

BOARD OF SELECTMEN
October 4, 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.

1.	6:00	Executive Session Exception 3 & 6
	6:45	Informal Meeting with Citizens <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>
2.	7:00	Public Hearing for the Removal of One (1) Public Shade Tree at 165 Meadowbrook Road <ul style="list-style-type: none"> • Ed Olsen, Tree Warden/Parks & Forestry Superintendent
3.	7:00	Public Hearing for the Removal of Eleven Public Shade Trees on Greendale Avenue <ul style="list-style-type: none"> • Ed Olsen, Tree Warden/Parks & Forestry Superintendent
4.	7:20	Eaton Square Outdoor Public Art Galerie <ul style="list-style-type: none"> • Paul Good, Chair Needham Community Revitalization Trust Fund
5.	7:30	Eversource West Roxbury to Needham Reliability Project <ul style="list-style-type: none"> • Jack Lopes, Community Relations • Domenic Nicotera, Project Manager • Mike Howard, Epsilon Associates (Eversource Consultant)
6.	8:15	Solar Project Status Update <ul style="list-style-type: none"> • Hank Haff, Senior Project Manager • David Davison, Assistant Town Manager/Finance
7.	8:30	Town Manager <ul style="list-style-type: none"> • Acceptance of Access Easement, Declaration of Restrictive Covenants and Tree Retention Restriction • Positions on Warrant • Electronic Signboard Policy
8.	8:40	Board Discussion <ul style="list-style-type: none"> • Committee Reports

CONSENT AGENDA *=Backup attached

1.	Accept a \$300 donation made to the Park and Recreation Commission for its Nashoba Valley Program from the Norfolk Lodge AF&AM.
2.*	In accordance with Section 20B of the Town Charter, and upon the recommendation of the Town Manager and the Personnel Board, amend the classification and compensation plan for management employees for fiscal year 2017 by 3%.

3.	Approve request from Park and Recreation Commission to host their annual “Spooky Walk” on Saturday, October 22, 2016 which commences on Town Common at 10:45 am, with a rain date of Saturday, October 29, 2016.				
4.	Accept a \$100 donation made to the Park and Recreation Commission for its Arts in the Parks Summer Concert Series from John and Patricia Connolly in honor of Nanie and Dave Johnson.				
5.*	Approve a One Day Special Wines & Malt Beverages license for Ed Davis, of St. Sebastian’s School to host its Alumni Dinner event on October 27, 2016 from 6:00 p.m. to 10:00 p.m. The event will be held in Ward Hall, 1191 Greendale Avenue, Needham.				
6.*	Approve a One Day Special All Alcoholic Beverages license for Paula Jacobson & Julie Richmond of the YMCA to host its Giving Gala event on Saturday, October 15, 2016 from 6:00 p.m. to 11:00 p.m. The event will be held in Powers Hall at Needham Town Hall, 1471 Highland Avenue, Needham.				
7.*	Approve Open Session minutes from June 28, 2016, August 16, 2016, and September 20, 2016.				
8.	Accept the following donation made to the Needham Community Revitalization Trust fund: \$1500 from the Beth Israel Deaconess Hospital for the 2016 Banner cycle.				
9.	Accept a \$500 donation made to the Needham Health Department’s Substance Abuse Prevention & Education Program from the Friends of Denise Garlick.				
10.	Grant permission for the following residents to hold block parties:				
Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Ratify – Elyse Slayton	24 Fairfax Road	24 Fairfax Road	9/25/16	N/A	4pm-6:30pm
Ratify - Liz Berkman	113 Melrose Ave	Melrose & Ellicott Park	10/1/16	10/2/16	3pm-6pm
Ratify – Sarah Hood	26 Glendoon Road	Glendoon Road	10/1/16	10/2/16	5pm-10pm
Michele McQuillen	9 Holland Terrace	Holland Street / Holland Terrace	10/23/16	10/22/16	2pm-8pm
Amy Rubin	160 Lexington Ave	Lexington Ave between Tower & Richdale	10/29/16	10/30/16	4pm-7pm

Board of Selectmen

AGENDA FACT SHEET for 10/04/16

Agenda Item: 7:00 pm Public Hearing for the removal of one (1) Public Shade Tree at 165 Meadowbrook Road

Presenter: Edward Olsen, Tree Warden / Parks & Forestry Superintendent

1. BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED: Matt Hughes is requesting permission to have one Public Shade Tree removed. Mr. Hughes, is proposing to construct a driveway as part of a home renovation located at 165 Meadowbrook Road. The construction of the driveway would impact one 20-inch Red Maple on the town property at the right side of the driveway. The Tree Warden does not object to the removal of the tree requested, but recommends the tree be removed at Mr. Hughes's expense and \$200.00 be paid to the Town of Needham for future tree planting.

2. VOTE REQUIRED BY BOARD OF SELECTMEN: YES NO (circle one) Under M.G.L. Ch 87, Requires a Vote by the Board of Selectmen Suggested Motions:

- 1. "That the Board vote to approve and sign the Public Shade Tree Hearing form for the removal of one 20-inch Red maple tree in front of 165 Meadowbrook Road."
2. "That the Board vote to approve the sum of \$200.00 be paid to the Town of Needham for future tree planting"
3. "That the Board vote to approve the Tree Warden's request that the owner is required to replace this tree with two trees on their property of at least 4" caliber or greater, DBH."

3. BACK UP INFORMATION ATTACHED:

- 1. Legal Ad published in Needham Times, issues 09/22/16, 09/29/16
2. List of Notified Abutters
3. Public Shade Tree Hearing Approval Form
4. Request Letter from Mr. Hughes to E. Olsen dated 09//16
5. Approval Letter from Tree Warden E. Olsen to B.O.S. dated 09//29

4. SIGN OFF/APPROVAL REQUIRED: (circle one)

- a. Town Manager Yes No NA
b. Town Counsel Yes No NA
c. Finance Director Yes No NA
d. Town Accountant Yes No NA

Needham Times Paper

Legal Ad

Date: 9-22-16

DPW/165 MEADOWBROOK RD.

LEGAL NOTICE
TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Matt Hughes of Pinewood Custom Homes Inc. has petitioned for the removal of one (1) PUBLIC SHADE TREE at 165 Meadowbrook Road on the left front of the property as follows:

SPECIES	DIAMETER	CONDITION
Red Maple	20 inches	Fair/Good

Permission is respectfully requested to remove one (1) Public Shade Tree.

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 4th day of October, 2016, at which time and place all interested persons may appear and be heard.

Needham Board of Selectmen

AD#13480960
Needham Times 9/22, 9/29/16

Needham Times Paper

Legal Ad

Date: 9/29/16

DPW/165 MEADOWBROOK RD.

LEGAL NOTICE
TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Matt Hughes of Pinewood Custom Homes Inc. has petitioned for the removal of one (1) PUBLIC SHADE TREE at 165 Meadowbrook Road on the left front of the property as follows:

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
Red Maple	20 inches	Fair/Good

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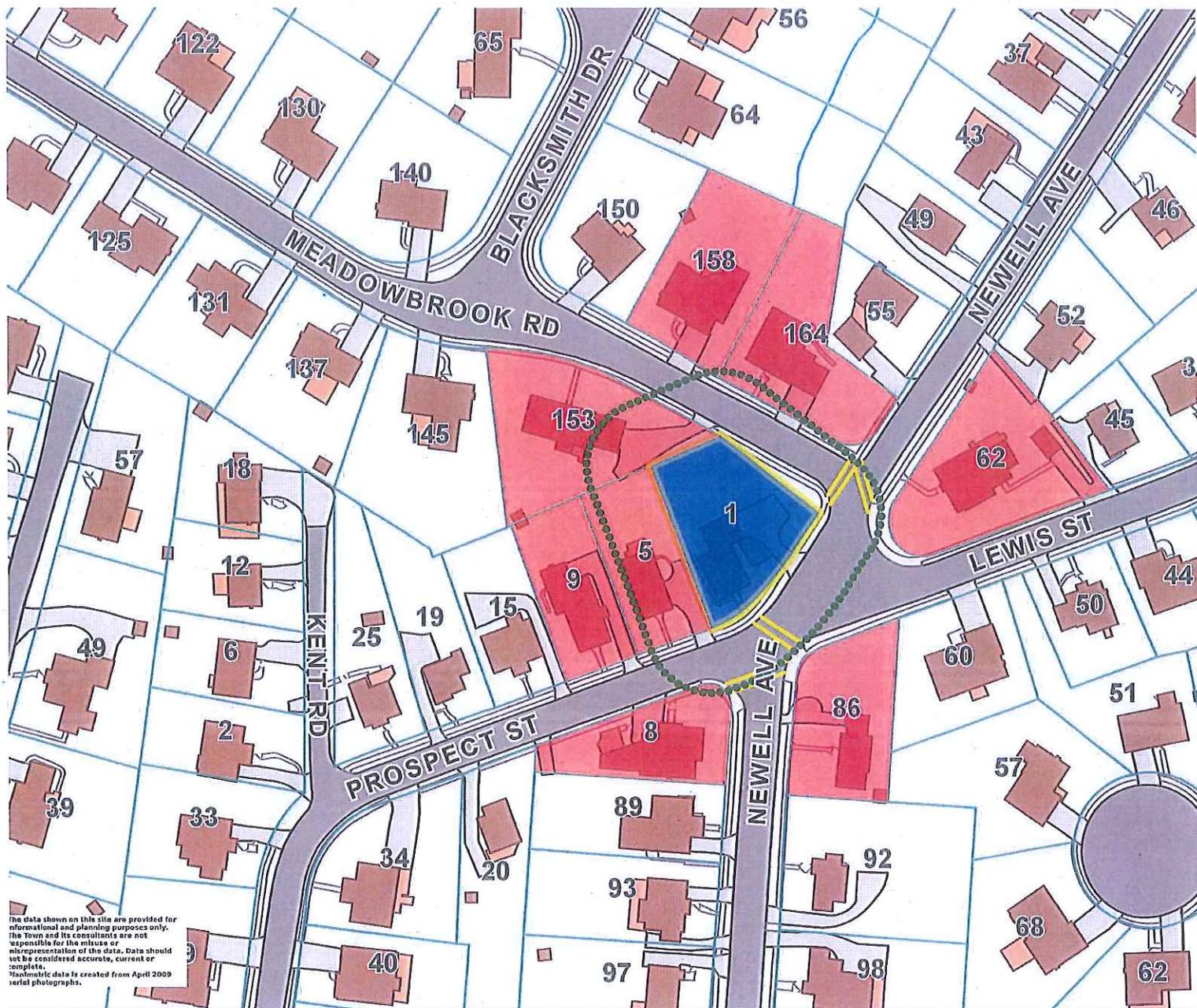
Needham Board of Selectmen

AD#13480960
Needham Times 9/22, 9/29/16

165 MEADOWBROOK RD

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
CULGIN, CHARLOTTE F		20 W. WALNUT ST	MILFORD	MA	01757	1991300001100000	158 MEADOWBROOK RD
ZISKIN, JOSHUA &	ZISKIN, JENNIFER	153 MEADOWBROOK RD	NEEDHAM	MA	02492	1991300001200000	153 MEADOWBROOK RD
LYNCH, ELIZABETH TR. &	LYNCH, SAMUEL TR.	164 MEADOWBROOK RD	NEEDHAM	MA	02492	1991300001300000	164 MEADOWBROOK RD
SEXTON, MICHAEL F. &	SEXTON, JENNIFER SPINALE	62 NEWELL AVENUE	NEEDHAM	MA	02492	1991300003300000	62 NEWELL AVE
KING, BRIAN P &	KING, REBECCA S.W.	8 PROSPECT ST	NEEDHAM	MA	02492	1991310005500000	8 PROSPECT ST
MAITRE, CHRISTIAN A. &	MAITRE, JENNIFER S.	86 NEWELL AVE	NEEDHAM	MA	02492	1991310008100000	86 NEWELL AVE
TOMNEY-WARNER, BETH & SCHLUPF, J.P TRS	C/O FLYNN, JESSIE & ZAKAK, CHRISTOPHER	1 PROSPECT STREET	NEEDHAM	MA	02492	1991310008200000	1 PROSPECT ST
FEUR, MITCHELL E. &	STEINBERG, MADELINE	5 PROSPECT ST	NEEDHAM	MA	02492	1991310008300000	5 PROSPECT ST
MCDONNELL, FRANCIS M +	MCDONNELL, MARY E	9 PROSPECT ST	NEEDHAM	MA	02492	1991310008400000	9 PROSPECT 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.



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

0 140 280 ft

Printed on 09/12/2016 at 03:52 PM



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 Matt Hughes of Pinewood Custom Homes Inc. has petitioned for the removal of one (1)

PUBLIC SHADE TREE

as follows: At 165 Meadowbrook road on the left front of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
<u>Red Maple</u>	<u>20inches</u>	<u>Fair/Good</u>

Permission is respectfully requested to remove one (1) 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 4th day of October, 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 Matt Hughes of Pinewood Custom Homes Inc. has petitioned for the removal of one (1)

PUBLIC SHADE TREE

As follows: At 165 Meadowbrook Road, on the Left front of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
<u>Red Maple</u>	<u>20 inches</u>	<u>Fair/Good</u>

Permission is respectfully requested to remove one (1) 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 4th day of October, 2016,
at which time and place all interested persons may appear and be heard.

Needham Board of Selectmen

Edward Olsen

From: matt <matt@pinewoodcompanies.com>
Sent: Wednesday, August 31, 2016 12:40 PM
To: Edward Olsen
Subject: 165 Meadowbrook Rd

Ed,

Hope all is well

Wanted to talk with you about a tree in front of the driveway on this property

Could we meet on site?

I would be happy to plant 2 or 3 trees elsewhere on town property if this does need to be removed

Talk soon

Matt Hughes
Pinewood Custom Homes, Inc
Pinewood Real Estate, Inc
(781) 727-9644

Edward Olsen

From: matt <matt@pinewoodcompanies.com>
Sent: Thursday, September 01, 2016 3:55 PM
To: Edward Olsen
Cc: Kevin Naughton
Subject: RE: 165 Meadowbrook Rd

Eddie & Kevin,

Thanks so much for your time and discussion today at the 165 Meadowbrook Rd property

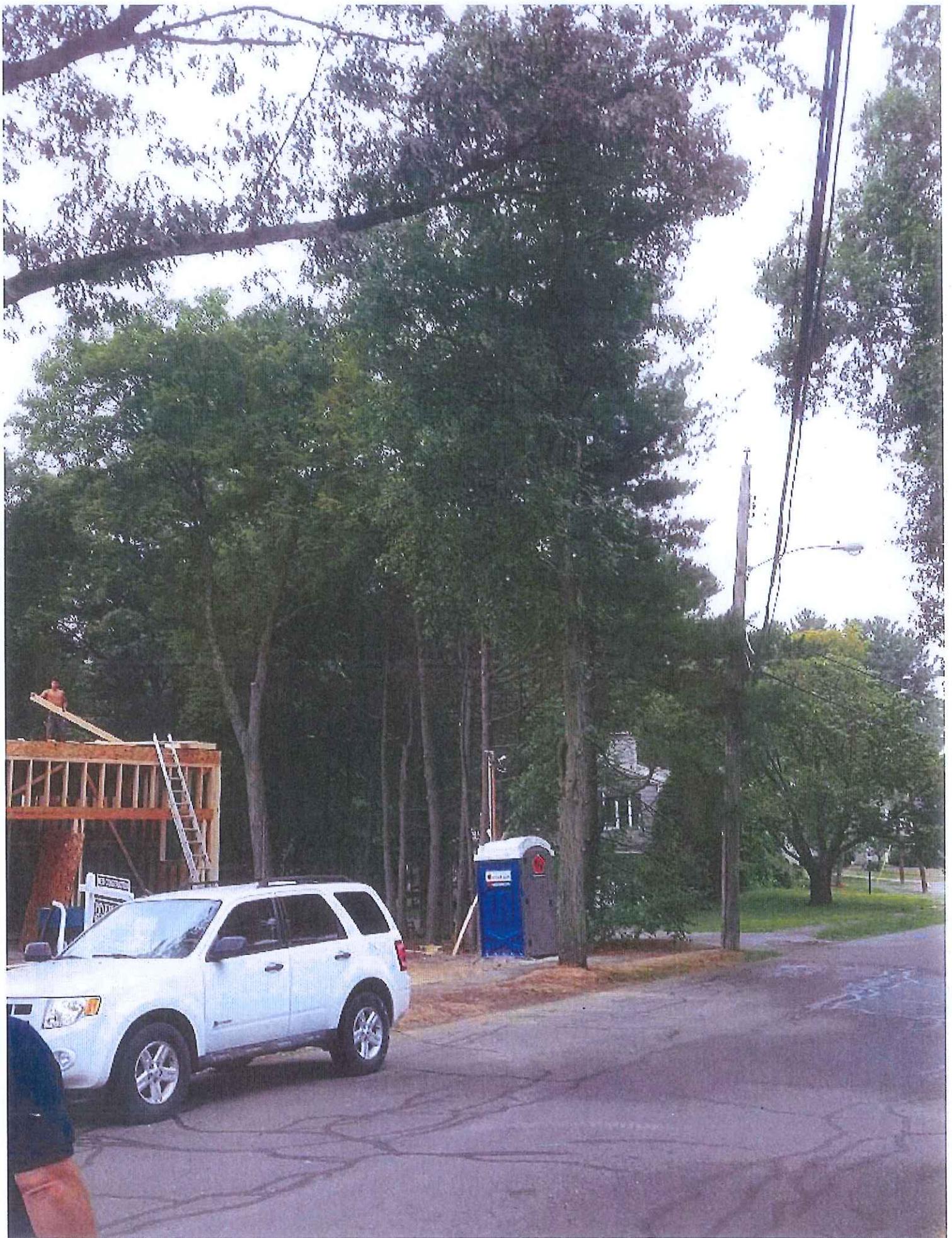
After our meeting today I am requesting permission to remove the red maple from the street edge since it is in the middle of the proposed new driveway

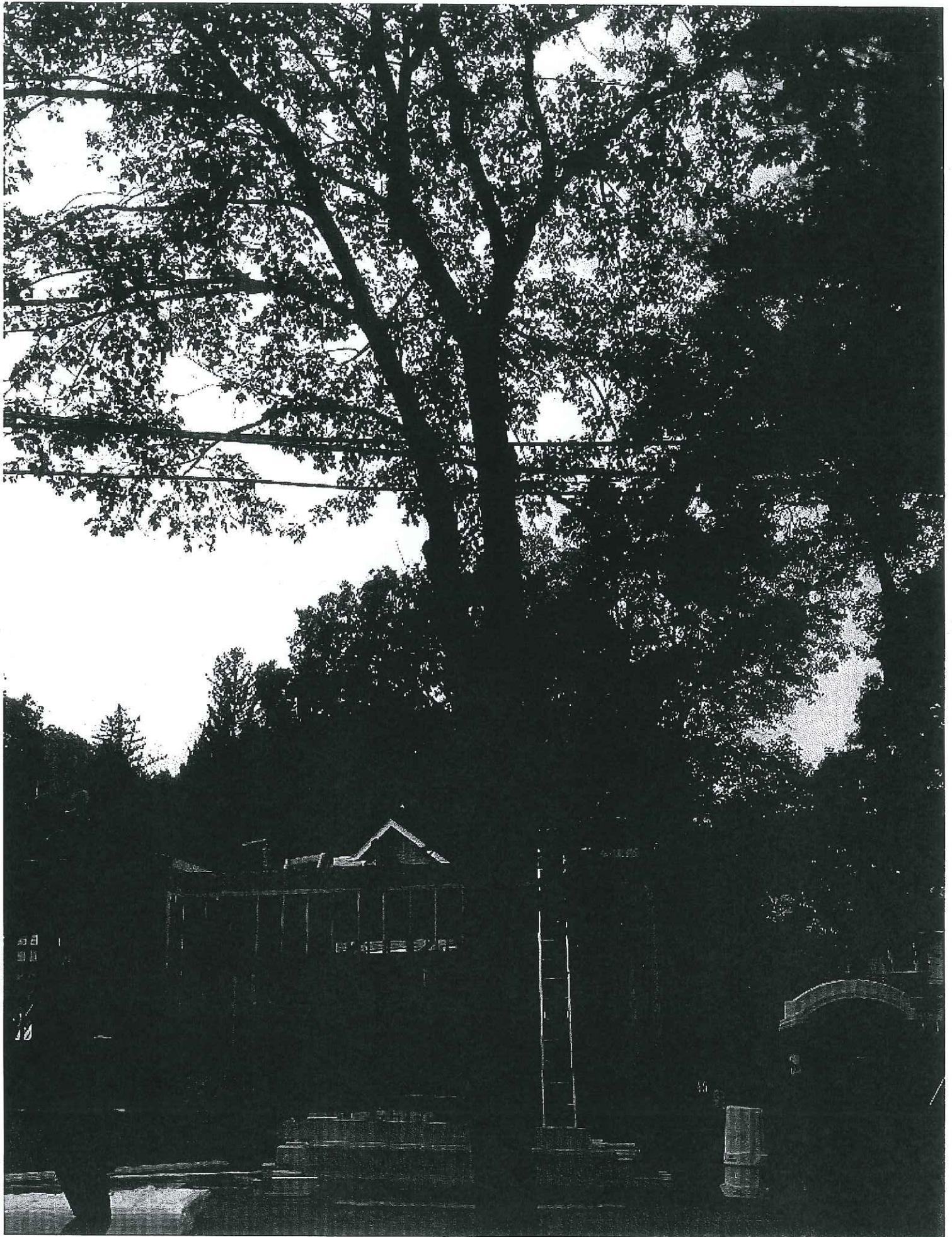
We have tried to make efforts around the entire property to trim and prune the other existing trees and minimize other removals, we also plan to plant at two ornamental shade trees on the property as part of the final landscaping of the property, further we will be more than happy to contribute \$200 to the town tree fund

We feel that if we try to pave a driveway near the existing tree we will damage the roots and it will eventually die, it will also impeded sight lines of cars trying to get in and out of the driveway

Please let me know of any questions or concerns with our request, we hope you will be able to assist us with this matter soon

Matt Hughes
Pinewood Custom Homes, Inc
Pinewood Real Estate, Inc
(781) 727-9644







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

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

September 29, 2016

Board of Selectmen
Town Hall
Needham, MA 02492

RE: TREE REMOVAL AT 165 Meadowbrook Road

Dear Members of the Board:

Matt Hughes of Pinewood Custom Homes Inc. has petitioned for the removal of one Red Maple located on Town Property. Mr. Hughes is constructing a new driveway as part of a new home renovation. The construction of the driveway would impact a Red Maple on Town property. The tree is located within the Town layout on the grass berm between the sidewalk and roadway. Since I found the tree in Fair/Good condition, not a hazard to the public a Public Shade Tree Hearing is required.

I feel Mr. Hughes is justified in his request seeking permission to remove this tree. Also, the location of the tree does not fall within the Town's present tree planting guidelines, which recommend a tree be planted at least 10 feet from a driveway.

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 the 20 -inch Red Maple. I further recommend that this tree is removed at the owner's expense by a contractor approved by the Town Of Needham. In addition I further 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 \$200 per tree removal.

There is adequate space for a tree replacement at this location on the property.

Sincerely,

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

NOTICE

TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Matt Hughes of Pinewood Custom Homes Inc. has petitioned for the removal of one (1)

PUBLIC SHADE TREE

As follows: At 165 Meadowbrook Road on the right side of the driveway

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
<u>Red Maple</u>	<u>20 inches</u>	<u>Fair/Good</u>

Permission is respectfully requested to remove one (1) Public Shade Tree, which will impact the construction of a new driveway.

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 4th day of October, 2016.

At which time and place all interested persons may appear and be heard.

APPROVED

NOT APPROVED

Needham Board of Selectmen

Board of Selectmen

AGENDA FACT SHEET for 10/04/16

Agenda Item: 7:00 pm Public Hearing for the removal of eleven (11) Public Shade Trees on Greendale Ave.

Presenter: Edward Olsen, Tree Warden / Parks & Forestry Superintendent

1. BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED: Chris Dunphy of Mill Creek Residential is requesting permission to have eleven Public Shade Trees removed. Mr. Dunphy, is proposing to construct a 136 Unit Townhouse and Apartment community located at 700 Greendale Ave.. The construction of sewer utilities and needed grading would impact 11 Public Shade trees on the town property at the front side of the property. The Tree Warden does not object to the removal of the trees requested, but recommends the trees be removed at Mr. Dunphy's expense and \$2,200.00 be paid to the Town of Needham for future tree planting.

2. VOTE REQUIRED BY BOARD OF SELECTMEN: YES NO (circle one) Under M.G.L. Ch 87, Requires a Vote by the Board of Selectmen Suggested Motions:

- 1. "That the Board vote to approve and sign the Public Shade Tree Hearing form for the removal of eleven trees located along the Right of Way along 700 Greendale Ave ."
2. "That the Board vote to approve the sum of \$2,200.00 be paid to the Town of Needham for future tree planting"

3. BACK UP INFORMATION ATTACHED:

- 1. Legal Ad published in Needham Times, issues 09/22/16, 09/29/16
2. List of Notified Abutters
3. Public Shade Tree Hearing Approval Form
4. Request Letter from Mr. Dunphy to E. Olsen dated 09//6/16
5. Approval Letter from Tree Warden E. Olsen to B.O.S. dated 09//29/16

4. SIGN OFF/APPROVAL REQUIRED: (circle one)

- a. Town Manager Yes No NA
b. Town Counsel Yes No NA
c. Finance Director Yes No NA
d. Town Accountant Yes No NA

Staff use: Disposition by BOS:
Action taken: Present on future Agenda:
Refer to/Inform: Report back to BOS by:

Needham Times Paper

Legal Ad

Date: 9-22-16

LEGAL NOTICE
TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Chris Dunphy of Mill Creek Residential has petitioned for the removal of eleven (11) PUBLIC SHADE TREES at 700 Greendale Ave, along the right of way of the property as follows:

SPECIES	DIAMETE	CONDITION
Oak	14 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	14 inches	Fair/Good
Norway Maple	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	15 inches	Fair/Good
Pine	16 inches	Fair/Good

Permission is respectfully requested to remove eleven (11) 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 4th day of October, 2016, at which time and place all interested persons may appear and be heard.

Needham Board of Selectmen

AD#13480966
Needham Times 9/22, 9/29/16

Needham Times Paper

Legal Ad

Date: 9/29/16

DPW/MILL CREEK RESIDENTIAL

LEGAL NOTICE
TOWN OF NEEDHAM
PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Chris Dunphy of Mill Creek Residential has petitioned for the removal of eleven (11) PUBLIC SHADE TREES
700 Greendale Ave, along the right of way of the property as follows:

<u>SPECIES</u>	<u>DIAMETE</u>	<u>CONDITION</u>
Oak	14 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	8 inches	Fair/Good
Norway Maple	14 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Pine	15 inches	Fair/Good
	16 inches	Fair/Good

Permission is respectfully requested to remove eleven (11) 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 4th day of October, 2016, at which time and place all interested persons may appear and be heard.

AD# 13480966
Needham Times 9/22, 9/29/16

Needham Board of Selectmen

700 GREENDALE AVE

OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	PARCEL ID	PROPERTY ADDRESS
MICHIE, PRISCILLA C.	C/OCONNELLY, PATRICIA MARY	701 GREENDALE AVE	NEEDHAM	MA	02492	1990180002200000	701 GREENDALE AVE
MCGRATH, KEVIN J		707 GREENDALE AVE	NEEDHAM	MA	02492	1990180002300000	707 GREENDALE AVE
MARK, ANDREW C. &	SMITH, MARK E.	715 GREENDALE AVE	NEEDHAM	MA	02492	1990180002400000	715 GREENDALE AVE
HOWELL, MATTHEW A. & ELIZABETH P.	HOWELL TRUST	721 GREENDALE AVE	NEEDHAM	MA	02492	1990180002500000	721 GREENDALE AVE
PATACCHIOIA, CARMELA M.	C/O SS PROPERTIES LLC	1 APRIL LN APT 33	LEXINGTON	MA	02421	1990180002600000	729 GREENDALE AVE
FEDERICO, IDA		735 GREENDALE AVE	NEEDHAM	MA	02492	1990180002700000	735 GREENDALE AVE
PANELLA, VIRGINIA, TRUSTEE	PANELLA REALTY TRUST	741 GREENDALE AVE	NEEDHAM	MA	02492	1990180002800000	741 GREENDALE AVE
SALVUCCI, DANIEL &	SALVUCCI, JOAN E	749 GREENDALE AVE	NEEDHAM	MA	02492	1990180002900000	749 GREENDALE AVE
GREENDALE AVENUE WORSHIP	CENTER, INC.	754 GREENDALE AVENUE	NEEDHAM	MA	02492	1990180004100000	754 GREENDALE AVE
MACDONALD, CHRISTOPHER A		752 SEA ST	QUINCY	MA	02169	1990180004200000	744 GREENDALE AVE
BORIS, VINCENT P. +	BORIS, MARY D.	692 GREENDALE AVE	NEEDHAM	MA	02492	1990180004300000	0 GREENDALE AVE
BORIS, MARY D & HUNTER, MARIANNE B.	BORIS NOMINEE TRUST	692 GREENDALE AVE	NEEDHAM	MA	02492	1990180004400000	692 GREENDALE AVE
KRAWIECKI, JAMES		664 GREENDALE AVE	NEEDHAM	MA	02492	1990190002000000	664 GREENDALE AVE
TOWN OF NEEDHAM		1471 HIGHLAND AVE	NEEDHAM	MA	02492	1990570000100000	0 CHENEY 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 Chris Dunphy of Mill Creek Residential has petitioned for the removal of eleven (11)

PUBLIC SHADE TREE

as follows: At Greendale Ave, along the ROW of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
Oak	14 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	14 inches	Fair/Good
Norway Maple	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	15 inches	Fair/Good
Pine	16 inches	Fair/Good

Permission is respectfully requested to remove eleven (11) 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 4th day of October, 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 Chris Dunphy has petitioned for the removal of eleven (11)

PUBLIC SHADE TREES

As follows: At 700 Greendale Ave., on the front of the property

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
Oak	14 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	14 inches	Fair/Good
Norway Maple	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	15 inches	Fair/Good
Pine	16 inches	Fair/Good

Permission is respectfully requested to remove eleven (11) Public Shade Trees.

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 4th day of October, 2016,

at which time and place all interested persons may appear and be heard.

Needham Board of Selectmen

Edward Olsen

From: Christopher Dunphy <CDunphy@mcrtrust.com>
Sent: Tuesday, September 06, 2016 9:45 AM
To: Edward Olsen
Cc: Anthony DelGaizo; David Roche; John Webster; William Endicott
Subject: Greendale Ave Tree Survey
Attachments: Greendale Ave - Tree Survey.pdf

Good Morning Ed,

Thanks for meeting us onsite last Wednesday to assess the trees in the 'right of way' as well as along Hardy Street, your time and input is much appreciated. Per our conversation this morning, it is understood that before any tree removal in the ROW there will be additional approval needed by the town. Please let me know if you need someone from our team present at the meeting you have scheduled for October. I've also attached another copy of the tree survey from the project landscape engineers if needed. Call me with any other questions or concerns.

Thank you,

Chris Dunphy | Superintendent
Mill Creek Residential | Boston
700 Greendale Ave | Needham, MA | 02492
Cell 617-851-8844 | Fax 978.451.7583
cdunphy@mcrtrust.com

To: Robb Hewitt
Mill Creek Residential

From: Mike Nowicki
Stantec

File: MCR Needham

Date: August 12, 2016

Reference: MCR Needham – Existing Trees

Robb,

The memo below summarizes Stantec's observations and recommendations in regards to the larger existing trees (identified on the survey) within the right of way along Greendale Avenue and the existing tree line along the east property line adjacent to the Ruach Israel synagogue. Stantec conducted a site visit on August 8 & 9, 2016 and have the following observations.

Existing Trees Located within Greendale Avenue Right-of-way:

Stantec flagged each tree mentioned below with yellow tape.

1. Existing 14" Oak Tree - West of proposed entry drive – Recommended Removal

- Tree is located $\pm 5'-6''$ south of the proposed sewer line and will not likely survive future excavation and sewer line installation.
- Tree is leaning and is severely one sided with branches present on southern portion of the canopy only.

2. Existing 8" Oak Tree – West of proposed entry drive – Recommended Removal

- Tree is located $\pm 3'-6''$ south of the proposed sewer line and will not likely survive future excavation and sewer line installation.
- Tree is leaning, contains damaged bark near the trunks base and is severely one sided with branches present on southern portion of the canopy only.



Reference: MCR Needham – Existing Trees

3. Existing 10" Oak Tree – West of proposed entry drive – Recommended Removal

- Tree is located $\pm 13'-3"$ south of the proposed sewer line and may or may not survive future excavation and sewer line installation.
- Tree is leaning, contains a split "V" trunk and is severely one sided with branches present on southern portion of the canopy only.
- Tree is located parallel to proposed stop line of drive isle exiting proposed development and may cause restricted views for car exiting the site.



4. Existing 10" Oak Tree – East of proposed entry drive – Recommended Removal

- Tree is located $\pm 4'-6"$ west of the proposed sewer manhole and will not likely survive future excavation and sewer line installation
- Tree is leaning, contains a split "V" trunk and is one sided with branches present on southern portion of the canopy only.



Reference: MCR Needham – Existing Trees

5. Existing 8" Oak Tree – East of proposed entry drive – Recommended Removal

- Tree is located $\pm 6'$ - $6''$ south of the proposed grading activities and may or may not survive due to the disturbance.
- Tree is leaning slightly and is one sided with branches present on southern portion of the canopy only.

6. Existing 14" Oak Tree – East of proposed entry drive – Recommended Removal

- Tree is located $\pm 3'$ - $6''$ south of the proposed grading activities and may or may not survive due to the disturbance.
- Tree contains sucker growth from the base of the trunk, is leaning slightly and is mostly one sided with branches present on southern portion of the canopy only.



7. Existing 10" Norway Maple – East of proposed entry drive – Recommended Removal

- Tree is listed as an invasive species in Massachusetts, is leaning slightly and is mostly one sided with branches present on southern portion of the canopy only.



Reference: MCR Needham – Existing Trees

8. Existing 10" Oak Tree – East of proposed entry drive – Recommended Removal

- Tree is located $\pm 3'-0"$ east of existing Norway Maple listed above and will likely be disturbed upon removal of Norway Maple. The tree is leaning and is severely one sided with branches present on southern portion of the canopy only.

9. Existing 10" Oak Tree – East of proposed entry drive – Recommended Removal

- Tree is located $\pm 3'-3"$ south of the proposed grading activities and may or may not survive due to the disturbance.
- The tree is leaning and is severely one sided with branches present on southern portion of the canopy only.

10. Existing 15" Oak Tree within Cluster – East of proposed entry drive – Recommended Removal

- Tree is located $\pm 3'-3"$ south of the proposed grading activities and may or may not survive due to the disturbance.
- The tree is part of a clustered group of varying tree types that are severely leaning and should be removed. This tree will likely be negatively affected by the removal of the leaning trees in the vicinity, which will compromise its chances for survival.



11. Existing 16" Pine – East of proposed entry drive – Recommended Removal

- Tree is located $\pm 1'-0"$ south of the proposed grading activities and may or may not survive due to the disturbance.
- The tree is fairly one sided with thinning branches on the north side of the canopy.

Reference: MCR Needham – Existing Trees

Existing Tree Line Adjacent to Ruach Israel Synagogue:

Stantec observed the existing tree line and an existing stone retaining, which are located on the property of Ruach Israel Synagogue and are adjacent to the existing synagogue building. The face of the propose retaining wall west of the existing synagogue building falls between $\pm 10'-0"$ - $\pm 15'-0"$ away from the tree line. Stantec recommends that after the proposed retaining wall is installed and rough grading is finalized between the wall and the property line, a certified arborist be contacted to provide a report and / or recommendations concerning the health of the existing tree line.



Please don't hesitate to contact me with any questions or comments.

STANTEC CONSULTING SERVICES INC.

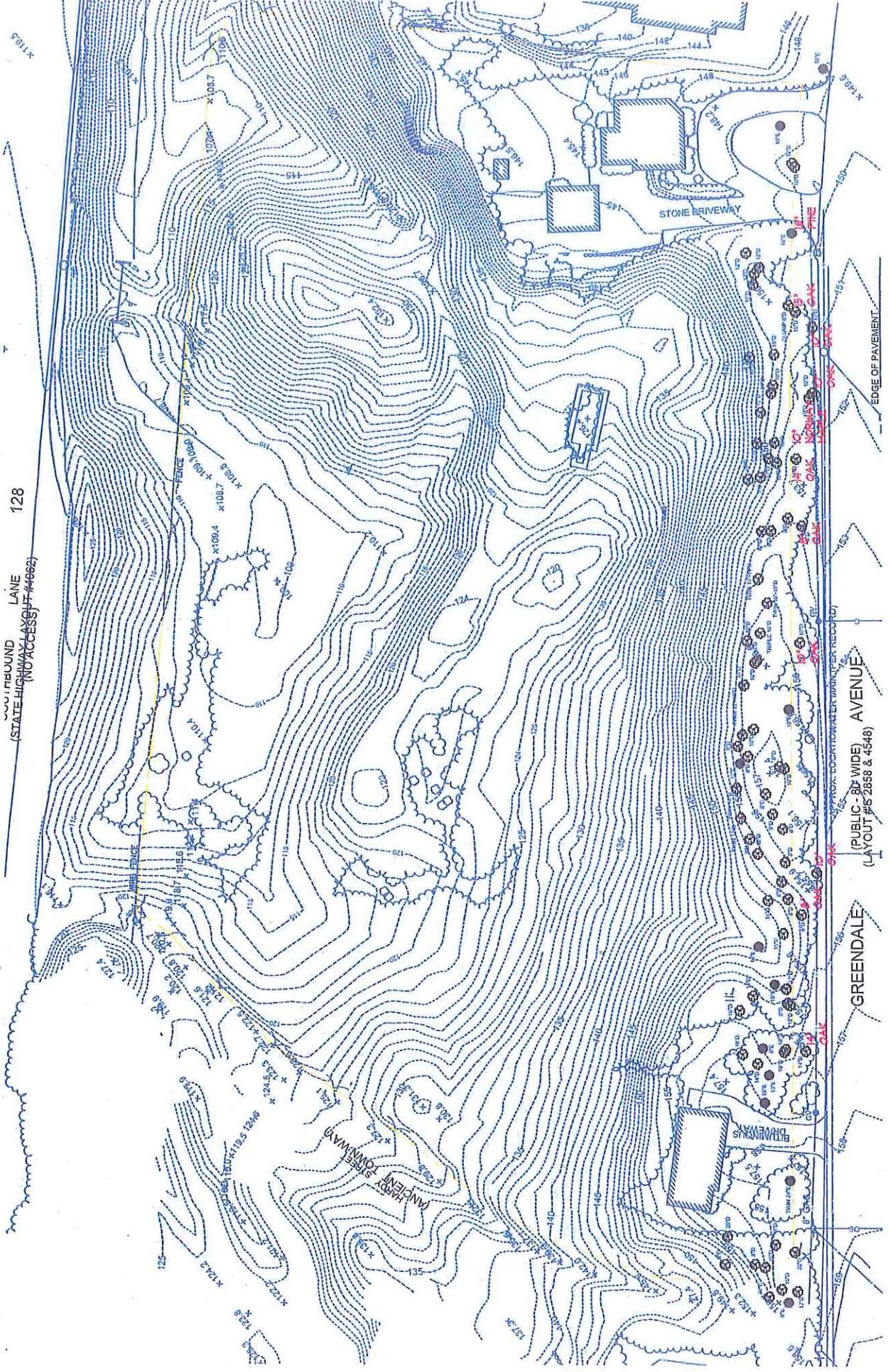
Mike Nowicki
Associate
Phone: (617) 654-6052
Fax: (617) 523-4333
mike.nowicki@stantec.com

Attch: Survey Plan with individual trees.

Design with community in mind

mn v:\2108\active\210801027\design\memo\mem-hewitt-2016-08-12_existing trees.docx

OUTBOUND LANE
(STATE HIGHWAY #4962)
128
(NO ACCESS)



GREENDALE AVENUE
(PUBLIC - 80' WIDE)
(LAYOUT #S 2858 & 4548)

GREENDALE

STONE DRIVEWAY

PHONEN'S

EDGE OF PAVEMENT

DRAINAGE



Town of Needham-DPW
Parks and Forestry Division

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

September 29, 2016

Board of Selectmen
Town Hall
Needham, MA 02492

RE: TREE REMOVAL AT 700 Greendale Ave.

Dear Members of the Board:

Chris Dunphy of Mill Creek Residential has petitioned for the removal of eleven Public Shade trees located on Town Property. Mr. Dunphy is constructing a new 136 Unit Townhouse and Apartment community. The construction of this community would impact eleven trees on Town property. The trees are located within the Town layout along the ROW of the roadway. Since I found the trees in Fair/Good condition, not a hazard to the public a Public Shade Tree Hearing is required.

I feel Mr. Dunphy is justified in his request seeking permission to remove these trees. I have met on site with Mr. Dunphy and Mr. John Webster from Mill Creek and looked at all eleven trees. In addition I have read the Memo from Stantec Consulting Services INC. and concur with the findings presented that these trees would not survive the proposed site work

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 eleven Public Shade 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 further 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 \$200 per tree removal.

There is adequate space for a tree replacement at this location on the property.

Sincerely,

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

NOTICE

TOWN OF NEEDHAM PUBLIC WORKS DEPARTMENT

NOTICE is hereby given that Chris Dunphy of Mill Creek Residential has petitioned for the removal of eleven (11)

PUBLIC SHADE TREE

As follows: At 165 Meadowbrook Road on the right side of the driveway

<u>SPECIES</u>	<u>DIAMETER</u>	<u>CONDITION</u>
Oak	14 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	8 inches	Fair/Good
Oak	14 inches	Fair/Good
Norway Maple	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	10 inches	Fair/Good
Oak	15 inches	Fair/Good
Pine	16 inches	Fair/Good

Permission is respectfully requested to remove eleven (11) Public Shade Trees, which will impact the construction of a new 136 unit Townhouse and Apartment community .

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 4th day of October, 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: 10/4/2016

Agenda Item	Eaton Square Outdoor Public Art Galarie
Presenter(s)	Paul Good, Chair, Needham Community Revitalization Trust Fund

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
<p>Mr. Good, on behalf of the Needham Revitalization Trust Fund (NCRTF), is requesting permission from the Town for acceptance of a new project titled "Eaton Square Outdoor Public Art Galarie". Mr. Good will present the details of the project to the Board, which includes the utilization of the wall of the building located at 1037 Great Plain Avenue (outside wall of the Rice Barn restaurant) for a rotation of art mediums for public display throughout the year.</p>			
VOTE REQUIRED BY BOARD OF SELECTMEN		YES	NO
<p>Suggested Motion: That the Board vote to approve the concept and details of the new NCRTF project entitled "Eaton Square Outdoor Public Art Galarie" as presented.</p>			
3.	BACK UP INFORMATION ATTACHED	YES	NO
<p>a. Letter from Paul Good to the Town Manager and Board of Selectmen which seeks permission and contains attachments of project details.</p>			



The Revitalization Trust Fund

Needham Community

10/04/2016

“It is only through reaching out,
that we are drawn together”™

To: Kate Fitzpatrick-Town Manager
Needham Board Of Selectmen

From: Paul Good-Chair
The Revitalization Trust Fund (NCRTF)

Re: Request for Approval of NCRTF Project

Dear Kate and the Board of Selectmen,

The Revitalization Trust Fund is requesting permission from the Town for acceptance of the following project to be installed within Needham's public spaces.

Eaton Square Outdoor Public Art Galerie: Eaton Square on wall of building located at 1037 Great Plain Avenue, Needham, MA. (TheWall Of Rice Barn)

Purpose: To allow a rotation of all art mediums to be on public display throughout the year.

It's intention is to expose the public to a wide variety of art, highlight both Needham artists and artists from around the world, and create an engaging attraction that encourages greater foot traffic, eating, shopping and interest in coming to Needham as a destination.

Please see attached images and information.

This project has recently been reviewed and found acceptable by the Needham Design Review board and Dave Roche, Needham Building Inspector.

Final approval of detailed Sign drawings will be submitted to Design Review at the appropriate time, once the project is fully sponsored.

Thank you for your consideration.

Sincerely,

Paul A. Good
Founder/Chair
The Revitalization Trust Fund Committee (NCRTF)
781-718-5552

THE REVITALIZATION TRUST FUND (NCRTF)



NEW PROJECTS - PROPOSED

Needham Public Art Gallery

This project will create a centrally located, outdoor, rotating art display featuring the exceptional creations of artists from Needham and beyond. Needham based artists will have first priority.

Location: Needham Center, near Needham Center Station.

This public display features five large scale stainless steel "picture frames" that hold full color, all weather, digitally printed panels, displaying the creative work within any creative medium.

Beneath each frame is an "About The Art and Artist" framed panel.

Art gallery styled lighting will illuminate the art and the walkway after dark.

Sponsorships, funded through the NCRTF, will enable periodic art rotations throughout the year.

This project includes design, approvals, complete revitalization of the brick wall, lighting, frames fabrication, installation and four, first year, rotations within the project cost.

The NCRTF committee will solicit funding for future rotations and manage the review of all artists submissions, with final approval of each proposed display made by the Needham Board Of Selectmen.

Projected Cost: \$28,000.



Eaton Square Galerie

All NCRTF projects and programs are 100% funded by your generosity. No tax dollars or grants are involved.

All donations to the NCRTF are tax deductible.

The Revitalization Trust Fund (NCRTF) is a Needham Town Trust.

Established June, 1999, the NCRTF has completed more than 30 public space revitalization projects in Needham. **Videos of many NCRTF projects are available at our page on:**

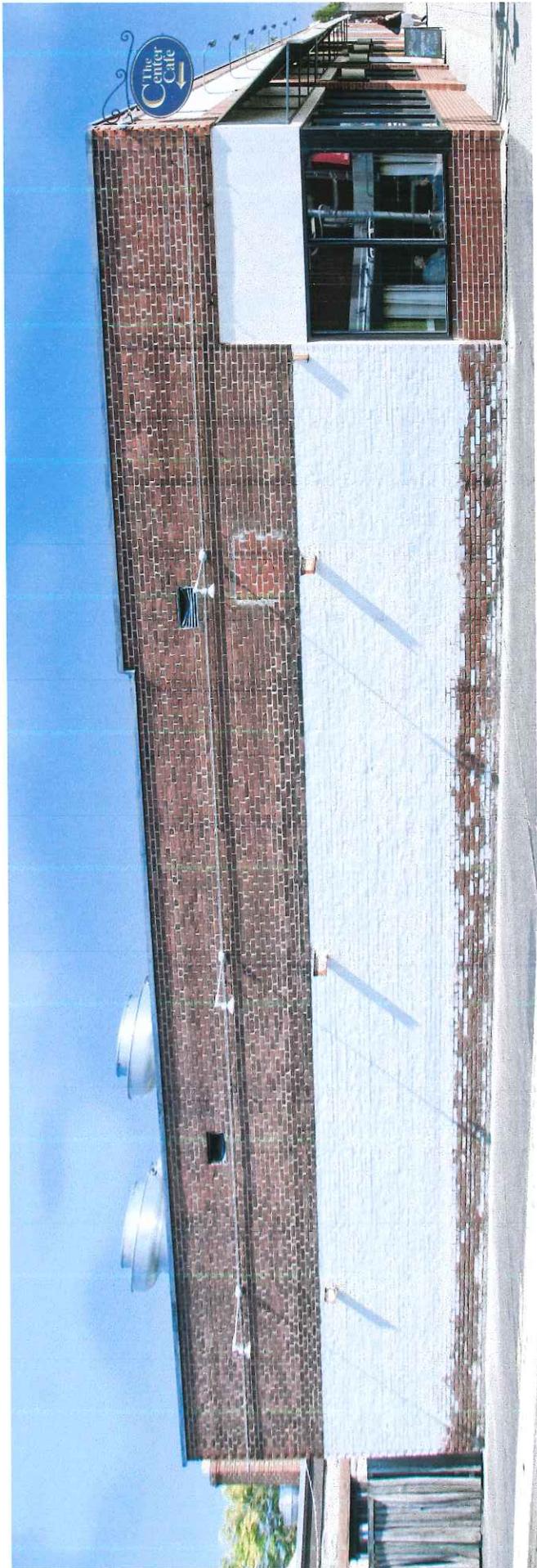
NeedhamMa.gov under the Help Center "Donate To" section.



Or Go To:

www.NeedhamMA.gov

Choose "Help Center"/Pay For - Donate To / Revitalization Trust Fund (NCRTF) and click Donate. Add Comments if donating to a specific project.





Art enables us
to find ourselves at
the same time.
- THOMAS MERTON

EATON SQUARE GALERIE



Artista Name



Artista Name



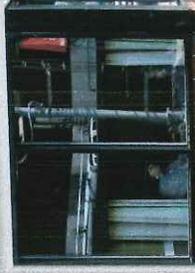
Artista Name



Artista Name



Artista Name



This project was
funded by the
City of...
...
...
...



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

MEETING DATE: 10/4/2016

Agenda Item	Eversource West Roxbury to Needham Reliability Project
Presenter(s)	Jack Lopes - Community Relations Domenic Nicotera - Project Manager Mike Howard - - Epsilon Associates (Eversource Consultant)

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	Representatives of Eversource and Epsilon Associates will discuss the grant of easement and answer any questions the Board may have about the project.		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
3.	BACK UP INFORMATION ATTACHED	YES	NO
	(Describe backup below)		
	a. PowerPoint: West Roxbury to Needham Reliability Project , Commonwealth of Massachusetts Energy Facilities Siting Board Public Comment Hearing, EFSB 16-02 DPU 16-77, September 27, 2016		

West Roxbury to Needham Reliability Project

Commonwealth of Massachusetts
Energy Facilities Siting Board
Public Comment Hearing

EF SB 16-02
DPU 16-77

September 27, 2016

Greater Boston Solution to Address System Reliability Needs

- A strong electrical transmission grid is vital to the safety, security, and economic prosperity of the region. The transmission system serves a critical role to ensure that electricity flows with a high degree of reliability to where power is needed.
- In a recent study, ISO-New England, the independent system operator for New England, concluded that there are inadequate transmission resources to serve the electricity needs in the Greater Boston /Metro West and surrounding area.
- To proactively address these deficiencies and the growing customer demands on the electric system, Eversource is implementing a series of transmission projects called the “Greater Boston and Southern New Hampshire Solution.”
- One of the selected projects to solve the identified system reliability problems is the DCT (Double Circuit Tower) separation of two 115-kV circuits between West Roxbury and Needham, called the West Roxbury to Needham Reliability Project.

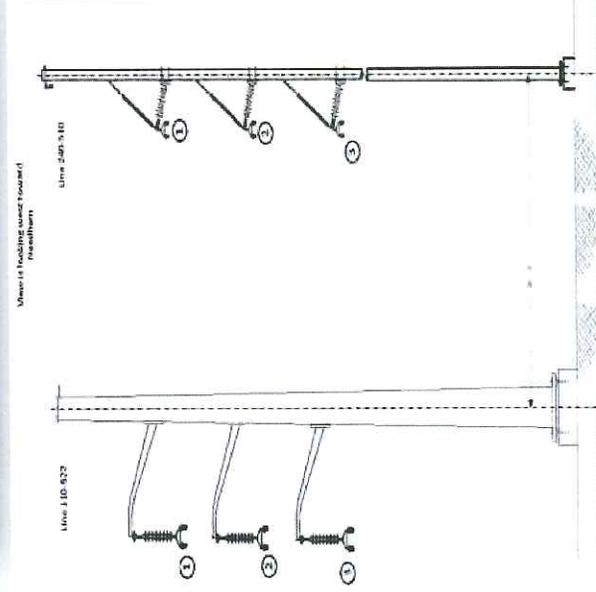
West Roxbury to Needham Reliability Project Project Need & Benefits

- Separating the existing 115-kV double circuit tower (“DCT”) overhead transmission lines between the Baker Street Substation in West Roxbury and the Needham Substation will mitigate potential area overloads and will help maintain reliable 115-kV electric service to area substations serving 65,000 customers the western Boston Suburbs.
- The Project will also create economic benefit in the area during construction: direct (construction jobs) and indirect (hotels, restaurants, etc.), and produce significant new property tax revenue for the municipalities in which the new facilities are located.

West Roxbury to Needham Reliability Project Overview



- The proposed project involves a combination of overhead (OH) and underground (UG) transmission line construction.
- The DCT separation work will involve relocating 1.6 miles of existing overhead transmission line onto new sets of structures (steel monopoles) offset ~28-feet north or south of the existing structures on existing Eversource ROW in Boston, Dedham and Needham (up to Valley Road area in Needham).



West Roxbury to Needham Reliability Project Overview (continued)



- The balance of the DCT separation work will involve 2.6 miles of new UG line construction located primarily in public streets in Needham (generally between Valley Road area and Chestnut Street).
- No significant substation work required for the Project (no fence line expansion or removal of existing equipment is required).

Preferred UG Route (2.6 miles)

- Greendale Avenue (via municipal "Gravel Pit" parcel)
- Grosvenor Road
- Broad Meadow Road
- Great Plain Avenue
- Harris Avenue
- School Street
- Grant Street
- Junction Street
- Chestnut Street

Noticed Alternative UG Route (3.0 miles)

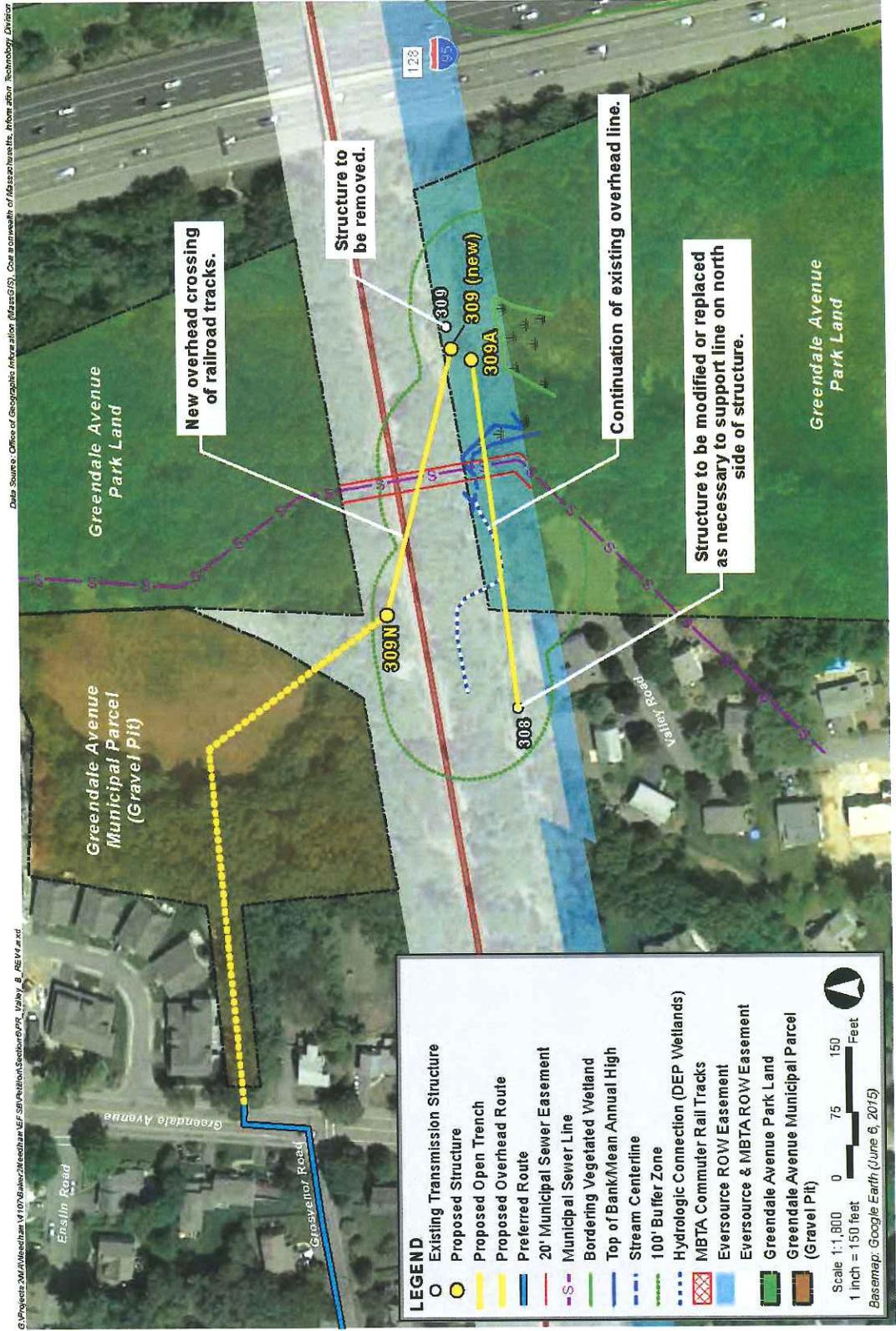
- Valley Road (via Greendale Avenue Park Land)
- Peacedale Road
- Great Plain Avenue
- South Street
- High Rock Street
- West end of ROW to Needham Substation (via High Rock Street)

Potential Variations to Preferred Route

- Valley Road (via Greendale Avenue Park Land)
- Intervale Road
- Warren Street (in lieu of Grant Street)

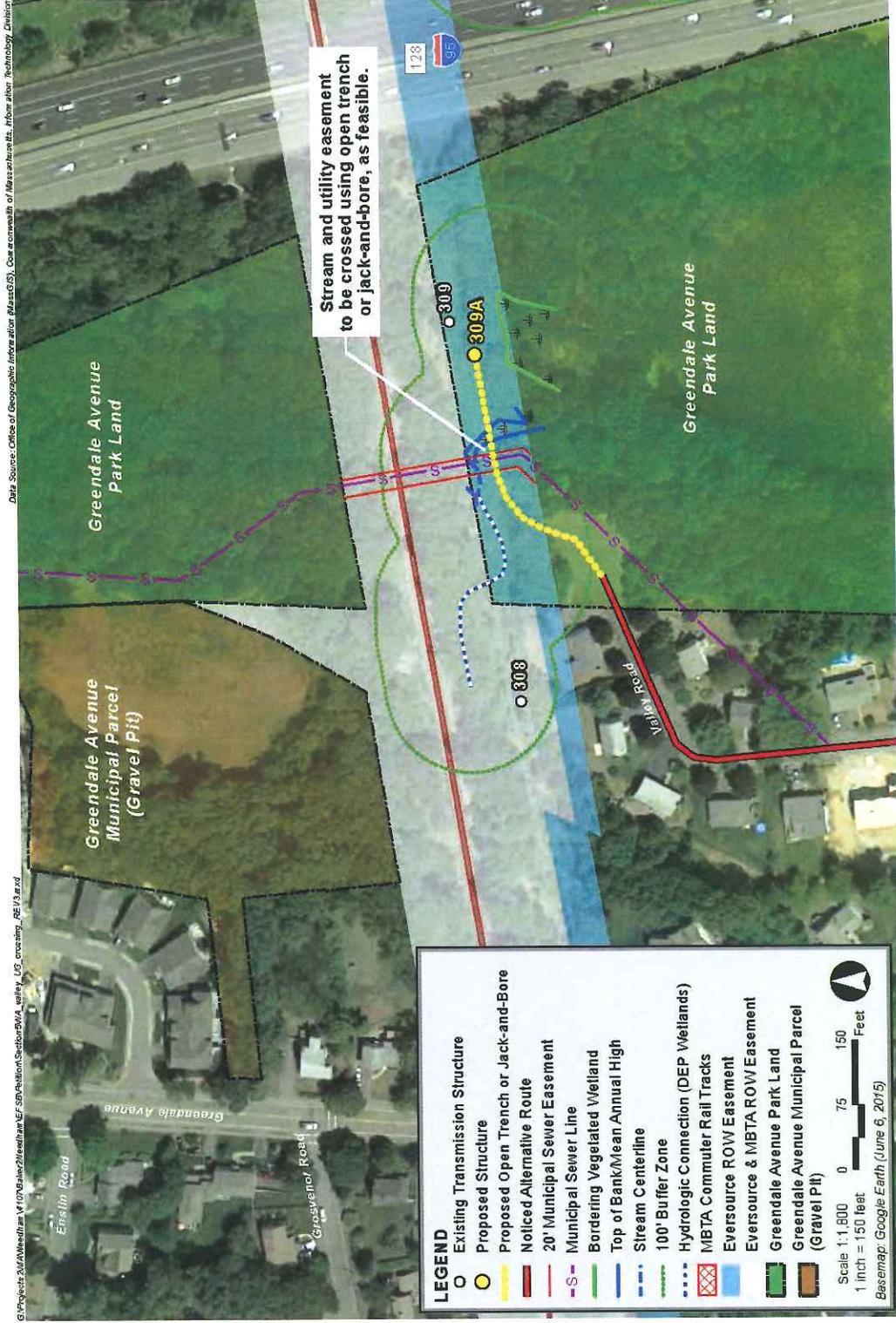
NOTE: No roadway construction is proposed in Boston or Dedham; OH transmission line work will occur within existing ROW along MBTA tracks.

Overhead to Underground Transition Point at Valley Road (Preferred Design - OH SPAN of MBTA TRACKS)



West Roxbury to Needham Reliability Project

Overhead to Underground Transition Point at Valley Road (ROUTE VARIATION ONTO VALLEY ROAD)



West Roxbury to Needham Reliability Project

West Roxbury to Needham Reliability Project Typical In-Street Construction Process in Needham

- Splice Vault/Manhole installation
- Trench excavation, conduit installation, backfill and temporary paving.
- Install cables between each manhole.
- Cable splicing and testing in manholes.
- Final pavement and other Project restorations completed per municipal town agreements.
- Minor construction at substations will be concurrent with cable construction.





- Traffic Management
 - ✓ Traffic Management Plan to be developed jointly with municipalities.
 - ✓ Police details paid by Project
 - ✓ Maintaining access
 - ✓ Hours of Construction
 - ✓ Maintain pedestrian safety

- Eversource will communicate and work closely with neighbors in the communities throughout the process by providing:
 - ✓ Door-to-door outreach
 - ✓ Informational mailings via town certified abutting property owner list
 - ✓ Project website with progress updates
 - ✓ Project hotline and e-mail

MUTCD TEMPORARY TRAFFIC CONTROL ROAD SIGNS

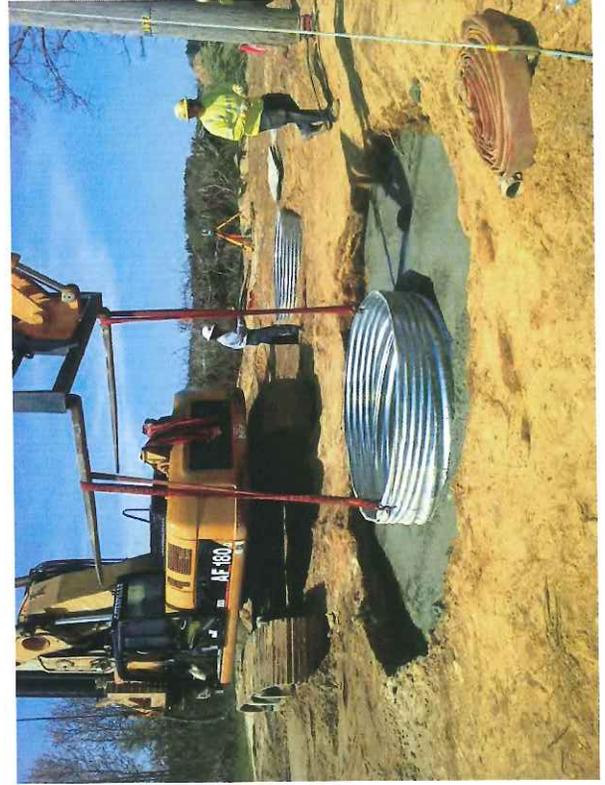
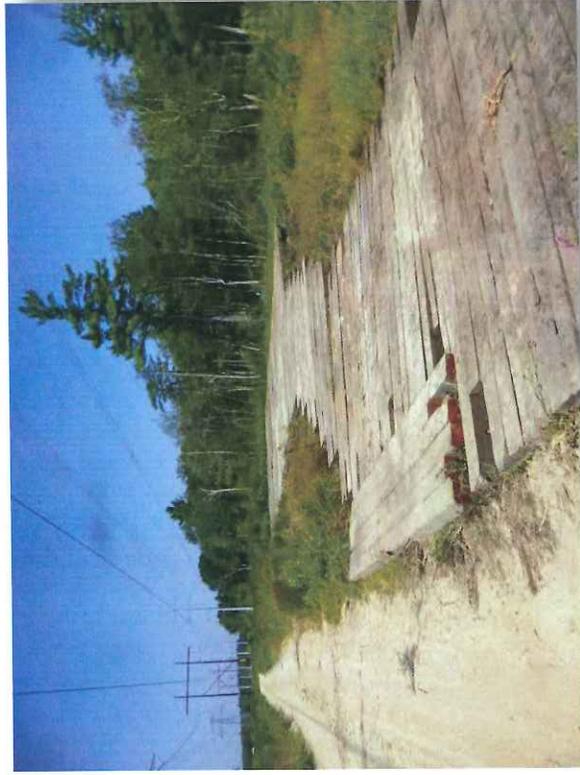
REVISIONS DURING CONSTRUCTION	DATE	BY	REASON
1	11-11-2013	JK	ISSUED FOR REVIEW
2	11-11-2013	JK	SOLD FOR REVIEW
3	11-11-2013	JK	SOLD FOR REVIEW
4	11-11-2013	JK	SOLD FOR REVIEW

Northeast Utilities Service Co.
CONNECTICUT LIGHT & POWER COMPANY
LINE 1151 SOUTH END - GLENBROOK
115-AV UNDERGROUND TRANSMISSION LINE
TRAFFIC CONTROL GENERAL NOTES
STAMFORD, CONNECTICUT

NO.	DATE	BY	REASON
1	11-11-2013	JK	ISSUED FOR REVIEW
2	11-11-2013	JK	SOLD FOR REVIEW
3	11-11-2013	JK	SOLD FOR REVIEW
4	11-11-2013	JK	SOLD FOR REVIEW

2337/0P1
01515-700014601

West Roxbury to Needham Reliability Project Typical Overhead Line Construction



West Roxbury to Needham Reliability Project Environmental Permitting

- Local Conservation Commissions & Other Town/City Approvals (street opening permits, grants of location, etc).
- State Review and Permitting:
 - EFSB/DPU (underway)
 - MEPA (ENF filed in June; DEIR to be submitted 4th quarter 2016)
 - MassHistorical Commission (underway)
 - MassDFW Natural Heritage Endangered Species Program (underway)
 - MassDEP 401 Water Quality Certificate
- Federal Review and Permitting:
 - Army Corps of Engineers Section 404
 - US Fish and Wildlife Service
 - US EPA NPDES SW Construction General Permit

West Roxbury to Needham Reliability Project Schedule

- Assuming receipt of all necessary permits and approvals, construction of the transmission line is anticipated to commence in 2nd half of 2017.
- Construction is anticipated to occur over an approximately 12 to 18-month period, and in-service by the end of 2018.

Proactive Municipal and Community Outreach Throughout Project Duration

Stakeholders

- Municipal officials
- State and federal elected officials and agencies
- Property owners & tenants
- Businesses
- Community Groups

Project Communication for Municipalities

- Briefings & Presentations

Project Communication for the Public

- News Releases/Media Advisories
- Door to door outreach, including door hangers
- Transmission 1-800-Hotline
- Project e-mail
- Customer letters



Questions?

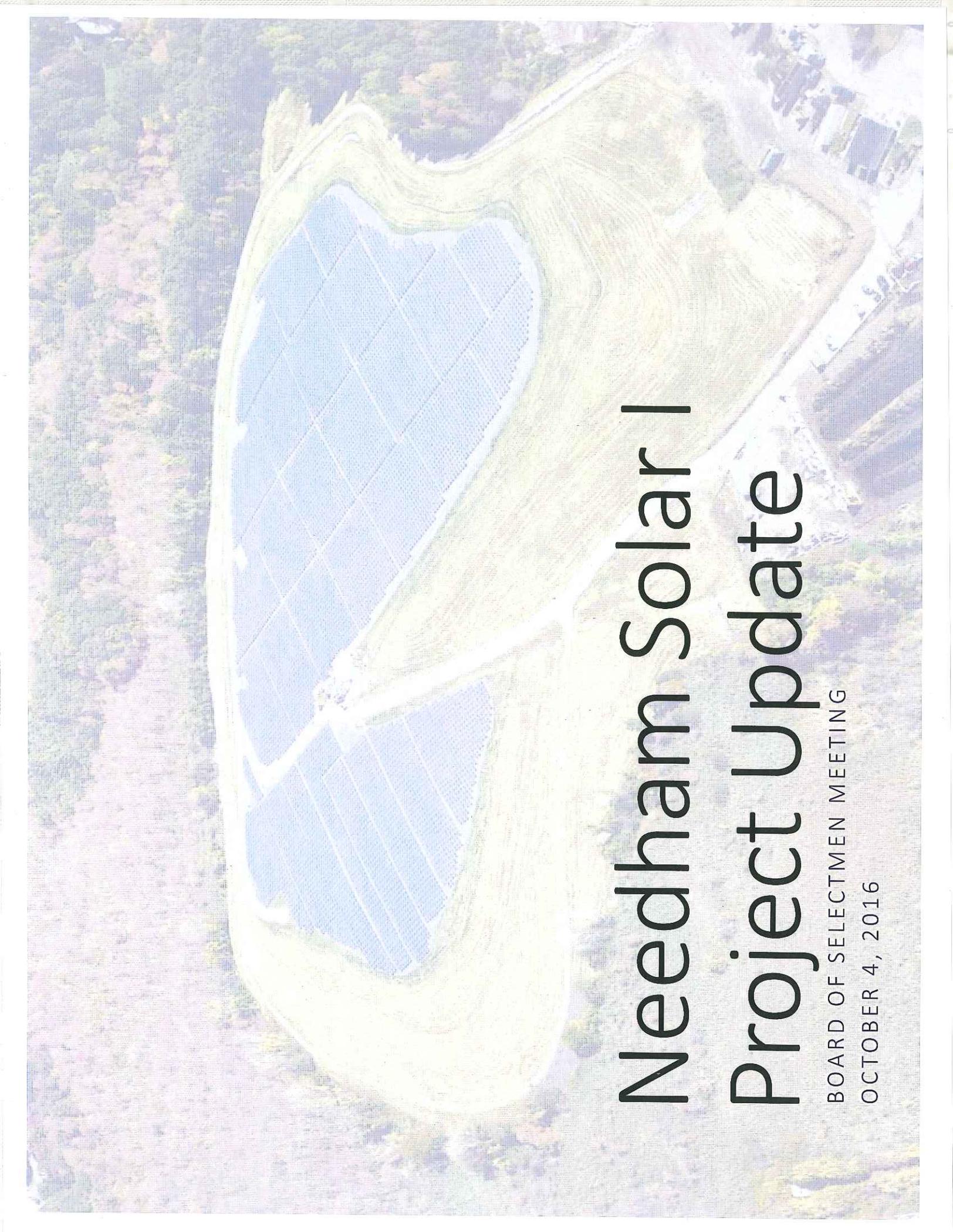


**Board of Selectmen
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 10/4/2016

Agenda Item	Solar Project Status Update
Presenter(s)	Hank Haff, Senior Project Manager David Davison, Assistant Town Manager/Director of Finance

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	Mr. Haff and Mr. Davison will provide the Board with an update on the status of the solar array project.		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
	<i>Discussion Only</i>		
3.	BACK UP INFORMATION ATTACHED	YES	NO
	a. Needham Solar I Project Update PowerPoint		

An aerial photograph of a solar farm. The solar panels are arranged in a grid pattern, with a central access road. The surrounding area is a mix of green fields and dense trees with autumn foliage in shades of orange, red, and yellow. In the upper right, some residential buildings and a road are visible.

Needham Solar I Project Update

BOARD OF SELECTMEN MEETING

OCTOBER 4, 2016

Needham Solar I (Mound Solar X, LLC)

System located on top of capped landfill at Needham RTS

System Details

- 3.592 MW DC
- 4,293,612 kWh guaranteed in Year 1 – equivalent to the electricity used by Needham High School, Pollard Middle School, and Newman Elementary School – the Town’s three largest buildings
- 11,780 panels 12 acres +/-
- Operational date: March 8, 2016
- Developed by Brightfields Development LLC and SolarCity Corporation

Annual System Benefits

Reduced Costs: replacing about 27% of the Town’s annual purchased electricity with locally-generated electricity

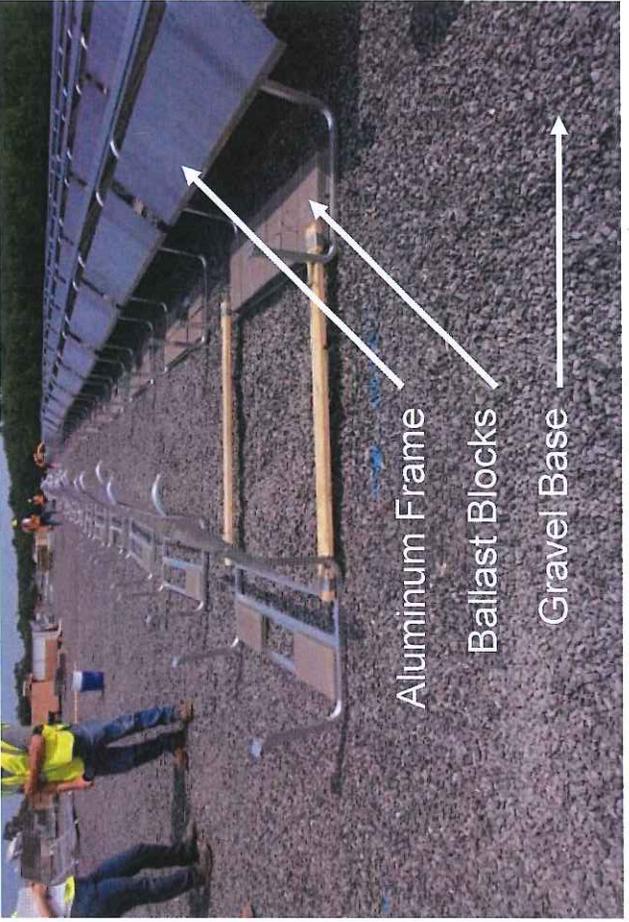
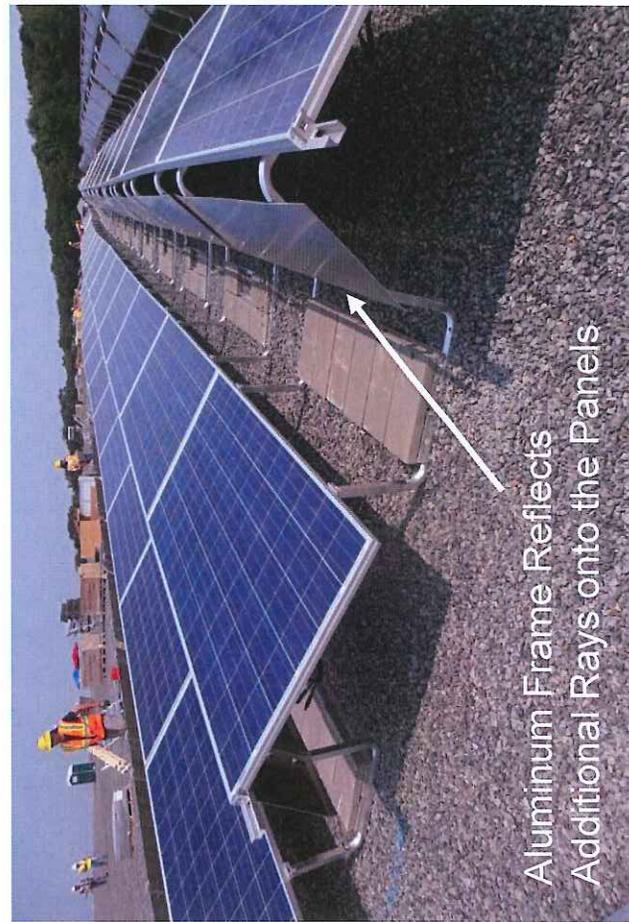
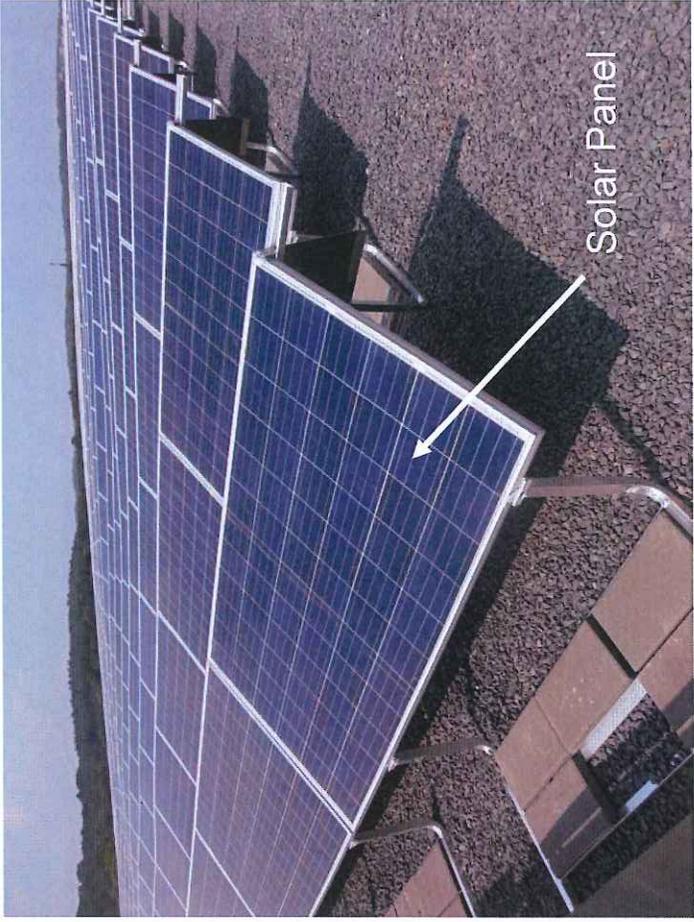
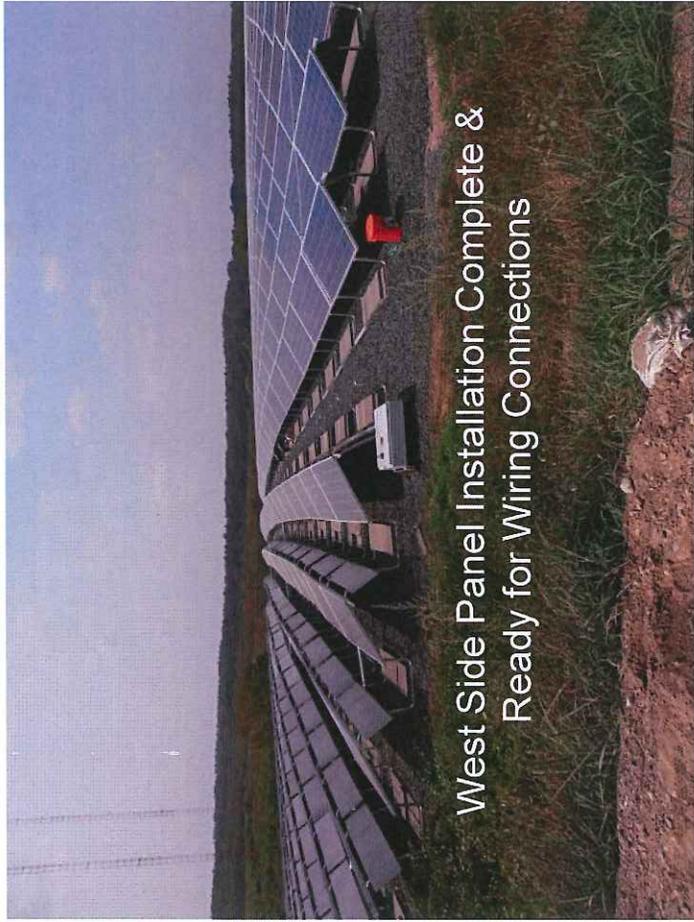
Reduced GHG Emissions: equivalent to 3.1 million pounds of coal burned

Newman Elementary School

Inverters &
Transformers and
Wiring in Process

Needham Solar I – 10/21/2015 – Panel Installation Complete







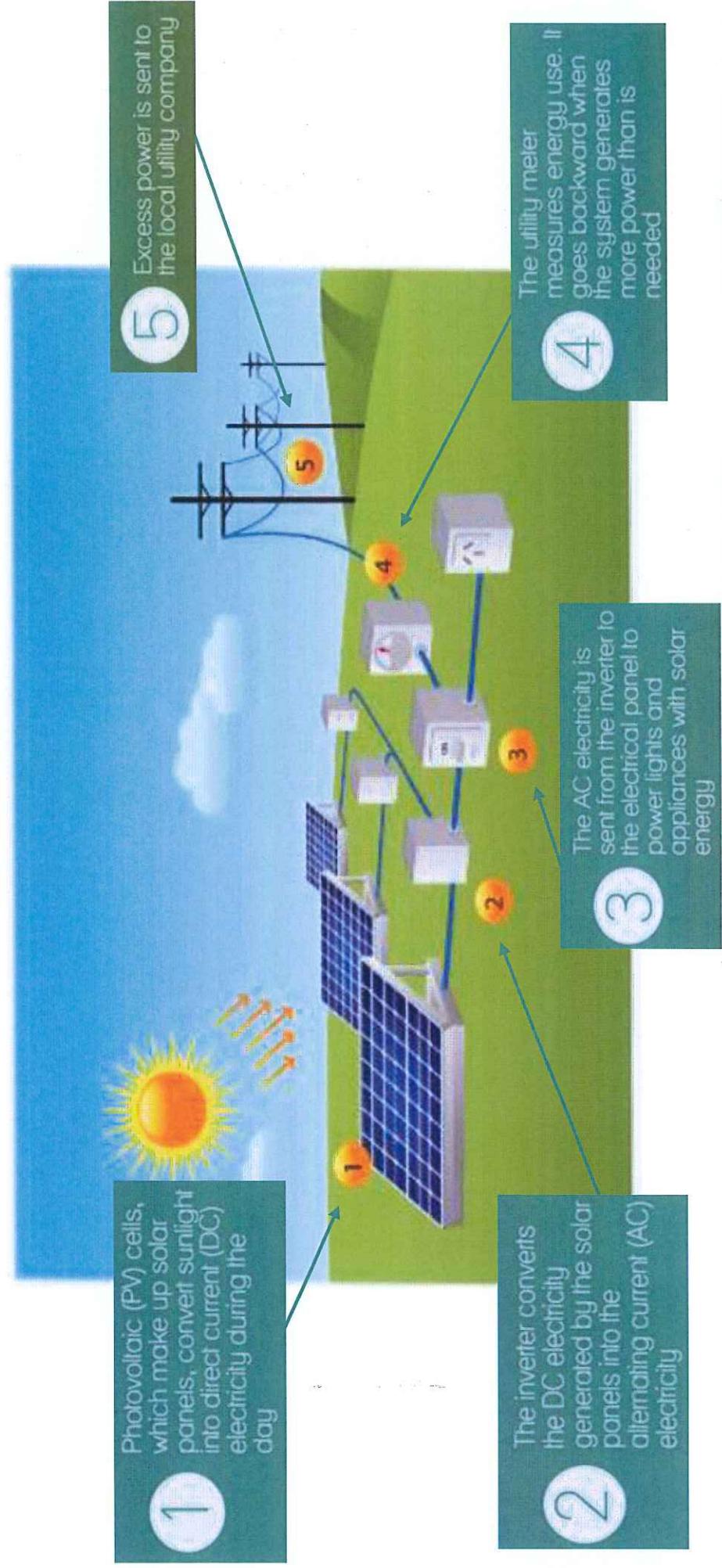
Solar Panels on Landfill Cap – See Aerial Photo

Conduit Installed on Concrete Blocks from Cap



Solar Panel Racking System Detail

Solar System Components



Sam "Solar Sam" Weihe Kiosk @ RTS



Ribbon Cutting Ceremony



DOER Commissioner Judith Judson



Members of the Solar Energy Exploratory Committee

Date: April 25th

Time: 1:00pm

Location: Needham RTS





NEEDHAM LANDFILL SOLAR FIRST RESPONDERS GUIDE

1407 Central Ave Needham, MA

3.59 MW DC SOLAR ARRAY
SOLSTICE MANUFACTURING RACKING SYSTEM



Questions Please Call:
SolarCity at (888) 765-2489
Please reference job number 024811

Keys to Gate and Off-Cap Equipment Doors are located inside coded key box hanging on gate.



Public Facilities Department – Construction
Permanent Public Building Committee
Town of Needham
500 Dedham Avenue
Needham, MA 02492
781 455-7550
781 453-2510 fax

Memorandum

To: Dylan Venell, Solar City
From: Hank Hafl
CC: Needham Police Department: John Schlittler; Matt Forbes
Needham Fire Department: Dennis Condon; Donald Anastasi
Rick Merson; Bob Lewis
Needham DPW:
Needham RTS:
Town Manager: Kate Fitzpatrick
Date: 9/15/2016
Re: Emergency Protocol for Access to the Solar Array at the Needham RTS
1407 Central Ave, Needham, MA

During Non-Business Hours Emergency Access to the Needham Recycle Transfer Station (RTS) can be provided by calling the Needham Public Safety – Police & Fire Dispatch:

- A) Dispatch Direct # 781-444-1212,
- B) Within Needham the emergency number 911
- C) Or the Police Department (781) 455-7570 Business line – and ask for Dispatch

During RTS Business hours the gate is open. Solar City Personnel should check in with the Assistant Superintendent's Office or call:

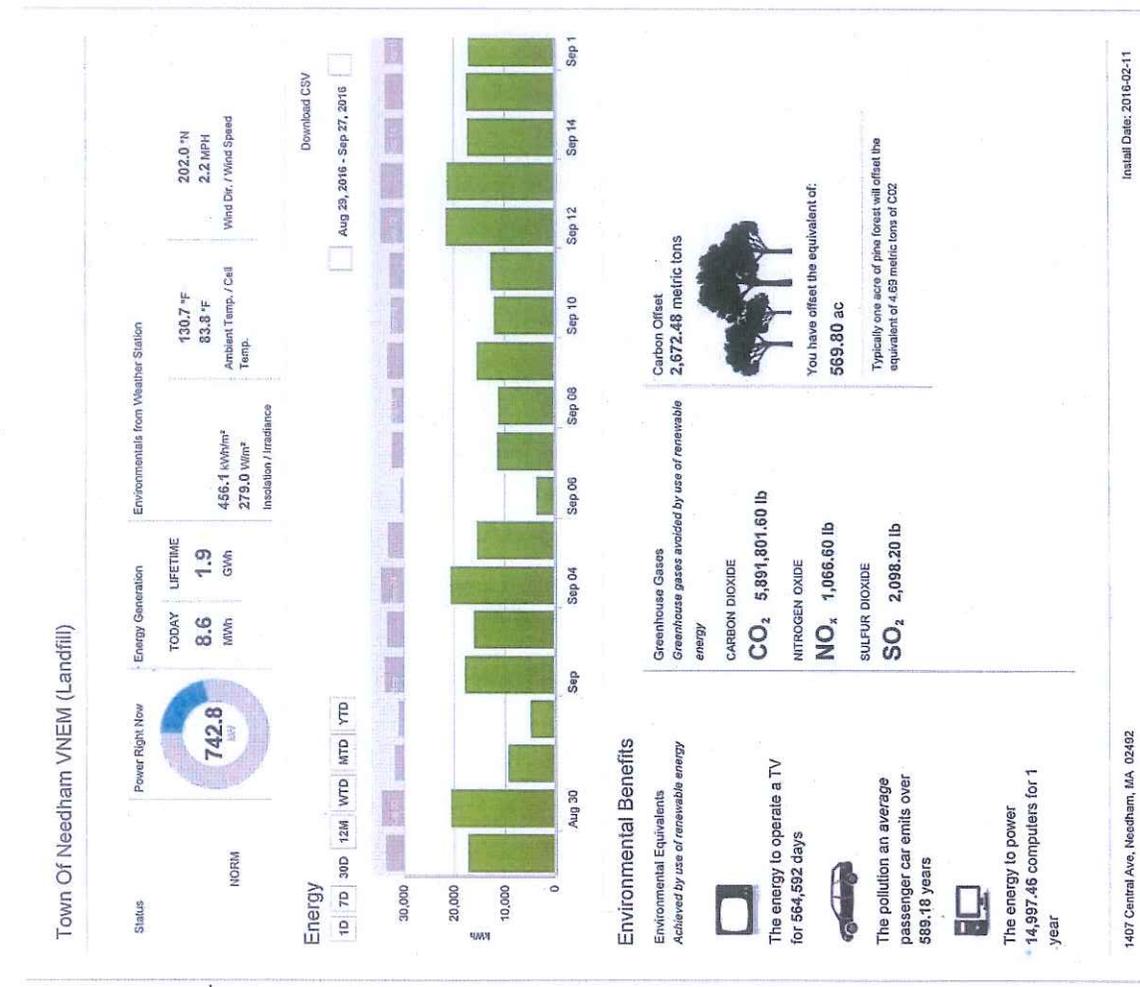
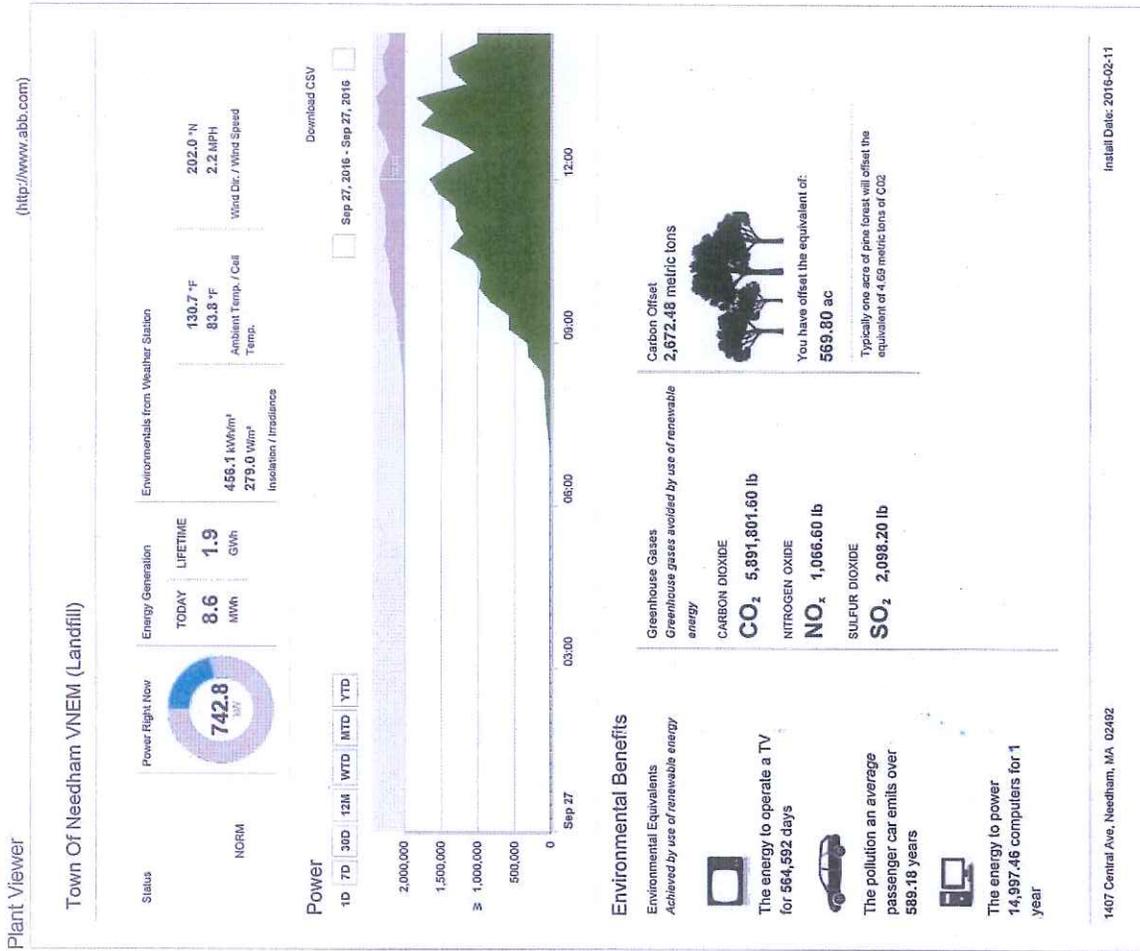
- A) RTS Main Line (781) 455-7568
- B) Assistant Superintendent: (781) 455-7584
- C) Superintendent @ DPW (781) 455-7550 x 226

Please inform the appropriate parties at Eversource of this contact information. Once Public Safety has provided emergency access and responded to the situation they may call the "DPW On-call number" to inform the DPW and RTS personnel of the situation for ongoing monitoring.

Solar City Emergency Access phone number is (650)332-0436 or (888) SOL-CITY (765-2489)
They should also be alerted of any emergency response situation regarding the Solar Array.
The Solar City O&M Manual has emergency shutdown information and protocols (copies on file with Police & Fire). Or in the Town of Needham Common Drive:

[K:\Solar Energy Exploratory Committee\O&M Manual\Final - First Responders Guide](#)

Web Site monitoring with print outs by Day and Month



Educational Packet

Shared with the Science Departments:

- High School,
- Middle School,
- K-5 Science Center at Newman



Needham Solar I: Educational Packet

A 3.59 MWdc Landfill Solar Project Located in the Town of Needham, MA



SolarCity
Power forever.

 **BRIGHTFIELDS**
DEVELOPMENT LLC



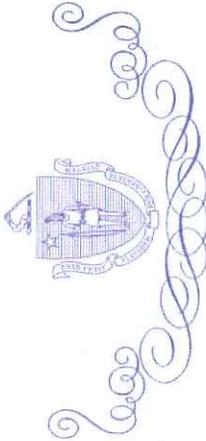
Commonwealth of Massachusetts – House of Representatives **“Congratulations for Developing this Clean Energy Investment”**

Thanks to the Members of the
Solar Energy Exploratory Committee

- Jonathan Bracken, Chair
- David Harris, Secretary
- Ed Friedman
- Pralay Som
- Dan Goodman
- Kathleen Phelps
- Elizabeth Driscoll

Owner's Agent
Beacon Integrated Solutions, Inc.
• Beth Greenblatt

The Commonwealth of Massachusetts
The House of Representatives



We it hereby know to all that:
The Massachusetts House of Representatives
offers its sincerest congratulations to:

The Town of Needham

in recognition of
*The partnership of town government, staff and the Needham Solar Energy Exploratory
Committee in the development of this clean energy investment.*

The entire membership extends its very best wishes
and expresses the hope for future good fortune
and continued success in all endeavors.

Given this 29th day of April, 2016
At the State House, Boston, Massachusetts

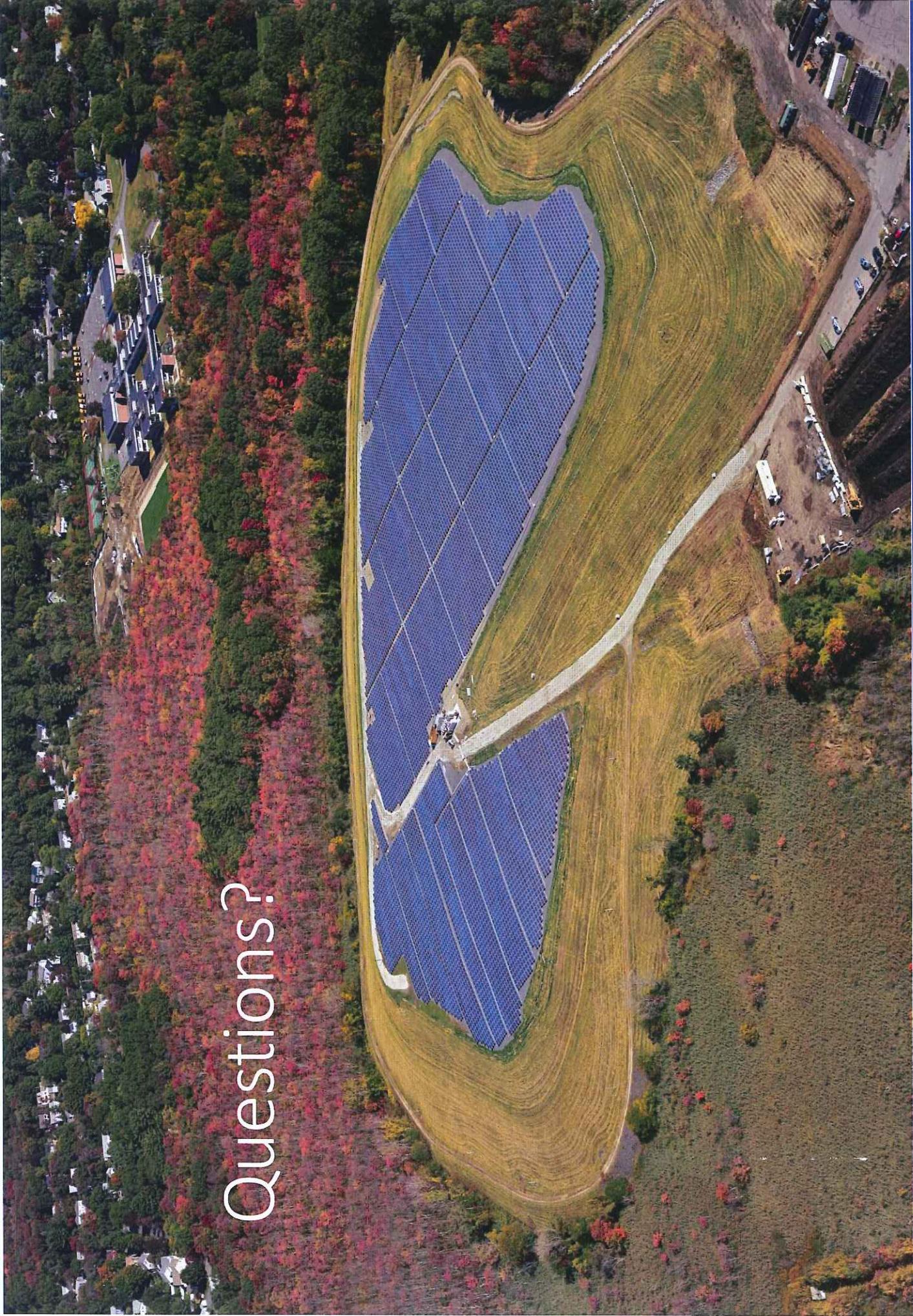


by: 
Robert A. DeLeo
Speaker of the House

Offered by: 
Denise C. Garlick
State Representative

OFFICER C. GARLICK

Questions?





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

MEETING DATE: 10/4/2016

Agenda Item	Acceptance of Access Easement, Declaration of Restrictive Covenants and Tree Retention Restriction
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
	<p>The Planning Board has requested that the Board of Selectmen accept and execute an Access Easement, Declaration of Restrictive Covenant, and Tree Retention Restriction from 1242 South Street LLC to the Town of Needham.</p> <p>The Access Easement allows for passage by foot or vehicle, consistent with the manner in which streets and ways are customarily used. The Declaration of Restrictive Covenants establishes the conditions placed on the lots under the subdivision approval, and the Tree Retention Restriction limits the property owners' ability to remove trees within a restricted area.</p> <p>Town Counsel has determined that Town Meeting approval of the access easement is also required, and this easement will be placed on a future Town Meeting warrant.</p>		
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
	<p><i>Suggested Motion:</i> At the request of the Planning Board, that the Board accept and authorize the Chairman to sign the Access Easement by 1242 South Street LLC to the Town of Needham, the Declaration of Restrictive Covenant by 1242 South Street LLC to the Town of Needham, and a Tree Retention Restriction by 1242 South Street LLC to the Town of Needham.</p>		
3.	BACK UP INFORMATION ATTACHED	YES	NO
	<p>a) Letter from Lee Newman, Director of Planning & Community Development dated September 30, 2016. b) Grant of Access Easement by 1242 South Street LLC to the Town of Needham c) Declaration of Restrictive Covenant by 1242 South Street LLC to the Town of Needham d) Tree Retention Restriction by 1242 South Street LLC to the Town of Needham</p>		



TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Ave
Needham, MA 02492
781-455-7550

PLANNING

September 30, 2016

Ms. Kate Fitzpatrick
Town Manager
1471 Highland Avenue
Needham, MA 02492

Re: DEFINITIVE SUBDIVISION
1242 South Street, Needham, MA

Dear Ms. Fitzpatrick:

Enclosed please find the following original documents:

1. Grant of Access Easement by 1242 South Street, LLC, to the Town of Needham, Massachusetts.
2. Declaration of Restrictive Covenants by 1242 South Street, LLC to the Town of Needham, Massachusetts; and
3. Tree Retention Restriction by 1242 South Street, LLC to the Town of Needham, Massachusetts.

The above-named documents will be executed by Jon Wardwell and Jason Brickman, Managers, 1242 South Street, LLC, and delivered to your office in advance of the Board of Selectmen's October 4, 2016 meeting. The above-named documents were required by the Needham Planning Board as a condition of the Board's approval of the 1242 South Street Definitive Subdivision Plan. Please have the Board of Selectmen accept and execute items 1, 2 and 3 above at their next meeting of Tuesday, October 4, 2016. David Tobin has reviewed and approved the documents. The documents are currently undergoing review by the Town Engineer.

Please return the executed documents to the Planning Office. Should you have any questions regarding this matter, please feel free to contact me directly. Thank you for your assistance.

Very truly yours,

NEEDHAM PLANNING BOARD

Lee Newman
Director of Planning and Community Development

cc: David Tobin
Rick Merson
Tony Del Gaizo
George Giunta Jr.

GRANT
OF
ACCESS EASEMENT

WHEREAS, 1242 South Street, LLC, a Massachusetts limited liability company with an address of 18 North Road, Bedford, MA 01730 (the "Owner"), is the owner of certain land situated in Needham, Norfolk County, Massachusetts, shown as Lots 1 and 2, inclusive, and a Private Way, on Plan entitled "1242 South Street, Definitive Subdivision Plan," prepared by Field Resources, Inc., 281 Chestnut Street, Needham, MA 02492, Lakeview Engineering Associates, Civil Engineers, P.O. Box 787, Hudson, Massachusetts, 01749, consisting of 7 sheets: Sheet 1, dated December 17, 2015, revised April 22, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 2, entitled "Existing Conditions Plan of Land," dated December 17, 2015, revised June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 3, entitled "Definitive Subdivision Plan of Land," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 4, entitled "Proposed Site Plan," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 5, entitled "Plan and Profile," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 6, entitled "Proposed Planting Plan," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 7, entitled "Detail Sheet," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; which Sheet 3 shall be recorded herewith, and all of which Sheets are hereinafter referred to as the "Plan";

WHEREAS pursuant to Paragraph 39 of that certain "Definitive Subdivision Decision, 1242 South Street, Richard S. Raisman & Lynn H. Raisman, dated July 19, 2016, recorded with Norfolk County Registry of Deeds in Book 34371, Page 355 (the "Decision"), the Planning Board for the Town of Needham, Massachusetts, required, in pertinent part, that the Owner deliver to the Board, a certain easement, granting to the Town the right to pass on foot or by vehicle over the Private Way shown on the Plan;

WHEREAS, the within grant of easement by the Owner is intended to comply with the aforesaid requirement of the Planning Board, as stated in Paragraph 39 of the Decision;

NOW THEREFORE, the Owner hereby grants to the Town of Needham (hereinafter, the "Grantee"), (i) the non-exclusive right and perpetual easement and right of way over the Private Way, as shown on the Plan, for the purpose of passing on foot or by vehicle, consistent with the manner in which streets and ways are customarily used in the Town of Needham; subject to applicable laws, statutes, rules, regulations, by-laws, and ordinances. The said Private way is referred to hereinafter as the "Easement Area".

As a condition of the exercise of the rights granted hereunder, the Grantee shall not act inconsistent with the intent and purpose of this easement nor create any nuisance

or commit any act or waste which will be materially harmful or which will substantially interfere with the adjoining land or premises of Owner, its successors and assigns.

As a further condition for the exercise of the rights granted hereunder, the Town of Needham and the Owner, its successors and assigns, agree to hold each other harmless and indemnified from all claims, losses or damage for property damage or personal injury or liability, or either, resulting in any way by reason of their own activities within the said Easement Area, or the activities of their respective agents, servants and employees, it being understood that the Town's liability shall not exceed the limit of One Hundred Thousand (\$100,000.00) Dollars per claim, or such other different amount for which the Town may be liable by the provisions of M.G.L.c.258, Sec. 2, at the time of such damage or injury.

The within grant of easement shall be binding upon Owner and all its respective successors and assigns and shall inure to the benefit of the Town of Needham, subject to all the terms and conditions hereof. The burdens and benefits hereof shall run with the aforesaid Lots 1 through 2, inclusive.

For Owner's title see Deed of Richard S. Raisman and Lynn H. Raisman recorded with Norfolk County Registry of Deeds in Book 34371, Page 367.

IN WITNESS WHEREOF, the said 1242 South Street, LLC, has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by the Jon Wardwell and Jason Brickman, its Managers, hereto duly authorized, this day of September, 2016.

1242 South Street, LLC

1242 South Street, LLC

By: _____
Jon Wardwell
Manager

By: _____
Jason Brickman
Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September , 2016

Then personally appeared before me the above named Jon Wardwell, Manager of 1242 South Street, LLC, personally known to me or proved to me through the production of sufficient evidence to be the person whose signatures is affixed above, and acknowledged that he signed the foregoing document freely for its stated purpose as Manager of 1242 South Street, LLC.

Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September , 2016

Then personally appeared before me the above named Jason Brickman, Manager of 1242 South Street, LLC, personally known to me or proved to me through the production of sufficient evidence to be the person whose signatures is affixed above, and acknowledged that she signed the foregoing document freely for its stated purpose as Manager of 1242 South Street, LLC.

Notary Public
My commission expires:

Approved as to Form:

David Tobin
Town Counsel

ACCEPTANCE BY THE TOWN OF NEEDHAM

The foregoing Grant of Easements hereby is accepted by the Town of Needham, subject to the terms and conditions set forth therein.

TOWN OF NEEDHAM
By Its Board of Selectmen

By: _____
Name:
Title:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

October , 2016

On this ___ day of October, 2016, before me, the undersigned notary public, personally appeared _____, Selectman of the Town of Needham, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

ACKNOWLEDGMENT AND ASSENT OF MORTGAGEE

Somerset Ventures, LLC, holder of a mortgage interest in the above described premises pursuant to mortgage dated August 17, 2016, recorded in the Norfolk County Registry of Deeds at Book 34271, Page 371, hereby acknowledges, assents to, and agrees to be bound by the foregoing **Grant of Access Easement**, and agrees that same shall have the same status, force and effect as though executed and recorded before taking of the mortgage interests and further agrees that the mortgage interests shall be subordinate to same.

IN WITNESS WHEREOF the said Somerset Ventures, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Donald A. Sullivan, its Manager, duly authorized, this day of September, 2016.

Somerset Ventures, LLC

by: Donald A. Sullivan, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September , 2016

Then personally appeared the above named Donald A. Sullivan, Manager of Somerset Ventures, LLC, as aforesaid, personally known to me or proved to me through the production of sufficient evidence, namely
to be the person whose signature is affixed above, and acknowledged that he signed the foregoing document voluntarily for its stated purpose as Manager of Somerset Ventures, LLC, before me,

Notary Public
My commission expires:

DECLARATION OF
RESTRICTIVE COVENANTS

This Declaration is made this _____ day of September, 2016, by 1242 South Street, LLC, a Massachusetts limited liability company with an address of 18 North Road, Bedford, MA 01730 (hereinafter, the "Declarant").

WHEREAS the Declarant is the fee owner of the private way (the "Private Way") and certain land situated in Needham, Norfolk County, Massachusetts, shown as Lots 1 and 2, inclusive, on Plan entitled "1242 South Street, Definitive Subdivision Plan," prepared by Field Resources, Inc., 281 Chestnut Street, Needham, MA 02492, Lakeview Engineering Associates, Civil Engineers, P.O. Box 787, Hudson, Massachusetts, 01749, consisting of 7 sheets: Sheet 1, dated December 17, 2015, revised April 22, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 2, entitled "Existing Conditions Plan of Land," dated December 17, 2015, revised June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 3, entitled "Definitive Subdivision Plan of Land," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 4, entitled "Proposed Site Plan," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 5, entitled "Plan and Profile," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 6, entitled "Proposed Planting Plan," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 7, entitled "Detail Sheet," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; which Sheet 3 shall be recorded herewith, and all of which Sheets are hereinafter referred to as the "Plan";

WHEREAS the Town of Needham Planning Board approved the Plan subject to certain conditions and waivers as set forth in the Board's decision dated July 19, 2016, entitled "Definitive Subdivision Decision, 1242 South Street, Richard S. Raisman & Lynn H. Raisman," (hereinafter the "Decision"), said Decision recorded with Norfolk County Registry of Deeds in Book 34371, Page 355;

NOW THEREFORE, the Declarant hereby declares, pursuant to the Decision, that Lots 1 and 2, inclusive, as shown on the Plan, (hereinafter referred to individually as a Lot or collectively as the "Lots"), shall be held, sold and conveyed subject to the following restrictions and conditions, for the benefit of the Town of Needham, its successors and assigns, and for the benefit of the owners of said Lots, their heirs, successors and assigns, said restrictions and conditions to run with the Lots and to be binding on all parties having any right, title or interest in the Lots or any part thereof, their heirs, successors and assigns, in perpetuity.

1. Neither the Declarant, nor any successor owner or owners of Lots 1 through 2, inclusive, as shown on the Plan, shall use the Lots for any purpose other than single-family residential use, or lot owner home occupations as allowed under the Zoning By-Law, and there shall be no further division of the Lots without the prior written approval of the Planning Board.

2. Each and every owner or owners of any Lot shall be jointly and severally responsible and liable, and shall fulfill all lot owners' obligations under the Homeowners Trust Agreement, recorded herewith, for the costs of the maintenance, repair and reconstruction of the Private Way shown on the Plan and designated thereon and all services, (whether the services are located within the Private Way or in areas shown partially on the Private Way and partially on a Lot), the installation of which are required in connection with this approval, or which may be installed at any time, including, without limitation, maintenance, repair and reconstruction of roadways, water, sewer and drainage facilities and other utilities and related equipment, curbs, monuments, walkways, landscaping and street signs, as and whenever necessary, and including all actions of any kind or nature necessary or appropriate in order to maintain the Private Way in a good, safe and passable condition, including snow plowing, providing access from each Lot to a public way, as shown on the Plan, and providing adequate services to each Lot, all in accordance with these conditions.

3. Each and every owner or owners of any Lot shall be jointly and severally responsible and liable, and shall fulfill all Lot owners' obligations under the Homeowners Trust Agreement, for all maintenance, repairs and reconstruction required for or on the Private Way in compliance with and in conformity with requirements of the Town of Needham and other requirements imposed by law or governmental authority.

4. The Trustees under the Homeowners Trust Agreement and each owner of a Lot shall not use or permit use of the Private Way for any purpose other than ingress and egress from the Lots by the residents of the Lots and their guests and invitees, such use to be limited to pedestrian and private-passenger vehicular traffic, and such other vehicular traffic as is necessary from time to time in cases of emergency, delivery of customary and usual household services and equipment or in connection with the maintenance, repair or reconstruction of the Private Way, the Lot, and any structures thereon and services installed thereon, or hereunder.

5. Neither the Lot owner(s) nor the Trustees under the Homeowners Trust Agreement shall perform, nor shall they permit changes to be made to any Lot, which would impact the functionality or design of the drainage improvements as shown on the Plan.

6. Any and all maintenance, repair or reconstruction work performed on or to the Private Way or in connection with services installed thereon or hereunder by or at the direction of any owner or owners of any Lot or the Trustees under the Homeowners Trust Agreement as provided herein, shall be carried out so as to ensure that no fill material nor any products or excavation or erosion resulting from or arising in connection with such work shall be discharged into any storm drainage system, and soil and other material or debris shall be removed from the site only if such removal will not impact the functionality or design of the drainage improvements shown on the Plan, and only to the extent necessary in connection with such work.

7. No Lot owner or owners nor the Trustees under the Homeowners Trust Agreement shall at any time request that the Private Way be laid out or accepted as a public way in the Town of Needham unless such owner or owners or Trustees at its or their sole expense, perform and complete such work as is necessary to cause the Private Way to comply with all standards and

regulations of the Town of Needham without waiver, and obtain all permits and approvals required by law in connection therewith. If the Private Way is accepted by the Town of Needham as a public way, at any time, then the provisions hereof applicable to ownership and maintenance of the Private Way shall thereupon terminate.

8. No Lot owner(s) nor the Trustees under the Homeowners Trust Agreement, shall at any time request or petition that any drainage system, water pipes, sewer pipes or related equipment or any other improvement within the subdivision for which design or improvement requirements have been waived by the Board as provided herein, be accepted or maintained by the Town of Needham.

9. The Town of Needham and its designees shall have the right to enter upon and use the Private Way for all purposes for which public ways are used in the Town of Needham.

10. Lots 1 and 2 inclusive as shown on the Plan shall be accessed solely from the new Private Way with no vehicular access for said lots provided directly to South Street. Vehicular access to the new Private Way shall be limited to said Lots 1 and 2 as shown on the Plan.

11. Each record owner, whether one or more persons or entities, of title to Lots 1 and 2, as shown on the Plan, shall maintain and keep operational their respective roof drainage system in accordance with the Plan, as approved by this decision and as further described in the Drainage Summary, prepared by Lakeview Engineering Associates, Civil Engineers, P.O. Box 787, Hudson, Massachusetts, 01749, dated December 3, 2015, revised April 22, 2016 and June 16, 2016.

12. In any sale or transfer by the owner(s) or any successor owner(s) of any of the Lots, the deed or other instrument shall refer to and incorporate the above conditions, and a) any conveyance shall include transfer of a fee interest or the perpetual right and easement to use the Private Way in common with others lawfully entitled thereto for all purposes for which public ways in the Town of Needham may now or hereafter be used consistent with the provisions hereof, and b) the subsurface areas, equipment and facilities used and maintained in connection with the provision of water, sewer, drainage and other utility services provided to the conveyed premises.

Any deed or other instrument purporting to transfer or convey any interest in any Lot or Lots which does not expressly refer to and incorporate these conditions shall nevertheless be deemed to contain the same and in all events shall be subject thereto.

13. This Restrictive Covenant incorporating conditions 3 through 14 and condition 17 of the Decision will be recorded in the Registry of Deeds and shall run with the land and shall be enforceable by the Town of Needham. This Restrictive Covenant shall be referenced on the Plan and shall be recorded therewith. This Restrictive Covenant shall be enforceable in perpetuity or for the longest period permitted by law and in any event for 100 years.

For Declarant's title see Deed of Richard S. Raisman and Lynn H. Raisman recorded with Norfolk County Registry of Deeds in Book 34371, Page 367.

IN WITNESS WHEREOF, the said 1242 South Street, LLC, has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by the Jon Wardwell and Jason Brickman, its Managers, hereto duly authorized, this _____ day of September, 2016.

1242 South Street, LLC

1242 South Street, LLC

By: _____
Jon Wardwell
Manager

By: _____
Jason Brickman
Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September _____, 2016

Then personally appeared before me the above named Jon Wardwell, Manager of 1242 South Street, LLC, personally known to me or proved to me through the production of sufficient evidence to be the person whose signatures is affixed above, and acknowledged that he signed the foregoing document freely for its stated purpose as Manager of 1242 South Street, LLC.

Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September _____, 2016

Then personally appeared before me the above named Jason Brickman, Manager of 1242 South Street, LLC, personally known to me or proved to me through the production of sufficient evidence to be the person whose signatures is affixed above, and acknowledged that she signed the foregoing document freely for its stated purpose as Manager of 1242 South Street, LLC.

Notary Public
My commission expires:

Approved as to Form:

David Tobin
Town Counsel

ACCEPTANCE BY THE TOWN OF NEEDHAM

The foregoing Declaration of Restrictive Covenants hereby is accepted by the Town of Needham, subject to the terms and conditions set forth therein.

TOWN OF NEEDHAM
By Its Board of Selectmen

By: _____
Name:
Title:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

October , 2016

On this ___ day of October, 2016, before me, the undersigned notary public, personally appeared _____, Selectman of the Town of Needham, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

ACKNOWLEDGMENT AND ASSENT OF MORTGAGEE

Somerset Ventures, LLC, holder of a mortgage interest in the above described premises pursuant to mortgage dated August 17, 2016, recorded in the Norfolk County Registry of Deeds at Book 34271, Page 371, hereby acknowledges, assents to, and agrees to be bound by the foregoing **Declaration of Restrictive Covenants**, and agrees that same shall have the same status, force and effect as though executed and recorded before taking of the mortgage interests and further agrees that the mortgage interests shall be subordinate to same.

IN WITNESS WHEREOF the said Somerset Ventures, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Donald A. Sullivan, its Manager, duly authorized, this day of September, 2016.

Somerset Ventures, LLC

by: Donald A. Sullivan, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September , 2016

Then personally appeared the above named Donald A. Sullivan, Manager of Somerset Ventures, LLC, as aforesaid, personally known to me or proved to me through the production of sufficient evidence, namely
to be the person whose signature is affixed above, and acknowledged that he signed the foregoing document voluntarily for its stated purpose as Manager of Somerset Ventures, LLC, before me,

Notary Public
My commission expires:

TREE RETENTION RESTRICTION

This Declaration is made this _____ day of September, 2016, by 1242 South Street, LLC, a Massachusetts limited liability company with an address of 18 North Road, Bedford, MA 01730 (hereinafter, the "Declarant").

WHEREAS the Declarant is the fee owner of the private way (the "Private Way") and certain land situated in Needham, Norfolk County, Massachusetts, shown as Lots 1 and 2, inclusive, on Plan entitled "1242 South Street, Definitive Subdivision Plan," prepared by Field Resources, Inc., 281 Chestnut Street, Needham, MA 02492, Lakeview Engineering Associates, Civil Engineers, P.O. Box 787, Hudson, Massachusetts, 01749, consisting of 7 sheets: Sheet 1, dated December 17, 2015, revised April 22, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 2, entitled "Existing Conditions Plan of Land," dated December 17, 2015, revised June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 3, entitled "Definitive Subdivision Plan of Land," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 4, entitled "Proposed Site Plan," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 5, entitled "Plan and Profile," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 6, entitled "Proposed Planting Plan," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; Sheet 7, entitled "Detail Sheet," dated December 17, 2015, revised April 21, 2016, June 7, 2016, July 18, 2016 and August 16, 2016; which Sheet 3 shall be recorded herewith, and all of which Sheets are hereinafter referred to as the "Plan";

WHEREAS pursuant to Paragraph 39 of that certain "Definitive Subdivision Decision, 1242 South Street, Richard S. Raisman & Lynn H. Raisman, dated July 19, 2016, recorded with Norfolk County Registry of Deeds in Book 34371, Page 355 (the "Decision"), the Planning Board for the Town of Needham, Massachusetts, required, in pertinent part, that the Owner deliver to the Board, a certain Tree Retention Restriction;

WHEREAS, the within Declaration of Tree Retention Restriction by the Owner is intended to comply with the aforesaid requirement of the Planning Board, as stated in Paragraph 39 of the Decision;

NOW THEREFORE, the Declarant hereby declares, pursuant to the Decision, that Lot 2 shall be held, sold and conveyed subject to the following restriction, for the benefit of the Town of Needham, its successors and assigns, said restriction to run with the Lot and to be binding on all parties having any right, title or interest in the Lot or any part thereof, their heirs, successors and assigns, in perpetuity:

- A. Within the northerly portion of Lot 2, shown and designated as "50 Foot Tree Retention Area" (the "Retention Area") on both the Plan and the "Tree Retention Area Sketch" attached hereto as Exhibit A (the "Sketch"), made a part hereof and incorporated herein by reference, , all existing trees shall be retained except for those trees specifically noted for removal. However, the foregoing shall not

prohibit the cutting, pruning or other maintenance of any tree within the Retention Area, or the removal of dead, diseased or decaying trees, provided such work or removal is conducted in accordance with both standard tree management practice applicable to suburban residential areas and the process described in paragraph B below.

- B. Before any tree within the Retention Area shall be cut, pruned or removed (with the exception of those trees noted for removal on the Plan and the Sketch), a written request shall be submitted to the Tree Warden, acting as the duly authorized agent of the Planning Board. The request shall include an opinion of a certified arborist, a narrative description of the work to be performed, and any additional information that may be reasonably necessary to render a determination. The Tree Warden shall then have thirty (30) days to review the request and either approve or deny same. If the Tree Warden shall fail to act within such thirty (30) day period, the request shall be deemed approved.

Any denial shall be in writing and shall include the specific grounds therefor. Any person aggrieved by reason of such denial may seek review by the Planning Board. Any person aggrieved by reason of the Planning Board's review may seek judicial review.

In any sale or transfer by the owner(s) or any successor owner(s) of Lot 2, the deed or other instrument shall refer to and incorporate the above conditions. Any deed or other instrument purporting to transfer or convey any interest in any Lot or Lots which does not expressly refer to and incorporate these conditions shall nevertheless be deemed to contain the same and in all events shall be subject thereto.

This Tree Retention Restriction shall run with the land and shall be enforceable by the Town of Needham, in perpetuity, or for the longest period permitted by law and in any event for 100 years.

For Declarant's title see Deed of Richard S. Raisman and Lynn H. Raisman recorded with Norfolk County Registry of Deeds in Book 34371, Page 367.

- BALANCE OF PAGE INTENTIONALLY LEFT BLANK --

IN WITNESS WHEREOF, the said 1242 South Street, LLC, has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by the Jon Wardwell and Jason Brickman, its Managers, hereto duly authorized, this day of September, 2016.

1242 South Street, LLC

1242 South Street, LLC

By: _____
Jon Wardwell
Manager

By: _____
Jason Brickman
Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September , 2016

Then personally appeared before me the above named Jon Wardwell, Manager of 1242 South Street, LLC, personally known to me or proved to me through the production of sufficient evidence to be the person whose signatures is affixed above, and acknowledged that he signed the foregoing document freely for its stated purpose as Manager of 1242 South Street, LLC.

Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September , 2016

Then personally appeared before me the above named Jason Brickman, Manager of 1242 South Street, LLC, personally known to me or proved to me through the production of sufficient evidence to be the person whose signatures is affixed above, and acknowledged that she signed the foregoing document freely for its stated purpose as Manager of 1242 South Street, LLC.

Notary Public
My commission expires:

Approved as to Form:

David Tobin
Town Counsel

ACCEPTANCE BY THE TOWN OF NEEDHAM

The foregoing Declaration of Restrictive Covenants hereby is accepted by the Town of Needham, subject to the terms and conditions set forth therein.

TOWN OF NEEDHAM
By Its Board of Selectmen

By: _____
Name:
Title:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

October , 2016

On this ___ day of August, 2016, before me, the undersigned notary public, personally appeared _____, Selectman of the Town of Needham, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

ACKNOWLEDGMENT AND ASSENT OF MORTGAGEE

Somerset Ventures, LLC, holder of a mortgage interest in the above described premises pursuant to mortgage dated August 17, 2016, recorded in the Norfolk County Registry of Deeds at Book 34271, Page 371, hereby acknowledges, assents to, and agrees to be bound by the foregoing **Tree Retention Restriction**, and agrees that same shall have the same status, force and effect as though executed and recorded before taking of the mortgage interests and further agrees that the mortgage interests shall be subordinate to same.

IN WITNESS WHEREOF the said Somerset Ventures, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Donald A. Sullivan, its Manager, duly authorized, this day of September, 2016.

Somerset Ventures, LLC

by: Donald A. Sullivan, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

September , 2016

Then personally appeared the above named Donald A. Sullivan, Manager of Somerset Ventures, LLC, as aforesaid, personally known to me or proved to me through the production of sufficient evidence, namely
to be the person whose signature is affixed above, and acknowledged that he signed the foregoing document voluntarily for its stated purpose as Manager of Somerset Ventures, LLC, before me,

Notary Public
My commission expires:



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

MEETING DATE: 10/4/2016

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 October 5, 2016 Special Town Meeting Warrant.</p>			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<p><i>Suggested Motion:</i></p> <p>That the Board vote to support (not to support) article _____ in the October 5, 2016 Special Town Meeting Warrant.</p>			
3.	BACK UP INFORMATION ATTACHED	YES	NO
<p>a. Status of Articles b. Special Town Meeting Warrant provided under separate cover</p>			

October 5, 2016 Special Town Meeting Status of Articles

Article	Title	Status	BOS Rec.	FC Rec.	BOS Member	FC Member
1	Collective Bargaining - Fire			Adopt	Dan	Rick L.
2	Appropriate for Hillside School Construction		Adopt	Adopt	Marianne	Dick
3	Appropriate for Hillside School Outside Play Areas		Adopt	Adopt	Marianne	Tom
4	Amend Zoning By-law Height Limitation Exception		Adopt	Adopt	Moe	Carol
5	Amend Zoning By-law Definition of Basement		Adopt	No position	Moe	[Barry]
6	Amend the FY2017 Operating Budget		Adopt	Adopt	Matt	Rick Z.
7	Amend the FY2017 RTS Enterprise Fund Budget		Adopt	Adopt	Matt	Barry
8	Appropriate for NPDES MS4 Permit		Adopt	Adopt	Matt	Louise
9	Appropriate for Eliot School Traffic Safety Improvements		Adopt	Adopt	Marianne	John
10	Acceptance of Easement- 1001 - 1015 Central Ave.		Adopt	Adopt	Dan	Ken
11	Grant of Easement - Greendale Avenue		Adopt	Adopt	Dan	Tom
12	Amend General By-law - Notification		Adopt	Adopt	John	Rick L.
13	Citizen's Petition - Amend Zoning By-law		Refer to Planning Board/Oppose	No position	John	Carol



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

MEETING DATE: 10/4/2016

Agenda Item	Policy for Use of Electronic Message Boards
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED		
<p>The Town Manager will recommend the adoption of a policy governing the use of electronic message boards. The policy would apply to fixed location boards such as the one at the RTS, and not to mobile electronic boards, the use of which is governed under Policy BOS-DPW-007.</p>			
2.	VOTE REQUIRED BY BOARD OF SELECTMEN	YES	NO
<p><i>Suggested Motion:</i> That the Board vote to approve and authorize the chairman to sign the Policy for the Use of Electronic Message Boards.</p>			
3.	BACK UP INFORMATION ATTACHED	YES	NO
<p>a. Proposed Policy for the Use of Electronic Message Boards b. BOS-DPW-009 Use of Mobile Electronic Message Boards (5/27/2014)</p>			

Town of Needham Board of Selectmen

Policy Number:	BOS-DPW-009
Policy:	Policy for Use of Electronic Message Boards
Date Approved:	October 4, 2016
Date Revised:	
Approved:	_____ Chairman, Board of Selectman

Section 1: Definitions

Electronic Message Board – On-line communication system consisting of one or more display boards electronically connected to a computer, where information can be shared with the public.

Section 2: Purpose and Criteria

Purpose: The purpose of this policy is to provide a mechanism to notify the general public about events and issues that may affect or be of interest to residents and visitors to the Town of Needham. This policy is to provide guidance for the use of these boards.

Criteria: Use of the boards will be accomplished through a three phased expansion. During all phases, notifications related to public safety shall receive priority over all other messages.

Phase I: Public Safety—These types of message are for matters of public safety either for the entire town or certain sections of the town.

Phase II: Municipal Messages Only – These types of messages are for events and notifications originated by Town of Needham departments.

Phase III: Town Benefitted Events – These include any non-municipal event which directly benefits a Town or Public School entity.

Phase IV: Organized Group Event – These include events sponsored by a Needham-based formally organized, not for profit group that are open to the general public, take place in Needham, and will enrich the lives of those attending the event.

Section 3: Application

- a. Events may be posted no more than two weeks prior to the date of the event and will expire the day of the event at midnight.
- b. Requests for message displays should be submitted using the online form located on the Town's website.

Board of Selectmen

Policy Number:	BOS-DPW-007
Policy:	Use of Mobile Electronic Message Boards
Date Approved:	May 27, 2014
Date Revised:	
Approved:	 Chairman, Board of Selectman

Section 1: Definitions

Mobile Electronic Message Board - A transportable device capable of displaying variable information in words and symbols from a programmable controller to the public.

Section 2: Policy

It is the policy of the Town of Needham that mobile electronic message boards will be restricted to public safety, general public works, emergency and construction uses only. Mobile electronic message boards will not be used to provide information and/or announcement of community events.

Section 3. Procedures

The Chief of Police, Director of Public Works, and Town Manager are authorized to determine whether a request to use the mobile electronic message boards is in compliance with this policy and may authorize the deployment of such devices as appropriate.

Section 4: Exceptions

The Board of Selectmen retains the authority to make exceptions to this policy if considered in the best interest of the Town to do so.



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

MEETING DATE: 10/04/2016

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		

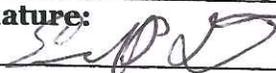
**Management Salary Schedule
FY 2017**

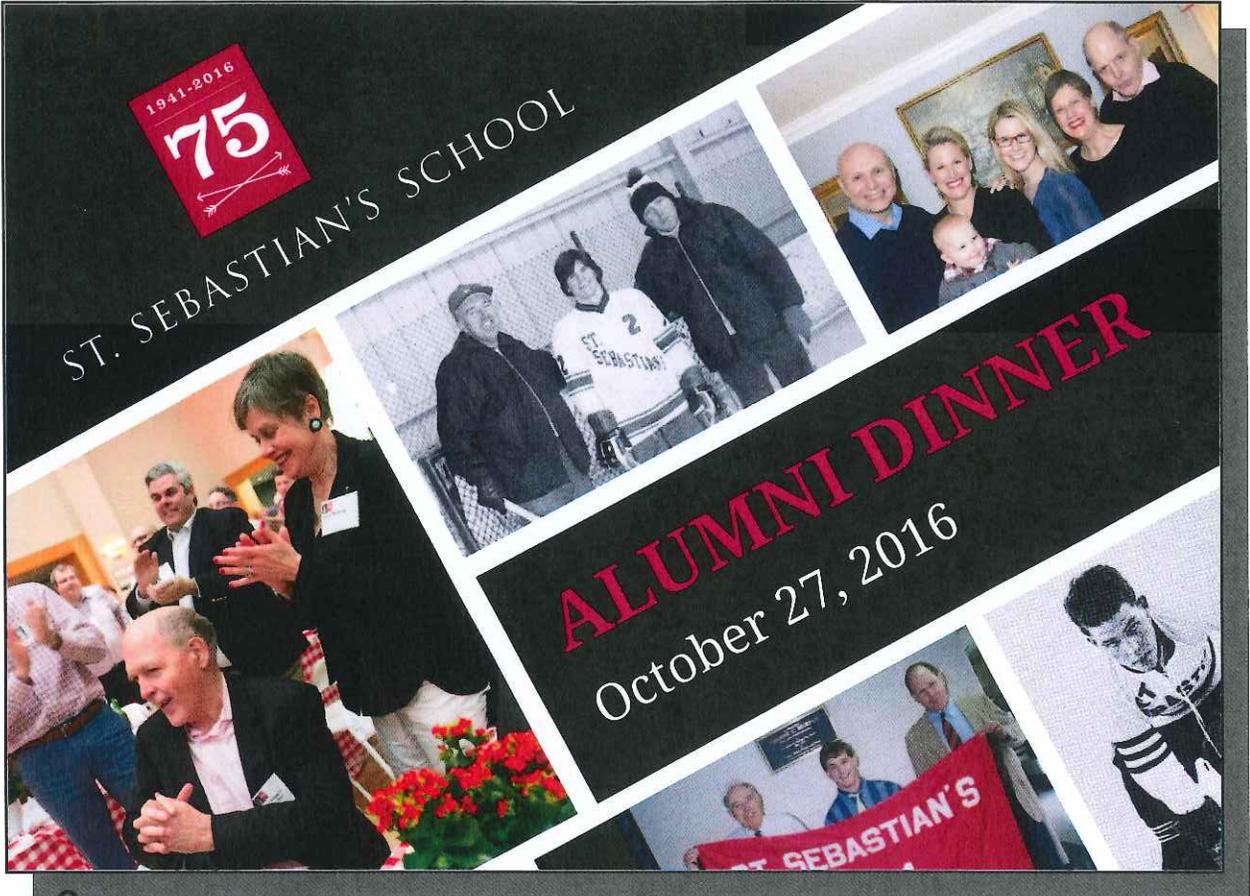
	Minimum	Maximum
K29	\$125,378	\$155,468
K28	\$118,172	\$146,533
K27	\$110,966	\$137,598
K26	\$103,760	\$128,662
K25	\$96,554	\$119,727
K24	\$89,348	\$110,792
K23	\$82,143	\$101,857
K22	\$74,937	\$92,921
K21	\$65,276	\$80,943

emailed 9/20/16

**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)	Ed Davis
Event Manager Address	1191 Greendale Ave Needham MA 02492
Event Manager Phone Number	781-277-0158
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	Alumni Dinner
Date of Event	10-27-16
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: 6PM TO: 10PM
Are tickets being sold in advance for this event?	<input checked="" type="checkbox"/> YES \$ 45 /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?	200
Name & address of event location. Please attach proof of permission to use this facility.	Ward Hill, 1191 Greendale Avenue Needham
Who will be serving the alcohol to your guests?	Sage Dining
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).	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:	9/19/16



ALUMNI DINNER

The Alumni Association cordially invites you to this year's Alumni Dinner celebrating and honoring Dan Williams '64 for his years of dedicated service to St. Sebastian's and our alumni community.

Thursday, October 27, 2016

6:00 PM Cocktail Reception | **7:00 PM** Dinner & Program

Ward Hall, St. Sebastian's School

Tickets: 1945-2006: \$45 | 2007-2012: \$25

RSVP online at www.stsebs.org/alumnidinner or by returning the enclosed card along with payment by October 20.

For questions, please contact Kelsey Johnson at kelsey_johnson@stsebs.org or 781.247.0186.

e-mailed 9/16/16

**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)	Paula Jacobson / Julie Richmond	
Event Manager Address	863 Great Plain Ave Needham, MA 02492	
Event Manager Phone Number	781-444-6400	
Organization Representing (if applicable)	YMCA of Greater Boston	
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	Giving GALA	
Date of Event	October 15, 2016	
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: 6pm	TO: 11pm
Are tickets being sold in advance for this event?	<input checked="" type="checkbox"/> YES \$ 125/per ticket	<input type="checkbox"/> NO
Is there an admission fee for this event?	<input checked="" type="checkbox"/> YES \$ 125/per ticket	<input type="checkbox"/> NO
Are you using dues collected to purchase alcohol for this event?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
How many people are you expecting at this event?	240	
Name & address of event location. Please attach proof of permission to use this facility.	1471 Highland Ave Needham, MA 02492	
Who will be serving the alcohol to your guests?	Jennifer Conroy, Alice Yea, Paul Boudreau, Regina Birder	
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. (on file in otm)	
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.	Bartender at bar set up in hall	
<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: 9/16/16

**Town of Needham
Board of Selectmen
Minutes for June 28, 2016
Selectmen's Chamber
Needham Town Hall**

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

7:00 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman Matthew D. Borrelli. Those present were Marianne B. Cooley, Daniel P. Matthews, John A. Bulian, Maurice P. Handel, and Town Manager Kate Fitzpatrick. Recording Secretary Mary Hunt was not present.

7:00 p.m. Joint Meeting with Planning Board:
Lee Newman, Director of Planning & Community Development, and members of the Planning Board including Elizabeth Grimes, Paul Alpert, Martin Jacobs and Ted Owens met with the Board to discuss issues of mutual interest including the status of the large house zoning, other pending zoning initiative, and the scheduling of zoning proposals.

Elizabeth Grimes said the Planning Board held a public meeting to discuss large house zoning with builders and realtors in Needham. She said the meeting was generally positive, but some questions remained unanswered. Ms. Grimes said a second public hearing was held, which she said was fairly well attended, and a questionnaire was distributed to gather additional feedback. Ms. Grimes said some people at the public hearing expressed they felt the LHSC was not "doing enough." Ms. Grimes said the LHSC discussed the outcome of both public hearings and it was decided smaller working group sessions would be a benefit for future discussions.

Ms. Newman said themes from the public hearings considered by the smaller working groups included the averages of front yard setbacks, rear yard setbacks, and FAR standards.

Mr. Handel asked if smaller conforming vs. non-conforming lots was discussed?

Ms. Newman said discussion about the possibility of reducing the FAR standard occurred, particularly on non-conforming lots where homes are out of scale. Ms. Grimes said comments heard at the public hearing indicated lots under 10,000 sq. ft were the issue, and that tighter regulations are sought. Mr. Handel and Mr. Borrelli concurred.

Mr. Borrelli asked whether it is possible to have separate standards for conforming and non-conforming lots?

Ms. Newman said the tools being proposed are for both conforming and non-conforming lots, but the standards are variable. Ms. Grimes said the goal is not to impose significant restrictions on lots larger than 10,000 sq. ft. because the FAR would be greater, but on smaller lots the proposal may be tighter. Mr. Borrelli clarified the FAR would not include the attic or basement. Ms. Grimes clarified there is an allowance of 600 sq. ft. for the garage, which she said is standard in surrounding communities.

Mr. Bulian said he thinks the public outcry is geared toward the half dozen builders who are taking advantage of the smaller lots and building structures that are too large. He commented most builders do a good job positioning and sizing new homes. He said the issue with non-conforming lots is enhanced because the lot itself is not conforming and smaller, therefore making the mass appear larger. He said he does not believe, once changes are made, there is a problem. Mr. Bulian commented the Town, over the last 25 years has changed. He said he supports what the LHSC has proposed and would like the front setback maintained at 20 ft. Mr. Bulian said homes being built should have an outdoor play area for children. Mr. Bulian agreed with comments made by Mr. Borrelli and said vetting needs to continue.

Mr. Matthews commented on a timeline for bringing the issue to Town Meeting next May. He said he is concerned about the complexity of the issue, as history shows bringing substantial zoning items to Town Meeting can be too much for Town Meeting members to wade through all at once, thereby getting derailed. He reiterated the thought suggested by Mr. Borrelli of separating out key issues into individual items. He said a robust public hearing process is necessary.

Ms. Grimes said the Planning Board has yet to discuss the issue, nor taken a position. She commented it is not right for the Planning Board to take a position until receiving a recommendation from the LHSC.

Ms. Cooley asked whether the Planning Board discussed the idea of the single basement provision? Ms. Grimes said it has, and there is a flaw in the zoning by-law with respect to how many basements can be built in a single family home. She said the issue could be brought forth in November with permission from the Board of Selectmen. She said she will be working with Dave Roche, Building Inspector to formulate language. Ms. Cooley commented the Board of Selectmen has conceptually had a discussion agreeing a single family home may have a single level basement.

Ms. Fitzpatrick reminded the Board of Selectmen and the Planning Board that Town Meeting is scheduled for October 5, 2016.

Mr. Handel commented the LHSC is doing a great job dealing with a difficult issue. He said there may be public expectation that the LHSC work on the social aspect of the issue, which he said it obviously cannot do. He commented a strategy is required making sure people understand what is being brought forth. Ms. Grimes

agreed. Mr. Borrelli said it may be wise to have an additional meeting for Town Meeting members to have their questions answered, as it is such a complex issue.

Ms. Cooley commented in addition to the social issue, two other key issues raised by the public but that are not part of the LHSC focus of work, include trees and storm water. Mr. Matthews encouraged the planners to discuss the issue as an agenda item on a regular basis, including thinking about whether or not some of the individual issues need to be broken out. He commented there is enough time between now and May to make sure the public is not surprised with the way the issue is being handled.

Ms. Grimes said there may be unintended consequences to breaking out individual issues, and feels the issue should be discussed as a whole. She noted there could be one or two minor items that could be handled individually. Mr. Matthews clarified the Planning Board is legally and politically responsible, as elected officials, to guide the LHSC at every turn, rather than make big changes just prior to presenting at Town Meeting. Mr. Jacobs said he was not sure he agrees with Mr. Matthews comment, saying the LHSC has been considering the issue for over two years and have struggled to reach consensus. He said that while he is a member of the Planning Board, he said he has not attended any of the LHSC meetings and therefore may not be well informed on the broad package of proposals. He commented he believes the Planning Board should wait for the LHSC to do its work.

Mr. Borrelli asked whether there were any other initiatives, in addition to trees, drainage, or basements requiring discussion? Ms. Newman said there may be adjustments on how height is measured and exemptions allowing utility systems on the roof in municipal uses.

Mr. Borrelli commented on the timeline saying it makes sense to bring minor, correctional zoning items to Special Town Meeting, particularly regarding basements or municipal items. Ms. Grimes commented the Planning Board is limited in what zoning changes it can bring to May Town Meeting. She said by not allowing the Planning Board to bring zoning articles to fall Town Meeting really restricts development and is harmful to the business community. Ms. Grimes said it is not the way Needham should proceed, as the Town is growing and expanding. Mr. Jacobs and Mr. Alpert agreed, Mr. Owens did not agree.

Mr. Bulian said he understands the rationale as to why the Board of Selectmen holds zoning articles until May, and stated he agrees with much of Ms. Grimes comments, but has no interest in "opening the floodgates" to zoning in the fall. He said he is open minded to a case by case basis.

Mr. Matthews stated basic government accommodates Town Meeting running as long as necessary to deal with all articles. He said many towns do not have a Special Town Meeting, but Needham has found some items in the fiscal cycle

require a vote, with the general feeling that as long as Town Meeting is in session, other items can be discussed as long as they can be dealt with in one night. He commented there is no hard and fast rule prohibiting zoning in the fall, but whatever is brought forward must be able to be fully discussed, along with other items within one night. Mr. Matthews said adhering to one night Special Town Meeting is a general practice of the Board based on feedback from Town Meeting members and other committees. Mr. Matthews said the Planning Board may bring items to the Special Town Meeting as long as they are straight forward and can be fully discussed, along with the other business of the night. Mr. Matthews said the Board of Selectmen is not the boss of the issue, suggesting further discussion with other boards and committees may be necessary if the Planning Board feels there are other items that need to be accomplished at other times of the year. Mr. Matthews said the Board of Selectmen is the "warrant committee" who organize the warrant to accomplish the business of the Town. He said there is no prohibition about bring items forward to the Special Town Meeting, but the Board of Selectmen has been told by many Town Meeting members not to put complicated zoning on the warrant, except at the Annual Town Meeting.

Mr. Borrelli suggested zoning is one of the most important issues on the warrant, and the opportunity for debate and discussion in preparation for Special Town Meeting is hindered by the summer season when people are not always in Town.

Mr. Handel agreed further discussion is necessary, but suggested if an item needs to be addressed on a timely basis, everyone should be open to having discussion even if it means by doing so requires an extra night at the fall Special Town Meeting. He said Town Meeting members may be willing to have a 2 night fall Town Meeting.

Mr. Borrelli asked both Boards if there were any other items to discuss?

Mr. Matthews said he wanted to discuss Senate Bill 2311.

Ms. Newman said the Planning Board have seen a memo dated June 7, 2016 prepared by Judi Barrett, Director of Municipal Services, RKG Associates, Inc., commenting she thought the bill was dead on arrival in the House from what she is hearing.

Mr. Borrelli commented the Board of Selectmen will be signing a letter tonight opposing the bill. Mr. Jacobs asked to see the letter to be signed by the Board of Selectmen.

Mr. Matthews said Senate Bill 2311 represents a major overhaul of State planning law. He said the content in the bill has been mulled for a few years, but he thought another comprehensive bill, similar to Senate Bill 231, but with new features added and some removed, will come forward next year and every year until there is a substantial change. He commented that as a Selectmen he looks to the planners for

advice and recommendations. Mr. Matthews said he hopes the Planning Board can take an active role in Senate Bill 2311.

Mr. Borrelli thanked the members of the Planning Board for the discussion.

Ms. Fitzpatrick noted the Selectmen's major objection to Senate Bill 2311 are the sweeping "as of right" provisions that cut the Planning Board out of decisions in terms of multi-family housing, and the expansion of various provisions from the Board of Appeals. She noted the planners should have input and control over the technical aspects of the bill.

7:40 p.m.

Appointments and Consent Agenda:

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

APPOINTMENTS

**MWRA Advisory Board (Alternate)
Various Reappointments**

**Chris Seariac (term expires 6/30/2019)
List at end of this agenda**

CONSENT AGENDA

- 1. Approve a request from the Public Health Department for a 20(b) exemption to allow the following school employees to work as seasonal packers/drivers for The Traveling Meals program: Dawn O'Halloran, KASE Program; and Catherine Murray, Broadmeadow School Cafeteria.**
- 2. Approve a request from the Charles River YMCA to hold its 4th of July Road Race in Needham on July 4, 2015 from 7:00 a.m. to 11:00 a.m. The route of the race has been approved by the following departments: Police, Fire, Park and Recreation and, DPW.**
- 3. Approve a request from Public Facilities for a 20(b) exemption to allow the following town employee to work as a part-time evening/weekend building monitor: Stephane Grably, Program Coordinator Volunteer & Transportation.**
- 4. Accept a \$20 donation made to Needham Youth Services from Ms. Paula McEvoy, a Needham resident. The monies are to be used to sponsor Needham Youth Services VAN program.**
- 5. Accept miscellaneous donations totaling \$2,718 made to the Council on Aging's Transportation Account for the period of FY16.**
- 6. Accept donations made to the Council on Aging's Donation Account for the period of FY16 from the following: Knizeski- \$150 (in memory of her parents); Smolin- \$100; Brownell- \$24; and a miscellaneous donation of \$90.**
- 7. Accept the following donations made to the Needham Park and Recreation Commission for its Arts in the Parks and Children's Theatre programs: \$1,561 from Parent Talk Inc. for Children's Theatre; \$700 from Roche Brothers for Arts in the Parks; \$700 from Louise Condon for Arts in the Parks; \$700 from Copley Motorcars Corporation for Arts in the Parks; \$700 from Friends of**

Denise Garlick for Arts in the Parks; \$700 from the Needham Exchange Club; and \$700 from Dedham Savings Bank.

- 8. Support Youth Services' "Needham Unplugged" for the month of March including its annual no-meeting night which will be held on Thursday, March 9, 2017.**
- 9. Approve a 2016 Common Victualler License for Great Plain Hospitality d/b/a RFK Kitchen located at 948 Great Plain Avenue, Needham.**
- 10. Approve minutes of June 14, 2016 meeting (open session)**
- 11. Approve a One Day Special Wines & Malt Beverages request from Jaclyn McGrory, of The American Cancer Society to hold its "Tee Off Fore Hope" event on Tuesday, July 12, 2016 from 6:00 p.m. to 9:00 p.m. The event will be held at Club Champion Boston, located at 924 Great Plain Avenue, Needham.**
- 12. Approve a One Day Special Wines & Malt Beverages request from Amy Sinclair of TripAdvisor to provide service for the Hubspot/Wayfair event to be held at TripAdvisor on Wednesday, July 13th from 4:00 to 9:00 p.m.**
- 13. Grant permission for the following residents to hold block parties:**

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Eileen Smith	21 LaSalle Road	LaSalle Road	7/4/16	N/A	2pm-10pm

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

7:45 p.m.

Wireless Fire Alarm Update:

Dennis Condon, Needham Fire Chief and Dave Davison, Assistant Town Manager/Finance appeared before the Board to provide a status report on the Town's initiative to modernize the fire alarm system.

A Powerpoint presentation was viewed.

Chief Condon gave a history of the Town's fire alarm system saying it was funded in 1889, first struck in 1890, and still in use today. He said the current system is deteriorating, noting two firefighters currently maintain the system on an overtime basis. He explained the current system works based on a telegraph system. He commented a new system would work by radio signal. He said the project is moving forward with a contract being signed with L.W. Bills Company for installation of equipment. Chief Condon said the first radio alarm box will be installed at the St. Mary's Street Pump Station. He explained the benefits of modernizing the system include reduced maintenance costs, better reliability during inclement weather, and reduced capital costs for maintaining the system.

Mr. Borrelli asked about a back up system. Chief Condon said the system has full redundancy, including secondary equipment and antenna.

Mr. Borrelli asked about budget appropriation for the new system. Mr. Davison commented most of the cost will be covered, but there is a possibility of a phase II

capital request. He said boxes currently on poles will be abandoned and auctioned off at the end of the project.

The Board thanked Chief Condon and Mr. Davison for the update.

7:50 p.m.

Grant of New Drain Easement and Permission to Encroach into Existing Drain Easement - 56 Nichols Road

Richard Merson, DPW Director, Anthony DelGaizo, Town Engineer, Chris Seariac, Superintendent/Water and Sewer and Sean Harrington, Assistant Superintendent/Water and Sewer appeared before the Board to discuss a grant of new drain easement and permission to encroach into existing drain easement at 56 Nichols Road.

Mr. Merson explained the property owners at 56 Nichols Road are in the process of constructing a new house. He said currently there is a drain easement that runs from the front corner of the property towards the rear center of the property line making the new house difficult to place.

Through discussions and permitting with DPW personnel, the drain line was relocated such that the new structures are adjacent to the property lines creating more space for a house. The old drain line was abandoned and removed as part of the construction.

Mr. Merson said the property owners request permission to encroach on the existing drain easement so they may obtain a building permit. Also, the new owners have prepared an as built location of the new drain line and a new grant of drain easement document to the Town. The plan and documents will be recorded at the Registry of Deeds. The property owners will request that the current easement be extinguished once the proposed easement is in place.

Motion by Mr. Bulian that the Board vote to permit the new house structure at 56 Nichols Road to encroach on the existing easement and approve and sign the new Grant of Drainage Easement for 56 Nichols Road.

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

7:55 p.m.

EPA - National Pollutant Discharge Elimination System (NPDES):

Richard Merson, DPW Director, Anthony DelGaizo, Town Engineer, Chris Seariac, Superintendent/Water and Sewer and Sean Harrington, Assistant Superintendent/Water and Sewer appeared before the Board to discuss the new final version of the EPA's National Pollutant Discharge Elimination System permit, which was signed on April 4, 2016 regulating the discharge of storm water into the waters of the United States and becomes effective July 1, 2017.

A Powerpoint presentation was viewed.

Mr. Merson explained various glossary terms. He discussed Minimum Control Measures including Public Education and Outreach, Public Participation and Involvement, Illicit Discharge Detection and Elimination (IDDE), Construction Site Runoff Control, Post-Construction Runoff Control, and Pollution Prevention/Good Housekeeping. Mr. Merson commented the next steps include a funding request at the October 2016 Special Town Meeting, engage consultants to evaluate and prepare the plan, evaluate funding mechanisms, submit the application, and establish general by-laws.

Mr. DelGaizo discussed the Watershed Management Plan.

Ms. Fitzpatrick said it is important to point out that the Town has been proactive in preparing and incorporating NPDES within projects. She commented there is a lot in the application and it is not going to be inexpensive. Ms. Fitzpatrick said a long term plan for storm water is needed.

Mr. Borrelli commented NPDES is an expensive and tedious mandate, and the Town needs to find a way to pay for it and be in compliance. He asked if revisions in the permit are possible. Mr. Merson said he believes the permit is final and it is what all towns will have to do.

Mr. Borrelli asked about cost and how they will be estimated. Ms. Fitzpatrick said funding to be sought in October will be for the development of the application, which will help to identify projects and their costs. She commented the amount proposed is the minimum amount in order to be responsive and in compliance.

The Board thanked Mr. Merson, Mr. DelGaizo, Mr. Seariac, and Mr. Harrington for the presentation.

8:25 p.m.

Town Manager:

Kate Fitzpatrick, Town Manager appeared before the Board with 5 items to discuss:

1. Acceptance of Declaration of Restrictive Covenant and Grant of Easements

Ms. Fitzpatrick said the Planning Board has requested that the Board of Selectmen accept and execute a Declaration of Restrictive Covenant and Grant of Easements for 1001-1015 Central Avenue Definitive Subdivision Plan, also known as Sunrise Terrace. She said the documents were required by the Planning Board as part of the approval of the subdivision plan for the construction of the subdivision, and set forth the requirements of the developer with respect to the on-going private responsibility for appropriate maintenance of the roadway and drainage system. She said the Easements, which will also require Town Meeting approval, will also allow perpetual right to pass and re-pass over the way and will allow access to the drainage system for emergency repairs.

Mr. Borrelli asked for questions from the Board. No questions were asked.

Motion by Mr. Handel that at the request of the Planning Board, that the Board accept and authorize the Chairman to sign the Declaration of

Restrictive Covenant and Grant of Easements for the 1001-1015 Central Avenue Definitive Subdivision Plan.

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

2. Set Water and Sewer Rates

Ms. Fitzpatrick noted Dave Davison, ATM/Finance and Evelyn Pones, Town Treasurer are in attendance. She reminded the Board it held a public hearing regarding the Water and Sewer Rates at its June 14, 2016 meeting. She said the Water and Sewer Rate Structure Committee voted to recommend the rate structure that was presented to the Board. The rate structure presented to the Board is a continuation of a phased approach with sewer rates. She said no change is proposed to the basic service fees or any of the water rates. The increase to the sewer steps are the same as discussed with the Board of Selectmen in June 2015 and again at the public hearing held on June 14, 2016.

Mr. Borrelli asked whether additional emails or public comment on the issue was received. Ms. Fitzpatrick said no additional comments were received, however noted a typographical error in the Needham Times. She said the amount of the Town's investment in the sewer system over the next few years is not \$8 billion.

Motion by Mr. Bulian that the Board approve the proposed water and sewer rates identified on Schedule WS and that they be effective July 1, 2016; further that the Board approve a Septage Disposal fee of \$85.00 per 1,000 gallons.

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

3. Senate 2311 - An Act Promoting Housing and Sustainable Development

Ms. Fitzpatrick reminded the Board that at its meeting on June 14, 2016 it discussed legislation that has since passed in the Senate relative to zoning and housing and the potential impact of the legislation - if enacted - on the Town of Needham. A letter to State Representative Denise Garlick outlining the Board's concerns regarding local control was prepared. Ms. Fitzpatrick recommended the Board approve and sign the letter to Representative Garlick.

Motion by Mr. Handel that the Board approve and sign a letter to Representative Garlick relative to Senate 2311.

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

Quiet Zone Comment Letter

Ms. Fitzpatrick said the Town's Transportation Committee has reviewed the draft Quiet Zone Study conducted by BETA and have asked that the Board submit a comment letter to the Federal Railroad Administration. The FRA is conducting a review of the quiet zone regulations, and the Transportation Committee suggests the Town comment specifically with respect to the private, pedestrian crossing at the Needham Golf Club property.

Motion by Mr. Handel that the Board approve and authorize the Town Manager to sign a comment letter to the Federal Railroad Administration relative to quiet zone regulations.

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

Draft Facility Financing Plan

Kate Fitzpatrick and Dave Davison, Assistant Town Manager/Finance provided the Board with an update draft facility financing plan based on assumptions discussed with the Board on June 14, 2016.

Ms. Fitzpatrick referred to a memo dated June 8, 2106 from Mr. Davison to the Board “2016 Facility Financing Summary.” She commented the memo will require further discussion at the July Board of Selectmen meeting, and quite likely into the next six months. She said the financing summary is the planning tool of what could happen, when it could happen, and how it might happen, but not a recommendation of what will happen. She said it is a helpful document for planning the 9 building needs over the next decade and a half.

Mr. Davison explained the “Facility Financing Summary Attachment” dated June 28, 2016. He noted the significant capital facility improvements that need to be addressed and spoke about increasing the RTS Enterprise Debt Service Budget and Sewer and Water Enterprise Funds. Mr. Davison commented on projects that have been approved, in various stages of completion, including Central Avenue/Elliot Street Bridge design, Public Works Infrastructure Program (2016), Central Avenue/Elliot Street Bridge Project, High School Cafeteria, and Public Works Infrastructure Program (2017), as well as projects already been recommended for funding by debt including Public Works Infrastructure Program 2018 and 2019, Fuel Island Relocation, Fire Specialty Fleet, Rosemary Pool Complex, and the High School Boiler Replacement.

Mr. Borrelli commented the information is an incredible “road map” for the next decade of projects. He said it is interesting as it does not appear the Town will touch the debt stabilization fund until after 2022, which is better than he expected. Mr. Borrelli commented that overall, things can work noting the RTS project will need a little bit of help.

Ms. Fitzpatrick commented the consultant doing the feasibility study for the Public Works project will appear before the Board in July to give a sense of where the project is headed.

Mr. Borrelli thanked Mr. Davison for the presentation. He noted the attendance of Rick Zimbone, Finance Committee and Ann Gulati, Director of Financial Operations, Needham Public Schools.

9:00 p.m.

Board Discussion:

1. Committee Reports

Mr. Borrelli reported that he and Ms. Fitzpatrick met with Representative Garlick, Senator Rush, MBTA, Keolis Commuter Services, and Duncan Allen, member, Transportation Committee concerning scheduling and idling of trains. He said it was a positive meeting in that the MBTA is working on scheduling and adding extra train cars. Keolis management told the Board if the temperature is zero degrees or below, the train will idle all night and if the temperature is above zero degrees trains should not be idling all night. He noted should there be a mechanical issue, the trains would start and be left idling until the problem is fixed. Mr. Borrelli said trains should be started 50 minutes prior to departure, which is logged. Mr. Borrelli said that plans for the erection of a new monopole were discussed and he was told there is flexibility in placement along the 1.5 mile stretch of track. He said constituents will be contacted explaining the outcome of the meeting.

Ms. Fitzpatrick said she was impressed that the Assistant General Manager of the MBTA had a firm grasp on the issues surrounding the Needham train line.

Mr. Matthews reported a meeting was held with almost all stakeholders of the Minuteman school district last week on whether or not to reach out to Belmont Town Meeting to seek an approval of the bonding or go to referendum. He said the Chairman of the Belmont Board of Selectmen and Finance Committee, as well as other members said they would not change their recommendation on the project. Mr. Matthews said the other stakeholders did not want to make the process anymore politically contentious and felt it best to go directly to referendum. He said the School Committee of the Minuteman school district met and voted to go to referendum, setting a district-wide voting date of Tuesday, September 20, 2016 from 12 noon-8:00 p.m. He commented the Town Manager and Town Clerk will determine the best voting location in Needham.

Ms. Cooley noted the attendance of members from the Massachusetts Department of Elementary & Secondary Education saying it was helpful having their direction in terms of their commitment to having outside communities pay the capital facilities fee and acknowledging the tension between some towns.

9:20 p.m.

Adjourn:

Motion by Mr. Handel that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of June 28, 2016.

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

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

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

**Town of Needham
Board of Selectmen
Minutes for August 16, 2016
Needham Town Hall
Selectmen's Chamber**

6:15 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman Matthew D. Borrelli. Those present were Maurice P. Handel, Marianne B. Cooley, Daniel P. Matthews, John A. Bulian, Town Manager Kate Fitzpatrick. Recording Secretary Mary Hunt joined the meeting at 6:45 p.m.

Motion by Mr. Bulian that the Board of Selectmen vote to enter into Executive Session.

Exception 3 - To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

Exception 6 - To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

Second: Mr. Handel. Mr. Borrelli polled the Board. Unanimously approved 5-0.

6:50 p.m. The Board returned to open session.

6:50 p.m. Informal Meeting with Citizens:
John Connelly, resident, spoke with the Board about its goals and initiatives as listed on "FY2017-FY2018 Board of Selectmen Goals" dated August 16, 2016. He expressed concern regarding a new initiative to review public access to private ways, saying he does not believe it is appropriate for the Board of Selectmen to consider the topic. He asked the Board to remove the item from its list of goals, furthermore asking to be part any conversation should the topic move forward.

Needham Boy Scout Troop 13 appeared before the Board as part of a civic exercise. Mr. Borrelli reviewed items on the agenda. Mr. Matthews commented on the voting process and asked the boys to consider why people vote. The boys were invited to stay for all or part of the meeting.

7:06 p.m. The public portion of the Board of Selectmen meeting of August 16, 2016 was convened by Chairman Matthew D. Borrelli.

7:07 p.m. Introduce Police Staff:

John Schlittler, Chief of Police introduced newly promoted Police Sergeant John McGrath and Police Lieutenant Belinda Carroll.

Chief Schlittler said the officers were recently recommended for promotion by the command staff. He gave a brief background of each officer, noting Lieutenant Carroll became the first female officer to be promoted to the rank of sergeant in 2005. Chief Schlittler said Lieutenant Carroll, a Needham resident, is active in the community through her work with the Needham Health Department and the Domestic Violence Action Committee. Chief Schlittler said Sergeant McGrath, who was born and raised in Needham, is a member of the honor guard and past member of the mountain bike unit. He said Sergeant McGrath is a dedicated, even-keeled, and compassionate officer who trains new officers during their break-in period. He congratulated Officers Carroll and McGrath on their promotions.

The Board congratulated the officers and wished them well while serving the Town of Needham.

7:14 p.m. Public Hearing - Eversource Energy: 168 Marked Tree Road
Maureen Carroll, Eversource representative appeared before the Board requesting permission to install 13 feet of conduit in Fairview Road. She said this work is necessary to provide underground electric service to 168 Marked Tree Road, Needham. Ms. Carroll noted the conduit will be on Fairview Road but the address of the home is Marked Tree Road.

Mr. Borrelli invited public comment. No comments were made.

Ms. Fitzpatrick indicated all paperwork is in order.

Motion by Mr. Handel that the Board of Selectmen approve and sign a petition from Eversource Energy to install 13 feet of conduit in Fairview Road. This work is necessary to provide underground electric service to 168 Marked Tree Road, Needham.

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

7:15 p.m. Needham Community Revitalization Trust Fund:
Paul Good, Chair, Needham Community Revitalization Trust Fund (NCRTF) appeared before the Board to discuss "The Box Wrap" project, which will provide an artistic cover to the traffic control box located in the sidewalk at the intersection of May Street and Chapel Street. He explained the vinyl wrap material will last a long time and require little or no maintenance. Mr. Good seeks the Board's approval for the project.

Ms. Fitzpatrick clarified the box is not a regulated public utility box, but a traffic control box. She said the project is being done in conjunction with a traffic control box at the corner of Oak Street and Chestnut Street. She said the wrap provides a charm and will not peel.

Ms. Cooley asked how much does the wrap cost?

Mr. Good said the cost is approximately \$1200 for the wrap and installation, and is being made by a local Needham company. Mr. Good commented funding will be solicited after approval by the Board of Selectmen.

Motion by Ms. Cooley that the Board approve the project "Box Wrap Project" as presented by the Needham Community Revitalization Trust Fund.

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

7:23 p.m.

Appointments and Consent Agenda:

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

Appointments:

- | | |
|--|--|
| 1. Cultural Council | Sharon Breitbart (term expires 6/30/2019) |
| 2. Human Rights Committee | Matthew Schroeder (term expires 6/30/2017) |
| 3. Human Rights Committee | Helen Giragosian (term expires 6/30/2018) |
| 4. MAPC (Alternate) | Lee Newman (term expires 6/30/2017) |
| 5. Needham Community Revitalization Trust Fund | Tim Kickham (term expires 6/30/2019) (reappointment) |
| 6. Council of Economic Advisors | Ted Owens (term expires 6/30/2018) |
| 7. Council on Aging | Colleen Schaller (term expires 6/30/2019)(reappointment) |
| 8. Council of Economic Advisors | Virginia Fleisher (term expires 6/30/2019) |
| 9. Human Rights Committee | Kerry Hurwitch (term expires 6/30/2019) |
| 10. Technology Advisory Board | Clifford Hayden (term expires 6/30/2019) (reappointment) |

Consent Agenda:

1. **Accept a \$500 donation made to Needham Youth Services for its Needham Youth Services VIP Program from The Congregational Church of Needham.**
2. **Sign the Warrant for the State Primary Election Warrant scheduled for September 8, 2016.**
3. **Accept a \$1,000 donation made to the Needham Fire Department's Student Awareness of Fire Education program from The Needham Bank.**
4. **Approve Special One Day Wines & Malt Beverages license for John Grugan, of the Charles River Center to hold its Charles River Center 5K run/1mile walk event on September 25, 2016 from 12:00 p.m. to 3:00 p.m. This event will be held at the Charles River Center, 59 E. Militia Heights Drive, Needham.**
5. **Approve minutes of July 1, 2016 and July 19, 2016 BOS meeting and Executive Session Minutes from June 14, 2016 and July 19, 2016.**
6. **Approve a request from the Needham Running Club to hold its annual road race on Sunday, January 1, 2017 from 8:00 a.m. to 1:00 p.m. The race application has been approved by the following departments: DPW, Police, Fire and Park and Recreation.**
7. **Reaffirm the Board's February 24, 2009 vote to authorize the Town Manager to submit a letter of opposition to the installation of KENO monitors in the Town to the Massachusetts Lottery Commission.**

8. Approve a request from Jessica Rice, who has submitted a Road Event form, to hold its “Jog Your Memory 5K Run/2 mile walk” on Sunday, September 18, 2016 from 6:30 a.m. to 11:00 a.m. The route has been approved by the following departments, DPW, Police, Fire and Park and Recreation.
9. Accept and sign the revisions to the Conservation Restriction for a 3.05 acre of land located off of St. Mary Street. The Board accepted and signed the original Restriction at its meeting on 2/9/16; however, the Executive Office of Energy and Environmental Affairs (EOEEA) had minor revisions to the document that requires re-acceptance by the Town. The Conservation Commission has accepted and signed these minor changes on July 14, 2016.
10. Approve release of Executive Session Minutes for the period of April 2015 through May 2016 and a release of redacted material from minutes already approved from the period of June 2013 through October 28, 2014.
11. Approve The Revitalization Trust Fund banner presented by the Needham Community Revitalization Trust Fund to be part of the Chapel Street Banner Showcase Display Program. These banners will be displayed periodically on Chapel Street.
12. Approve the BID Needham Banner – Grand Opening Breast Care Center presented as part of the Symbols of Pride banner program and will be displayed along the approximately 53 single pole locations (Great Plain Avenue, Chestnut Street, Chapel Street to Highland Avenue merge all the way up to Needham Heights).
13. Water and Sewer Abatement Order 1221.
14. Grant permission for the following residents to hold block parties:

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Jeanie Martin	139 Plymouth Rd	Plymouth Rd Ext.	9/10/16	9/11/16	1pm-7pm
Robert Petitt	80 Robinwood Ave	50-88 Robinwood Ave	8/27/16	n/a	4pm-8:30pm
Cindy Osgood	27 Laurel Drive	Lower Laurel Drive	9/10/16	9/11/16	3:30pm-8pm
Daniel Burns	6 Louart Drive	Wildale Circle	9/10/16	9/11/16	3:30pm-7:30pm
Lisa Madkins	15 Bobsled Drive	Bottom section of Bobsled Drive	9/10/16	9/11/16	1pm-8pm
Dan Tavan	24 Crescent Road	Crescent Road between West St and Union St	9/11/16	9/10/16	3pm-6pm
Katherine Calzada	9 Morton Street	Morton St between Highland & Webster at Webster end	9/11/16	9/18/16	1pm-4pm
Diana Gaffin	51 Aldridge Road	Corner Richardson Dr. & Stonehurst	9/17/16	N/A	4pm-10pm
Gregg Darish	34 Country Way	Village Lane from Charles River to	9/17/16	9/18/16	3pm-8pm

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

7:23 p.m.

Needham Center Re-imagination - Collective Next:

Devra Bailin, Director of Economic Development and David Rutley, Collective Next appeared before the Board with a report on the progress of the committee established to focus on downtown issues in Needham. The goal of the project is to identify ways to support downtown businesses by enhancing public interest in shopping, dining, banking, etc. in Needham Center.

Ms. Bailin said the Newton-Needham Chamber of Commerce, in conjunction with the Needham Economic Committee is working to economically revitalize downtown Needham by understanding and making necessary connections between and among the businesses, residents, and the Town. She said the Town is fortunate to have David Rutley, a resident of Needham, volunteer his time, expertise, and experience to help the Town toward realizing its goal of a vibrant downtown.

Mr. Rutley explained the project and how Collective Next can help organizations, communities, and people collaborate effectively to generate change, i.e. transforming Needham Center. He said in the coming months workshops will be held to bring together different stakeholders from community groups to identify ideas and design strategies to re-imagine Needham Center. In addition, he said he and his colleagues at Collective Next are researching what other towns across the world have done to improve their downtown, which he said will help spark innovation among participants. Mr. Rutley said a series of sessions will be held, the first scheduled for the evening of September 19, 2016 and will last approximately three hours. He said the goal of the sessions is to see commonalities and themes emerge which can help create an engaged community willing to help move ideas forward.

Mr. Handel suggested reaching out to parents with young children.

Mr. Bulian suggested reaching out to property owners.

Mr. Borrelli asked for clarification on the process.

Mr. Rutley commented the process starts with a vision and ideas that are refined over the course of four sessions to reach a plan of action.

Mr. Bulian noted most property in Town is private, and there have been some small businesses that have felt pushed out by increasing rents and pressure from landlords looking for a return on investment. He said he is curious about the process.

Mr. Rutley said the process will occur over time.

Mr. Matthews said visions frequently require other people to make sacrifices or may have significant practical problems that nobody is willing to discuss because “there is no prize for throwing a bucket of cold water on someone else’s idea.” He asked how those situations are handled.

Mr. Rutley said part of the full day session focuses on why an idea won’t work. He said if a good idea is not tested or realistic, it is not a good idea at all.

Ms. Cooley asked where the model has been used and the composition of each group session.

Mr. Rutley said most models are within large private sector companies. He commented he has worked with some schools, charitable organizations, and the U.S. military. Mr. Rutley said Collective Next is currently looking to identify groups of people who they think would be good participants.

Mr. Handel said he is excited about the work of Collective Next to re-imagine Needham Center.

The Board thanked Mr. Rutley for the presentation.

7:36 p.m.

N2 Innovation Corridor Economic Development & Marketing Strategy: Devra Bailin, Director of Economic Development and Greg Reibman, President, Newton/Needham Chamber of Commerce appeared before the Board to report on the N2 Innovation Corridor Economic Development & Marketing Strategy.

Mr. Reibman thanked the Town for the initial grant that allowed the work to commence. He introduced Chuck Tanowitz, Interim Director of the N2 Economic Development Project and Lise Elcock, Membership and Development Director, Newton Needham Chamber of Commerce. Mr. Reibman explained both municipalities are working together to identify areas where the economy could thrive. He said a study was conducted, in part from a grant from the U.S. EDA, to see if the idea made sense, with the ultimate goal of creating a marketing plan. He commented on six goals designed to help achieve the vision of the Newton Needham Chamber of Commerce. He commented one recommendation in the report is to change the name and branding, noting the area will be renamed the N2 Innovation District, with fundraising efforts commencing in the fall 2016. He respectfully asked the Town of Needham to contribute \$10,000 for each of the next two years. He said the City of Newton was also asked for a contribution, and that the private sector will be asked to contribute significantly more money.

Ms. Bailin said it is vitally important to the economic success of Needham Crossing for the Town’s financial support and in advocating for the branding and marketing efforts to promote and sell the district. She said there are substantial economic rewards due to increases in revenues because of the steps the Town has taken in

terms of allowing greater density and housing. She commented development is on a scale not seen in over 20 years. She said the N2 Innovation Corridor Economic Development & Marketing Strategy is the best program for continuing the efforts in a sustainable way to keep the area growing and revenues rising, with the share of the tax burden shifting back to the commercial side. Ms. Bailin said she hopes the Town is able to show its support with a financial contribution.

Mr. Borrelli asked about the timeline for the next year.

Mr. Reibman said an announcement is planned for the fall about what is being done, and it is hoped a full time employee can be hired. He said companies and developers will be approached right away, making sure the companies are getting the talent they want. He said area colleges will be fully engaged in helping to find talent, including interns and employees. Mr. Reibman noted the Kendrick Street ramp is opening at the right time for the project.

Mr. Borrelli said the project is a tremendous opportunity and that he supports the effort.

Mr. Handel noted the tremendous effort by many people and the bond between Newton and Needham. He said the project has created a lot of buzz.

Ms. Cooley said careful thought must be given to how marketing is used, so as not to confuse N2 and Needham Crossing. She commented the overall effort must be considered.

The Board thanked Ms. Bailin and Mr. Reibman for the update.

7:55 p.m.

Sewer System Impact Program Regulations:

Kate Fitzpatrick, Town Manager and Richard Merson, Director of Public Works outlined the proposed Sewer System Impact Program Regulations.

Mr. Merson gave a brief history dating back 30 years. He said the current program was designed to improve the system and find a mechanism that would allow the ability to control, in a positive way, the development of the community. He said over the years many good things have happened, but now the program is a bit outdated. He referred to "Sewer System Impact Program Regulations" draft dated August 1, 2016, which he said is a more modern version of the old program.

Ms. Fitzpatrick said in order for the sewer system to have enough capacity, infiltration that is not waste water that is not getting into the pipes must be removed. She said some developers who want to add capacity have done so by removing infiltration by improving the pipe system, but not all developers have the capacity or there is enough anywhere near where they are doing work. She said new regulations allow a developer to perform the removal or to contribute to a fund to be appropriated only for the purpose of inflow and infiltration removal.

Mr. Borrelli clarified the program saying a commercial developer tying into a sewer can choose to do some remediation work or pay into a fund to be used for inflow and infiltration removal. He thanked Mr. Merson for the update and said a final vote on the new regulations is proposed for September 2016.

8:05 p.m.

Police & Fire Feasibility Study Update:

Mike Retsky, Project Manager/PFD Construction, Steve Popper, Director of Design & Construction, Michael McKeon, Kaestle Boos Associates, Todd Costa, Kaestle Boos Associates, Bob Mitchell, Mitchell Associates, Architects appeared before the Board with an update on the progress of the Police & Fire feasibility study, and to solicit input and feedback from the Board.

A Powerpoint presentation dated August 16, 2016 depicting schematics for a new Needham Police and Fire HQ and a new Needham Fire Station #2 was viewed.

Mr. Borrelli asked for comments from the Board.

Mr. Handel said he is concerned about the Police and Fire HQ site and how the building relates to its function as part of a major activity in the downtown. He asked if anyone has met with the Planning Board or the Design Review Board. He said it is important to meet with both the Planning Board and the Design Review Board before moving too far into the project. Mr. Handel expressed concern the streetscape is being pushed back, and that the proposed parking lot on Chestnut Street does not fit with the look the Town is trying to accomplish along Chestnut Street.

Mr. Borrelli said he appreciates the use of brick, but he prefers a more colonial look rather than a modern look.

Mr. Bulian referred to "Regional Public Safety Facility Size Comparisons" and asked if the numbers reflect multiple stations and the associated square footage. He commented he would like to see that comparison. Mr. McKeon said the comparison could be done.

Mr. Mitchell referred to the schematic for Needham Fire Station No 2.

Mr. Borrelli stressed the importance of staying within a budget and not to over design.

Mr. Handel asked if the plan allows for expansion. Mr. McKeon said future expansion of Needham Fire Station No. 2 is not planned, as the site is constrained. Mr. Handel asked about the orientation of the building to the street. Mr. McKeon said the orientation works well at the intersection.

Mr. Popper noted the comments made by the Selectmen. He agreed more deliberation is needed, as well as comparisons and efficiencies of the buildings.

The Board thanked the presenters for their work.

8:50 p.m.

Town Manager:

Kate Fitzpatrick, Town Manager appeared before the Board with 5 items to discuss:

1. Relocation of Sewer Easement/Modera Needham

Ms. Fitzpatrick recommended that the Board approve the relocation of the sewer line and construction on the existing sewer easement for Modera Needham (formerly Needham Mews) on Greendale Avenue, pursuant to the final comprehensive permit for the project.

Motion by Mr. Handel that the Board approve and authorize the chairman to sign the Consent of Board of Selectmen to the decommissioning and relocation of the sewer line and to the erection and maintenance of buildings, structures, and foundations of buildings and structures to be used for habitation upon the premises taken by the easement, substantially as shown on the plans approved by the ZBA and the Town's engineer pursuant to the Compressive Permit for the Modera Needham project on Greendale Avenue, provided however that the execution of the Consent is contingent upon the Applicant's compliance with a letter agreement, dated August 5, 2016, governing activities on the site. Second: Mr. Matthews. Unanimously approved 5-0.

2. Sale and Disposal of Surplus Equipment, Materials, and Supplies

Mr. Davison asked the Board to approve a policy for the disposal of surplus property. He reminded the Board the sale and disposal of surplus property is subject to the uniform procurement act, the process by which all cities and towns in the Commonwealth must adhere. He noted the sale and disposal is for materials and supplies no longer needed for the purpose intended, with an estimated value of less than \$10,000. He noted surplus equipment, materials, and supplies with an estimated value of \$10,000 or more may be done only by sealed bids or public auction.

Motion by Mr. Bulian that the Board approve and authorize the chairman to sign the Sale and Disposal of Surplus Equipment, Materials, and Supplies policy.

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

3. Accept and Refer Zoning Amendment

Ms. Fitzpatrick reminded the Board that at its meeting on July 19, 2016, the Planning Board voted to place the following articles on the warrant for the October 5, 2016 Special Town Meeting: Amend Zoning By-law - Height Limitation Exceptions, and Amend Zoning By-law Definition of Basement.

Motion by Mr. Bulian that the Board vote to accept the proposed zoning amendments: Amend Zoning By-law - Height Limitation Exceptions and Amend Zoning By-law - Definition of Basement for referral to the Planning Board for its review, hearing and report.

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

4. Close Special Town Meeting Warrant

Ms. Fitzpatrick reviewed items contained in a draft, dated August 12, 2016, of the Special Town Meeting warrant and recommended the Board vote to close the warrant for the October 5, 2016 Special Town Meeting.

Motion by Mr. Handel that the Board vote to close the warrant for the October 5, 2016 Special Town Meeting, subject to minor technical corrections to be made by the Town Manager, Town Counsel and Bond Counsel.

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

5. OPEB Update

Ms. Fitzpatrick provided the Board with a summary of the Town's most recent OPEB (Other Post-Employment Benefit) Actuarial Analysis as of June 30, 2015, as prepared by Segal Consulting.

The Board thanked Ms. Fitzpatrick for the update.

Ms. Fitzpatrick reported the state budget passed and that State Representative Denise Garlick helped the Town secure funding for two automatic stretcher lifts. She said the lifts provide better care for patients and a safer working condition for employees. She said Ms. Garlick also helped secure funding for improvements at the DCR property in Needham Crossing. Ms. Fitzpatrick commented on the night time work occurring in Needham Center, saying the project is on schedule.

9:05 p.m.

Board Discussion:

1. Adopt FY2017-2018 Goals

Motion by Mr. Bulian that the Board vote to adopt its goals for FY2017-FY2018 as shown on the attached document.

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

Mr. Matthews commented many of the goals are carried over from prior years. He noted some of the goals require analysis before putting a policy in place.

2. Committee Reports

Mr. Matthews said the Minuteman Regional High School project is on the path to a referendum to decide whether or not the bonding can be approved for the project. He commented that while Town Meeting already voted on the issue, all 16 member communities must either approve or vote no action. He said the Town of Belmont voted "no," which effectively constitutes a veto unless a referendum occurs, which the school district has voted to do. He said it is important for residents of Needham

to vote on Tuesday, September 20, 2016, the date of the referendum, commenting voting will be held at the Center at the Heights from 12 noon to 8 p.m., and by absentee ballot at the Town Clerk's office.

Ms. Cooley said a Facebook page includes additional information and encouraged residents to view several videos highlighting the work of students at the school.

Mr. Borrelli thanked Mr. Matthews and Ms. Cooley for their work.

9:15 p.m.

Adjourn:

Motion by Mr. Handel that the Board of Selectmen vote to adjourn the Board of Selectmen meeting of August 16, 2016.

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

A list of all documents used at this Board of Selectmen meeting are available at:
<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>

**Town of Needham
Board of Selectmen
Minutes for September 20, 2016
Powers Hall
Needham Town Hall**

6:45 p.m. Informal Meeting with Citizens:
Paul Murray, 109 Garden Street and Robin Gamrath-Schauman, 11 Glover Road, Co-chairs of YES For Needham Schools Override Campaign Committee introduced themselves to the Board and relayed their plan for reaching out to the community for support of an override to fund construction of a new Hillside School at 585 Central Avenue, Needham. The vote is scheduled for November 8, 2016.

7:00 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman Matthew D. Borrelli. Those present were Maurice P. Handel, Marianne B. Cooley, Daniel P. Matthews, John A. Bulian, Assistant Town Manager/Personnel Christopher Coleman, and Recording Secretary Mary Hunt. Town Manager Kate Fitzpatrick was not present.

7:00 p.m. Public Hearing: Verizon and Eversource Energy - 1015-1019 Central Avenue
Mr. Borrelli said notice from an abutter was received questioning the proposal. He asked for a motion to postpone the agenda item to later in evening until the abutter is in attendance.

Motion by Mr. Bulian that the Board of Selectmen vote to postpone Public Hearing: Verizon and Eversource Energy - 1015-1019 Central Avenue until later in the evening.

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

Mr. Matthews noted Rick Merson, DPW Director will meet with the concerned parties and the Verizon Representative prior to appearing before the Board of Selectmen.

7:01 p.m. Commercial Single Stream Recycling Rates & RTS Update:
Dave Davison, Assistant Town Manager/Director of Finance, Rick Merson, Director of Public Works, Gregory Smith, Superintendent of Solid Waste and Recycling, and Jeff Heller, Chair, Solid Waste Disposal & Recycling Advisory Committee appeared before the Board to discuss the fee for single stream recycling brought to the RTS by commercial haulers and to update the Board on RTS operations.

Mr. Davison commented how the recycling market has changed significantly over the last couple of years from a high demand revenue generation operation to a cost item for the Town, particularly in single stream recycling. He said the Town is being charged to have single stream product taken away, and is looking to recover

some of the costs by instituting a fee for single stream recycling brought to the RTS by commercial haulers. He told the Board RTS staff researched what other communities in the area charge and presented the findings to the Solid Waste Advisory Committee, noting the SWAC is recommending adoption of the fee.

Motion by Mr. Handel that the Board approve a Commercial Single Stream Recycling fee of \$45 per ton to become effective on October 1, 2016.

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

Greg Smith, Superintendent of Solid Waste and Recycling updated the Board on improvements made by staff at the RTS. A powerpoint presentation was viewed. He highlighted items including residential and commercial stickers and the number of residents utilizing the facility, traffic counts taken twice a year, recycling revenues and tonnages, food waste and compost revenues, and RTS improvements comprised of composting, a temporary employee trailer, signage, a new electronic message board on Central Avenue, privacy screening along Central Avenue, gabion wall repair, sharps disposal shed, DEP grants, efforts made with sister communities to bring food waste to Needham, storm water management, household hazardous collection scheduled for October 15, 2015 from 8 a.m. - noon, and outreach to the community during the Needham Harvest Fair to be held on Saturday, October 1, 2016.

Mr. Borrelli thanked Mr. Smith for the presentation and noted the dramatic changes at the RTS over the last few years.

7:40 p.m. Appointments and Consent Agenda:
Motion by Mr. Bulian that the Board of Selectmen vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS: No Appointments were made at this meeting.

CONSENT AGENDA:

1. Accept a \$1,500 donation made to the Needham Health Department's Substance Abuse Prevention & Education Program from the Needham High School PTC.
2. Water & Sewer Abatement Order #1223
3. Approve Minutes of September 6, 2016.
4. Grant permission for the Needham Business Association to use the Town Common and surrounding area for its Harvest Fair and Souper Bowl on Saturday, October 1, 2016. Permission includes: Set up Booths on the Town Common; use of the parking lot behind Town Hall for kids activities and portable toilets (to be delivered and picked up on the same day); close Chapel Street from the corner of Great Plain Ave. to the Chapel Street parking lot for Souper Bowl Tent, the food court and The Red Sox Showcase; they may set up approximately 10 merchant booths on Garrity Way due to closure of the sidewalk on Great Plain Avenue. The Town will install a temporary walkway around the area adjacent to the common on the Great Plain Ave. side if ongoing construction blocks traffic; erect a tent to host the soup tasting contest on Chapel Street; use the Town's generator to supply

the electricity for the Souper Bowl and Food Court; use the outlets on the town common (in the dog house and next to the Blue Tree to power booths in that area); DJ in front of Town Hall on Garrity Way; free parking for meters downtown; NBA member businesses may have items for sale on sidewalk in front of their own stores; Hayride that will run from Highland Avenue by the Town Common, will loop around the town, and return to the Town Common; and any changes as recommended by the Needham Police Department.

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

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Ratify - Carol Kallus	54 Fuller Brook Avenue	Howe Avenue	9/17/16	9/18/16	4pm-10pm
Ratify - Seth Bauer	59 Ridgeway Ave	Ridgeway and Newbury Park intersection	9/18/16	N/A	3pm-6pm
Ratify - Jill Oetheimer	75 Coolidge Ave	Mid block of Coolidge Ave	9/18/16	10/3/16	4:30pm-7:30pm
James Rochford	74 Rolling Lane	Rolling Lane	9/24/16	10/1/16	3pm-7pm
Kristen Young	130 Hoover Road	Hoover Road between Webster and Maning	9/24/16	9/25/16	4pm-8pm
Kelly Allen	103 Sylvan Road	Harding Road	9/25/16	N/A	2pm-6pm
Amy Hurley	154 South Street	Green St & Needhamdale	9/25/16	10/2/16	3:30pm-8pm
Kristen Mazzocchi	67 Woodlawn Ave	On Woodlawn from middle to end by Powers	10/1/16	10/15/16	3pm-6:30pm
Lori Whyte Fernandez	19 Bradford Street	Cleveland & Bradford Street Corner	10/16/16	N/A	4pm-7pm
Kevin Keane	88 Lexington Ave	Burnside Ave, between Lexington and Concord Ave	10/28/16	10/29/16	7pm-10pm
Seema Pandya	43 Valley Road	7 Intervale Driveway	10/29/16	10/30/16	12pm-6pm
Chrissy McCourt	181 Richdale Road	80 Richdale Rd	10/30/16	N/A	3pm-7pm

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

7:41 p.m.

Public Hearing: Verizon and Eversource Energy - 1015-1019 Central Avenue
Ed Davis, Verizon Representative appeared before the Board requesting permission to relocate existing joint owned pole #128 approximately 42 feet easterly and place one new jointly owned pole at 1015-1019 Central Avenue, Needham. He said the pole relocation is requested by the owner to allow access to a new roadway and to continue the existing services to the area.

Mr. Borrelli noted concern on the part of some abutters. He asked if the issue has been resolved? Mr. Davis said he believed the issue has been resolved, and that the concern was due to a prior truck accident at the location in which electric wires were pulled down causing extensive damage to homes. He said when construction is complete, the utility company must make sure the sag in the wires crossing the street to service the homes meets the required height.

Mr. Borrelli invited public comment.

Al Dore, 1018 Central Avenue said his main concern is safety due to a past incident.

Walter Pavasaris, 7 Meetinghouse Circle said safety is his main concern, noting the incident a few years ago was an unanticipated cost. He said he wants to be assured the job will be done properly.

Christopher Coleman, Assistant Town Manager/Director of Operations stated all paperwork is in order on the application.

Mr. Borrelli asked for Board comment. No comments were made.

Motion by Mr. Handel that the Board of Selectmen approve and sign a petition from Verizon and Eversource Energy to relocate existing jointly owned pole #128 approximately 42 feet easterly and place one new jointly owned pole at 1015-1019 Central Avenue, Needham. This pole relocation is requested by the owner to allow access to a new roadway and to continue the existing services to the area as shown on the attached plan.

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

Mr. Borrelli pointed out to Mr. Davis the Town will want to relocate a pole on Mark Lee Road in the near future.

7:45 p.m.

DPW Feasibility Study Public Hearing:

Mr. Borrelli commented tonight's presentation is an update previously presented to the PPBC, noting abutters voiced concern about the use of Parcel 74 as a temporary, seasonal storage site for the DPW. He said public comments were taken under advisement and he has determined the proposal is unsatisfactory. He asked for a motion to remove Parcel 74 from consideration as a temporary DPW facility site at Parcel 74.

**Motion by Mr. Matthews that the Board of Selectmen vote to remove Parcel 74 from consideration for use as part of the DPW Feasibility Study.
Second: Mr. Bulian. Unanimously approved 5-0.**

Jeff Alberti and Mike Richard, Weston and Sampson, Steve Popper, Director of Design and Construction, and Rick Merson, Director of Public Works appeared before the Board with an update on the progress of the DPW feasibility study since the last report on July 19, 2016.

Mr. Popper said Weston and Sampson was hired by the PPBC for a study to assess the need and phasing of a modernized DPW facility. He said the study is complete and he invited representatives from Weston and Sampson to present their findings.

Jeff Alberti, Program Manager briefly discussed the history of the project. He discussed the responsibilities of the DPW in serving the community and why the Town needs a new facility. A Powerpoint presentation was viewed, including schematics for a new facility. He commented on the Town's master plan completed in 2006, which identified deficiencies in the existing facility including size and ability to meet the needs of the Town. He noted the master plan, updated in 2014 reaffirmed the need for a new facility to meet current building code standards. He said in 2015 Town Meeting approved appropriation for the monies for the study, at which point Weston and Sampson was hired. Mr. Alberti highlighted key operations provided to the community by the DPW including maintaining the infrastructure residents rely on everyday. He noted DPW staff are on call 24/7 to handle incidents and emergencies around Needham, including snow and ice removal, hurricane and windstorm clean up, removal of road hazards, and help from flooding. He commented since 2009 the U.S. Department of Homeland Security has identified Public Works as an emergency responder. Mr. Alberti said a new facility needs to take into consideration the effectiveness and efficiency of the operation, noting there are 14 different locations throughout Needham accommodating DPW operations or storage of equipment. Mr. Alberti commented on unsafe working conditions inside the current building, which he said is not ADA accessible or code compliant. Mr. Alberti said 2 potential sites were evaluated including the RTS site at 1421 Central Avenue and the current DPW site on Dedham Avenue. He said an undeveloped parcel of land at the RTS site was the focus of the study, but due to wetlands, topography, and traffic it was determined not to be a viable site. Mr. Alberti said the parcel however, could be suitable for DPW yard storage in the future. Mr. Alberti commented the current DPW site on Dedham Avenue is a viable site and showed a street view of a proposed new facility.

Mr. Borrelli invited public comment.

Ford Peckham, 26 Lawton Road said it is critical for a new building to have a washing facility to extend the life of vehicles. He asked the estimated cost of the

project. Mr. Popper said cost estimates are expected to be in the range of \$30 million.

Lois Sockol, 611 Greendale Avenue asked whether the RTS site was considered as a possible site for seasonal storage. Mr. Borrelli said the consultant noted in the report that use of the undeveloped portion of land at the RTS site is viable as a potential storage site.

Jill Kahn-Boesel, 44 Brookline Street commented on the clear cutting at Parcel 74 and asked why so many trees were taken down? She showed the Board photos of Parcel 74. She asked whether the temporary fire station at Parcel 74 has also been removed from consideration. Mr. Borrelli said the Town has no intent or desire for a temporary fire station at Parcel 74. He said other options are being explored. He said the Town is not currently doing any work on Parcel 74, and asked Mr. Merson for comment. Mr. Merson said a drainage project was done as part of the remediation for some of the work done from the Labor Day storm in 2013. Mr. Matthews clarified with Mr. Merson the Town has no current activity on Parcel 74.

Mr. Borrelli asked for Board comment.

Mr. Handel asked about the parking lot configuration at Dedham Avenue and the number of spaces lost if the old water pumping building were to be retained for a new use. Mike Richard said reuse of the building would result in less parking. Mr. Handel asked if other functions, in addition to seasonal storage, could be relocated to the RTS site to allow for a future school at DeFazio. Mr. Richard said the recommendation would be to not break up core DPW operations.

Ms. Cooley asked about transitioning current operations to a new facility. Mr. Richard said the project would be constructed in 2 phases. He commented having seasonal storage at the RTS site or other site would give the Town some flexibility.

Mr. Borrelli said the next steps include further consideration of the RTS site. Mr. Popper said it is anticipated there will be closure on the location of the seasonal storage, noting it is critical to the following phases. He also noted the need for further design work by Weston and Sampson if the Town wishes to implement the plan.

Mr. Borrelli said the public hearing portion of the discussion will remain open for residents to submit email or written comments.

8:30 p.m.

Representative Update:

Denise Garlick, State Representative appeared before the Board with an update on the upcoming legislative year and her work as Chair of the Joint Committee on Elder Affairs.

Ms. Garlick introduced new staff members Robert Reed, Chief of Staff and Anne Weinstein, District Director, as well as Barry Hock, Legal Counsel and Research Director, Joint Committee on Elder Affairs, Ellie Spring, Project Manager, and Rebecca Ruskin, Administrative Aide.

A Powerpoint presentation was viewed.

Ms. Garlick said lately she has been thinking of Needham as the four "T's" - trees, trains, transportation, and any troubles that may arise. She said she continues as the Chair of the Joint Committee on Elder Affairs, meeting with the Council on Aging and with seniors in Town in one of the faith communities. Ms. Garlick commented constituent services remain most important to her, and will now be reinforced by the work of Ms. Weinstein. Ms. Garlick commented on the Eversource Vegetation Management Plan, thanking the Town for mobilizing staff. She said it was the most comprehensive and professional effort by any community in the Commonwealth to deal with the Eversource Vegetation Management Plan, noting only necessary trees were removed, unlike other communities that were clear cut. Ms. Garlick said her efforts to bring the Legislative Aide to Needham as a full time resource for residents was helpful. Ms. Garlick commented on the Needham MBTA commuter line. She said she will continue working to seek solutions with the MBTA and Keolis around scheduling and idling. Ms. Garlick noted it is difficult to get into Boston on the train and by highway, noting the conundrum of efforts over the last 20 years are now happening all at the same time. She acknowledged the opening of the new Kendrick Street ramp. Ms. Garlick said planning and communication are key issues for commuters. Ms. Garlick commended Mr. Matthews for his leadership on the effort to build a new Minuteman Regional High School. Mr. Matthews commented many people in Needham and surrounding towns helped in the effort, and he thanked everyone. He announced unofficial referendum results: 1844 "YES" votes and 164 "NO" votes. Ms. Garlick said as Chair of the Joint Committee on Elder Affairs she has traveled around the Commonwealth meeting with residents regarding public policy to craft legislation to address the needs of all older adults. Ms. Garlick shared the 2015-2016 legislative highlights including various bills brought to the floor of the Legislature. Ms. Garlick discussed the budget process. She commented on the increase in Chapter 70 state aid, money related to the Special Education circuit breaker, and the increase in Chapter 90 unrestricted general government aid. Ms. Garlick spoke about her effort to secure \$104,000 for a new stretcher for the Needham Fire Department. She also commented on her work to obtain \$75,000 for Cutler Park.

Ms. Garlick concluded by providing her contact information.

Mr. Borrelli thanked Ms. Garlick for her work and asked if the Board had any questions or comments.

Mr. Matthews commented on the extraordinary amount of constituent services provided by Ms. Garlick and her staff. He thanked her for her work.

9:00 p.m. Town Manager:
Mr. Coleman appeared before the Board with 1 item to discuss:

1. Positions on Warrant Articles:

Article 1 - defer

Motion by Mr. Handel that the Board vote to support Article 4 - Amend Zoning By-law Height Limitation Exception in the October 5, 2016 Special Town Meeting Warrant.

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

Motion by Mr. Handel that the Board vote to support Article 5 - Amend Zoning By-law Definition of Basement in the October 5, 2016 Special Town Meeting Warrant.

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

Motion by Mr. Bulian that the Board vote to support Article 6 - Amend the FY2017 Operating Budget in the October 5, 2016 Special Town Meeting Warrant.

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

9:08 p.m. Board Discussion:

1. Committee Reports

Mr. Matthews unofficially reported the vote on the Minuteman High School appears to have a 2 to 1 majority in support of the referendum. He thanked everyone for their help on the issue.

Mr. Handel reported he will be representing the Board of Selectmen at the October 26, 2016 meeting of Metropolitan Area Planning Council. He requested a proxy from Mr. Borrelli in order to vote in new members to the Metropolitan Planning Organization. Mr. Borrelli said he will give Mr. Handel a proxy.

9:10 p.m. Executive Session: (Exceptions 3 & 6)

Motion by Mr. Bulian that the Board of Selectmen vote to enter into Executive Session.

Exception 3 - To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

Exception 6 - To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

Not to return to open session prior to adjournment.

Second: Mr. Handel. Mr. Borrelli polled the Board. Unanimously approved 5-0.

A list of all documents used at this Board of Selectmen meeting are available at:
<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>

Note: The meeting adjourned at 9:35 p.m.