 2016 from 4:00 p.m. to 7:00 p.m.
6.	Accept donations made to the Needham Cultural Council's NeedArts fund from the following people: \$35- Samuel Behar, \$35- Chia Chan, \$35- Berline Chao, \$35- Donna DeMaria, \$35- Joanne Ellman, \$35- Gail Fischer, \$35- Sally Goldfarb, \$35- Susan Goldman, \$35- Nelson Hammer, \$70- Mary Hensley, \$35- Robert Larsen, \$35- Amy Lassman, \$35- Adam May, \$35- Elise Miller, \$35- Anne Nydam, \$35- Rozina Siddiqui, \$35- Judith Silverstein, \$35- Jeanne Strassburger, and \$35- Kathy Zola Textile Design.
7.*	Approve a One Day Special Wines & Malt Beverages license for James Walsh, of St. Sebastian's School to host its Reunion Weekend event on May 21, 2016 from 5:00 p.m. to 10:00 p.m. The event will be held in Ward Hall, 1191 Greendale Avenue, Needham.
8.*	Water & Sewer Abatement Order #1216
9.*	Approve a request from The Christina Clarke Genco Foundation to ride a portion of its Mother's Day Memorial Day Ride through Needham on Sunday, May 8, 2016. Riders are expected to be in Needham at 7:30 a.m. to 3:30 p.m. The route that the riders will take through Needham has been approved by the following departments: Police, Fire, Park and Recreation and DPW.



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 04/26/2016

Agenda Item	Public Hearing- Comcast Corporation: 922 Highland Avenue
Presenter(s)	Manuel Furtado, Project Manager

1. BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED

Comcast Corporation requests permission to install approximately 81 feet of 3 inch PVC in West Street from existing Pole #NT/NT located on West Street. This work is necessary to provide service to 922 Highland Avenue, Needham.

The Department of Public Works has approved this petition, based on Comcast Corporation's commitment to adhere to the Town's regulation that **all conduit installed must be 3" schedule 40 minimum; and, that when buried, the conduit must be placed at 24" below grade to the top of the conduit.**

2. VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
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Suggested Motion:

Move that the Board of Selectmen approve and sign a petition from Comcast Corporation to install approximately 81 feet of 3 inch PVC in West Street from existing Pole #NT/NT located on West Street. This work is necessary to provide service to 922 Highland Avenue, Needham.

3. BACK UP INFORMATION ATTACHED	YES	NO
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(Describe backup below)

- a. Petition
- b. Order
- c. Petition Plan
- d. Notice Sent to Abutters
- e. List of Abutters

PETITION OF COMCAST CABLE INC. FOR COMMUNICATION CABLE INSTALLATION

Town of Needham / Board of Selectman:-

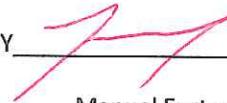
Comcast Corporation hereby respectfully requests your consent to the locations of Distribution cable hereinafter described for the transmission and distribution of communication signals in and under the following public streets, lanes, highways, and places of the **Town of Needham** and of the conduit, equipment, governed manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said distribution cables and accomplish the objective of said company: and the digging up and opening the ground to lay or place same:

To install approximately 81' of 3" PVC in West Street from existing Pole # NT/NT located on West Street to Private Property located @ 922 Highland Ave described in Attached Drawings

Submitted is a set of plans of said communications infrastructure.

DATE **29 March 2016**

BY



Manuel Furtado

Permit Representative

RECEIVED

MAR 30 2016

**PUBLIC WORKS DEPT.
NEEDHAM, MA**

Ok to
proceed
Treyder, DPW Engr.
4/11/16
OK R.P. Benson
DPW Director
4/13/16

RETAIN DUPLICATE FOR YOUR RECORDS

ORDER FOR COMMUNICATIONS PLACEMENT OF CONDUIT

Town of Needham / Board of Selectmen:

IT IS HEREBY ORDERED that the locations of said communications additions of the Comcast Communications structure in and under the public streets, lanes, highways, and places of the **Town of Needham** substantially as described in the petition dated 3/29/16 attached hereto and hereby made a part hereof, and of the conduit, equipment, manholes, and other structure, fixtures, and appurtenances designed or intended to protect or operate said distribution cables and/or accomplish the objectives of the said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and **APPROVED**.

922 Highland Avenue, Needham

The said Comcast Corporation shall comply with all applicable provisions of law and ordinances of the **Town of Needham** applicable to the enjoyment of said locations and rights.

Dated this _____ day of _____, 20_____.

I hereby certify that the foregoing order was duly adopted by the _____ of the town of Needham, MA on the _____ day of _____ 20_____.

BY _____

TITLE

**RETURN ORIGINAL TO THE PERMIT SECTION
COMCAST CORP.
85 E BELCHER RD. FOXBOROUGH, MA 02035**

RETAIN DUPLICATE FOR YOUR RECORDS

922 Highland Ave



Trench 81' From pole NT/NT in STREET TO PROPERTY LINE OF 922 Highland Ave. Place 1-3" PVC pipe.





NOTICE

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue, at 7:00 p.m. on April 26, 2016** upon petition of Comcast Corporation dated **March 29, 2016** to install approximately 81 feet of 3 inch PVC in West Street from existing Pole #NT/NT located on West Street. This work is necessary to provide service at 922 Highland Avenue, Needham.

A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact Comcast Corporation representative, Manuel Furtado, at 508-884-2362.

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

BOARD OF SELECTMEN

Dated: April 19, 2016

922 HIGHLAND AVE

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
HIGHLAND MONTROSE, LLC		159 CAMBRIDGE ST	ALLSTON	MA	02134	1990630003800000	920 HIGHLAND AVE
TOWN OF NEEDHAM		1471 HIGHLAND AVE	NEEDHAM	MA	02492	199063000048000000	0 WEBSTER ST
JACKSON, DOUGLAS A. & BARKER, CATHERINE J.	DIDUCCA, JEWELL M.	569 HUNNEWELL ST	NEEDHAM HTS	MA	02494	199063000054000000	569 HUNNEWELL ST
TOWN OF NEEDHAM		13 WEST ST	NEEDHAM HTS	MA	02494	1990690001200000	13 WEST ST
THORNTON, REGINA M. + HOOD, ELIZABETH C.	THORNTON, GENE R.	1471 HIGHLAND AVE	NEEDHAM	MA	02492	1990690007000000	0 HIGHLAND AVE
ATKINSON, E. MARIE, TR. ROSS, EVAN B	48 MELLE STREET REAL ESTATE TRUST	601 HUNNEWELL ST	NEEDHAM HTS	MA	02494	199063000045000000	601 HUNNEWELL ST
TOWN OF NEEDHAM	C/O SHERMAN, JENNIFER P. & DANIEL	37 MELLE ST	NEEDHAM HTS	MA	02494	1990630003200000	37 MELLE ST
HIGHLAND MONTROSE LLC		566 HUNNEWELL ST	NEEDHAM HTS	MA	02494	1990630001400000	48 MELLE ST
BOTELHO, JASON & SAVIGNANO, GARY & CICCOLINI, JOYCE	MASON, ELIZABETH	1471 HIGHLAND AVE	NEEDHAM	MA	02494	1990690005200000	0 MARK LEE RD
AUMOND, BERNARDO D. & MAKARIOS, THEODORE & MAKARIOS, PERRY	SAVIGNANO, ANDREW	159 CAMBRIDGE ST	ALLSTON	MA	02134	1990690007100000	0 MARK LEE RD
BEGUERIE, PETER L. + RUTH A, TRUSTEES	R & P REALTY TRUST	565 HUNNEWELL ST	NEEDHAM	MA	02494	1990690005300000	565 HUNNEWELL ST
HCRI MASSACHUSETTS PROPERTIES TRUST		30 WEST ST	NEEDHAM HTS	MA	02494	1990630004300000	30 WEST ST
LYTLE, CARY WEIR & RRAP, ARDIAN & ATKINSON, RICHARD D. & DICICCO, DAVID D. & NHD ASSOCIATES LLC	MAKARIOS, PERRY	578 HUNNEWELL ST	NEEDHAM HTS	MA	02494	1990690004800000	578 HUNNEWELL ST
BABSON, PAUL W. TR. BUCKLEY + SCOTT CO., INC. SHOEMAKER, BRIAN & WOLRICH FAMILY LLC	HAMILTON, MEAGHAN K.	36 MELLE ST	NEEDHAM	MA	02494	1990630001700000	36 MELLE ST
SHOEMAKER, BRIAN & WOLRICH FAMILY LLC	MAKARIOS, PERRY	262 MAIN ST	NEEDHAM	MA	02494	1990630001700000	890 HIGHLAND AVE
COCUZZO, CARLO + YU, WENXIN & TIOURIN, DANIEL & 868 HIGHLAND AVENUE, LLC	R & P REALTY TRUST	17 EMERSON LANE	NORFOLK	MA	02056	1990690005900000	890 HIGHLAND AVE
HIGHLAND MONTROSE, LLC	LYTLE, MAICHARIA Z. WEIR	4500 DORR ST	MILFORD	MA	01757	1990630001300000	54 MELLE ST
SIERSDALE, DAVID L	RRAP, ESTELA	28 MELLE ST	TOLEDO	OH	43615	1990630003700000	100 WEST ST
MASS BAY TRANSPORTATION AUTHORITY	ATKINSON, HELEN F.	53 MELLE ST	NEEDHAM HTS	MA	02494	1990630001900000	28 MELLE ST
FLYNN, FRANCIS A + MORSE, ALAN R. & ATKINSON, E. MARIE, TR. DANA, HELEN HADLEY BEVLACQUA, PAUL PANOV, SERGEY & TOWN OF NEEDHAM	DIKICCO, DEBORAH J.	40 MELLE ST	NEEDHAM HTS	MA	02494	1990630001600000	40 MELLE ST
SILVER, BRIAN S. & DEQUATTRO, CAROL D	C/O RYAN	24 MELLE ST	NEEDHAM HTS	MA	02494	1990630002000000	24 MELLE ST
THE 43-45 WEST ST CONDOMINIUM	BABSON FAMILY TRUST	PO BOX 460049	HOUSTON	TX	77056	1990630003600000	968 HIGHLAND AVE
TOPLIFF STREET ASSOCIATES LIMITED PART	C/O WEATHERMARK INVESTMENTS INC	21 MELLE ST	NEEDHAM HTS	MA	02494	1990630002900000	21 MELLE ST
CARDIERO, V & KOONTZ, S L & ET AL	SHOEMAKER, ARIEL	875 HIGHLAND AVE	CANTON	MA	02021	1991000009000000	148 WEST ST
	COCUZZO, CHERYL A.	32 MELLE ST	NEEDHAM	MA	02494	1990690006800000	875 HIGHLAND AVE
	CHEN, JIE	14 HARWICH LANE	NEEDHAM HTS	MA	02494	1990630001800000	32 MELLE ST
	YU, WENXIN & TIOURIN, DANIEL & 868 HIGHLAND AVENUE, LLC	33 MELLE ST	STOUGHTON	MA	02072	1990690006000000	882 HIGHLAND AVE
	SIERSDALE, MARY ANN	18 RIGA RD	NEEDHAM	MA	02494	1990630003100000	33 MELLE ST
	FLYNN, JANICE DWYER	23 WEST ST	DOVER	MA	02030	1990630003000000	27 MELLE ST
	MORSE, RANDI	3 VAN DE GRAAFF DRIVE	NEEDHAM HTS	MA	02494	1990690004600000	23 WEST ST
	44 MELLE STREET REAL ESTATE TRUST	159 CAMBRIDGE ST	BURLINGTON	MA	01803	1990690006100000	868 HIGHLAND AVE
		51 MORTON ST	ALLSTON	MA	02134	1990690005800000	902 HIGHLAND AVE
		10 PARK PLAZA	NEEDHAM HTS	MA	02494	1990630000800000	51 MORTON ST
		47 MELLE ST	BOSTON	MA	02116	1990010999999980	0 RAILROAD
		7 ELM RD	NEEDHAM HTS	MA	02494	1990630003400000	47 MELLE ST
		44 MARK LEE RD	SCARSDALE	NY	10583	1990690005600430	43 WEST ST
		P O BOX 812704	NEEDHAM HTS	MA	02494	1990630001500000	44 MELLE ST
		1471 HIGHLAND AVE	NEEDHAM HTS	MA	02494	1990690005100000	44 MARK LEE RD
		22 ALFRETON RD	WELLESLEY	MA	02482	1990630004200000	34 WEST ST
		43 WEST STREET	NEEDHAM HTS	MA	02494	1990690001300000	19 WEST ST
		800 BOLYSTON STREET- STE 13	NEEDHAM	MA	02494	1990990001400000	300 HILLSIDE AVE
		15 MELLE SY	NEEDHAM HTS	MA	02494	1990690004500000	22 ALFRETON RD
			NEEDHAM	MA	02494	1990690005600000	43 WEST ST
			NEEDHAM	MA	02199	1990630001100000	1000 HIGHLAND AVE
			NEEDHAM	MA	02492	1990630002800000	15 MELLE ST

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

922 HIGHLAND AVE

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
GANZ, LEONARD P. + BOROWSKY, MARK L. & SVJ, INC., TR. WELLESLEY HILLS PROP. TR.	GANZ, KATHLEEN H. BOROWSKY, LEILA H.	609 HUNNEWELL ST 584 HUNNEWELL ST	NEEDHAM HTS NEEDHAM HTS	MA MA	02494 02494	1990630004600000 1990690004700000	609 HUNNEWELL ST 584 HUNNEWELL ST
SALVUCCI, DONALD A. & LINDA M, TRS MOY, RUTH C, TR & YE, SUN QING	AVERY REALTY TRUST GOVE, DEBORAH S, TR	250 FIRST AVE-STE 200 103 FALCON ST 523 GREAT PLAIN AVE 49 WEST ST	NEEDHAM NEEDHAM NEEDHAM	MA MA MA	02492 02492 02494	1990690006200000 1990690006900000 1990690005500000 1990690005700490	844 HIGHLAND AVE 17 AVERY SQ 37 WEST ST 49 WEST ST
MOGAVERO, PHILIP A ARGILAGOS, CARLOS M. & 49-51 WEST STREET CONDOMINIUMS	BRUETT, LINDA	26 WEST ST 26 ALFRETON RD 49 WEST ST	NEEDHAM HTS NEEDHAM	MA MA	02494 02492	1990630004400000 1990690004400000	26 ALFRETON RD 49 WEST ST
LIN, TIAN MING & HASENFUS, LINDA FINNEGAN, SEAN & FICCARDI, BRIAN	ZHENG, XIAO HUA FINNEGAN, NOREEN	51 WEST STREET 45 WEST STREET UNIT # 45 41 MELLEEN ST 574 HUNNEWELL ST	NEEDHAM NEEDHAM NEEDHAM HTS NEEDHAM HTS	MA MA MA MA	02494 02494 02494 02494	1990690005700510 1990690005600450 1990630003300000 1990690004900000	51 WEST ST 45 WEST ST 41 MELLEEN ST 574 HUNNEWELL ST

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



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 04/26/2016

Agenda Item	Public Hearing- Comcast Corporation: 916 Great Plain Avenue
Presenter(s)	Manuel Furtado, Project Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
<p>Comcast Corporation requests permission to install approximately 125 feet of 3 inch conduit in Dedham Avenue to 916 Great Plain Avenue private property. This work is necessary to provide service to 916 Great Plain Avenue, Needham.</p> <p>The Department of Public Works has approved this petition, based on Comcast Corporation's commitment to adhere to the Town's regulation that all conduit installed must be 3" schedule 40 minimum; and, that when buried, the conduit must be placed at 24" below grade to the top of the conduit.</p>			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<p><u>Suggested Motion:</u></p> <p>Move that the Board of Selectmen approve and sign a petition from Comcast Corporation to install approximately 125 feet of 3 inch conduit in Dedham Avenue to 916 Great Plain Avenue private property. This work is necessary to provide service to 916 Great Plain Avenue, Needham.</p>			
3.	BACK UP INFORMATION ATTACHED	YES	NO
<p>(Describe backup below)</p> <ul style="list-style-type: none"> a. Petition b. Order c. Petition Plan d. Notice Sent to Abutters e. List of Abutters 			

RECEIVED
TOWN OF NEEDHAM
BOARD OF SELECTMEN
2016 APR 14 P 2:30

PETITION OF COMCAST CABLE INC. FOR COMMUNICATION CABLE INSTALLATION

Town of Needham / Board of Selectman:-

Comcast Corporation hereby respectfully requests your consent to the locations of Distribution cable hereinafter described for the transmission and distribution of communication signals in and under the following public streets, lanes, highways, and places of the **Town of Needham** and of the conduit, equipment, governed manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said distribution cables and accomplish the objective of said company: and the digging up and opening the ground to lay or place same:

To install approximately 125' of 3" Conduit in Dedham ^{Avenue} Street to 916 Great Plain Ave Private Property described in Attached Drawings

Submitted is a set of plans of said communications infrastructure.

DATE 3/39/2016

BY



Manuel Furtado

Permit Representative

RECEIVED

MAR 30 2016

PUBLIC WORKS DEPT.
NEEDHAM, MA

OK to
proceed
Mayor, DPW Engr.
4/11/16
OK R.P. Benson
DPW Director
4/13/16

RETAIN DUPLICATE FOR YOUR RECORDS

ORDER FOR COMMUNICATIONS PLACEMENT OF CONDUIT

Town of Needham / Board of Selectmen:

IT IS HEREBY ORDERED that the locations of said communications additions of the Comcast Communications structure in and under the public streets, lanes, highways, and places of the Town of Needham substantially as described in the petition dated 3/29/16 attached hereto and hereby made a part hereof, and of the conduit, equipment, manholes, and other structure, fixtures, and appurtenances designed or intended to protect or operate said distribution cables and/or accomplish the objectives of the said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and **APPROVED**.

Dedham Avenue to 916 Great Plain Ave Needham

The said Comcast Corporation shall comply with all applicable provisions of law and ordinances of the Town of Needham applicable to the enjoyment of said locations and rights.

Dated this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the town of ___ Needham ___, MA on the _____ day of _____ 20____.

BY _____

TITLE

RETURN ORIGINAL TO THE PERMIT SECTION
COMCAST CORP.
440 Myles Standish BLVD. Taunton, MA 02780

RETAIN DUPLICATE FOR YOUR RECORDS

Highland Ave

Dedham Ave

Lincoln St

UPS

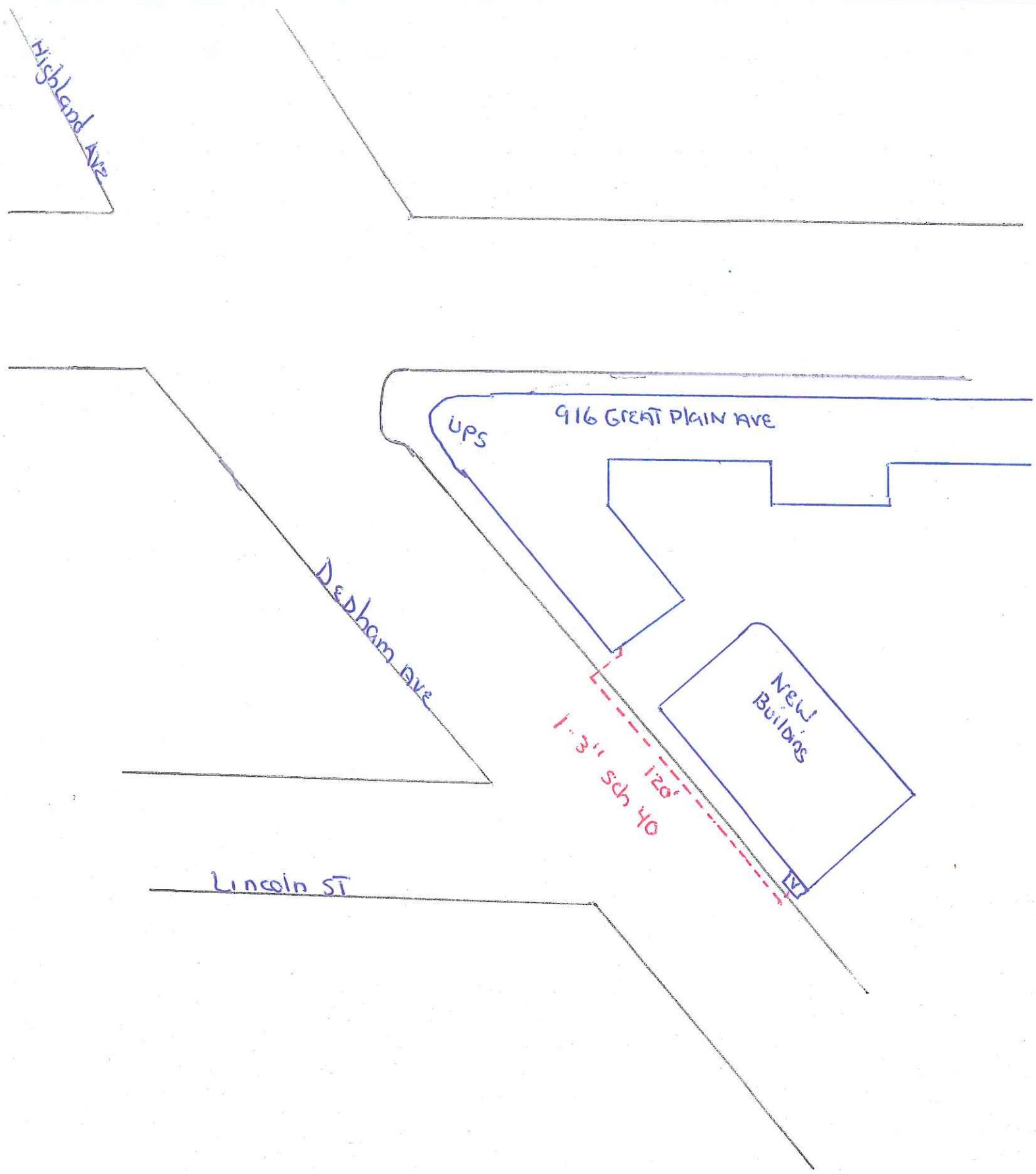
916 GREAT PLAIN AVE

New
Buildings

1-3" sch 40

120'

14'







NOTICE

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue, at 7:00 p.m. on April 26, 2016** upon petition of Comcast Corporation dated **March 29, 2016** to install approximately 125 feet of 3 inch conduit in Dedham Avenue to 916 Great Plain Avenue private property. This work is necessary to provide service at 916 Great Plain Avenue, Needham.

A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact Comcast Corporation representative, Manuel Furtado, at 508-884-2362.

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

BOARD OF SELECTMEN

Dated: April 19, 2016

916 GREAT PLAIN AVE

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
HEALY, MARTHA M		81 DEDHAM AVE	NEEDHAM	MA	02492	1990470003390000	81 DEDHAM AVE
COX, GILBERT W., JR	C/O COX, GILBERT W. JR. TR.	60 DEDHAM AVE	NEEDHAM	MA	02492	1990470000500000	60 DEDHAM AVE
ATB REALTY LLC	C/O DR. THOMAS BARTZOKIS	2867 BANYAN BLVD. CIR. NW	BOCA RATON	FL	33431	1990470000200000	902 GREAT PLAIN AVE
905 GREAT PLAIN AVENUE LLC	C/O THE MAKIN GROUP INC	7 HARVARD STREET	BROOKLINE	MA	02445	1990500003000000	905 GREAT PLAIN AVE
SCHULTZ, MARLENE & JEROME	C/O SCHULTZ, MARLENE & JEROME TRS	94 DEDHAM AVE	NEEDHAM	MA	02492	1990400006500940	94 DEDHAM AVE
FIRST CHURCH OF CHRIST SCIENTIST	FAK NEEDHAM REALTY TRUST	870 GREAT PLAIN AVE	NEEDHAM	MA	02492	1990400006400000	0 DEDHAM AVE
HARTMAN, FREDERICK M TR.	PARKING LOT	919 GREAT PLAIN AVE	NEEDHAM	MA	02492	1990500002800000	921 GREAT PLAIN AVE
TOWN OF NEEDHAM		1471 HIGHLAND AVE	NEEDHAM	MA	02492	1990470000580000	0 CHESTNUT ST
HEIDLAGE, RICHARD C. &	HEIDLAGE, KATHARINE S.	92 DEDHAM AVE UNIT 2	NEEDHAM	MA	02492	1990400006500920	92 DEDHAM AVE
BELBASAKIS, EMMANUEL G. &	BELBASAKIS, IRENE	33 CHAPEL ST	NEEDHAM	MA	02492	1990470000900000	84 DEDHAM AVE
S-BNK NEEDHAM CENTRE, LLC	C/O TRAMMELL CROW CO	P O BOX 14115	READING	PA	19612	1990500002600000	961 GREAT PLAIN AVE
QUINNAN, JOSEPH P		888 GREAT PLAIN AVE	NEEDHAM	MA	02492	1990470000100000	888 GREAT PLAIN AVE
FIRST PARISH IN NEEDHAM - UNITARIAN		23 DEDHAM AVE	NEEDHAM	MA	02492	1990470004200000	23 DEDHAM AVE
TOWN OF NEEDHAM	TOWN HALL	1471 HIGHLAND AVE	NEEDHAM	MA	02492	1990510000100000	1471 HIGHLAND AVE
ROADMAN, TODD W. & PAMELA M.		PMB #228	NEEDHAM	MA	02492	1990400006500900	90 DEDHAM AVE
TOMMASINO, ROBERT C, TR	C/O STUART ROTHMAN	907 MASSACHUSETTS AVE	CAMBRIDGE	MA	02139	1990470000400000	934 GREAT PLAIN AVE
1478 HIGHLAND AVENUE CO., LLC	C/O WALGREEN CO.	PO BOX 1159 - RE Tax Dept	DEERFIELD	IL	60015	1990500002200000	1478 HIGHLAND AVE
90-94 DEDHAM AVENUE CONDOMINIUM		264 EDGEWATER DR	NEEDHAM	MA	02492	1990400006500000	90 DEDHAM AVE
SULLIVAN, JAMES M, TRUSTEE	C/O SULLIVAN & CO INC	PO BOX 850918	BRAINTREE	MA	02184	1990500002700000	935 GREAT PLAIN AVE
TOWN OF NEEDHAM		1471 HIGHLAND AVE	NEEDHAM	MA	02492	1990500003100020	0 PICKERING ST
TOWN OF NEEDHAM		1471 HIGHLAND AVE	NEEDHAM	MA	02492	1990470000800000	0 DEDHAM AVE
FIRST CHURCH OF CHRIST SCIENTIST		870 GREAT PLAIN AVENUE	NEEDHAM	MA	02492	1990400006200000	870 GREAT PLAIN AVE
BROOKLINE DEVELOPMENT CORP LLC		93 FISHER AVENUE	BROOKLINE	MA	02445	1990470008900000	36 DEDHAM AVE
HEALY, MICHAEL T.		73 DEDHAM AVE	NEEDHAM	MA	02492	1990470004000000	73 DEDHAM AVE
SULLIVAN, JAMES M, TRUSTEE	C/O SULLIVAN & CO INC	P. O. BOX 850918	BRAINTREE	MA	02184	1990500002500000	1492 HIGHLAND AVE
BROMLEY-NEEDHAM LLC		144 GOULD ST SUITE 152	NEEDHAM	MA	02494	1990470004100000	57 DEDHAM AVE
MMM PROPERTY, LLC	C/O ALPHI LLC	596 CENTRAL AVE	NEEDHAM	MA	02192	1990470000300000	916 GREAT PLAIN AVE
THE JOURNAL OF BONE AND JOINT SURGERY	C/O NAI HUNNEMAN MANAGEMENT	303 CONGRESS ST -5TH FL	BOSTON	MA	02210	1990500002400000	20 PICKERING ST
SIMON II ASSOCIATES LLC	C/O COPLEY INVESTMENTS COMPANIE	10 NEWBURY STREET	BOSTON	MA	02116	1990470006300000	970 GREAT PLAIN AVE
BRIGGS, GRAHAM R. + JANE C., TRS	C/O MERIDIAN REALTY GROUP, LLC	493 EAST BROADWAY	S. BOSTON	MA	02127	1990470003800000	32 LINCOLN ST

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



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 04/26/2016

Agenda Item	Public Hearing- Comcast Corporation: 1121 Greendale Avenue
Presenter(s)	Manuel Furtado, Project Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
<p>Comcast Corporation requests permission to install approximately 3 feet of 3 inch PVC in Grass from existing pole 8-7 located at 1191 Greendale Avenue. This work is necessary to provide service to 1191 Greendale Avenue, Needham.</p> <p>The Department of Public Works has approved this petition, based on Comcast Corporation's commitment to adhere to the Town's regulation that all conduit installed must be 3" schedule 40 minimum; and, that when buried, the conduit must be placed at 24" below grade to the top of the conduit.</p>			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<p><u>Suggested Motion:</u></p> <p>Move that the Board of Selectmen approve and sign a petition from Comcast Corporation to install approximately 3 feet of 3 inch PVC in Grass from existing pole 8-7 located at 1191 Greendale Avenue. This work is necessary to provide service to 1191 Greendale Avenue, Needham.</p>			
3.	BACK UP INFORMATION ATTACHED	YES	NO
<p>(Describe backup below)</p> <ul style="list-style-type: none"> a. Petition b. Order c. Petition Plan d. Notice Sent to Abutters e. List of Abutters 			

PETITION OF COMCAST CABLE INC. FOR COMMUNICATION CABLE INSTALLATION

Town of Needham / Board of Selectman:-

Comcast Corporation hereby respectfully requests your consent to the locations of Distribution cable hereinafter described for the transmission and distribution of communication signals in and under the following public streets, lanes, highways, and places of the **Town of Needham** and of the conduit, equipment, governed manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said distribution cables and accomplish the objective of said company: and the digging up and opening the ground to lay or place same:

To install approximately 3' of 3" PVC in Grass from existing pole 8-7 located @ 1191 Greendale ave to Private Property described in Attached Drawings

Submitted is a set of plans of said communications infrastructure.

DATE 03/29/16

BY 

Manuel Furtado

Permit Representative

RECEIVED

MAR 30 2016

**PUBLIC WORKS DEPT.
NEEDHAM, MA**

*Ok to proceed
Meyers, DPW Engr
4/11/16
OK R.P. Abram
DPW Director 4/13/16*

RETAIN DUPLICATE FOR YOUR RECORDS

ORDER FOR COMMUNICATIONS PLACEMENT OF CONDUIT

Town of Needham / Board of Selectmen:

IT IS HEREBY ORDERED that the locations of said communications additions of the Comcast Communications structure in and under the public streets, lanes, highways, and places of the **Town of Needham** substantially as described in the petition dated 3/29/16 attached hereto and hereby made a part hereof, and of the conduit, equipment, manholes, and other structure, fixtures, and appurtenances designed or intended to protect or operate said distribution cables and/or accomplish the objectives of the said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and **APPROVED**.

1191 Greendale Avenue Needham

The said Comcast Corporation shall comply with all applicable provisions of law and ordinances of the **Town of Needham** applicable to the enjoyment of said locations and rights.

Dated this _____ day of _____, 20_____.

I hereby certify that the foregoing order was duly adopted by the _____ of the town of ___ Needham ___, MA on the _____ day of _____ 20_____.

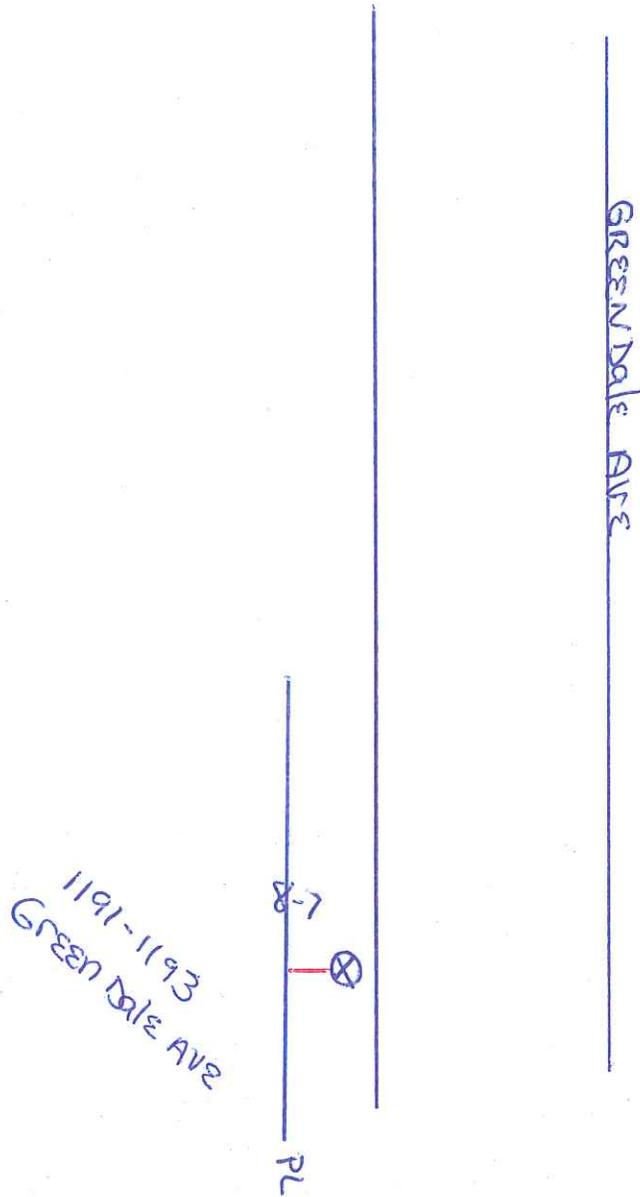
BY _____

TITLE

**RETURN ORIGINAL TO THE PERMIT SECTION
COMCAST CORP.
85 E BELCHER RD. FOXBOROUGH, MA 02035**

RETAIN DUPLICATE FOR YOUR RECORDS

1191-1193 GREENDALE AVE



Trench From pole 8-7 3 FT To Property Line

1183 greenhills ave
 Sat 12:17

1183 Greenhills Ave

My Places
 Substratum Tour
 Make new 3D Buildings
 Layer is checked
 Temporary Places





NOTICE

To the Record

You are hereby notified that a public hearing will be held at the **Needham Town Hall, 1471 Highland Avenue, at 7:00 p.m. on April 26, 2016** upon petition of Comcast Corporation dated **March 29, 2016** to install approximately 3 feet of 3 inch PVC in Grass from existing pole 8-7 located at 1191 Greendale Avenue. This work is necessary to provide service at 1191 Greendale Avenue, Needham.

A public hearing is required and abutters should be notified.

If you have any questions regarding this petition, please contact Comcast Corporation representative, Manuel Furtado, at 508-884-2362.

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

BOARD OF SELECTMEN

Dated: April 19, 2016

1191 GREENDALE AVE

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
REID, ELENA V.		1206 GREENDALE AVE UNIT 231	NEEDHAM	MA	02492	1992000000102310	1206 GREENDALE AVE
WALLACE, S. SUSAN & SWAINE, SHIRLEY A.	MATHAISEL, BRYAN F. C/O GRADY, MARK	211 POND ST 1204 GREENDALE AVE UNIT 111	WESTWOOD NEEDHAM	MA	02090	1992000000103170	1212 GREENDALE AVE
WELCH, JAMES P		1208 GREENDALE AVE, UNIT 22	NEEDHAM	MA	02492	1992000000101150	1204 GREENDALE AVE
ALON, SHOSHANA		1206 GREENDALE AVE - UNIT 21	NEEDHAM	MA	02492	1992000000102230	1208 GREENDALE AVE
HICKS, ANNA M.		1204 GREENDALE AVE UNIT 111	NEEDHAM	MA	02492	1992000000102040	1206 GREENDALE AVE
ABBOTT, ELIZABETH M.		1202 GREENDALE AVE, UNIT 1C	NEEDHAM	MA	02492	1992000000101160	1204 GREENDALE AVE
ST SEBASTIAN'S COUNTRY DAY SCHOOL		57 SOUTH STREET	NEEDHAM	MA	02492	1992000000101020	1202 GREENDALE AVE
FELKEL, STEPHEN E.		22 LONGACRE RD	NEEDHAM	MA	02492	1990080002800000	57 SOUTH ST
ZIMBONE, MICHAEL & DOYLE, BARBARA B.	LORD,AMY	1210 GREENDALE AVE, #311	NEEDHAM	MA	02492	1992000000103110	22 LONGACRE RD
TIFFANY, CAROL		1212 GREENDALE AVE UNIT 305	NEEDHAM	MA	02492	1992000000103050	1210 GREENDALE AVE
WILDE, E ANDREW JR		1212 GREENDALE AVE	NEEDHAM	MA	02492	1992000000103000	1212 GREENDALE AVE
ZHONG, CHANGNI		1210 GREENDALE AVE BLD 3	NEEDHAM	MA	02492	1992000000103390	1210 GREENDALE AVE
GRAYFER, ALEC A		10 LONGACRE RD	NEEDHAM	MA	02494	1990080002900000	1212 GREENDALE AVE
KEITH, ROBERT R.		1206 GREENDALE AVE, #217	NEEDHAM	MA	02492	1992000000102170	10 LONGACRE RD
VAYDMAN, YELENA		24 SOUTH STREET	NEEDHAM	MA	02492	1992000000120000	24 SOUTH ST
STOLYAR, ARKADY & KALMAN, JEAN A.	STOLYAR, NATALYA	1212 GREENDALE AVE, UNIT 33	NEEDHAM	MA	02492	1992000000103320	1210 GREENDALE AVE
NERBONNE, MICHAEL P		3 ENGLEWOOD AVE - APT 4	BROOKLINE	MA	02445	1992000000103220	1212 GREENDALE AVE
VENDITTI, ROBERT A.		1204 GREENDALE AVE UNIT B-2	NEEDHAM	MA	02492	1992000000101100	1204 GREENDALE AVE
DEVINO, GARY		1208 GREENDALE AVE, #236	NEEDHAM	MA	02492	1992000000102360	1208 GREENDALE AVE
VIANO, MICHAEL		1202 GREENDALE AVE BL 1	NEEDHAM	MA	02492	1992000000101210	1202 GREENDALE AVE
HORAN, WILLIAM T & MANGINI, ROBERT F. & PALMIRA TRS.	C/O KIRBY, MARIANNE F. VARLEY-HORAN, ELIZABETH	1208 GREENDALE AVE - UNIT 21	NEEDHAM	MA	02492	1992000000101080	1208 GREENDALE AVE
LYNCH, BRUCE TR. & MULDOON, MICHELLE	MANCINI FAMILY IRREVOCABLE TRUST	78 VALLEY RD	NEEDHAM	MA	02492	1992000000102300	1210 GREENDALE AVE
SHAYDERMAN, MARINA	LYNCH, CHRISTINA TR.	1212 GREENDALE AVE BLDG3 - NEEDHAM	NEEDHAM	MA	02492	1992000000102060	1208 GREENDALE AVE
NICKERSON, JOY D & HEWITT, JOHN H. & THELMA K., TRS.	DONALD, JO-ANN M HEWITT REALTY TRUST	23 HIGHLAND CT P. O. BOX 2333	NEEDHAM NEW LONDON NH	MA NH	03257	1992000000101180	1212 GREENDALE AVE
O'BRIEN, JULIE A.		1206 GREENDALE AVE, UNIT 21	NEEDHAM	MA	02492	1992000000102160	1212 GREENDALE AVE
ST SEBASTIAN'S SCHOOL FUND, INC		1191 GREENDALE AVE	NEEDHAM	MA	02492	1992000001700030	1206 GREENDALE AVE
CLEARY, CHARLES F., JR & DIORIO, LOUIS A. & ARSENAULT, MARC & MOUTON CONDOMINIUMS	CLEARY, GERALDINE E. DIORIO, ELIZABETH M. KRAMER-ARSENAULT, CAROLE	1212 GREENDALE AVE, UNIT 31	NEEDHAM	MA	02492	1992000000103150	1212 GREENDALE AVE
TOMPKINS, RICHARD F. & BELVAL, PETER C. & SALVUCCI, DONALD A. & MCCARTHY, WILLIAM J.	ATT: NILES CO.-MINGING AGENT--MAST	14 LONGACRE RD	NEEDHAM	MA	02492	1990080003000000	1208 GREENDALE AVE
GEORGE, DOUGLAS J. & LINDA J. BEAUDET, STEPHANIE CLAUD WRIGHT, LINDA A.	TOMPKINS, MARY E. BELVAL, JOSEPHINE A. SALVUCCI, LINDA M.	1210 GREENDALE AVE 1208 GREENDALE AVE, 221 103 FALCON ST	NEEDHAM NEEDHAM NEEDHAM	MA MA MA	02492 02492 02492	1992000000100000 1992000000103400 1992000000101430	1202 GREENDALE AVE 1210 GREENDALE AVE 1204 GREENDALE AVE
FISCHER, WILLIAM F. & NANCY H.	C/O BARBERA, DARIO & BLOCK, INGRID C/O SANDLER, TOBY B. & LOUIS M. C/O FISCHER, WILLIAM F., NANCY H. ET	1210 GREENDALE AVE, UNIT 32 1191 GREENDALE AVE 110 SOUTH STREET 1210 GREENDALE AVE UNIT 34 168 WOODSIDE RD	NEEDHAM NEEDHAM NEEDHAM NEEDHAM SUDBURY	MA MA MA MA MA	02492 02492 02492 02492 01776	1992000000103240 1992000000300000 19920000001700020 1992000000103410 1992000000102090	1210 GREENDALE AVE 1157 GREENDALE AVE 110 SOUTH ST 1210 GREENDALE AVE 1208 GREENDALE AVE

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

1191 GREENDALE AVE

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
NOLAN, MARCELLE L.		1210 GREENDALE AVE	NEEDHAM	MA	02492	1992000000103100	1210 GREENDALE AVE
BONDAR, FELIX &	BONDAR, SVETLANA	1212 GREENDALE AVE, UNIT 3C	NEEDHAM	MA	02492	1992000000103060	1212 GREENDALE AVE
ASSAD, PAMELA B., TRUSTEE	ASSAD FAMILY REALTY TRUST	1 MOSSDALE ROAD	JAMAICA PLAIN	MA	02430	1992000000101390	1204 GREENDALE AVE
WASSERMAN, MARION LEE, TR		1204 GREENDALE AVE	NEEDHAM	MA	02492	1992000000101400	1204 GREENDALE AVE
ZIZZI, VENIERO		1202 GREENDALE AVE UNIT 12	NEEDHAM	MA	02492	1992000000101240	1202 GREENDALE AVE
ST SEBASTIAN'S SCHOOL FUND, INC		1191 GREENDALE AVE	NEEDHAM	MA	02492	1992000000150000	30 SOUTH ST
NEWMAN, PHILIP H. +	NEWMAN, BARBARA J.	45 SOUTH STREET	NEEDHAM	MA	02492	1990800002700000	45 SOUTH ST
POWERS, ROBERT A.		1204 GREENDALE AVE	NEEDHAM	MA	02492	1992000000101380	1204 GREENDALE AVE
CAREY, PATRICIA M.		1202 GREENDALE AVE. UNIT 10	NEEDHAM	MA	02492	1992000000101030	1202 GREENDALE AVE
PARKS, WILLIAM J. JR & JANE E.	C/O GREEN, TAMARAH R.	1210 GREENDALE AVE, #335	NEEDHAM	MA	02492	1992000000103350	1210 GREENDALE AVE
CROWLEY, DONALD P &	CROWLEY, LORETTA J.	1206 GREENDALE AVE- UNIT 21	NEEDHAM	MA	02492	1992000000102180	1206 GREENDALE AVE
LOBACHOVA, SVETLANA &	PRENTICE-MOTT, HARRISON VALENTIN	1208 GREENDALE AVE, # 210	NEEDHAM	MA	02492	1992000000102100	1208 GREENDALE AVE
KAHR, LUCILLE		13 GAY ST	WESTWOOD	MA	02090	1992000000101280	1204 GREENDALE AVE
HE, YANLI		1202 GREENDALE AVE, UNIT 1	NEEDHAM	MA	02492	1992000000101200	1202 GREENDALE AVE
NOVAK, BRUCE M. & LINDA J TRS	20 OLD FARM ROAD REALTY TRUST	20 OLD FARM RD	NEEDHAM	MA	02492	1990800002000000	20 OLD FARM RD
PLUMMER, LAWRENCE & PATRICIA	C/O LURIE, ARON	1206 GREENDALE AVE UNIT #2	NEEDHAM	MA	02492	1992000000102270	1206 GREENDALE AVE
SOMERS, MARY M		93 SOUTH ST	NEEDHAM	MA	02492	1990800004700000	93 SOUTH ST
ABDELLA, RAYMOND & ABDELLA, RITA M. & LYNCH, JUDITH M.		1206 GREENDALE AVE UNIT 21	NEEDHAM	MA	02492	1992000000102190	1206 GREENDALE AVE
SHNEYDER, MARK &	SHNEYDER, MARY B.	1208 GREENDALE AVE. - UNIT 7	NEEDHAM	MA	02492	1992000000102320	1208 GREENDALE AVE
KEANE, MARTIN E. JR. & MARY A.	C/O NOWELL, EUGENE F.	1210 GREENDALE AVE, UNIT 30	NEEDHAM	MA	02492	1992000000103080	1210 GREENDALE AVE
MULKERN, BRENDAN F		26 SOUTH STREET	NEEDHAM	MA	02492	1992000000060000	26 SOUTH ST
TOBIN, KATHLEEN M. TR	C/O BOYD, RUTH A. TR.	1202 GREENDALE AVE UNIT 10	NEEDHAM	MA	02492	1992000000101070	1202 GREENDALE AVE
ERLICHMAN, LEONARD	MAUGHN, MARY FRANCES, TR	1206 GREENDALE AVE BLD 2	NEEDHAM	MA	02492	1992000000102290	1206 GREENDALE AVE
BOYD, RUTH A		1210 GREENDALE AVE #327	NEEDHAM	MA	02492	1992000000103270	1210 GREENDALE AVE
EWING, EILEEN M., TR &		PO BOX 920306	NEEDHAM	MA	02492	1992000001000000	14 SOUTH ST
PARKS, KATHLEEN M.		1202 GREENDALE AVE BLD 1	NEEDHAM	MA	02492	1992000000101170	1202 GREENDALE AVE
BLAKENEY, JEANNE F		1212 GREENDALE AVE #319	NEEDHAM	MA	02492	1992000000103190	1212 GREENDALE AVE
RIZZO, STEPHEN W. &	RIZZO, PATRICIA G.	1208 GREENDALE AVE	NEEDHAM	MA	02492	1992000000102330	1208 GREENDALE AVE
HADDAD, FRANCES E. TR &	SABINO, SALLY ANN, TR	1202 GREENDALE AVE UNIT 13	NEEDHAM	MA	02492	1992000000101360	1202 GREENDALE AVE
SCHOFIELD, PAUL		53 MAYNARD RD	DEDHAM	MA	02026	1992000000103260	1210 GREENDALE AVE
MCCLANEY, ANNETTE		1208 GREENDALE AVE, #208	NEEDHAM	MA	02492	1992000000102080	1208 GREENDALE AVE
BEAN, CAROL L. NIDEN		146 SOUTH ST	NEEDHAM	MA	02492	1990800002100000	28 OLD FARM RD
WILLIAMS, BRUCE R &	WILLIAMS, REGINA T	1206 GREENDALE AVE, #205	NEEDHAM	MA	02492	1992000000102050	1206 GREENDALE AVE
ST. SEBASTIAN'S SCHOOL FUND, INC		1191 GREENDALE AVE	NEEDHAM	MA	02492	1992000001400020	0 SOUTH ST
NICHOLSON, MARGARET A.		1208 GREENDALE AVE UNIT 23	NEEDHAM	MA	02492	1992000000102350	1208 GREENDALE AVE
MORGANTI, SANTINA M., TR		1206 GREENDALE AVENUE - UN	NEEDHAM	MA	02492	1992000000102150	1206 GREENDALE AVE
LOWNEY, JOAN & PAUL W.		1202 GREENDALE AVE UNIT 11	NEEDHAM	MA	02492	1992000000101190	1202 GREENDALE AVE
BARNES, ELIZABETH A.	C/O PARKS, WILLIAM & JANE	1202 GREENDALE AVE 131	NEEDHAM	MA	02492	1992000000101310	1202 GREENDALE AVE
TALLY, MARGARET A.		1210 GREENDALE AVE #338	NEEDHAM	MA	02492	1992000000103380	1210 GREENDALE AVE
FRASER, ROBERT J + FULLERTON, M.	C/O SOO HOO, STACEY, ERIC & DAVID	1210 GREENDALE AVE UNIT 33	NEEDHAM	MA	02492	1992000000103340	1210 GREENDALE AVE
WASHEK, JOSEPH J. TR.	JOSEPH J. WASHEK 2014 TRUST	1204 GREENDALE AVE, #111	NEEDHAM	MA	02492	1992000000101110	1204 GREENDALE AVE
GERZON, YURIY & MILLIE CAMBALIK	C/O QUINTER, MARY ELLEN	1206 GREENDALE AVENUE, 200	NEEDHAM	MA	02492	1992000000102000	1206 GREENDALE AVE
SHARP, JOHN R. JR.		1210 GREENDALE AVE BLD3	NEEDHAM	MA	02492	1992000000103370	1210 GREENDALE AVE
HYDE, LISA M.		44 MORaine ST	MARSHFIELD	MA	02050	1992000000103090	1210 GREENDALE AVE
GORDON, DEBORAH		1202 GREENDALE AVE #135	NEEDHAM	MA	02492	1992000000101350	1202 GREENDALE AVE
LOVEZZOLA, NANCY J., TR	NANCY J. LOVEZZOLA NOMINEE TRUST	1212 GREENDALE AVE, #316	NEEDHAM	MA	02492	1992000000103160	1212 GREENDALE AVE

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

for the Needham Board of Assessors

1191 GREENDALE AVE

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
DOSS, LYDIA T.		1210 GREENDALE AVENUE	UN NEEDHAM	MA	02492	1992000000103360	1210 GREENDALE AVE
CUMMINGS, LAWRENCE R +	CUMMINGS, MARGARET L	27 SOUTH ST	NEEDHAM	MA	02492	1990080001800000	27 SOUTH ST
ST. SEBASTIAN'S SCHOOL FUND, INC.		34 SOUTH STREET	NEEDHAM	MA	02492	1992000001400010	0 SOUTH ST
CONNORS, BRENDA J		1212 GREENDALE AVE #328	NEEDHAM	MA	02492	1992000000103280	1212 GREENDALE AVE
PITTS, JOSEPH M. &	PITTS, GRACE B.	PO BOX 920503	NEEDHAM	MA	02492	1992000000102280	1206 GREENDALE AVE
SANTICIOLI, GEORGE &	SHENTON, MARTHA E.	35 SOUTH ST	NEEDHAM	MA	02492	1990080001900000	35 SOUTH ST
MCCULLOUGH, MARGARET M.		1210 GREENDALE AVE - UNIT 3;	NEEDHAM	MA	02492	1992000000103250	1210 GREENDALE AVE
LECHNER, ROBERT J. &	LECHNER, PATRICIA M.	152 GREAT PLAIN AVE	NEEDHAM	MA	02492	1992000000500000	152 GREAT PLAIN AVE
SULLIVAN, MARGARET R.	C/O SULLIVAN, KERRY A., EXEC	1212 GREENDALE AVE UNIT 314	NEEDHAM	MA	02492	1992000000103140	1212 GREENDALE AVE
MAHONEY, ABIGAIL M		1204 GREENDALE AVE UNIT 124	NEEDHAM	MA	02492	1992000000101290	1204 GREENDALE AVE

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



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 4/26/2016

Agenda Item	Public Hearing for the removal of two (2) Public Shade Trees at 128 Maple Street
Presenter(s)	Edward Olsen, Tree Warden / Parks & Forestry Superintendent

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	<p>Tom Soisson is requesting permission to have two Public Shade trees removed. Mr. Soisson self admittedly, planting these trees himself years ago and now realizes planting these species under the distribution lines was a mistake. The Tree Warden does not object to the removal of the trees requested, but recommends this is at the owners' expense and that \$200 be paid to the Town of Needham for future tree planting.</p>		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
	<p><u><i>Suggested Motion:</i></u></p> <ol style="list-style-type: none"> 1. That the Board vote to approve and sign the Public Shade Tree Hearing form for the removal of two Public Shade trees in front of 128 Maple Street. 2. That the Board vote to approve the sum of \$200 be paid to the Town of Needham for future tree planting. 		
3.	BACK UP INFORMATION ATTACHED	YES	NO
	<ol style="list-style-type: none"> 1. Legal Ads published in Needham Times, issues 4/14, 4/21 2. List of Notified Abutters 3. Public Shade Tree Hearing Approval Form 4. Request Letter from Tom Soisson to E. Olsen dated 3/25/16 5. Approval Letter from Tree Warden E. Olsen to BOS dated 4/21/16 		

Needham Times Paper

Legal Ad

Date: 4-14-16

DPW/TREE HEARING 4/26/16

LEGAL NOTICE
TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Tom Soisson has petitioned for the removal of two
(2) PUBLIC SHADE TREES at 128 Maple St. in the front of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
White Oak	23 inches	Good
Red Maple	16inches	Good

Permission is respectfully requested to remove two (2) Public Shade Trees.

A PUBLIC HEARING will be held in the Office of the Board of Selectmen, Town Hall, 1471 Highland Ave, Needham, Mass. at 7:00 PM, Tuesday, the 26th day of April, 2016, at which time and place all interested persons may appear and be heard.

Needham Board of Selectmen

AD#13414873
Needham Times 4/14, 4/21/16

Needham Times Paper
Legal Ad
Date: 4-21-16

DPW/TREE HEARING 4/26/16

LEGAL NOTICE
TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Tom Solsson has petitioned for the removal of two (2) PUBLIC SHADE TREES at 128 Maple St. in the front of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
White Oak	23 inches	Good
Red Maple	16inches	Good

Permission is respectfully requested to remove two (2) Public Shade Trees.

A PUBLIC HEARING will be held in the Office of the Board of Selectmen, Town Hall, 1471 Highland Ave, Needham, Mass. at 7:00 PM, Tuesday, the 26th day of April, 2016, at which time and place all interested persons may appear and be heard.

Needham Board of Selectmen

AD#13414873
Needham Times 4/14, 4/21/16

128 MAPLE ST

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
MASS BAY TRANSPORTATION AUTHORITY		10 PARK PLAZA	BOSTON	MA	02116	199001099999998(0 RAILROAD	
SALAMONE, DOUGLAS & DUNN, SELENE, TRS.	C/O SDS NOMINEE TRUST	1 SHEPARD LN	MEDFIELD	MA	02052	199046000410000(40 CHESTNUT PL	
NOWAK, EDWARD J., JR. +	NOWAK, JOHN A., TRS.	266 VILLAGE ST	MILLIS	MA	02054	199046000420000(35 CLYDE ST	
118-120 MAPLE STREET CONDOMINIUM		120 MAPLE ST	NEEDHAM	MA	02492	199132000270000(120 MAPLE ST	
BARDAL, ANWAR ALI &	BARDAL, FARAH HUSSAIN	118 MAPLE ST	NEEDHAM	MA	02492	199132000270118(118 MAPLE ST	
JACOBS, GREGORY A.		136 MAPLE ST	NEEDHAM	MA	02492	199133000080000(136 MAPLE ST	
SOISSON, THOMAS F.		128 MAPLE ST	NEEDHAM	MA	02492	199133000090000(128 MAPLE ST	
LIN, QINGCONG &	XU, HUI	124 MAPLE ST	NEEDHAM	MA	02492	199133000100124(124 MAPLE ST	
124-126 MAPLE STREET CONDOMINIUM		124 MAPLE ST	NEEDHAM	MA	02492	199133000100000(MAPLE ST	
LAZAR, ALEXANDER &	LAZAR, BRYNLEY	126 MAPLE ST	NEEDHAM	MA	02492	199133000100126(126 MAPLE ST	
MANTILLA, JULIO &	AGUIRRE, MARIA CLAUDIA	35 CAROL ROAD	NEEDHAM	MA	02492	199133000120127(127 MAPLE ST	
MAPLE PLACE CONDOMINIUM	MASTER DEED	6 STRATFORD LN	FRANKLIN	MA	02038	199133000120000(125 MAPLE ST	
BORELLI, ANTHONY M.		6 STRATFORD LN	FRANKLIN	MA	02038	199133000120125(125 MAPLE ST	
HASENFUS, THEODORE W. &	HASENFUS, LEE ANN	63 AMES ST	DEDHAM	MA	02026	199133000150000(135 MAPLE ST	

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



Town of Needham-DPW
Parks and Forestry Division

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

ABUTTER'S NOTICE

TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Tom Soisson of 128 Maple St. has petitioned for the removal of
Two (2)

PUBLIC SHADE TREES

as follows: At 128 Maple St. on the front of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
<u>White Oak</u>	<u>28inches</u>	<u>Good</u>
<u>Red Maple</u>	<u>16inches</u>	<u>Good</u>

Permission is respectfully requested to remove two (2) Public Shade Tree.

A PUBLIC HEARING will be held in the Office of the Board of Selectmen, Town Hall, Needham, Massachusetts at 7:00 P.M., Tuesday the 26th day of April, 2016, at which time and place all interested persons may appear and be heard.

If you have any questions, please call Edward Olsen at 781-455-7550 ext 316.

NOTICE

TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Tom Soisson of 128 MapleSt. has petitioned for the removal of Two (2)

PUBLIC SHADE TREES

As follows: At 128 Maple St. on the front of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
<u>White Oak</u>	<u>28inches</u>	<u>Good</u>
<u>Red Maple</u>	<u>16inches</u>	<u>Good</u>

Permission is respectfully requested to remove two (2) Public Shade Tree.

A PUBLIC HEARING will be held in the Office of the Board of Selectmen, Town Hall, 1471 Highland Ave Needham, Massachusetts at 7:00 P.M.,
Tuesday the 26th day of April, 2016, at which time and place all interested persons may appear and be heard.

Needham Board of Selectmen

Edward Olsen

From: Tom Soisson [tsoisson@gmail.com]
Sent: Friday, March 25, 2016 3:26 PM
To: Edward Olsen
Subject: trees at 128 maple st.

Ed,
Thanks for getting back to me so quickly.

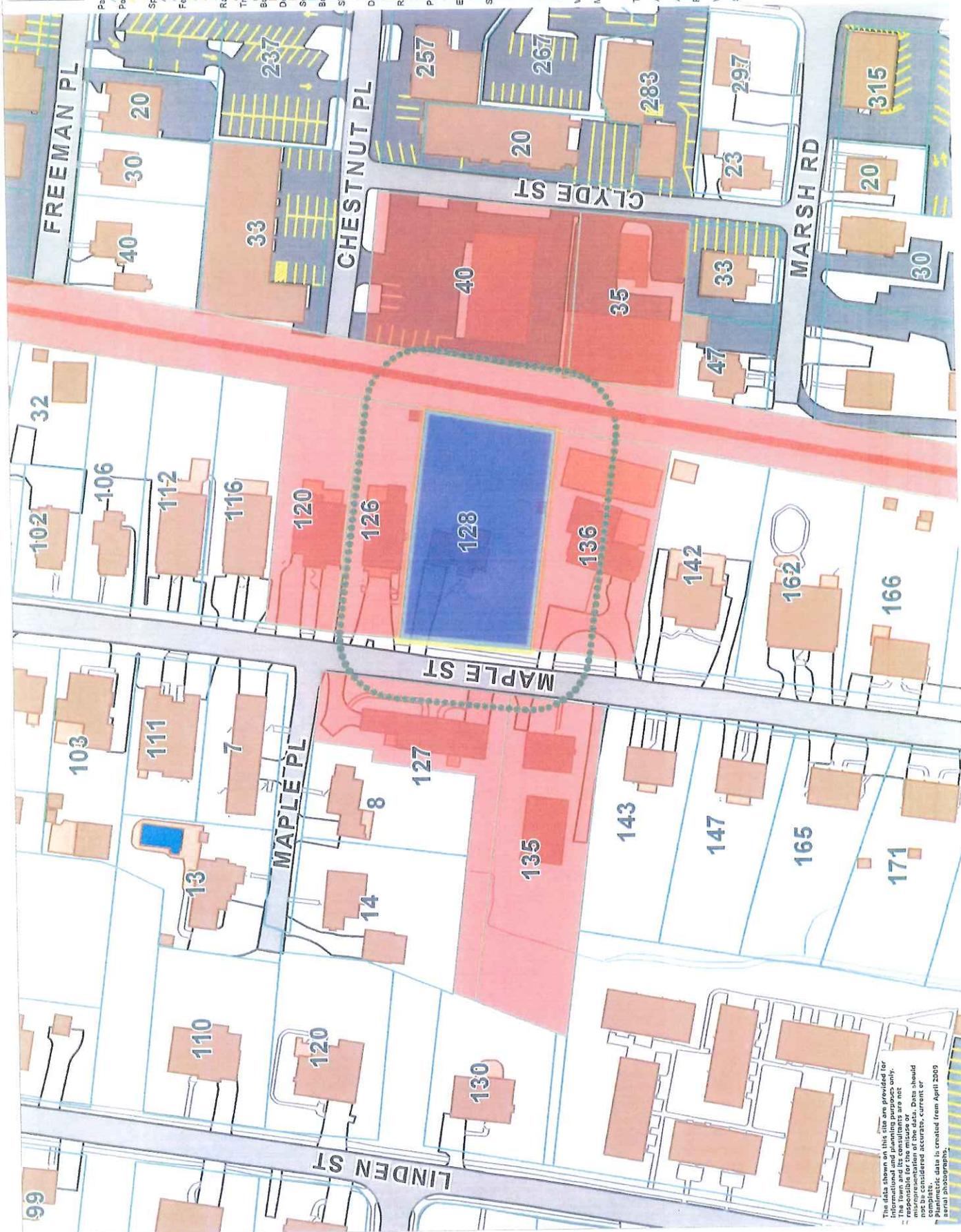
I certainly give you my permission to pursue authorization for removal of the 2 trees discussed. I now understand that they are on town property. I agree that they are not the type of tree that should be planted below power lines.

I have begun to get estimates for having the work done. Keep me informed as to when I might be able to move forward on this.

Thanks.



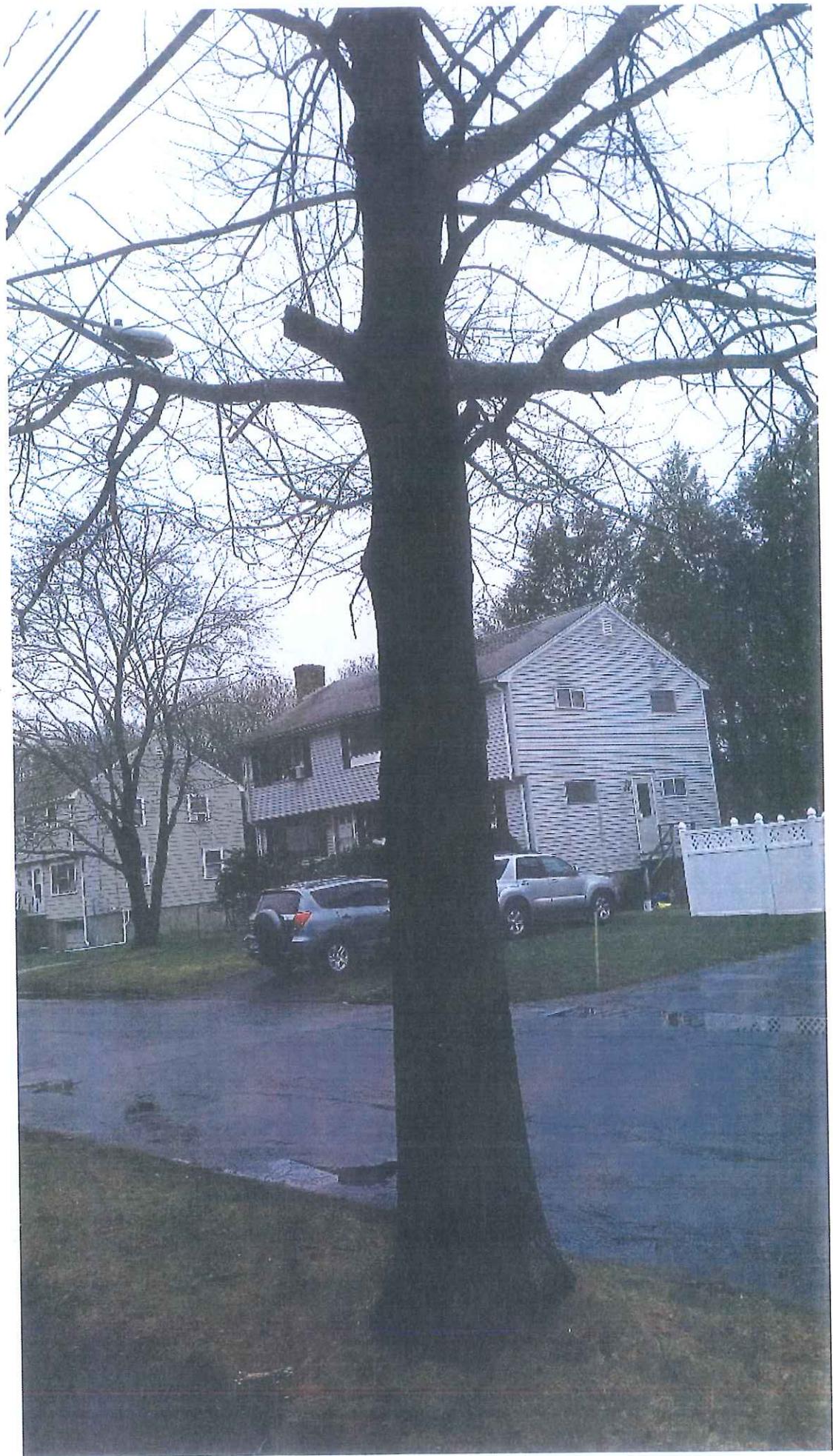
- Parcels
- Painted Lines
- Crosswalk
- Parking Line
- Spots Lines
- Court Striping
- Field Striping
- Fences
- Hedge
- Guardrail
- Railroad Track
- Trail
- Building
- Decks And Patios
- Swimming Pool
- Bridge
- Sidewalk
- Exterior Stairway
- Driveways
- Paved Driveway
- Unpaved Driveway
- Roads
- Paved Road
- Unpaved Road
- Paved Parking Lot
- Unpaved Parking Lot
- Electrical
- Electrical Box
- Electrical Substation
- Sports Areas
- Baseball Field
- Baseball and Tennis
- Blascher
- Golf Bunker
- Golf Fairway, Green, T.
- Playground
- Track and Field
- Wetlands
- MA Highways
- US Highway
- Numbered Roads
- Town Boundary
- Abutting Towns
- Abutting Towns Mark
- Road Centerlines
- Waterbody
- Streams And Drainage Ditches

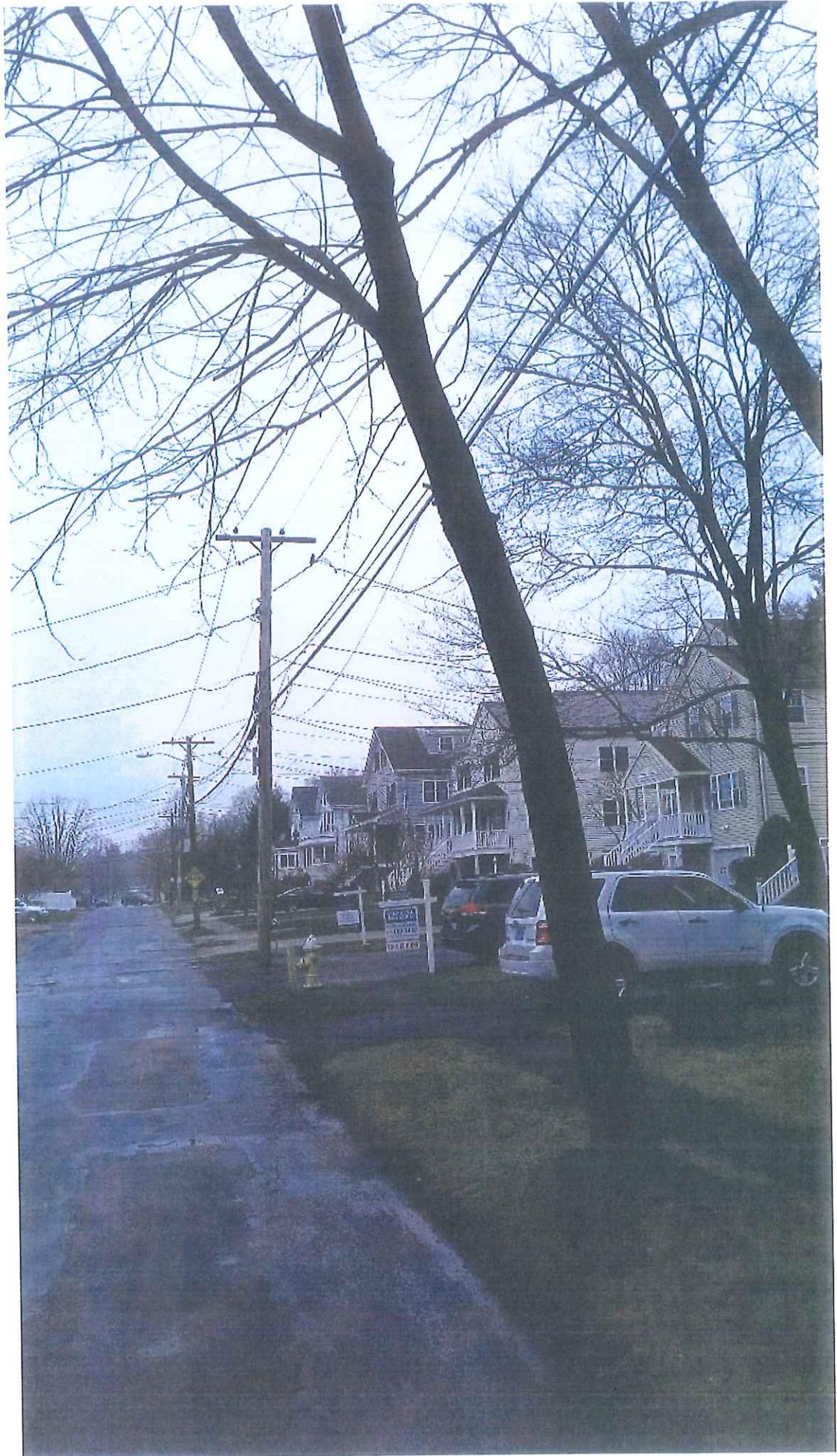


The data shown on this site are provided for informational purposes only. The Town and its consultants are not responsible for the misuse or misinterpretation of this data. Data should not be considered accurate, current or complete. Data is created from April 2009 aerial photographs.

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Printed on 04/07/2015 at 02:03 PM







Town of Needham-DPW
Parks and Forestry Division

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

April 21, 2016

Board of Selectmen
Town Hall
Needham, MA 02492

RE: TREE REMOVAL AT 128 Maple St.

Dear Members of the Board:

Tom Soisson of 128 Maple St. has petitioned for the removal of two trees located on Town Property. Mr. Soisson mistakenly planted these trees many years ago. Unfortunately these species are not the proper trees to be planting under Distribution lines. These trees are located within the Town layout and roadway. Since I found the trees in good condition and not a hazard to the public, a Public Shade Tree Hearing is required.

I feel Mr. Soisson is justified in his request seeking permission to remove these trees. I would ask the Selectmen to look favorably upon this request and vote to approve this tree removal.

In keeping with previous Town policy on the removal of live trees, and in accordance with Massachusetts General Laws Chapter 87 Section 3, and after public hearing, I recommend granting permission for the removal of a 28" White Oak and a 16" Red Maple trees. I further recommend that these trees are removed at the owner's expense by a contractor approved by the Town Of Needham. In addition I recommend that there be some sum of money paid to the Town Of Needham for future tree planting. At the most recent tree hearings the amount has been \$100 per tree removal.

Sincerely,

Edward J. Olsen
Tree Warden / Superintendent, Parks and Forestry Division

NOTICE

TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Tom Soisson of 128 Mple St. has petitioned for the removal of two (2)

PUBLIC SHADE TREE

As follows: At 226 May St. on the front side of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
<u>White Oak</u>	<u>28 inches</u>	<u>Good</u>
<u>Red Maple</u>	<u>16 inches</u>	<u>Good</u>

Permission is respectfully requested to remove two (2) Public Shade Trees.

A PUBLIC HEARING will be held in the Office of the Board of Selectmen, Town Hall, Needham, Massachusetts at 7:00 P.M., Tuesday the 26th day of April, 2016 .
At which time and place all interested persons may appear and be heard.

APPROVED

NOT APPROVED

Needham Board of Selectmen



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 04/26/2016

Agenda Item	Funding Concept for CPA Projects
Presenter(s)	Kate Fitzpatrick, Town Manager David Davison, Assistant Town Manager/Director of Finance

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	We will review with the Board the update to analysis on funding current and future CPA projects. The purpose of this analysis is to see what the impact may be on CPA resources for known and anticipated projects. This analysis was updated to reflect the recent votes by Community Preservation Committee on the articles being presented to Town Meeting this spring.		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	(NO)
	<i>Proposed Form of Motions:</i> No Vote Required		
3.	BACK UP INFORMATION	(YES)	NO
	(Describe backup below) a. Copy of the April 20, 2016 memo from Assistant Town Manager/Director of Finance on Funding Concept for CPA Projects		

dbd 04/22/2016

Memorandum

To: Board of Selectmen; Community Preservation Committee; Finance Committee
From: David Davison, ATM/Director of Finance
CC: Kate Fitzpatrick, Town Manager; Christopher Coleman, Assistant Town
Manager/Director of Operations; Patty Carey, Director of Park and Recreation
Date: April 20, 2016
Re: Funding Concept for CPA Projects

Attached is an update of the Funding Concept for CPA Projects. This analysis was last updated in March 2015. The purpose of this document is to layout the possible impact on CPA revenue and reserves for the various projects that have been identified and may be presented for CPA funding in the coming years. The project list is based on submitted capital projects for the FY2017 – FY2021 timeframe, assumptions about funding them, and other projects that have been identified but costs have not yet been determined or are not available. This report is meant to be illustrative and not necessarily what will be requested or that the CPC is supportive of funding of these projects as most have not been presented to the CPC for consideration. Furthermore, not all of the projects listed have been recommended for funding at this time, but may be. As we get nearer to the funding year, amounts may change, scope could be different, and the year that funding is actually requested may be different. The timing assumption for each project is based on the information provided by the requester.

We have assumed that the list of projects would be funded from CPA Free Cash, except for Debt Service and "Unidentified Small Projects" which are assumed funded from current revenue, and "Other Housing Projects" which we have assumed the Community Housing Reserve would fund. We have assumed a level-dollar appropriation of \$82,000 for general administrative expenses. Usually there are other CPA funding requests which do not come through the capital process as they are not capital, so an assumption of \$100,000 that is increased by 4% has been factored into the analysis. We have also included an assumption for housing related requests in the analysis which too is grown at 4% per year. The analysis also footnotes a \$2,000,000 housing project request over a five year period may be made by the Needham Housing Authority. It is not known at this time what year that may begin, but it is assumed that it would be funded from the Community Housing Reserve.

The use of CPA funds for a project must be appropriated by Town Meeting, but Town Meeting may not appropriate CPA funds without the positive recommendation and support of the CPC.

CPA Revenue

CPA revenues are derived primarily from two sources: property tax surcharges and state aid matches. The CPA revenue estimates in the out years are built off of the preliminary estimate for FY2017. The

CPA surcharge revenue has an assumed growth rate of 4%, and the State revenue match has an assumed rate of 18%.

The State's match is based on the net committed surcharge by the community. The net amount reflects reductions in the committed surcharge due to abatements and exemptions. We assume a one percent allowance for this activity for purposes of forecasting the revenue. However, the figure submitted to the State is based on the actual net commitment for the year, which is not known until after the end of the fiscal year. The calculation starts with the prior year surcharge estimate multiplied by a .99 factor then the 18% match is determined.

CPA Reserves

In accordance with the Community Preservation Act, at least 10% of the annual revenue estimate (surcharge and state match) is to be appropriated to each of the required three categories: community housing (affordable housing); historic preservation, and open space. The balance (70%) may be appropriated in any amount to any of the three categories and for certain recreation purposes. In any year which there is not a sufficient identified appropriation for the required purposes, the amount by which the annual appropriation falls below the 10% target is to be reserved for future appropriations that satisfied that expenditure type requirement. The amount credited to the reserve may only be spent on projects that relate to the purpose, and the amount must be appropriated by Town Meeting. The amount in each specific reserve carries over into the next fiscal year.

As a safeguard against under reserving funds required to be spent for either a specific purpose, since the actual surcharge and state match are not known at the time of developing the CPA estimates for the coming year, we set the annual reservation at approximately 11% of the revenue estimate for the coming year. For the purposes of this analysis, we have assumed 11% of the revenue estimate in each year will be appropriated to both the Community Housing and Open Space reserves. Because the annual debt service expense for Town Hall and the estimated amount for Emery Grover are greater than 10% of the estimated revenue in each year, no appropriation to the Historic Preservation reserve is assumed necessary. Any project shown to be funded by CPA Free Cash but is decided to be funded from a specific reserve would effectively increase the amount of Free Cash available.

The estimated CPA revenue which is not appropriated to administrative expenses, debt service, projects, or the specific reserves, is appropriated to a "General Reserve". Unlike the specific reserve accounts (Historic, Housing, and Open Space), the General Reserve remains available only for the fiscal year. Any balance in the General Reserve at the end of the fiscal year, is closed out to the CPA fund balance. The CPA fund balance is the source from which the annual CPA Free Cash is calculated.

CPA Debt

There are two identified projects that may be funded in part or whole by CPA supported debt, the Rosemary Complex and the Emery Grover Building rehabilitation. For the purposes of this discussion, the assumption is that the \$12-million in CPA support debt would be approved for funding the Rosemary Complex. The timing and CPA debt service for the Rosemary Complex is based on the attached March 23, 2016 information. The Emery Grover project, with an estimated total cost of

\$13,873,800, would be funded in two stages: \$1,410,600 for architectural and design and \$12,463,200 for project management and construction. The design would be funded by CPA Free Cash in 2020/2021 and construction would be funded in 2021/2022. The assumption in this analysis is that 67% of the construction cost would be CPA eligible (\$8,350,000) and that the first debt service expense would come in FY2023. Similar to the Rosemary Complex debt funding scenario, the Emery Grover debt funding assumes interest rates at 3.5% and 7% and for illustrative purposes assumes only 70% of the surcharge revenue is available for debt service and subtracts from that available balance both the Rosemary Complex estimated debt service and the Town Hall debt service. With those extra assumptions built in to the model, the table shows for the combined three projects that for three years (FY2025, FY2026, and FY2027) the debt service would be more than the allowance. However for projects (Rosemary and Emery Grover), the actual amount that is eligible for CPA funding will not be known until designed, and the amount that may be funded by CPA debt can be different.

Please do not hesitate to contact me if you have any questions or wish to provide additional information. Thank you.

Attachments:

Funding Concept for CPA Projects April 19, 2016 (3 page)

Emery Grover Debt Service Scenario (1 pages)

Rosemary Complex Debt Service Scenario March 23, 2016 (2 pages)

FOR DISCUSSION ONLY

Funding Concept for CPA Projects												
	2014 - 2015	2015-2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
Revenue												
CPA Local Surcharge*	\$1,971,000	\$2,051,000	\$2,145,000	\$2,233,920	\$2,323,277	\$2,416,208	\$2,512,856	\$2,613,370	\$2,717,905	\$2,826,621	\$2,939,686	\$3,057,274
State Revenue	\$566,099	\$579,514	\$512,750	\$382,774	\$398,085	\$414,008	\$430,568	\$477,791	\$465,703	\$484,331	\$503,704	\$523,952
Annual Revenue Estimate	\$2,537,099	\$2,630,514	\$2,657,750	\$2,616,694	\$2,721,362	\$2,830,216	\$2,943,424	\$3,091,161	\$3,183,608	\$3,310,952	\$3,443,390	\$3,581,226
State Aid % Match	31%	30%	25%	16%	18%	18%	16%	18%	18%	18%	18%	18%
Other Available Resources**												
Community Housing Reserve	\$698,520	\$956,520	\$1,177,873	\$1,370,573	\$1,594,409	\$1,745,599	\$1,944,436	\$2,151,227	\$2,366,290	\$2,589,955	\$2,822,566	\$3,064,482
Additions^	\$258,000	\$281,353	\$292,709	\$287,836	\$299,350	\$313,324	\$323,777	\$336,728	\$350,197	\$364,205	\$378,773	\$393,924
Less Uses		\$-60,000	\$-100,000	\$-104,000	\$-108,160	\$-117,486	\$-116,986	\$-121,665	\$-126,532	\$-131,593	\$-136,857	\$-142,331
Community Housing Reserve Year End	\$956,520	\$1,177,873	\$1,370,573	\$1,594,409	\$1,745,599	\$1,944,436	\$2,151,227	\$2,366,290	\$2,589,955	\$2,822,566	\$3,064,482	\$3,316,075
Historic Resources Reserve	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820
Additions^												
Less Uses												
Historic Resources Reserve Year End	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820
Open Space Reserve	\$13,901	\$261,901	\$518,254	\$810,954	\$1,098,790	\$1,398,140	\$1,709,464	\$2,033,240	\$2,368,968	\$2,720,165	\$3,084,370	\$3,463,143
Additions^	\$258,000	\$281,353	\$292,709	\$287,836	\$299,350	\$313,324	\$323,777	\$336,728	\$350,197	\$364,205	\$378,773	\$393,924
Less Uses	\$-10,000	\$-25,000	\$-10,000	\$-10,000	\$-10,000	\$-10,000	\$-10,000	\$-10,000	\$-10,000	\$-10,000	\$-10,000	\$-10,000
Open Space Reserve Year End	\$261,901	\$518,254	\$810,954	\$1,098,790	\$1,398,140	\$1,709,464	\$2,033,240	\$2,368,968	\$2,720,165	\$3,084,370	\$3,463,143	\$3,857,067
CPA Annual Reserve	\$1,272,117	\$1,448,606	\$1,437,037	\$1,405,858	\$1,481,008	\$1,582,557	\$1,680,210	\$1,779,000	\$1,664,426	\$1,627,419	\$1,077,665	\$1,220,506
Uses												
Closed to Fund Balance	\$1,272,117	\$1,448,606	\$1,437,037	\$1,405,858	\$1,481,008	\$1,582,557	\$1,680,210	\$1,779,000	\$1,664,426	\$1,627,419	\$1,077,665	\$1,220,506
CPA Free Cash**	\$5,257,049	\$3,447,911	\$3,966,281	\$1,829,118	\$2,064,976	\$2,574,484	\$2,630,041	\$2,899,651	\$4,678,651	\$6,343,077	\$7,970,495	\$9,048,160
Uses	\$3,417,000	\$1,003,000	\$3,574,200	\$-1,170,000	\$-983,500	\$-1,525,000	\$-1,410,600	\$-1,410,600	\$-1,410,600	\$-1,410,600	\$-1,410,600	\$-1,410,600
Closed to Fund Balance	\$1,840,049	\$2,444,911	\$992,081	\$659,118	\$1,081,476	\$1,049,484	\$1,219,441	\$2,899,651	\$4,678,651	\$6,343,077	\$7,970,495	\$9,048,160

FOR DISCUSSION ONLY

Funding Concept for CPA Projects												
	2014 - 2015	2015-2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 -2020	2020 -2021	2021 -2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 -2026
Appropriations												
A) Administration Budget	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000
Town Hall Debt Service	\$475,763	\$464,438	\$456,313	\$449,163	\$441,494	\$430,525	\$416,675	\$405,041	\$395,256	\$384,906	\$374,763	\$364,681
Rosemary Complex Debt Service% (assumed 12M @ 7%)				\$510,000	\$699,000	\$1,158,000	\$1,363,000	\$1,321,000	\$1,279,000	\$1,237,000	\$1,195,000	\$1,153,000
Emergy Grover (ECC \$12,463,200 assume 67% CPA Funding)									\$215,000	\$356,625	\$1,014,560	\$983,760
B) Total CPA Debt Service	\$475,763	\$464,438	\$456,313	\$449,163	\$441,494	\$430,525	\$416,675	\$405,041	\$395,256	\$384,906	\$374,763	\$364,681
Projects												
Boat Launch	\$30,000											
Community Housing Specialist	\$60,000											
Conservation Fund	\$25,000											
Cricket Field and Grounds			\$285,000	\$735,000								
Fields - Cricket						\$75,000						
Fields - Master Plan												
Fields - McLeod	\$510,000											
Fields - Mills	\$1,527,000											
Fields - Reseman												
Memorial Park Drain Improvements	\$100,000											
Rail Trail Construction	\$100,000											
Rosemary Camp Facility	\$450,000			\$250,000								
Rosemary Complex	\$118,000		\$1,500,000									
Rosemary Lake Sediment Removal			\$500,000									
Town Common Redesign	\$600,000											
Town Reservoir Sediment Removal				\$138,000								
Trail - Eastman												
Trail - Improvements through SCA			\$1,200,000									
Trail - Reservoir	\$10,000											
Trail - Ridge Hill Loop			\$9,200									
Trail - Rosemary			\$100,000	\$104,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857	\$142,331
Unidentified Small Projects			\$100,000	\$104,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857	\$142,331
Other Housing Projects												

FOR DISCUSSION ONLY

Funding Concept for CPA Projects	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Future Potential Projects												
Boat launch Construction												
Broadmeadow Field Improvements												
Defazio Complex Walking Path												
Dwight Field Upgrades							\$1,410,980					
Emery Grover Design												
Estimated Linden Chambers/NHA w/ assume 15% CPA)					\$885,000							
High Rock Field Improvements												
Memorial Park (Estimated Cost \$5.9 M)												
Parcel Acquisition A**												
Perry Park Upgrades												
C) Project Appropriations	\$3,427,000	\$1,048,000	\$3,774,200	\$4,375,000	\$1,499,820	\$1,749,973	\$1,644,572	\$243,531	\$233,064	\$263,386	\$723,714	\$284,662
D) Appropriations to Reserves	\$1,788,137	\$2,011,312	\$2,072,437	\$3,981,533	\$2,089,707	\$2,205,204	\$2,327,769	\$2,432,435	\$2,054,870	\$2,355,828	\$1,935,210	\$2,008,354
E) Total Appropriation and Uses (A + B + C + D)	\$5,215,137	\$3,059,312	\$5,846,637	\$8,356,533	\$3,589,527	\$3,955,177	\$3,972,341	\$4,875,966	\$4,387,934	\$5,019,214	\$3,658,924	\$4,853,016
F) Uses Funded by Reserves	\$10,000	\$85,000	\$100,000	\$104,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857	\$142,331
G) Uses Funded by Free Cash	\$3,417,000	\$1,003,000	\$3,574,200	\$4,170,000	\$983,500	\$1,525,000	\$1,410,600	\$1,827,877	\$3,310,140	\$3,442,545	\$3,586,347	\$3,713,457
H) Uses Funded by Revenue	\$2,345,860	\$2,557,750	\$2,660,350	\$2,615,694	\$2,771,361	\$2,830,216	\$2,943,424	\$3,061,161	\$3,183,608	\$3,310,952	\$3,443,390	\$3,581,026

* Surcharge revenue annual growth rate assumption FY2018 forward at 4%
 ** Balances for FY2017 forward are calculated based on the assumed appropriations to and from the reserves.
 *** FY16 actual available; FY17 forward estimated based on identified appropriation uses.
 **** An appropriation vote which uses CPA Free Cash must occur before June 30 of the prior fiscal year, e.g., an FY2017 appropriation vote must occur prior to June 30, 2016.
 A Annual contribution FY2018 forward are estimated.
 AA Needham Housing Authority has indicated a need of approximately \$2,000,000 over the five year period.
 AAA Parcel acquisition unknown estimate at this time.
 Projects assumed funded from CPA reserves in red
 Projects assumed funded by CPA free cash in blue

**CPA Debt Service Scenario
Discussion Only**

Project Name	Emery Grover (Estimated Cost \$12,463,200 assume 67% CPA Funding)					
Source	CPA Funding					
Amount	\$8,350,000					
Temporary Financing Rate*	3.50%					
Permanent Financing Rate**	7.00%					
Fiscal Year	Principal Payments	Interest Payments	Debt Service		Debt Service Space (after Accounting for Town Hall and Rosemary)	Additional
2023	75,000	140,000	215,000	Note Paydown	228,277	\$13,277
2024	67,000	289,625	356,625	Note Paydown	356,729	\$104
2025	440,000	574,560	1,014,560		488,018	-\$526,542
2026	440,000	543,760	983,760		622,410	-\$361,350
2027	440,000	512,960	952,960		760,389	-\$192,571
2028	440,000	482,160	922,160		985,726	\$63,566
2029	440,000	451,360	891,360		1,138,675	\$247,315
2030	440,000	420,560	860,560		1,466,792	\$606,232
2031	440,000	389,760	829,760		1,610,124	\$780,364
2032	440,000	358,960	798,960		1,806,899	\$1,007,939
2033	440,000	328,160	768,160		1,957,215	\$1,189,055
2034	440,000	297,360	737,360		2,111,863	\$1,374,503
2035	440,000	266,560	706,560		2,271,018	\$1,564,458
2036	440,000	235,760	675,760		2,434,858	\$1,759,098
2037	440,000	204,960	644,960		2,603,573	\$1,958,613
2038	440,000	174,160	614,160		3,077,356	\$2,463,196
2039	440,000	143,360	583,360		3,235,410	\$2,652,050
2040	440,000	112,560	552,560		3,598,946	\$3,046,386
2041	440,000	81,760	521,760		3,854,184	\$3,332,424
2042	440,000	50,960	490,960		4,008,352	\$3,517,392
2043	288,000	20,160	308,160		4,168,686	\$3,860,526
Totals	8,350,000	6,079,465	14,429,465		42,785,498	28,356,033

DRAFT

CPA Debt Service Scenario Discussion Only					
Project Name	Rosemary Recreation Complex				
Source	CPA Funding				
Amount	\$12,000,000				
Years	Three 20 Year Bonds				
Temporary Finan:	3.50%				
Permanent Finan:	7.00%				
Fiscal Year		1st Bond @ 7% (\$6M)	2nd Bond @ 7% (\$4M)	3rd Bond @7% (\$2M)	Debt Service
2018	Note Paydown	\$510,000	\$0	\$0	\$510,000
2019		\$699,000	\$0	\$0	\$699,000
2020		\$678,000	\$480,000	\$0	\$1,158,000
2021		\$657,000	\$466,000	\$240,000	\$1,363,000
2022		\$636,000	\$452,000	\$233,000	\$1,321,000
2023		\$615,000	\$438,000	\$226,000	\$1,279,000
2024		\$594,000	\$424,000	\$219,000	\$1,237,000
2025		\$573,000	\$410,000	\$212,000	\$1,195,000
2026		\$552,000	\$396,000	\$205,000	\$1,153,000
2027		\$531,000	\$382,000	\$198,000	\$1,111,000
2028		\$510,000	\$368,000	\$191,000	\$1,069,000
2029		\$489,000	\$354,000	\$184,000	\$1,027,000
2030		\$468,000	\$340,000	\$177,000	\$985,000
2031		\$447,000	\$326,000	\$170,000	\$943,000
2032		\$426,000	\$312,000	\$163,000	\$901,000
2033		\$405,000	\$298,000	\$156,000	\$859,000
2034		\$384,000	\$284,000	\$149,000	\$817,000
2035		\$363,000	\$270,000	\$142,000	\$775,000
2036		\$342,000	\$256,000	\$135,000	\$733,000
2037		\$321,000	\$242,000	\$128,000	\$691,000
2038		\$0	\$228,000	\$121,000	\$349,000
2039		\$0	\$214,000	\$114,000	\$328,000
2040		\$0	\$0	\$107,000	\$107,000
2041		\$0	\$0	\$0	\$0
Totals		\$10,200,000	\$6,940,000	\$3,470,000	\$20,610,000

DRAFT

CPA Debt Service Scenario Discussion Only						
Fiscal Year	Revenue Base 4% Growth Rate	70% Allowance	Town Hall Debt	Rosemary Debt Assumption \$12M at 7%	Total Debt Service	Additional Debt Service Space
2017	\$2,148,000	\$1,503,600	\$456,313		\$456,313	\$1,047,288
2018	\$2,233,920	\$1,563,744	\$449,163	\$510,000	\$959,163	\$604,582
2019	\$2,323,277	\$1,626,294	\$441,494	\$699,000	\$1,140,494	\$485,800
2020	\$2,416,208	\$1,691,346	\$430,525	\$1,158,000	\$1,588,525	\$102,821
2021	\$2,512,856	\$1,758,999	\$416,675	\$1,363,000	\$1,779,675	-\$20,676
2022	\$2,613,370	\$1,829,359	\$405,041	\$1,321,000	\$1,726,041	\$103,319
2023	\$2,717,905	\$1,902,534	\$395,256	\$1,279,000	\$1,674,256	\$228,277
2024	\$2,826,621	\$1,978,635	\$384,906	\$1,237,000	\$1,621,906	\$356,729
2025	\$2,939,686	\$2,057,780	\$374,763	\$1,195,000	\$1,569,763	\$488,018
2026	\$3,057,274	\$2,140,092	\$364,681	\$1,153,000	\$1,517,681	\$622,410
2027	\$3,179,565	\$2,225,695	\$354,306	\$1,111,000	\$1,465,306	\$760,389
2028	\$3,306,747	\$2,314,723	\$259,997	\$1,069,000	\$1,328,997	\$985,726
2029	\$3,439,017	\$2,407,312	\$241,638	\$1,027,000	\$1,268,638	\$1,138,675
2030	\$3,576,578	\$2,503,605	\$51,813	\$985,000	\$1,036,813	\$1,466,792
2031	\$3,719,641	\$2,603,749	\$50,625	\$943,000	\$993,625	\$1,610,124
2032	\$3,868,427	\$2,707,899		\$901,000	\$901,000	\$1,806,899
2033	\$4,023,164	\$2,816,215		\$859,000	\$859,000	\$1,957,215
2034	\$4,184,090	\$2,928,863		\$817,000	\$817,000	\$2,111,863
2035	\$4,351,454	\$3,046,018		\$775,000	\$775,000	\$2,271,018
2036	\$4,525,512	\$3,167,858		\$733,000	\$733,000	\$2,434,858
2037	\$4,706,533	\$3,294,573		\$691,000	\$691,000	\$2,603,573
2038	\$4,894,794	\$3,426,356		\$349,000	\$349,000	\$3,077,356
2039	\$5,090,586	\$3,563,410		\$328,000	\$328,000	\$3,235,410
2040	\$5,294,209	\$3,705,946		\$107,000	\$107,000	\$3,598,946
2041	\$5,505,977	\$3,854,184			\$0	\$3,854,184



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 4/26/2016

Agenda Item	Positions on Warrant Articles
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
<p>The Board will review articles contained in the Annual and Special Town Meeting Warrants.</p>			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<p><i>Suggested Motion:</i> That the Board vote to support (not to support) article _____ in the Annual Town Meeting Warrant.</p> <p>That the Board vote to support (not to support) article _____ in the Special Town Meeting Warrant.</p>			
3.	BACK UP INFORMATION ATTACHED	YES	NO
<p>a. Status of Articles (4.22.16) b. Annual and Special Town Meeting Warrants provided under separate cover</p>			

Status of Articles 4.22.2016

#	Article	Status	BOS Position	FC Position	BOS	FC	CPC
1	Annual Town Election						
2	Committee And Officer Reports						
3	Establish Elected Officials' Salaries		Adopt	Adopt	Dan	Rick Z	
4	Fund Collective Bargaining Agreement – Fire Union	Withdraw			Dan	Rick L	
5	Fund Collective Bargaining Agreement – Police Superior Officers' Association	Withdraw			Dan	Barry	
6	Fund Collective Bargaining Agreement – Building Custodian and Tradesman Independent Association				Dan	Rick Z	
7	Accept Chapter 73, Section 4 of the Acts of 1986		Adopt	Adopt	Moe	Ken	
8	Appropriate for Needham Property Tax Assistance Program		Adopt	Adopt	Moe	Carol	
9	Appropriate for Senior Corps		Adopt	Adopt	Moe	Barry	
10	Appropriate for Emergency Preparedness Program		Adopt	Adopt	Marianne	Rick Z	
11	Appropriate for Public Facilities Maintenance Program		Adopt	Adopt	John	Ken	
12	Appropriate the FY2017 Operating Budget	Amend	Adopt	Adopt	Matt	Louise	
13	Appropriate the FY2017 RTS Enterprise Fund Budget		Adopt	Adopt	John	Dick R	
14	Appropriate the FY2017 Sewer Enterprise Fund Budget		Adopt	Adopt	John	Dick R	
15	Appropriate the FY2017 Water Enterprise Fund Budget		Adopt	Adopt	John	Dick R	
16	Continue Departmental Revolving Funds		Adopt	Adopt	Matt	Rick L	
17	Authorization to Expend State Funds for Public Ways		Adopt	Adopt	Matt	Barry	
18	Amend Zoning By-Law – Mixed-Use Overlay District			Adopt	Moe	Carol	
19	Amend Zoning By-Law – Map Change to Mixed-Use Overlay District			Adopt	Moe	Carol	
20	Amend Zoning By-Law – Permitted Uses in New England Business Center District			Adopt	Moe	Barry	
21	Amend Zoning By-Law – Maximum Building Bulk			Adopt	John	Carol	

Status of Articles 4.22.2016

#	Article	Status	BOS Position	FC Position	BOS	FC	CPC
22	Amend Zoning By-Law – Special Permit Granting Authority in Center Business District			No position	Moe	Tom	
23	Amend Zoning By-Law – Retaining Walls				Marianne	Ken	
24	Amend Zoning By-Law – Minimum Side and Rear Line Setbacks: Accessory Structures				Marianne	Ken	
25	Citizens Petition – Needham Town Meeting – Food Truck Article			Not Adopt (Support Referral)	John	Rick L	
26	Amend General By-Law - Historic Demolition Delay		Adopt	No position	Moe	Louise	
27	Amend General By-Law – Future School Needs Committee				Matt	Rick Z	
28	Accept Access Easement – Oak and Cypress		Adopt	No position	John	Louise	
29	Transfer of Property for Municipal Use – Greendale Avenue	Amend	Adopt	Adopt	Dan	John C	
30	Transfer of Property for Municipal Use – Hillside School, Daley Building & Nike Site		Adopt	Adopt	Dan	John C	
31	Transfer of Property for Parkland Use – Greene’s Field & A Portion of DeFazio Park		Adopt	Adopt	Dan	John C	
32	Transfer of Property for Recreational Use – A Portion of DeFazio Park		Adopt	Adopt	Dan	John C	
33	Transfer of Property for Educational Use – A Portion of DeFazio Park & Central Avenue (“Owen’s Farm”)		Adopt	Adopt	Dan	John C	
34	Home Rule Petition – Change in Use of Property on Greendale Avenue under Article 97	Amend	Adopt	Adopt	Dan	John C	
35	Appropriate for Community Housing Specialist			Adopt	Moe	Tom	Mark G
36	Appropriate for Memorial Field Drain Improvements			Adopt	Matt	Tom	Peter O
37	Appropriate for Trail Improvements – Student Conservation			Adopt	Matt	Tom	Gary Z
38	Appropriate Transfer to Conservation Fund			Not Adopt	Dan	Tom	Reg F

#	Article	Status	BOS Position	FC Position	BOS	FC	CPC
39	Appropriate for Rosemary Lake Sediment Removal Design			Adopt	John	Rick L	Paul A
40	Appropriate for Rosemary Recreation Complex Design			Not Adopt	Matt	Dick R	Gary C
41	Appropriate to Community Preservation Fund			Adopt	Matt	Rick Z	Gary C
42	Rescind Debt Authorizations		Adopt	Adopt	Matt	Rick Z	
43	Appropriate for General Fund Cash Capital		Adopt	Adopt	Matt	Rick Z	
44	Appropriate for Public Works Infrastructure Program	Amend	Adopt		Marianne	Rick L	
45	Appropriate for RTS Enterprise Fund Cash Capital		Adopt	Adopt	Marianne	Tom	
46	Appropriate for RTS Fleet Replacement		Adopt	Adopt	Marianne	Tom	
47	Appropriate for Sewer Enterprise Fund Cash Capital		Adopt	Adopt	Marianne	Barry	
48	Appropriate for Water Enterprise Fund Cash Capital		Adopt	Adopt	Marianne	Carol	
49	Appropriate to Athletic Facility Improvement Fund			Adopt	Matt	Louise	
50	Appropriate to Debt Service Stabilization Fund			Adopt	Matt	Barry	
51	Appropriate to Stabilization Fund				Marianne	Rick Z	
52	Omnibus				Matt	Barry	
Special Town Meeting							
1	Fund Collective Bargaining Agreement – Fire Union	Withdraw			Dan	Rick L	
2	Fund Collective Bargaining Agreement – Police Superiors				Dan	Barry	
3	Fire Planning Inspection Program			Adopt	Marianne	Rick L	
4	Amend the FY2016 Operating Budget			Adopt	Matt	Louise	
5	Appropriate for Unpaid Bills of a Prior Year			Adopt	Marianne	Dick R	
6	Authorize Minuteman School Bonding			Adopt	Dan	John C	
7	Appropriate for Property Acquisition			Adopt	Moe	Rick Z	
8	Appropriate to Capital Improvement Fund			Adopt	John	Rick L	
9	Appropriate to Athletic Facility Stabilization Fund			Adopt	Matt	Louise	
10	Appropriate to Debt Service Stabilization Fund			Adopt	Matt	Barry	



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 4/26/2016

Agenda Item	Town Manager's Report
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	The Town Manager will update the Board on issues not covered on the agenda.		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
	none		



**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 4/26/2016

Agenda Item	Suburban Coalition Resolution
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	<p>The Suburban Coalition is promoting a resolution entitled "Resolution Calling for Full Funding of the Foundation Budget Review Commission's Recommendations", which calls for the Massachusetts Legislature and Governor to fully fund and adopt the recommendations of the Foundation Budget Review Commission. The Needham School Committee recently unanimously endorsed this resolution and have asked for the Selectmen for its support by endorsing this resolution.</p>		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
	TBD – After Discussion		
3.	BACK UP INFORMATION ATTACHED	YES	NO
	<p>a. Memo dated March 22, 2016 from Connie Barr, Chair of the Needham School Committee</p>		



Needham School Committee

DONE C: BOS, CC, DD
→ KCF
3/25/16 RECEIVED
TOWN OF NEEDHAM
BOARD OF SELECTMEN
2016 MAR 25 7:10:53

A school and community partnership that creates excited learners, inspires excellence, fosters integrity.

March 22, 2016

To: Needham Selectmen and Finance Committee
From: Dr. Connie Barr, M.D., Chair, Needham School Committee

Recently, the Needham School Committee unanimously endorsed the attached *Resolution Calling for Full Funding of the Foundation Budget Review Commission's Recommendations*.

The resolution, promoted by the Suburban Coalition, calls for the Massachusetts Legislature and Governor to fully fund and adopt the thoughtful and important recommendations of the Foundation Budget Review Commission. Information about the resolution is attached to this memo.

I urge you to join the School Committee in endorsing this important resolution so that our collective voices can be heard on Beacon Hill.

Thank you for your support as we collaborate to ensure our community has the resources it deserves to educate our children and make Needham a great place in which to live, work, play, and learn.

Connie S. Barr
Needham School
Committee



Suburban Coalition
PO Box 103
Concord MA 01742
Phone 781-326-2473
www.suburbancoalition.org

Resolution Calling for Full Funding of the Foundation Budget Review Commission's Recommendations

Whereas the Massachusetts Foundation Budget Review Commission identified two areas (employee health insurance and special education) where the Massachusetts Foundation Budget significantly understates the true cost of educating students in the Commonwealth and has failed to keep pace with rising costs;

Whereas this underfunding means the cost of providing a quality education has increasingly been borne by local communities, most often at the expense of other vital municipal operations;

Whereas investing in education today leads to higher incomes, and thus less investment in police, prisons, subsidized health care, low income housing, welfare, etc. in the future;

Whereas state and local economies are most effectively strengthened "by investing in education and increasing the number of well-educated workers."

Therefore Be It Resolved that the Needham School Committee calls on the Massachusetts Legislature and the Governor of Massachusetts to fully fund and adopt the recommendations of the Foundation Budget Review Commission in the immediate future.

Needham School Committee
Committee Name

Connie S. Barr

Signature – Committee Chair

Dr. Connie S. Barr
Printed name – Committee Chair

3-8-2016

Date



Suburban Coalition
PO Box 103
Concord MA 01742
Phone 781-326-2473
www.suburbancoalition.org

Rationale: The Foundation Budget Review Commission (FRBC) was established by the Legislature in the FY16 budget and was charged with examining the Foundation Budget (Chapter 70) formula. The formula was first established as part of the Education Reform legislation in 1993 and has not been thoroughly reviewed or updated since that time. The FBRC found that the current formula understates costs significantly in two areas: Employee Health Insurance and Special Education.

If the recommendations of the FBRC had been implemented in the FY16 budget, state funding for education would have been about \$500 million more than it was. However, if Chapter 70 reflected the true cost of education, the number would be closer to \$2 billion.

Spending by school districts over the required Net School Spending amounts has increased, as a whole, for more than a decade, indicating that communities are using local property taxes and diverting funding from other portions of municipal budgets to fund their schools. In FY14, the total spending above Foundation in the state was \$1.7 billion. At the same time, the state's commitment to municipal aid has declined. Since 2001, unrestricted local aid has been cut by 43%. The net effect is a combination of cuts to local and school services and an increasing reliance on the regressive property tax.

The evidence overwhelmingly establishes the correlation between a well-educated workforce and higher income individuals. States that invest more in education have a higher paid workforce; also, states that increase the level of education of their population see greater productivity and higher wages over time. The link can then easily be made between higher paid individuals and less reliance on various forms of government assistance, as well as lower rates of crime.

A state's high school and college attainment rates are important factors in the state's overall economic strength. Additionally, investments in education can have significant long-term impacts on state and local economies, as well-educated individuals tend to stay relatively local and contribute tax dollars to the state and municipality in which they reside. In general, the taxes paid over time by these individuals are substantially higher than the cost of their public education.

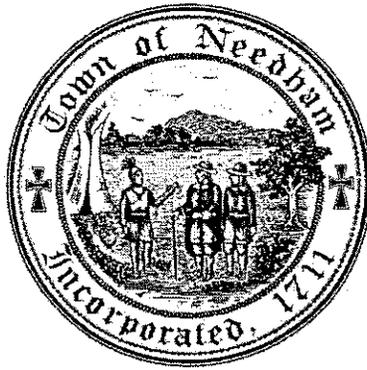


**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 4/26/2016

Agenda Item	Medical Marijuana Update
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	The Board will discuss the process by which it will evaluate the three requests for a letter of support or non-opposition and the number of letters the board may entertain.		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
	1. Memo to Board of Selectmen re: Staff Meeting with Prospective Registered Marijuana Dispensary Applicants from Kate Fitzpatrick dated April 20, 2016.		



Memorandum

To: Board of Selectmen
From: Kate Fitzpatrick, Town Manager
CC: Christopher Coleman, Assistant Town Manager (Operations)
David Davison, Assistant Town Manager (Finance)
Dennis Condon, Chief of Fire Department
John Schlittler, Chief of Police Department
Sandy Cincotta, Support Services Manager
Timothy Muir McDonald, Director of Public Health
Date: April 20, 2016
Re: Staff Meeting with Prospective Registered Marijuana Dispensary Applicants

On April 7, 2016 hour-long meetings were held with the three prospective applicants that wish to open a Registered Marijuana Dispensary in Needham. Town officials present included Police Chief John Schlittler, Fire Chief Dennis Condon, Assistant Town Manager/Director of Operations Christopher Coleman, Director of Public Health Timothy Muir McDonald, and Support Services Manager Sandy Cincotta.

The purpose of this memo is to outline information gained from the presentations made by the prospective applicants, as well as the discussion sessions that followed. Additionally, based upon the information presented and the discussions which occurred, the staff members have identified additional questions or points for clarification that the Board of Selectmen may wish to pursue.

The purpose of this memo is **not** to recommend whether any of the three applicants should be provided with a letter of support or non-opposition from the Needham Board of Selectmen. That was not the assignment that was provided to these managers, and since some of these managers will be responsible for licensing, inspecting, and enforcing actions against these potential RMD operators if they ultimately are chosen to operate a RMD in Needham, it isn't appropriate for these department managers to make a recommendation or endorsement of a particular applicant.

The consensus of the Town Officials who took part in the April 7, 2016 meeting was that all of the applicants adhere to the regulatory requirements outlined by the Massachusetts Department of Public Health in its state regulations, especially in the area of dispensary operations and both

on-site and delivery-based security. There are, however, differences in the applicants' business models and operational plans which will have an impact on the public health of the community.

If an applicant (or applicants) is chosen for a letter of support or non-opposition by the Board, the Town should make certain that there is a coordinated communication channel established between any Needham sited RMD facility and the appropriate Town Departments (Fire, Police, Public Health, primarily). For this area of consideration, all of the applicants have committed to close cooperation with the Town.

Medical Marijuana of Massachusetts made a commitment to employ a Director of Community Outreach for each of the three communities in which it will establish a dispensary. The Marijuana Patient Foundation employs a Director of Community Relations across its three dispensaries, and that person (Ms. Donna Rheume) lived in Needham previously. While the company did not commit to employ a communication or coordination staff member specifically, Sage Cannabis has invited the Town leaders to tour its cultivation and processing location in Milford when it is completed later this year.

Sage Cannabis

The presentation was informative and the founder appears very knowledgeable. Sage Cannabis will be primarily employ a walk-in business model, and this may impact the availability of parking and the number of people in the waiting area. The security plan calls for one security agent to monitor surveillance, perform perimeter inspections, and work with staff to prevent incidents from occurring. Yet, the plan also indicates that the security agent will occupy a dedicated vestibule in the facility and monitor all activity. The vestibule location just inside the entrance area may make it challenging for one security agent to handle patient intake, which would consist of authenticating credentials, while performing the surveillance duties.

Sage does not intend to limit the amount of marijuana a client can receive in one day. A patient could theoretically receive a 60 day supply (10 ounces, or a "street value" of \$4,000). The Board may choose to inquire about the applicant's expectation with respect to potential product diversion and/or risk of theft.

Research of public records indicates that Sage Cannabis is actively working with the City of Cambridge to amend its zoning to accommodate a RMD at 1001 Massachusetts Avenue (between Central and Harvard Squares). During our meeting representatives from Sage identified a facility in Milford and indicated another facility in North Grafton. The Board may choose to inquire about Sage Cannabis' plans if they are invited to site in Cambridge, since Sage Cannabis will be permitted by state regulators at a maximum of one more retail location in Massachusetts.

Additionally, the Board may want to ask why the listing of the Board of Directors on the current Articles of Incorporation differs from those on the Application of Intent to MassDPH. The staff members noted that the Sage Cannabis presentation spent a lot of time highlighting deficiencies of other applicants, rather than highlighting their own strengths.

Massachusetts Patient Foundation (MPF)

The proposed location for this RMD remains a significant concern as it is on a main road with high visibility, and traffic and parking at this location are concerning. Even with MPF's stated plan for a valet service with undisclosed off-site parking, the amount of time they estimate a visitor will stay is 7 to 10 minutes, after the initial 15 minute visit/consultation. That timeframe maybe understated if the valet service turnaround is included. The Board may choose to inquire about the applicant's parking plan and how the logistics of employing a valet will work given the applicant's expectation that patient visits will generally take 10 minutes.

MPF does not intend to limit the amount of marijuana a client can receive in one day. A patient could theoretically receive a 60 day supply (10 ounces, or a "street value" of \$4,000). The Board may choose to inquire about the applicant's expectation in this regard with respect to potential product diversion and/or risk of theft.

MPF indicated that they will cross train employees in security protocols which may be problematic in that the employees will have interior responsibilities that will limit their ability to respond to issues.

Medical Marijuana of Massachusetts (MMM)

The applicant's business model contemplates sale by appointment only, which will help to control parking and may limit overflow on Wexford Street. The facility layout and access to the parking garage area seems complicated and may be worthy of further discussion with the applicant although these constraints may be off-set by the "by appointment only" business model.

The security agent may not be able to handle the car and foot traffic in addition to other security duties. The security plan for Medical Marijuana of Massachusetts proposes to utilize a daily set of deliveries and pickups such that any excess product and any sales proceeds (the vast majority of which will be in cash) will be removed from the facility daily. This may be an advantage in terms of ensuring that the Needham RMD site is safe and secure in the overnight hours, but in turn it may cause possible security challenges during the drop-off and pickup times (which will be a challenge for all RMD applicants, but may be more of a challenge for Medical Marijuana of Massachusetts since its operational plan proposes almost three times more pickups and drop-offs than the other two RMD applicants). The Board may choose to inquire about the applicant's security plans and the parking challenges of the site.

The applicant, Medical Marijuana of Massachusetts, will restrict the amount of marijuana a client can receive to one (1) ounce per visit. A patient could theoretically receive a 60 day supply (10 ounces, or a "street value" of \$4,000), but only if they visited (or received delivery) on 10 different days. *In the staff's estimation this is a very positive criteria for Medical Marijuana of Massachusetts but the Board may wish to inquire about why the applicant has chosen to employ this self-imposed restriction.*

Factors That May Impact the Public Safety and Public Health from the Operation of an RMD in Needham
(in order of presentation)

Criteria	Sage Cannabis	MA Patient Foundation	Medical Marijuana of MA
Free Delivery	Applicant Preference is to begin delivery after an initial 6-9 month period, but will accommodate Town needs.	Yes	Yes
Discrete Location off Busy Street	Yes, 29-37 Franklin Street	No, 33 Highland Avenue	Yes, 85 Wexford Street
Parking	Parking plan for 29 Franklin Street shows 8 spots in front of the building, with the garage available for loading. Unknown parking at 37 Franklin Street. Parking for employees is not separately delineated.	MPF indicates they have 8 spots out front, 3 to the side, and 13 to the rear. Highland Ave widening by MassDOT will eliminate 8 out front. Proposes valet parking. No location given for employee parking.	Parking plan for spaces inside garage for 5 patients, and 5 spaces for employees (2 in front and 3 in back).
Business Model which limits foot traffic (and by extension parking needed)	No, Walk In Business Model.	No, Walk In Business Model.	Yes, By Appointment Business Model.
Selection of MIPs	Somewhat Limited (limited sweets which will include brownies and cookies)	Somewhat Limited (limited sweets)	Limited (no sweets)
Limit on Marijuana Dispensed	No limit per visit; state imposed 10 ounce limit per 60 days.	No limit per visit; state imposed 10 ounce limit per 60 days.	Self-imposed limit of 1 ounce per visit; state imposed 10 ounce limit per 60 days.
Special Security Consideration (above regulations and requirements)	Garage/loading area in which to securely receive deliveries of product and pickup of cash.	N/A	Appointment only business model limits the amount of marijuana on Needham RMD premise at any given time. Operational plan and security arrangements call for daily pickup of cash and any excess product.

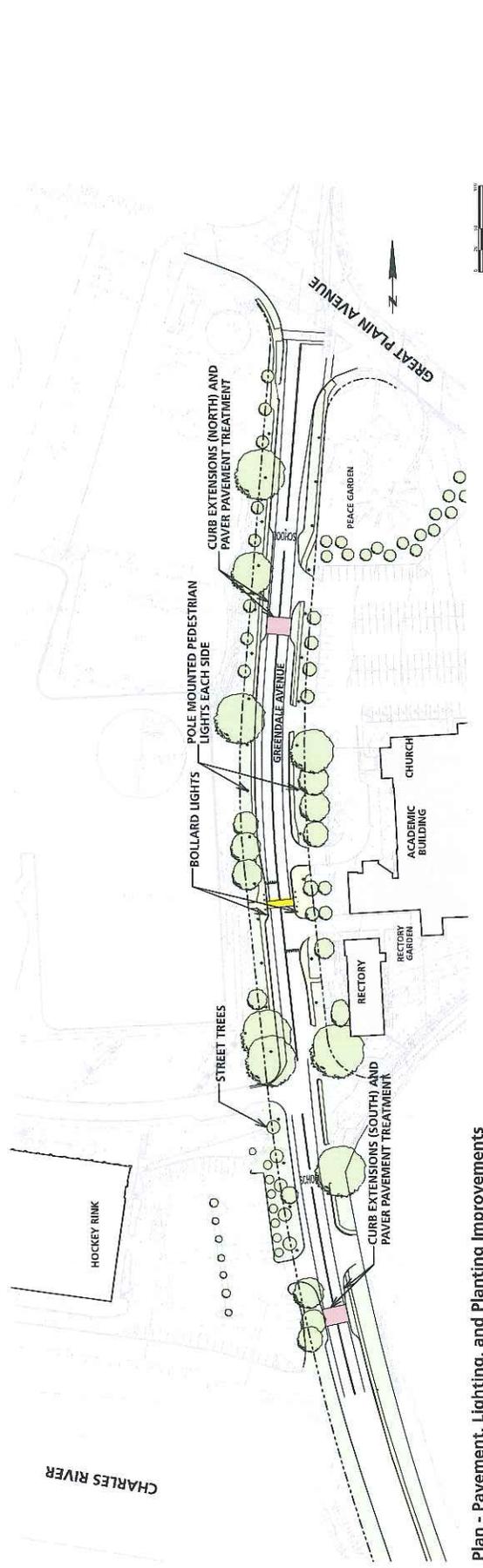


**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

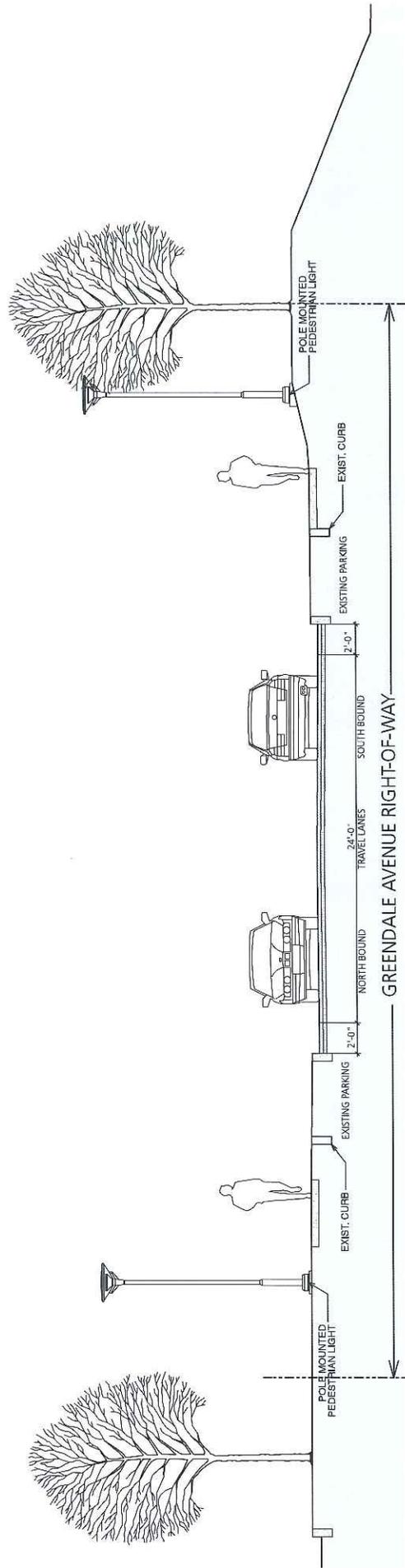
MEETING DATE: 04/26/2016

Agenda Item	Committee Reports
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	<i>Board members will report on the progress and / or activities of their Committee assignments.</i>		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
	(Describe backup below)		
	None		



Plan - Pavement, Lighting, and Planting Improvements



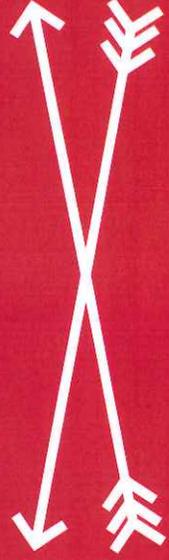
Section At Landscaped Bump Out & Pavement Treatment With Proposed Pedestrian Lighting

Proposed Site Improvements
 St. Sebastian's School : Greendale Avenue Improvements

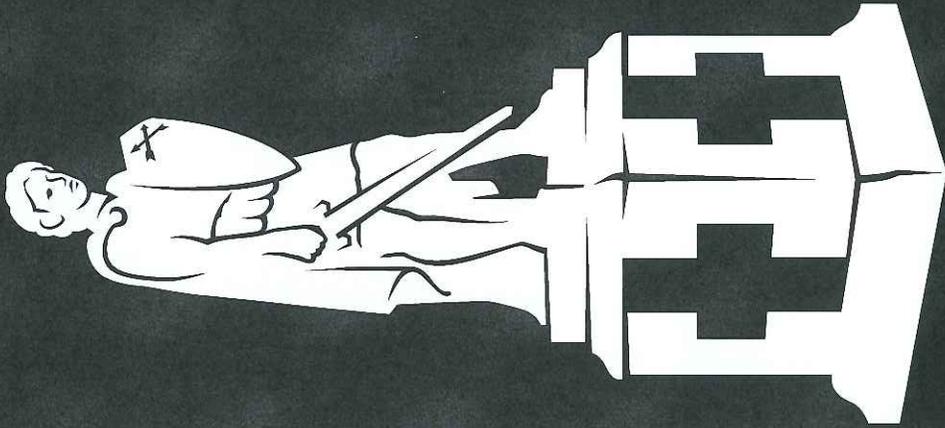


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ST. SEBASTIAN'S SCHOOL





Calendar Year: ²⁰¹⁶ 2014
RECEIVED
TOWN OF NEEDHAM
BOARD OF SELECTMEN

Application for a Mobile Food Truck 2014 APR 13 P 2: 39

Before completing the following application, please carefully review the "Food Truck Policy" document, which includes important details about the licensing requirements.

Date: 3/28/2016 Applicant (company name): Captain Mardens Seafoods, Inc

D/B/A (e.g. if food truck name is different from company name): The Cod Squad

Primary Contact Name: Donna Raad Primary Contact Cell Phone: 617-921-9322

Primary Contact Business Phone: 781-329-7007 Primary Contact Email: donna@captainmardens.com

Name(s) of Owner(s), Partner(s), or Corporate President: Keith Marden, Jr.
Nancy Marden Goodall

Mailing Address of Company: 35 Perual St., Westwood, MA 02090

Address of Vehicle Garaging (if different from above): _____

Address of Commissary (if different from above): _____

Truck License Plate State & Number: MA, P52716

Make/Model of vehicle: Work Horse

Proposed Location(s) /Day(s)/Hour(s) of Operation: Location description shall include address and physical description. Provide a separate site plan and photo(s) for each location(s). See Appendix II of policy for list of locations presently approved for food trucks.

1. Second Ave

FROM 30 TO Friday (MON, TUE, WED, THU, FRI)
11 AM - 2:30 PM

2. _____

FROM _____ TO _____ (MON, TUE, WED, THU, FRI)

3. _____

FROM _____ TO _____ (MON, TUE, WED, THU, FRI)

Calendar Year: 2014

Required Documents (Attach to this application):

- Completed application
- Insurance Certificate/Worker's Comp Affidavit
- Site Plan
- A color photo of your truck in operation
- Copy of Needham Health Department License *previous + copy of current application*
- Copy of Fire Department Permit (propane)
- Copy of MA Department of Motor Vehicles (DMV) Vehicle Registration
- CORI Request Form w/identification (Must complete at Town Manager's Office, need an ID)
- Copy of a Menu
- Copy of State Hawkers and Peddlers License or Town Solicitor's License
- Current MA Business Registration Certificate

APPLICANT UNDERSTANDS AND AGREES TO COMPLY WITH ALL THE CONDITIONS NOTED ON THIS APPLICATION, THE BOARD OF SELECTMEN, POLICE DEPARTMENT, FIRE DEPARTMENT, HEALTH DEPARTMENT, AND OTHER LOCAL, STATE AND FEDERAL LAWS GOVERNING MOBILE FOOD FACILITIES AND ACCESSIBILITY AS THEY MAY APPLY TO THIS PERMIT.

Donna Raad
Signature of Applicant / Authorized Representative

4/6/2016
Date

Donna Raad
Print Name

Pursuant to MGL Ch. 62C, Sec. 49A:

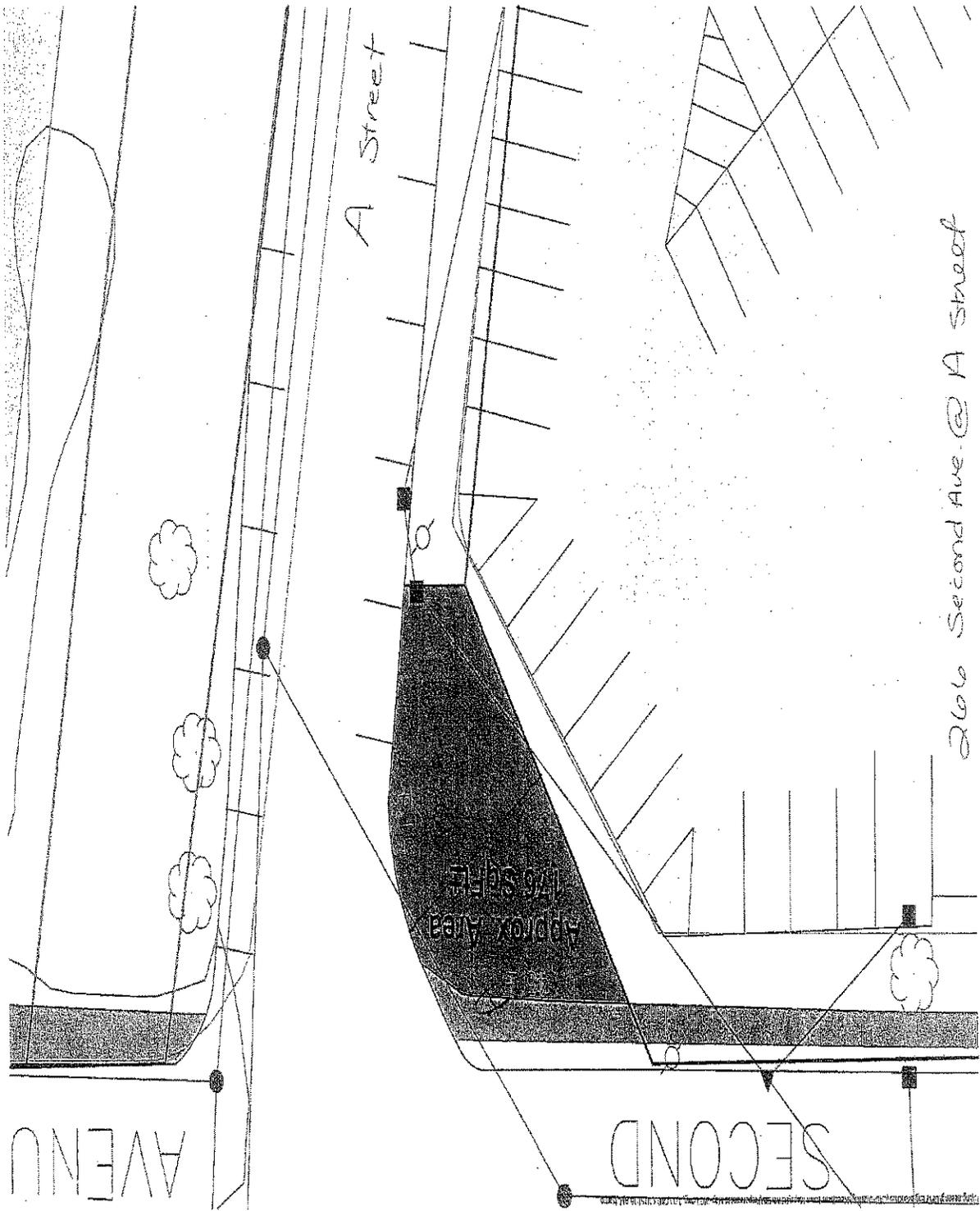
I certify under the penalties of perjury that I, to my best knowledge and belief, have read and am in compliance with the contents of M.G.L. Chapter 62C, Section 49A (on reverse side of this application).

Nancy Mendon
Signature of Applicant (Mandatory)

Nancy Mendon
By Corporate Officer (if applicable)

04-2256145
Either a Social Security Number or Federal ID Number must be Supplied

4/5/16
Date (required)





WWW.CAPTAINMARDEN.COM

SIMPLY FRESH SIMPLY NEW ENGLAND

WWW.CAPTAINMARDEN.COM



Menu board listing items and prices:

- 10lb 10.00
- 5lb 5.00
- 2lb 2.00
- 1lb 1.00
- Admission 2.00

Cod Squad Menu

Clam Chowder

Fish & Chips

Lobster Salad Rolls

Tuna Salad Melts

Calamari Plates

Salmon Burgers

Crab Cake Sandwich

Most items served with Fresh Hand Cut Fries
and Homemade Slaw.

Specials served daily.



TOWN OF NEEDHAM

For Calendar Year

APPLICATION/ RENEWAL FOR A COMMON VICTUALLER LICENSE

The undersigned hereby applies for a Common Victualler License in accordance with the provisions of the Statutes relating thereto:

Name of Corporation: Ko Bistro, Inc.

Name of Establishment (d/b/a): Ko Bistro

If business is a Corporation / Corporate Name and Officers: Li Feng Lin, President/Treasurer Secretary

If business is not a Corporation, Name of Owner:

Email Address:

Address of Establishment: 250 Chestnut St, Needham, MA

Contact Person (name who will receive notices under this license): Peter Lim, Esq

Mailing Address (of contact person), if different from Establishment:

65 Harrison Ave., Suite 407, Boston, MA 02111

Establishment's Days of Operation: daily

Establishment's Hours of Operation: Mon-Thurs 11:30am-10pm, Fri-Sat 11:30am-11pm, Sun 12-10pm

Manager: 2 # of Staff: 8 # of Seats: 104

Telephone Number: Fax Number:

Signature of Owner: [Signature] Date: 2/12/2016

(If corporation, signature of a duly authorized agent of the corporation)

A certificate of insurance showing evidence that the applicant has workers' compensation insurance must be included with this completed application. If you currently hold an alcoholic beverages license, you must provide a copy of a certificate of liquor liability insurance in the minimum amount of \$100,000/person/\$1,000,000 aggregate for personal injury and \$100,000 per occurrence for property damage before your alcoholic beverages license will be renewed.

Pursuant to MGL Ch. 62C, Sec. 49A: I certify under the penalties of perjury that I, to my best knowledge and belief, have read and am in compliance with the contents of M.G.L. Chapter 62C, Section 49A (on reverse side of this application). Signature of Applicant (Mandatory) By Corporate Officer (if applicable) 81-0765679 2/12/2016 Either a Social Security Number Date (required)

This License will not be issued unless this certification clause is signed by the applicant.



For Calendar Year: 2016

TOWN OF NEEDHAM

APPLICATION FOR LICENSE FOR PUBLIC ENTERTAINMENT ON SUNDAY

The undersigned hereby applies for a License for Public Entertainment on Sunday in accordance with the provisions of the statutes relating thereto:

Name of Establishment: NEEDHAM FARMERS MARKET

Applicant (must be an individual): JEFF FRIEDMAN

If Business is a Corporation / ^{NON-PROFIT} Corporate Name and Officers: NEEDHAM FARMERS MARKET, INC.
JEFF FRIEDMAN, PRESIDENT; JEFF RICHMAN, TREASURER; DAVE HOTTLE, SECRETARY

If Business is not a Corporation, Name of Owner: _____

Address of Establishment: EATON SQUARE PARKING LOT (BEHIND NEEDHAM BANK, GARDEN ST)

Mailing Address: 28 PERDRAULT ROAD, APT. #1 Telephone Number: 781.400.1036
NEEDHAM 02494

Email Address: friedmanesq@aol.com Fax Number: _____

Describe the type of entertainment at your Establishment: SMALL GROUP MUSICIANS ^{or single musician} (folk, etc.)

The entertainment above mentioned is to be in keeping with the character of the Lord's Day and not inconsistent with its due observance.

No change to be made in the program without permission of the authorities granting and approving the license.

Signature of Applicant: Jeffrey Friedman Date: 4/19/16

A certificate of insurance showing evidence that the applicant has workers' compensation insurance must be included with this completed application.

Pursuant to M.G.L. Ch. 62C, Sec. 49A:
I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.
Jeffrey Friedman Signature of Applicant (Mandatory)
285-388-2344 Either a Social Security Number Or Federal Identification Number Must Be Supplied
Jeffrey Friedman (President) By Corporate Officer (If applicable)
4/19/16 Date (required)

This License will not be issued unless this certification clause is signed by the applicant.

pd. cash 4/19/16
emailed 4/19/16

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

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

Event Manager Name (Name that will appear on license)	BARRY GOLDBERG
Event Manager Address	400 FIRST AVE NEEDHAM, MA 02494
Event Manager Phone Number	781-800-5858
Organization Representing (if applicable)	barry.goldenberg@compass-usa.com
Is the organization (if applicable) you are representing non-profit? If so, please attach proof of non-profit status.	<input type="checkbox"/> Non-profit <input checked="" type="checkbox"/> For profit <input type="checkbox"/> Proof of non-profit status is attached Form of Proof: _____
Name of Event	NEW ENGLAND BUSINESS TRAVEL ASSOCIATION
Date of Event	4/28/16
License is for Sale of:	<input checked="" type="checkbox"/> Wines & Malt Beverages Only <input type="checkbox"/> All Alcoholic Beverages (for non-profit groups only)
Requested Time for Liquor License	FROM: 4:00 pm TO: 7:00 pm
Are tickets being sold in advance for this event?	<input type="checkbox"/> YES \$ /per ticket <input checked="" type="checkbox"/> NO
Is there an admission fee for this event?	<input type="checkbox"/> YES \$ /per ticket <input checked="" type="checkbox"/> NO
Are you using dues collected to purchase alcohol for this event?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
How many people are you expecting at this event?	60
Name & address of event location. Please attach proof of permission to use this facility.	400 FIRST AVE NEEDHAM, MA 02494
Who will be serving the alcohol to your guests?	BARTENDERS
Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three years an appropriate Massachusetts alcoholic beverages server-training program. Please state below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).	AMY SIMON
Please use the space below to describe the manner in which alcohol will be served to your guests. (For example, will guests be served alcohol or will they need to purchase it from the bar?) Please attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.	GUESTS WILL BE SERVED ALCOHOL, NO BAR WILL BE EXCHANGED
<input checked="" type="checkbox"/> I understand that the alcohol purchased for this event must be purchased from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and that I have received a current list of wholesalers. (A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04))	
Event Manager Signature:	Date: 4/18/16

Restaurant Associates

Suggested Menu and Estimate

Event Name: New England Business Travel Association

Contact: Kayla

Date: 4/28/2015

Location: Game Room

Guest Count: 60

Event Time: 4-7pm

Passed hors d'oeuvres - 2/3 Passed 7,50

Poached Pear Blue Cheese Tart

Duck Confit

Maine Crab Cakes

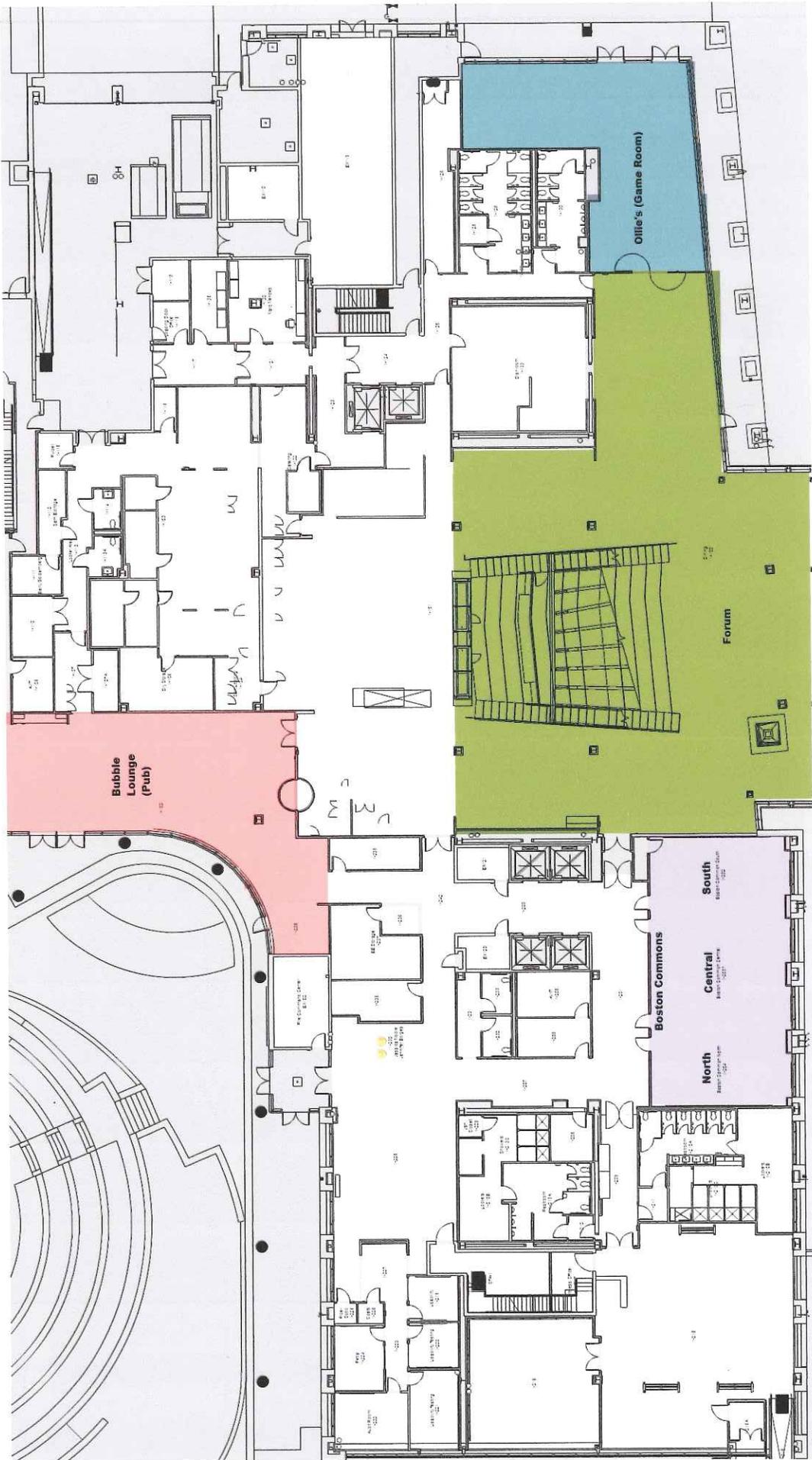
Stationary

Dim Sum Table 6.00

Chicken Wings Black Bean Sauces, Vegetable Spring rolls
Steamed Pork Shumai, Shrimp Dumplings
Beef Tataki, Crisp Mushrooms, Baby Cabbage, Sweet Ginger
Chinese Vegetable "Crudite"

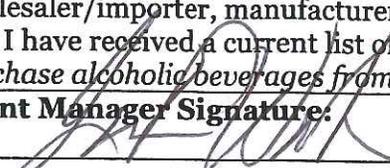
Artisan Cheese Table – 3.00

Imported and domestic artisan cheeses . Fresh and dried fruits,
nuts, honey ,jams, sliced baguettes, flatbreads, lavosh.



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

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

Event Manager Name (Name that will appear on license)	James Walsh		
Event Manager Address	1191 Greendale Avenue		
Event Manager Phone Number	781-247-0747		
Organization Representing (if applicable)	St. Sebastian's School		
Is the organization (if applicable) you are representing non-profit? If so, please attach proof of non-profit status.	<input checked="" type="checkbox"/> Non-profit	<input type="checkbox"/> For profit	
	<input type="checkbox"/> Proof of non-profit status is attached Form of Proof: _____		
Name of Event	Reunion Weekend		
Date of Event	5/1 5/21/16		
License is for Sale of:	<input type="checkbox"/> Wines & Malt Beverages Only <input checked="" type="checkbox"/> All Alcoholic Beverages (for non-profit groups only)		
Requested Time for Liquor License	FROM: 5:00	TO: 10:00 PM	
Are tickets being sold in advance for this event?	<input checked="" type="checkbox"/> YES	\$ 60 /per ticket	<input type="checkbox"/> NO
Is there an admission fee for this event?	<input type="checkbox"/> YES	\$ /per ticket	<input checked="" type="checkbox"/> NO
Are you using dues collected to purchase alcohol for this event?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
How many people are you expecting at this event?	250		
Name & address of event location. Please attach proof of permission to use this facility.	Ward Hall		
Who will be serving the alcohol to your guests?	New England Bartending Service		
Bartenders and/or servers of alcohol, beer and/or wine must have completed in the past three years an appropriate Massachusetts alcoholic beverages server-training program. Please state below who will be serving alcohol, beer and/or wine and attach proof of their training (certificate).	See Attached		
Please use the space below to describe the manner in which alcohol will be served to your guests. (For example, will guests be served alcohol or will they need to purchase it from the bar?) Please attach floorplan (can be hand drawn) of the event facility with liquor delivery plan.	Bartenders will serve drinks to guests at the bar		
<input checked="" type="checkbox"/> I understand that the alcohol purchased for this event must be purchased from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder and that I have received a current list of wholesalers. (A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. (MGL Ch. 138, Sec 14, 23; 204 CMR 7.04))			
Event Manager Signature:			Date: 4/20/16

Directions to St. Sebastian's School

1191 Greendale Avenue, Needham, MA | www.stsebs.org/reunion

From Points South via Route 128

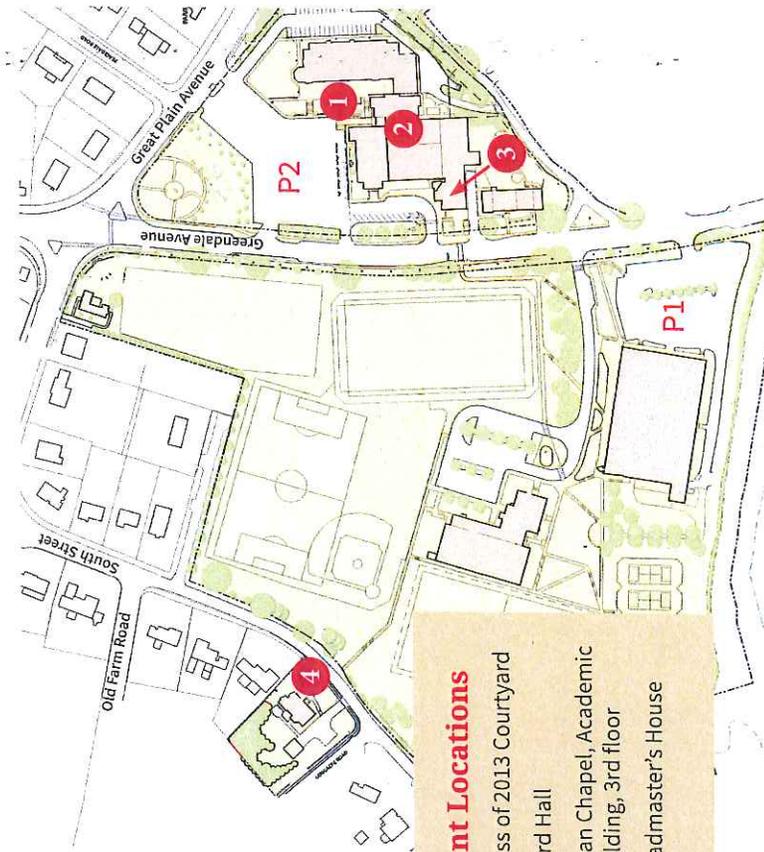
- Heading northbound on Route 128, take Exit 17 (Route 135)
- At the end of the ramp, take a right
- Turn right at the first set of lights onto Lyons Street which turns into Greendale Avenue
- The Class of 2013 Courtyard and Ward Hall will be on your right

From Points North via Route 128

- Heading southbound on Route 128, take Exit 18 (Great Plain Avenue)
- At the end of the ramp, take a left
- Turn left at the first set of lights onto Greendale Avenue
- The Class of 2013 Courtyard and Ward Hall will be immediately on your left

Parking

- P1** Hockey Rink Parking Lot
- P2** St. Bartholomew's Church Parking Lot (parking available after 5 p.m. on Saturday)
Handicap Parking is available in the P2 Lot



Event Locations

- 1** Class of 2013 Courtyard
- 2** Ward Hall
- 3** Swan Chapel, Academic Building, 3rd floor
- 4** Headmaster's House



REUNION 2016

May 20 & 21

ST. SEBASTIAN'S SCHOOL



Join your classmates for a special Reunion as we celebrate St. Sebastian's 75th Anniversary.

Whether you've been gone 5 years or 70, Reunion is a great opportunity to reconnect with classmates and faculty, share memories and make new ones. Enjoy the nostalgia of your time at St. Sebastian's and see all of the exciting changes to our campus.



REGISTRATION

Register online at www.stsebs.org/reunion or by returning the enclosed registration card along with payment.

Registration deadline: May 10, 2016

For questions, please contact:

Andy Bartlett | 781-247-0121 | andrew_bartlett@stsebs.org
Jim Walsh | 781-247-0147 | jim_walsh@stsebs.org

For more information and to see who else is planning to attend, visit:

www.stsebs.org/reunion



SCHEDULE OF EVENTS

FRIDAY, MAY 20

Milestone Reunion Celebrations (Classes of 1966 & 1991)

6:00 p.m. 25th & 50th Reunion Cocktail Receptions

7:00 p.m. 25th Reunion & 50th Reunion Dinners
(Birmingham Academic Building)

SATURDAY, MAY 21

12:00 p.m. Headmaster's Luncheon for the Classes of 1945-1966

The Classes of 1945-1966 are invited to a special gathering at Headmaster Burke's home.
(Headmaster's House, 57 South Street)

All Reunion Celebrations

2:00 p.m. Campus Tours

Meet current students and take a guided tour to see the latest changes to St. Sebastian's campus.
(Meet at Class of 2013 Courtyard)

Sporting Events

St. Sebastian's takes on Brooks in varsity baseball and junior varsity lacrosse.

4:00 p.m. Alumni Memorial Mass

Join the St. Sebastian's Community as we reflect and remember those who have gone before us.
(Swan Chapel, Academic Building, 3rd Floor)

5:00 p.m. Cocktail Reception

All reunions join together for a casual cocktail reception.
(Class of 2013 Courtyard, outside the Science, Math & Library Center)

7:00 p.m. Clambake

Enjoy a delicious New England clambake. You provide the great conversation and we'll provide the bibs!
(Ward Hall)

See reverse for a campus map, information on parking and directions.

Town of Needham
Water Sewer Billing System
Adjustment Form

DEPARTMENT OF PUBLIC WORKS

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

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

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

Water Sales:	-\$281.20
Water Irrigation:	\$0.00
Water Admin Fees	\$0.00
Sewer Sales:	-\$477.70
Total Abatement:	-\$758.90

Order #: 1216

Read and Approved:


Assistant Director of Public Works

Director of Public Works

For the Board of Selectmen

Date: 4/26/16

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

Prepared By:	Last Name	First Name	Customer ID#	Location ID#	Street Number	Street Name	Irrigation Water	Domestic Water	Sewer	Total	Reason	Corrected Last Read
												Y/N
DB	McShane	Jim	26663	3100	48	Bancroft Street	\$0.00	-\$122.30	-\$143.00	-\$265.30	ACC	N
DB	ROBIN REALTY TRUST		16361	11638	13	Lester Street	\$0.00	-\$56.00	-\$65.00	-\$121.00	ACC	N
JO	Council on Aging (1)						\$0.00	-\$102.90	-\$269.70	-\$372.60	COA	N
Total:										-\$758.90		

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

Legend:

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



**Town of Needham, Massachusetts
Road Event Form**

INTERNAL USE ONLY

- DPW Police
- Fire OTM
- Park & Rec
- PFD Paid

TYPE OF EVENT: (check all that apply)

RUN WALK BICYCLE MOTORCYCLE

Name of Event: Christina Clarke Genco Mother's Day Memorial Ride	Name of Organization: Christina Clarke Genco
---	---

Has this event been conducted in other Towns in the past? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	If yes, name of Town and date: Newton - start c/finish 5hrs
--	--

Organization Mailing Address: P.O. Box 610192 Newton MA 02466	Organization is <input checked="" type="checkbox"/> Not-for-Profit
---	--

Organization Billing Address (if Police Detail is required):
Same as above

Primary Contact: Caroline Genco	Contact Title: President
---	------------------------------------

Contact Address: 54 Lakewood Rd
Newton MA 02461

Contact Phone (Day): 617-610-5305	Contact Phone (Cell): 617-610-5305
--	---

Contact Email: carolinegenco@gmail.com

Event Date(s): Sunday, May 8, 2016	Date Expected to be in Needham: Sunday, May 8, 2016
--	---

Earliest Time Expected in Needham: 7:30 AM	Latest Time Expected in Needham: 3:30 PM
Number of Expected Participants: 200 max	Number of Expected Spectators at Peak Time: None
Are participants charged a fee?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Estimated Number of Vehicles: 1 At REST STOP	What type of Parking is required:
Describe Parking Plan, include where participants and spectators will park and length of time expected to be parked: No parking of participants in Needham.	
Are event organizers available to meet with members of the Town to plan event? Yes	
Do event organizers foresee the need for any road closures (subject to police review)? No	
What will be done in case of inclement weather? Race will still take place	
Will neighborhoods be impacted by parking and traffic? No	
What activities are planned for the start of the race (if in Needham)? None	
What activities are planned for the end of the race (if in Needham)? None	
What facilities are needed for the start of the race (if in Needham)? None	

What facilities are needed for the end of the race (if in Needham)?	None
Once the event begins, how long will it take to complete the event?	68 mile - 7hrs 34 mile - 3 17 mile - 2
Are signs requested to post at the start of the race? At the end of the race? Are signs requested for along the route?	Signs along the route
Will volunteers be placed along the route?	Yes
Will you be using a sound system? (includes music) If yes, please describe where and when it will be used.	No
Will there be any food served? (contact Needham Health Dept: 781-455-7500 x262)	Only power bars / water at rest stops
Will portable toilets be used? List locations.	Yes - at Rest stops
Will hydration stops be set up along route? If yes, please include these on route plan.	Yes - at Rest stops
If the event takes place after dark, what is the plan to meet lighting needs?	N/A
What safety measures are being made for participants and spectators? What are plans for handling first aid and medical emergencies?	First Aid at Rest stops Police have been notified
Does the event take place during commuter times?	No
Is school in session during the event? Will school drop off or pick up be impacted by the event?	No
Are businesses open during the time of the event?	Yes
Does the route pass any business that might be impacted by the event? (e.g. funeral homes, markets, restaurants)	No
Are there any churches/houses of worship located along the event route? Will church/house of worship services take place during the event?	Yes - will not be impacted by event
What is the plan to handle trash?	Trash only at rest stop - will be removed.

Please return the completed application and attachments to the Office of the Town Manager, Needham Town Hall, 1471 Highland Avenue, Needham, MA 02492:

- **event route map (include map and text of route, parking plan, volunteer placement)**
- **application fee (\$25 events that start and end in Needham; \$50 event passes through Needham)**
- **certificate of insurance**

The Christina Clarke Genco Mother's Day Memorial Ride Sunday, May 8, 2016

The 5th annual Christina Clarke Genco Mother's Day Memorial Ride will be held on May 8, 2016 to support the Christina Clarke Genco Foundation. The memorial ride will commemorate Christina Genco's life and raise funds for the CCF Foundation. Christina was the Group Leader and was on her second service trip with Bike & Build, riding her bicycle across the U.S. to raise funds and awareness for affordable housing, when a tragic accident took her life at the age of 22. Christina's short journey through life was driven by her passion for helping others. She will always be remembered for her gentle spirit, athleticism, creativity, and commitment to making a difference in the world at such a young age.

About the CCG Foundation

CCGF serves the community through three targeted programs:

Affordable Housing Program: CCGF provides volunteer and financial support to local, national, and international, affordable housing organizations for the construction of homes for those in need. Funds, along with the time of CCG staff are donated in partnership with the cross-country cycling organization Bike & Build.

Athletic Scholarship Program: CCGF provides financial support to young athletes who demonstrate the values that Christina embraced. Our Scholarship recipients receive an award to cover costs for participation in team sports and in return make a commitment to pursue volunteer activities in service to their community.

Safe Bicycling Program: CCGF provides bicycle safety education and awareness initiatives for drivers and cyclists, at the local and national levels. Our Greater Boston Safe Bicycling Program works in partnership with local organizations to advance their outreach efforts. These efforts included outfitting of hundreds of bicycles with modern safety lights and lectures on safe bicycling at schools throughout Greater Boston. Our National Outreach Program seeks to identify and support organizations improving safety at the national level. CCGF has supported the Washington [D.C.] Area Bicyclist Association (WABA) to continue their research focusing on data and policy analysis of bicycle accident data.

Through the work of our friends at the Massachusetts Institute of Technology's (MIT) Media Lab we were awarded a grant in 2015 through the MIT Community Service Fund to further support our Bike Light Handout program. This fall we outfitted more than 300 bicycles with front and rear light sets, making Boston safer for bikers and those who share the roads with them. With this push we plan to grow our bike light handout program such that it will be a core aspect of our bike safety initiative in 2016.

About the Ride

The 2012, 2013, 2014, and 2015 Mother's Day Memorial Rides were a huge fundraising success with hundreds of cyclists and volunteers coming together for a day of family fun, filled with food, live music, prizes, and the joy of giving back to the community. The majority of funds raised in previous Rides went to support affordable housing projects in partnership with Bike & Build and Habitat for Humanity. The 2016 Mother's Day Memorial Ride will continue in this tradition and will offer routes of varying distances to appeal to riders of different abilities. The distances of the routes reflect the number 34 in honor of Christina's lacrosse jersey number and include the following rides with staggered start times listed below:

68-mile ride: 7:30 AM
34-mile ride: 9:00 AM
17-mile ride: 10:00 AM
Family ride: 11:00 AM

For the 68, 34, and mile rides the registration fee is \$45 per person. In addition to the registration fee, although not required, we encourage riders to set a personal fundraising goal. The registration fee for the Family ride is per \$35 per family and children under 16 ride free. The Mother's Day Ride will begin and end at Newton City Hall. Landry's will provide overall logistical support. All funds raised in the 5th Annual Ride will support the CCG Foundation Safe Bicycling Program.

To: Lt. Matt Forbes, Needham Police Dept.
Email: MForbes@needhamma.gov

From: David Fusco on behalf of the Christina Clarke Genco Foundation

Subject: Bicycle Ride passing through Needham on Mother's Day, Sunday May 8, 2016

I am writing on behalf of the Christina Clarke Genco Foundation, a registered 501(c) 3 organization. Once again we are holding our annual bicycle ride on Mother's Day, **Sunday, May 8th** and as in prior years, we plan to travel through your town. We once again ask for the approval from the Town of Needham and its respective Police Dept. to pass through the town and receive the same police support as last year.

Dr. Caroline Genco, the Foundation's President and I will be happy to meet with you in person at your earliest convenience to discuss details of the ride.

Here are the details of the Ride:

- **Date of bicycle ride:** Sunday, May 8, 2016.
- **Routes:** The route(s) and times have not changed as they relate to Needham. We have three route distances (17-mile, 34-mile and 68-mile) all three of which will go through your town. The 34- and 68-mile rides go through Needham both outbound, and return routes. Detailed turn-by-turn instructions and maps of each ride are available on our website:
 - **Turn by turn:** (reference the 17-, 34-, and 68-mile rides)
<http://ccgfoundation.org/memorial-ride/ride-routes/>
 - **Google Maps:** (reference the 17-, 34-, and 68-mile rides)
<http://ccgfoundation.org/memorial-ride/ride-routes-4/>
- **Rider numbers:** Based on last year's riders and our projections we predict the majority of bike riders will pass through Needham between **8:30am – 2:30pm** and we are projecting an estimated 150-250 riders. Riders will travel through Needham in two directions; on both the outbound and return legs of the ride.
- **Insurance:** Our insurance coverage (two separate comprehensive liability) is once again the same. Your town will be named in our policy.
- **Police support:** Our records indicate two SPD officers tasked last year. We do not have details concerning the times that the officers were posted. We incurred a fee accordingly. We would like to discuss with you any opportunities to make concessions to this fee because we are a non-profit organization and provide all of our proceeds to either charity or scholarships. *Please let us know if this is the*

same for this year's ride. □ □

- Prior years riders commented that they had some difficulty following the route because signs were stolen. To increase our rider safety, this year we would like to mark the route in a few spots using an environmentally safe, nontoxic product called "Route Arrows" (for more description please see: <https://www.routearrows.com/faq/?v=7516fd43adaa>). Route Arrows are peel and stick 3"x9" arrows that temporarily adhere to the road surface and completely disappear in about a week. We will be mindful of aesthetics and selectively mark the road only in a few spots such as key turns or long straightaways in order to keep the riders on the planned route and safe.

- **Contact Number:** Our contact number for the day of the ride is: (617) 383-7666. This number connects to our switchboard activated for the day of the event. As May approaches we can provide the direct cell phone numbers for our route □ marshals. □

- **Other approvals:** We are in the process of making a request for a Town Permit under separate cover.

Finally, from the prior year you will find Caroline Genco and David Fusco in your records □ as points of contact that will continue to be the same for this year.

Additional information concerning our organization may be found on our website: www.ccgfoundation.org.

Please approve the above request, respectfully submitted.

Sincerely,

David Fusco □ □ 860-604-8060
David_fusco@hotmail.com □ CCG Foundation

17 Mile Route

[Memorial Dr](#)

1. Head north on Memorial Dr toward Commonwealth Ave 92 ft
2. Continue onto Beaumont Ave 66 ft
3. Turn left onto Commonwealth Ave 0.7 mi
4. Turn left onto Chestnut St 0.5 mi
5. Slight left to stay on Chestnut St 1.2 mi
6. Turn right onto Elliot St 0.1 mi
7. Continue onto Central Ave 4.2 mi
8. Turn left onto Charles River St 0.3 mi

[Charles River St](#)

9. Head southeast on Charles River St toward South St 0.3 mi
10. Turn left onto South St 1.3 mi

[South St](#)

11. Head east on South St toward Chestnut St 1.1 mi
12. Turn left onto Dedham Ave 0.7 mi
13. Turn right onto Webster St 1.2 mi
14. Turn right onto High St 0.3 mi
15. Continue onto Greendale Ave 0.4 mi
16. Slight left onto Kendrick St 0.7 mi
17. Continue onto Nahanton St 0.4 mi
18. Turn left onto Winchester St 0.8 mi

[Winchester St](#)

19. Head northwest on Winchester St toward Sutcliffe Park 0.9 mi
20. Continue onto Centre St 0.1 mi
21. Turn left onto Walnut St 1.3 mi

[Walnut St](#)

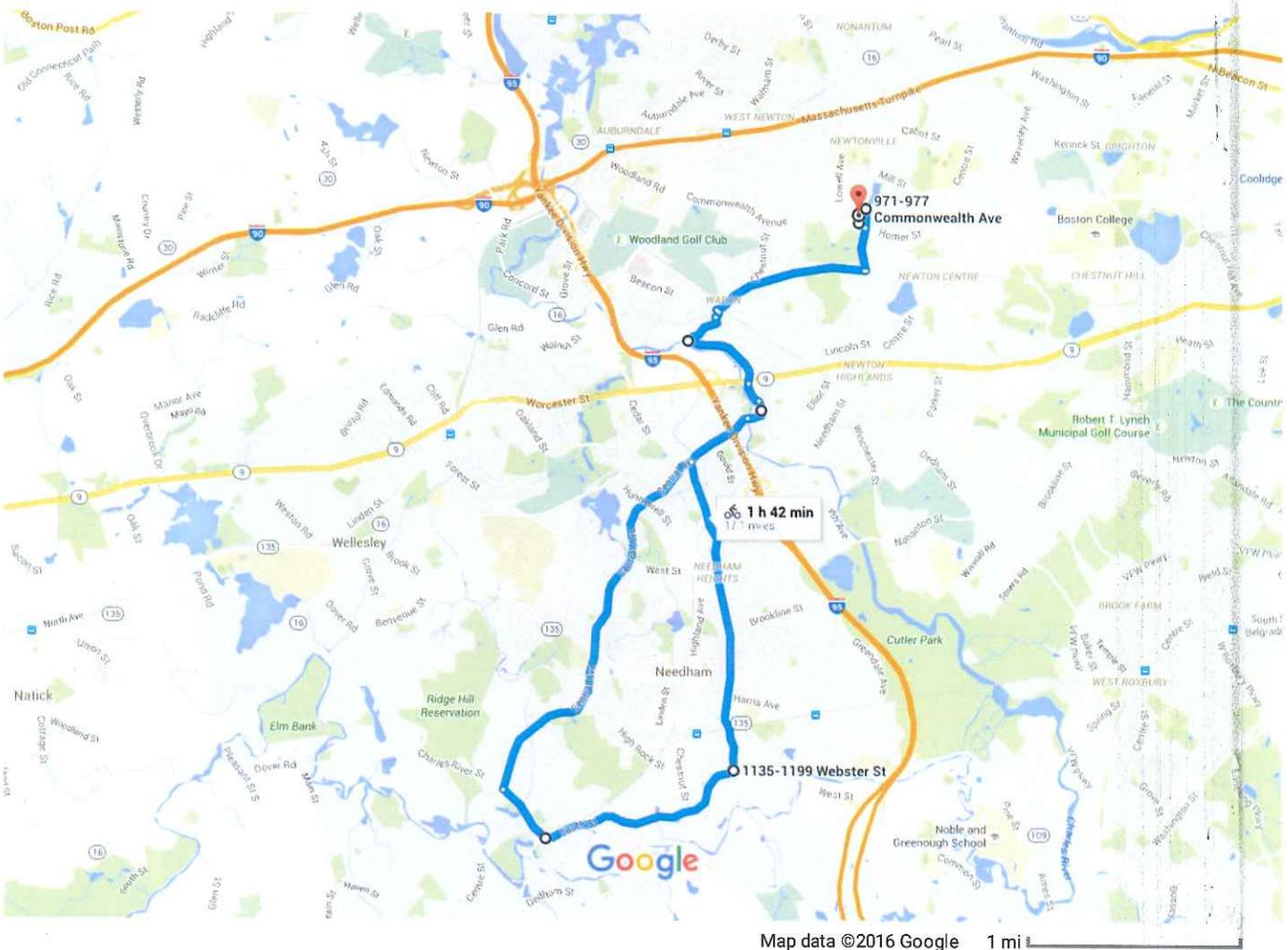
22. Head west on Commonwealth Ave toward City Hall Dr Destination will be on the right 0.1 mi

[Commonwealth Ave](#)

[Show on Google Maps](#)



64-98 City Hall Dr, Newton, MA 02459 to Bicycle 17.1 miles, 1 h 42 min
1-31 City Hall Dr, Newton, MA 02459



Google Maps

34 Mile Route

[Central Ave](#)

1. Head south on Central Ave toward Oxbow Rd 0.6 mi
2. Continue onto Centre St 0.3 mi
3. Turn left onto Cross St 0.4 mi
4. Turn left onto Willow St 0.6 mi
5. Turn right onto Mill St 0.4 mi
6. Turn left onto Dedham St 1.1 mi
7. Slight right to stay on Dedham St 410 ft
8. Continue onto Westfield St 0.6 mi
9. Slight right onto Summer St 1.2 mi
10. Slight right to stay on Summer St 190 ft

[Summer St](#)

11. Head southeast on Summer St toward MA-109 E/High St 56 ft
12. Turn right onto MA-109 W/High St 0.5 mi
13. Slight right to stay on MA-109 W/High St 0.5 mi
14. Slight right onto Hartford St 3.7 mi
15. Continue onto Main St 1.4 mi
16. Turn right 154 ft

[Unknown road](#)

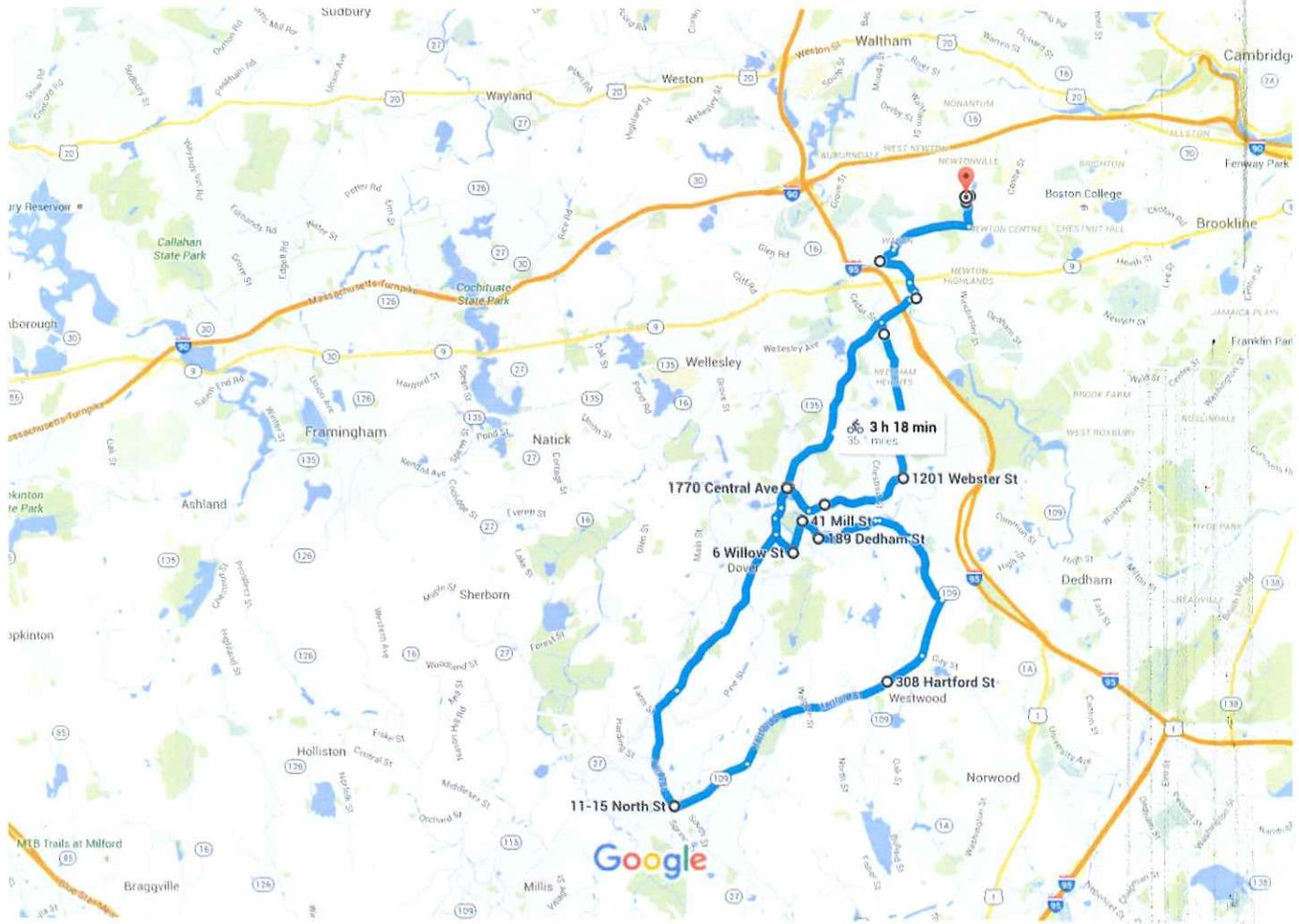
17. Head southeast toward Main St 154 ft
18. Turn right onto Main St 0.1 mi
19. Turn right onto North St 2.3 mi
20. Continue onto Centre St 3.2 mi

[Centre St](#)

[Show on Google Maps](#)



64-98 City Hall Dr, Newton, MA 02459 to Bicycle 35.1 miles, 3 h 18 min
2-30 City Hall Dr, Newton, MA 02459



Map data ©2016 Google 2 mi

Google Maps

68 Mile Route

Central Ave

1. Head south on Central Ave toward Oxbow Rd 0.6 mi
2. Continue onto Centre St 0.3 mi
3. Turn left onto Cross St 0.4 mi
4. Turn left onto Willow St 0.6 mi
5. Turn right onto Mill St 0.4 mi
6. Turn left onto Dedham St 1.1 mi
7. Slight right to stay on Dedham St 410 ft
8. Continue onto Westfield St 0.6 mi
9. Slight right onto Summer St 1.2 mi
10. Slight right to stay on Summer St 190 ft

Summer St

11. Head southeast on Summer St toward MA-109 E/High St 56 ft
12. Turn right onto MA-109 W/High St 0.4 mi
13. Turn right onto Dover Rd 1.7 mi
14. Continue onto Powisset St 1.3 mi
15. Sharp left onto Walpole St 1.3 mi
16. Turn right toward MA-109 E/County St 66 ft
17. Turn left onto MA-109 E/County St Continue to follow MA-109 E 0.5 mi
18. Turn right onto North St 1.4 mi
19. Continue onto Fisher St 1.5 mi
20. Turn right onto MA-1A S/Main St 2.1 mi
21. Turn left onto Oak St 0.5 mi
22. Turn right onto South St 0.2 mi
23. Turn left to stay on South St 2.0 mi
24. Slight left onto Washington St 0.2 mi
25. Turn right 75 ft

Unknown road

26. Head west toward Neponset St 98 ft
27. Turn right onto Neponset St 39 ft
28. Turn left onto Summer St 1.4 mi
29. Continue onto Everett St 1.1 mi
30. Slight right to stay on Everett St 0.4 mi

31. Turn right onto MA-140 N/East St Continue to follow MA-140 N 3.0 mi

[MA-140 N/Franklin St](#)

32. Head northwest on Park St toward Dana Dr 2.6 mi

33. Turn left onto Main St 0.2 mi

[Main St](#)

34. Head west on Main St toward Short St 0.4 mi

35. Turn right onto Short St 213 ft

36. Short St turns slightly left and becomes School St 0.1 mi

37. Continue onto Bullukian Rd 440 ft

38. Turn right onto Green St 0.3 mi

39. Turn left onto Miller St 0.2 mi

40. Turn right onto Brook St 0.2 mi

41. Turn right onto Short St 0.3 mi

42. Continue straight onto Daniels St 1.3 mi

43. Daniels St turns slightly left and becomes Elm St 1.3 mi

44. Continue onto Shaw St 0.2 mi

45. Turn left onto Village St 0.3 mi

46. Turn right onto Cottage St 0.6 mi

47. Turn left onto Evergreen St 0.1 mi

48. Continue onto Winthrop St 436 ft

[Winthrop St](#)

49. Head north on Winthrop St 0.2 mi

50. Slight right onto Maple St 0.5 mi

51. Continue straight onto Lovering St 0.6 mi

52. Turn left onto Holliston St 1.5 mi

53. Continue onto Norfolk St 0.8 mi

[Norfolk St](#)

54. Head north on Norfolk St toward Sabina Dr 0.6 mi

55. Slight right onto Franklin St 0.2 mi

56. Turn right onto Central St 0.3 mi

57. Slight left onto Fiske St 1.8 mi

58. Continue onto Mill St 1.1 mi

59. Continue onto Woodland St 0.1 mi

60. Slight left onto W Goulding St 1.1 mi

[E Goulding St](#)

- 61. Head southeast on E Goulding St toward Lake St 105 ft
- 62. Sharp left onto Lake St 1.1 mi
- 63. Turn right onto Farm Rd 1.2 mi
- 64. Continue onto Bridge St 0.5 mi
- 65. Turn left onto Farm St 72 ft

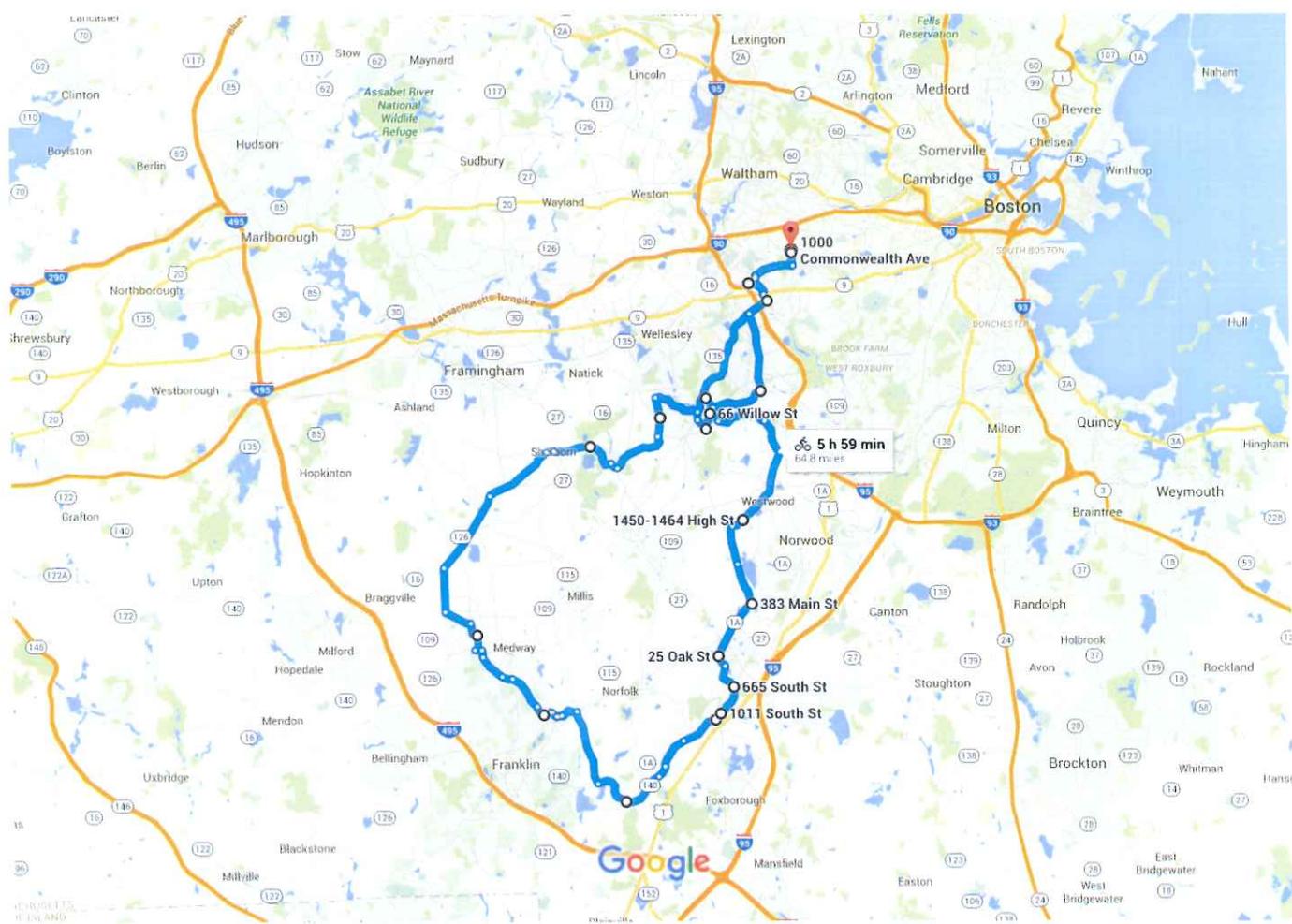
[Farm St](#)

- 66. Head northeast on Farm St toward Glen St 2.0 mi
- 67. Continue onto Main St 1.4 mi
- 68. Turn right onto Claybrook Rd 1.7 mi
- 69. Turn left onto Central Ave/Centre St Continue to follow Central Ave 0.6 mi

[Central Ave](#)

[Show on Google Maps](#)

Google Maps 64-98 City Hall Dr, Newton, MA 02459 to 1000 Commonwealth Ave, Newton, MA 02459 Bicycle 64.8 miles, 5 h 59 min



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Google Maps