

**Town of Needham  
Select Board  
Minutes for Tuesday, September 13, 2022  
Needham Town Hall  
and  
Via ZOOM  
<https://us02web.zoom.us/j/81400325207>**

- 6:00 p.m. Call to Order:  
A meeting of the Select Board was convened on by Chair Marianne B. Cooley. Those present were Marcus Nelson, Kevin Keane, Heidi Frail, and Town Manager Kate Fitzpatrick. Matthew D. Borrelli was not in attendance. Dave Davison, ATM/Finance, Katie King, ATM/Operations, Myles Tucker, Support Services Manager, Kristin Scoble, Administrative Specialist, and Mary Hunt, Recording Secretary were also in attendance.
- 6:01 p.m. Public Comment Period:  
Maggie Abruzese, 30 Bridle Trail Road urged the Board to vote “no” on the Memorandum of Agreement for the proposed project at 100 West Street. She said the proposed Agreement is not in the best interest of Needham as it makes the decision for the Planning Board difficult. Ms. Abruzese stated the Planning Board must interpret and apply the by-law, and take into account what the Town was trying to do when the by-law was created. She said recent history shows the by-law amendment was created to help the Town get the things it needs independent senior living and more affordable housing.
- 6:04 p.m. Certificate of Appreciation: Evelyn Pones  
Marcus Nelson read a Certificate of Appreciation recognizing Evelyn Pones for her 43 years of service to the Town of Needham, including 35 years as Treasurer/Collector and as a member of the Needham Contributory Retirement Board.  
  
The Board congratulated Ms. Pones and wished her well in retirement.  
  
**Motion by Mr. Nelson that the Select Board recognize Evelyn Pones for 43 years of service to the Town of Needham, including 35 years as Treasurer/Collector and as a member of the Needham Contributory Retirement Board. Your legacy will be felt by members of the Department, retirees, employees, and Town residents for years to come. Congratulations on your retirement!**  
**Second: Mr. Keane. Unanimously approved 4-0.**
- 6:10 p.m. Public Hearing: Grant of Location - 140 Kendrick Street  
Chris Murray, Engineering Manager, GioMare Group, LLC spoke with the Board via Zoom regarding TC Systems Inc. (AT&T), Giomare Group’s request to install approximately 457 feet of conduit in Kendrick Street. The purpose of this work is

to install, maintain and operate underground conduits to 140 Kendrick Street, Needham.

Ms. Cooley invited public comment. No comments were heard.

Ms. Frail expressed concern with the location as it is a heavily trafficked area. She asked for assurances for cyclist safety on Kendrick Street.

Discussion ensued on a pre-construction meeting, timing, and ensuring cyclist safety.

Ms. Cooley suggested adding bicycle safety to the permit application.

**Motion by Mr. Keane that the Select Board approve and sign a petition from TC Systems Inc, Giomare Group to install approximately 457 feet of conduit in Kendrick Street.**

**Second: Ms. Frail. Unanimously approved 4-0.**

6:20p.m. Public Hearing: Eversource Grant of Location - Frank Street, Lynn Road, Williams Street, Sunnyside Road

Richard Schifone, Supervisor, Rights & Permits and Joanne Callender, Eversource Representative (Zoom) spoke with the Board regarding Eversource Energy's request to install approximately 219 feet of conduit between Frank Street, Lynn Road, Williams Street, and Sunnyside Road. The reason for this work is to replace faulted cable between pole 106/5 on Sunnyside and MH3833, and to upgrade the conduit and cable system to improve service reliability in the area. Eversource Energy is proposing a replacement of existing infrastructure including the removal of existing electrical lines that are placed directly in the ground on both public and private property. These lines will be replaced with underground conduit with electrical lines running through it. Eversource Energy is estimating construction to last approximately 10-12 weeks. The work will be done in phases: first, the underground conduit infrastructure will be installed; second, the cable will be installed in the conduit, followed up with the cut over of the underground electrical from the old system to the new.

Ms. Cooley invited public comment.

Adam Meixner, 58 William Street expressed safety concerns with the current road conditions, as there are many children in the neighborhood. He suggested and asked for full repavement of the roads at the end of the project. Mr. Meixner commented on the timing of the project and location of equipment, particularly on Halloween.

Carys Lustig, DPW/Director noted it has been a while since any work has been done on Williams Street or Frank Street. She said she will review projections as to

when the neighborhood is slated for repaving and will advise the Select Board and neighbors.

Kim Rubin, 55 Lynn Road noted many folks are working from home. She commented on landscaping, and that she is more concerned about maintaining her lawn and landscaping rather than receiving money to make repairs. Ms. Rubin asked about the daily disruption to normal life and noise level in her home.

Marty Seltzer, 44 Lynn Road asked about disruption to his driveway.

Barbara Wasserman, 15 Williams Street commented on noise level and that she works from home. She said it would be helpful to know what days will be noisiest.

Discussion ensued on the response time to customer concerns via the Eversource Energy customer service helpline and the work schedule in order for residents to plan ahead.

Ms. Cooley said preparation and communication is appreciated, noting the increased challenge with people working from home.

**Motion by Ms. Frail that the Select Board approve and sign a petition from Eversource Energy to install approximately 219 feet of conduit between Frank Street, Lynn Road, Williams Street, and Sunnyside Road subject to the conditions titled and dated; Grant of Location Conditions Williams Street Project, September 13, 2022.**

**Second: Mr. Nelson. Unanimously approved 4-0.**

6:50 p.m.

Sewer Betterment: Walker Lane

Thomas Ryder, Town Engineer spoke with the Board regarding the Sewer Betterment and Construction at Walker Lane.

Mr. Ryder provided background on completion of the sewer extension and betterment process for 4 properties on Walker Lane. Mr. Ryder said the total cost was a great savings for the property owners, as much of the design and planning process was done “in house.”

Ms. Fitzpatrick noted the original estimate given to property owners was significantly higher than what they actually paid. She said the bidding process and entire project was managed very well.

**Motion by Mr. Keane that the Board vote to approve and sign the Sewer Assessment Order 594 for the Walker Lane Sewer Extension.**

**Second: Mr. Nelson. Unanimously approved 4-0.**

6:55 p.m.

DHCD Multi - Family Zoning Requirement for MBTA Communities:

Katie King, Assistant Town Manager/Director of Operations presented an overview of the final state guidelines for multi-family housing zoning district requirements for MBTA communities.

Ms. King presented a PowerPoint presentation titled “Multi-Family Zoning in MBTA Communities: Final DHCD Regulations, Presentation to Needham Select Board, September 13, 2022. She highlighted changes made from the draft guidelines and the parts of the regulations that apply to Needham. She said her goal tonight is to be clear with regard to the framework that the Town is operating within, noting future discussion will include how compliance can be achieved.

Ms. King gave a brief history stating the governor signed legislation (Chapter 358 of the Acts of 2020) in January 2020 requiring MBTA communities to have “a zoning ordinance or by-law that provides for at least one district of reasonable size in which multi-family housing is permitted as of right.” Ms. King reviewed the details of the DHCD guidelines, including unit capacity, minimum land area, and density. The timeline and next steps were also reviewed.

The Board thanked Ms. King for the update, saying it looks forward to hearing from the Housing Working group in October/November.

7:22 p.m.

Town Manager:

Kate Fitzpatrick, Town Manager spoke with the Board regarding three items:

1. Memorandum of Agreement - 100 West Street

Ms. Cooley said discussions are happening in the community, including the Planning Board who held another meeting this week regarding 100 West Street. She acknowledged it does not seem the Select Board is ready to take a vote tonight, and therefore asked the Town Manager to withdraw the item from the agenda. She said she expects a vote to be taken at the next Select Board meeting.

2. Close Special Town Meeting Warrant

Ms. Fitzpatrick reviewed changes to the Special Town Meeting warrant and asked the Board to close the warrant for the October 24, 2022, Special Town Meeting.

**Motion by Mr. Nelson that the Select Board vote to close the warrant for the October 24, 2022 Special Town Meeting subject to minor technical corrections to be made by the Town Manager, Town Counsel, and Bond Counsel.**

**Second: Ms. Frail. Unanimously approved 4-0.**

Ms. Cooley commented on the Castle Farm press release and map that was sent out to Town Meeting Members and various boards and committees. She commented on the beauty of the Foster estate property, saying it will be a wonderful open space amenity along the Charles River for residents of Needham. She thanked Town Counsel and the team who helped review the offer.

3. Town Manager Report

Ms. Fitzpatrick reported the Needham Police Department will hold its second Citizens Police Academy.

She reported she heard from Anne-Marie Bajwa, President and CEO of the Charles River Center that their bid for the property at East Militia Heights had been accepted. She said the Town will be working with the Charles River Center on development of the property.

Ms. Fitzpatrick referred to the newsletter received from Needham Market, England expressing appreciation to the Town of Needham for the proclamation it received honoring Queen Elizabeth II on her jubilee.

Ms. Cooley suggested the Town consider sending a second proclamation to the town of Needham Market recognizing the passing of Queen Elizabeth II on September 8, 2022.

7:36 p.m. Appointments and Consent Agenda:  
Motion by Mr. Nelson that the Select Board vote to approve the Appointments and Consent Agenda as presented.

**APPOINTMENTS**

1. **No appointments were made at this meeting.**

**CONSENT AGENDA \*=Backup attached**

1. **Approve minutes of July 26, 2022 (executive session)**
2. **Accept the following donation made to the Needham Community Revitalization Trust Fund: \$1,500 from Needham Public Library.**
- 3.\* **Approve a One Day Special License for Hillary Ryan of the Charles River Center for Sunday, September 25, 2022. The event will be held at Charles River Center, 59 E. Militia Heights Drive, Needham. All documents are in order. Police Department has approved the event.**
- 4.\* **RATIFY a One Day Special License for Gloria Greis of the Needham Historical Society held on Wednesday, September 7, 2022. The event was held at the Memorial Park Field House, 92 Rosemary Street, Needham. All documents are in order. Memorial Trustees and Police Department approved the event.**
- 5.\* **Approve a One Day Special License for Paula Jacobson of the Charles River YMCA for Saturday, September 17, 2022. The event will be held at Greene's Field, 863 Great Plain Ave, Needham. All documents are in order. Park & Recreation Department and Police Department approved the event.**
- 6.\* **Approve the donation of the 2012 Ford E350 14 Passenger Van (formerly listed as unit 404) with a VIN of 1FDEE3FS3CDA55309 to the Needham Housing Authority.**

- 7.\* In accordance with Section 20B of the Town Charter, and upon the recommendation of the Town Manager and the Personnel Board, adopt revisions to the classification plan (Schedule A).
- 8.\* Approve a request from The Revitalization Trust Fund to display five Plugged In Band Banner on Chapel Street the month of February.
- 9.\* Approve a request from the Revitalization Trust Fund to display NDI Strength in Diversity Banner/Needham Diversity Initiative on Chapel Street the month of October.
10. Accept the following donations made to the Needham Free Public Library; \$50 from Anita P. Olson in memory of Ruth Cunningham, \$25 from Catherine and Barbara Collishaw in memory of Alfred R. Piccioli, \$50 from Diane and David Herald in memory of Ruth Cunningham, \$100 from Peggy Brannigan and Steve in memory of Ruth Cunningham, \$100 gift card from Roche Bros. (Sudbury Farms) for the Adult Summer Reading program, and Fidelity Bank in Needham donated 4 Red Sox tickets for the Adult Summer Reading Program (approximate value of \$480). 10.\* Approve partial road closure of Pickering Street (from Great Plain Ave to just before the entrance of the Walgreens Parking Lot) from 8:30a.m. to 4:00 p.m. during the Needham Harvest Fair on Sunday October 2, 2022.
11. Grant permission for the following residents to hold block parties:

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Ratify– Neeti Mehta	56 North Hill Ave.	Howe Road	9/10/22	9/11/22	3pm-8:30pm
Ratify– Molly Pomposelli	41 Lasalle Road	Lasalle Road	9/10/22	9/17/22	3pm-9pm
Ratify– Aly Donahue	58 Mayo Avenue	Mayo Avenue	9/11/22	N/A	2pm-6pm
Ratify - Marshall Fox	36 Melrose Ave.	Corner of Melrose Ave & Upland Road	9/11/22	9/18/22	4pm-6pm
Kathryn Malpocher and Kimball St.	115 Grant Street	Corner of Grant	9/16/22	N/A	5pm-8pm
Jodi Williams	48 Ardmore Road	84 Ardmore Rd.	9/17/22	9/18/22	2pm-6pm
Eric Kaplan	33 Elmwood Rd.	Elmwood Road between Fuller & Lancaster	9/17/22	9/18/22	4pm-8pm
Kate Deeley	61 Kenney Street	61 Kenney St.	9/17/22	9/18/22	3pm-11pm
Alex Orquiza between Concord Street & Greendale Avenue	44 Bennington St.	Bennington St.	9/17/22	N/A	4pm-8pm
Sue Pouliot	54 Eaton Road	60 Eaton Rd.	9/17/22	N/A	4pm-8pm
Beth Champagne	37 Ware Road	56 Ware Road	9/17/22	N/A	3pm-7pm
Kim Marie Nicols	12 Crescent Rd.	12 Crescent Rd	9/18/22	N/A	3pm-7pm

Maureen Callahan	67 Bradford St.	Cleveland Road	9/18/22	N/A		4:30pm-7pm
Denise Arrondo	21 Prince Street	Prince Street	9/24/22	9/26/22		5pm-8pm
Amy Hurley	130 South Street	Corner of Needhamdale Rd. & Green Street		9/25/22	10/2/22	4pm-8pm
Laura Raff	52 Wilshire Park	52/55 Wilshire Park	10/1/22	10/2/22		4pm-8pm
Jaimie Scranton Pomerantz	53 Glendoon Rd.	54 Glendoon Road	10/15/22	10/15/22		3pm-9pm
Liz Lawlor	76 Howland St.	Pleasant & Howland Street	10/16/22	10/23/22		4pm-7pm
Yakov Shapiro	208 Valley Road	208-211 Valley Road	10/29/22	10/30/22		2pm-5pm

**Second: Mr. Keane. Unanimously approved 4-0.**

7:37 p.m.

Board Discussion:

1. FY2023 - FY2024 Goals

The Board discussed its goals for FY 2023-2024. Ms. Fitzpatrick recommended prioritizing the most important goals with the hope of adopting the goals by October. Ms. Cooley acknowledged the list of goals is lengthy and that many of the goals are already underway.

Discussion ensued on items contained in the draft list titled “Select Board Goal Statement, High Immediate Resource Commitment Indication.”

2. Committee Reports

Mr. Nelson said the housing working group met on Thursday, September 8, 2022, noting sub committees are working hard putting time, effort, and resources to push the Town forward in its housing objectives. He said the meeting was informative.

Ms. Frail said several housing meetings are coming up and will focus on zoning, and that a meeting in the near future will be held to update and solicit input from the community.

7:55 p.m.

Executive Session: Exception 3 (Collective Bargaining)

**Motion by Ms. Frail that the Select Board vote to enter into Executive Session.**

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

**Not to return to open session.**

**Second: Mr. Keane. Unanimously approved 4-0 by roll call vote.**