



# MINUTES

## BOARD OF SELECTMEN

### IN BOARD OF SELECTMEN TUESDAY, NOVEMBER 29, 2016 6<sup>th</sup> FLOOR HEARING ROOM

Present: Selectman Neil Wishinsky, Selectman Nancy Daly,  
Selectman Benjamin J. Franco, Selectman Nancy S.  
Heller, Selectman Bernard W. Greene

#### OPEN SESSION

Question of whether the Board of Selectmen shall enter into Executive Session for the purpose of discussing the purchase, exchange, lease or value of real property located at 107-111 Cypress Street.

In Open Session- the Chair must state the purpose for Executive Session, stating all subjects that may be revealed without compromising the purpose for which the Executive Session was called.

The Chair then stated the reason(s) for the Executive Session:

*To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;*

On motion it was,

Voted to enter into Executive Session.

Roll call:

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

#### PROPOSED EXECUTIVE SESSION

#### REAL PROPERTY

Proposed Executive Session for the purpose of discussing the purchase, exchange, lease or value of real property located at 107-111 Cypress Street.

#### ANNOUNCEMENTS/UPDATES

The Board acknowledged that Eleanor Myerson, a former Brookline Selectman has passed away. Mrs. Myerson also served four terms in the State Legislature, representing the 11th Suffolk district (Brookline/ Boston) from 1983 to 1991.

The Baldwin School committee will hold its first meeting tomorrow morning.

November 30<sup>th</sup> St. Adians will be unveiling a plaque honoring its significance in the neighborhood.

Commission for the Arts will hold an open mic night at the Coolidge Corner Library.

The Tree Committee will hold its first meeting Monday December 5<sup>th</sup>.

The BHS Expansion Study Committee will hold its first meeting Wednesday Dec 7<sup>th</sup>.

Chairman Wishinsky announced that Comcast has once again raised their prices for service, and noted that there are two cable providers in Brookline.

### PUBLIC COMMENT

Public Comment period for citizens who requested to speak to the Board regarding Town issues not on the Calendar.

*Up to fifteen minutes for public comment on matters not appearing on this Calendar shall be scheduled each meeting. Persons wishing to speak may sign up in advance beginning on the Friday preceding the meeting or may sign up in person at the meeting. Speakers will be taken up in the order they sign up. Advance registration is available by calling the Selectmen's office at 617-730-2211 or by e-mail at SOrsini@brooklinema.gov. The full Policy on Public Comment is available at <http://www.brooklinema.gov/376/Meeting-Policies>*

Liz Linder spoke about potential committee members for the Kent and Station Streets air right review. She hopes that there will be adequate neighborhood representation, and noted the Davis Path Committee had good neighborhood representation.

### MISCELLANEOUS

Approval of miscellaneous items, licenses, vouchers, and contracts.

[Question of approving the minutes of November 17, 2016.](#)

[On motion it was,](#)

[Voted to approve the minutes of November 17, 2016 as amended.](#)

[Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene](#)

[Question of approving the minutes of November 22, 2016.](#)

Voted to approve the minutes of November 22, 2016.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

APPROPRIATION TRANSFER

[Question of approving the request of Chief Diversity Officer Lloyd Gellineau for an Appropriation Transfer in the amount of \\$2,000.00.](#)

Director of Diversity, Inclusion and Community Relations Lloyd Gellineau explained that the budget did not include funding for education and training. Funds are needed for a MCAD training program. There are funds in the Profession/Technical account that could be transferred to cover this expense.

On motion it was,

Voted to approve the request of Chief Diversity Officer Lloyd Gellineau for an Appropriation Transfer in the amount of \$2,000.00.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

TEMPORARY ALL KINDS ALCOHOL SALES LICENSE

Question of granting a Temporary All Kinds Alcohol Sales License to the Olive Connection (Morry Sapoznik, owner) for a private event to be held on Monday, December 12, 2016 from 6:30-8:30pm at 1426 Beacon Street.

On motion it was,

Voted to grant a Temporary All Kinds Alcohol Sales License to the Olive Connection (Morry Sapoznik, owner) for a private event to be held on Monday, December 12, 2016 from 6:30-8:30pm at 1426 Beacon Street.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

TEMPORARY ALL KINDS ALCOHOL SALES LICENSE

Question of granting a Temporary All Kinds Alcohol Sales License to Pine Manor College for a Corporate Dinner Event to be held on Thursday, December 8, 2016 from 3:30-8:30pm at 400 Heath Street.

On motion it was,

Voted to grant a Temporary All Kinds Alcohol Sales License to Pine Manor College for a Corporate Dinner Event to be held on Thursday, December 8, 2016 from 3:30-8:30pm at 400 Heath Street.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

PERMIT TO SERVE ALCOHOL (NON-SALES, BEER AND WINE ONLY)

[Question of granting a permit to serve Alcohol \(Non-Sales, Beer and Wine Only\) to Larz Anderson Auto Museum for a Post Wedding Reception on Saturday, December 10, 2016 from 3:30-9:30pm at 15 Newton Street.](#)

On motion it was,

Voted to grant a permit to serve Alcohol (Non-Sales, Beer and Wine Only) to Larz Anderson Auto Museum for a Post Wedding Reception on Saturday, December 10, 2016 from 3:30-9:30pm at 15 Newton Street.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

CALENDAR

Review and potential vote on Calendar Items

TAX CLASSIFICATION

PUBLIC HEARING

Public Hearing on the question of adopting the percentages of the local Tax Levy to be borne by each class of real property and personal property for the 2017 Fiscal Year.

- a. Question of setting the Residential Exemption percentage for Fiscal Year 2017.

Chairman Wishinsky read the Hearing Opening.

Chief Assessor Gary McCabe made the following presentation:

Dear Chairman Wishinsky & Board Members:

The enclosed materials, along with our tax classification presentation, are intended to assist you in determining the percentages of tax levy to be borne by each major class of property (residential, commercial, industrial, personal) and the percentage for the residential exemption (traditionally 20%) for FY2017. The materials include an estimate of the tax rate based on the maximum allowable levy, including the balance of the 2015 override amount of \$1,465,000, and various shift options as well as the tax impact on each property group as represented by the median or mean value by class.

The FY2017 assessments are based on a valuation date of January 1, 2016. The market period used in our sales analysis covered 24-months from July 1, 2014 through June 30, 2016. Over that period the growth in the Brookline residential real estate market continued its upward trend outpacing the Greater Boston market as evidenced by the graph on the fourth page of Tab-1. The graph compares the year over year trend in value changes for one, two, three families and residential condominiums in

Brookline to the S&P Case-Shiller Home Price Index for the Boston MSA, using 2007 as the base year. We also added a diagram of what we believe are the major factors that contribute to the strong property values in Brookline on back cover of the workbook.

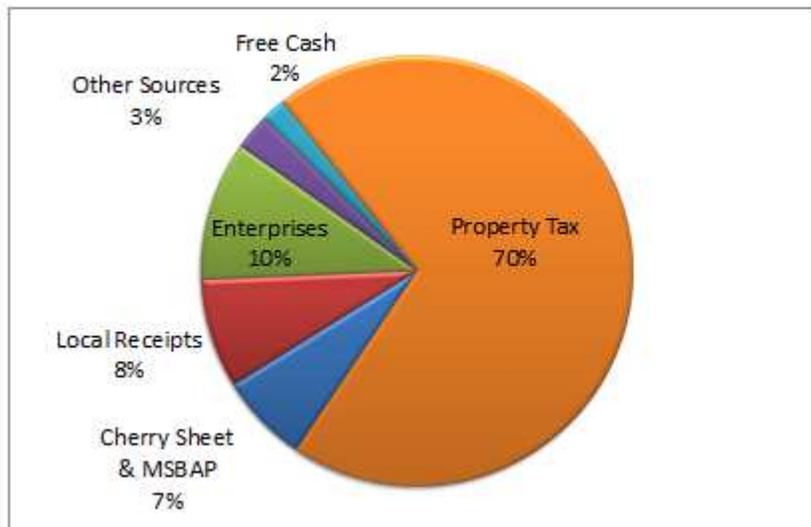
The median sale price of a single family home in Brookline in 2015 was \$1,600,000, a 6.7% increase over 2014. The median sale price of a residential condominium unit in 2015 was \$692,500, a 9.1% increase over 2014. Apartment rental rates continued to increase in all areas of town while vacancy rates continued to decline resulting in a mean value growth of existing complexes of 11%. The commercial property sector continues to increase in value lead by our large office buildings, the Coolidge Corner retail area and the new hotel at 111 Boylston Street. There was also moderate new investment in the public utility infrastructure. Overall the assessed value of all taxable property in Brookline for FY17 increased 10.0% over FY16 to \$21.7 billion, the fifth highest municipality in the state (just 0.56% less than the fourth highest).

**Town of Brookline  
Board of Selectmen  
Fiscal Year 2017  
Tax Classification Hearing  
November 29, 2016**



Prepared by the Board of Assessors

### FY2017 Town Budget



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### FY2016–FY2017 Value Comparison

Class	FY16 Valuation	FY17 Valuation	Δ
Residential	\$17,723,210,800	\$19,477,019,400	9.9%
Commercial	1,748,141,400	1,942,174,300	11.1%
Industrial	12,993,500	14,618,500	12.5%
Personal Property	207,182,076	230,816,841	11.4%
<b>Total Taxable Property</b>	<b>\$19,691,527,776</b>	<b>\$21,664,629,041</b>	<b>10.0%</b>
Combined CIP	1,968,316,976	2,187,609,641	11.1%
Tax Exempt (1)	2,183,749,900	2,134,474,200	-2.3%

(1) TVAB removed from exempt (121A) to taxable

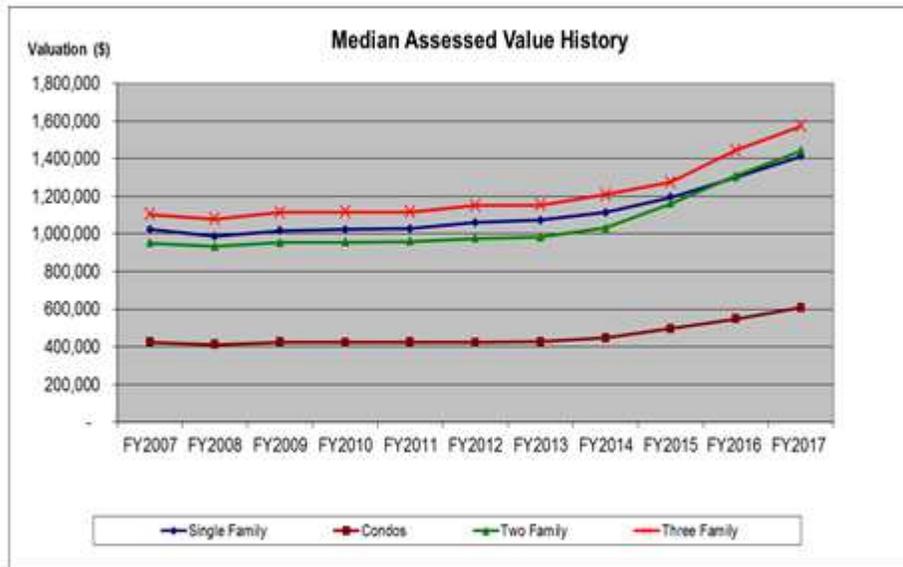
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## FY17-FY16 Value Change/ Class

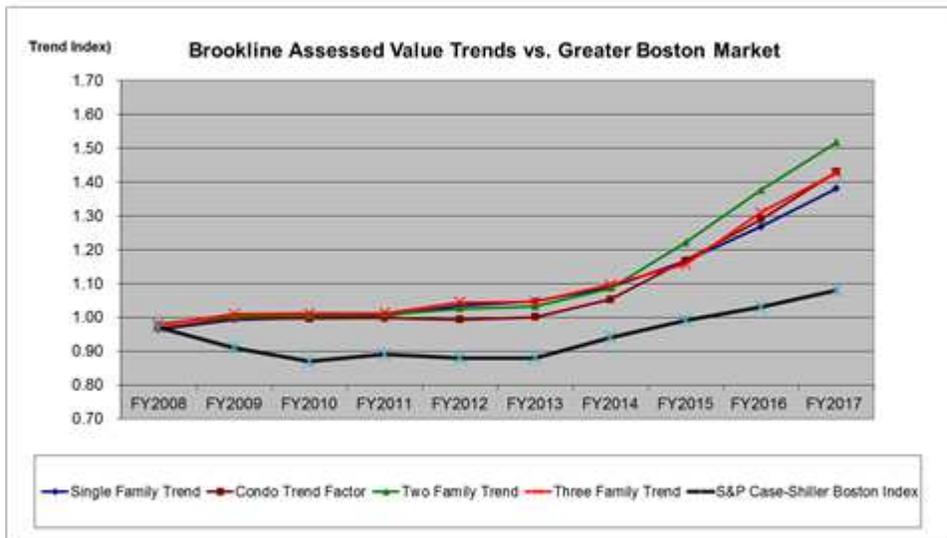
Use Class	FY17 Parcels	FY17 Value/ Parcel*	FY16 Value/ Parcel*	Δ
Single Family	4,565	\$1,715,807	\$1,590,820	7.9%
Res. Condo	10,074	687,520	619,430	11.0%
2 & 3 Family	1,293	1,517,454	1,376,415	10.2%
Apartments	327	5,402,156	4,779,125	13.0%
Commercial	462	3,631,360	3,224,540	11.9%
Industrial	7	2,088,357	1,856,215	12.5%

\* Based on Weighted Mean

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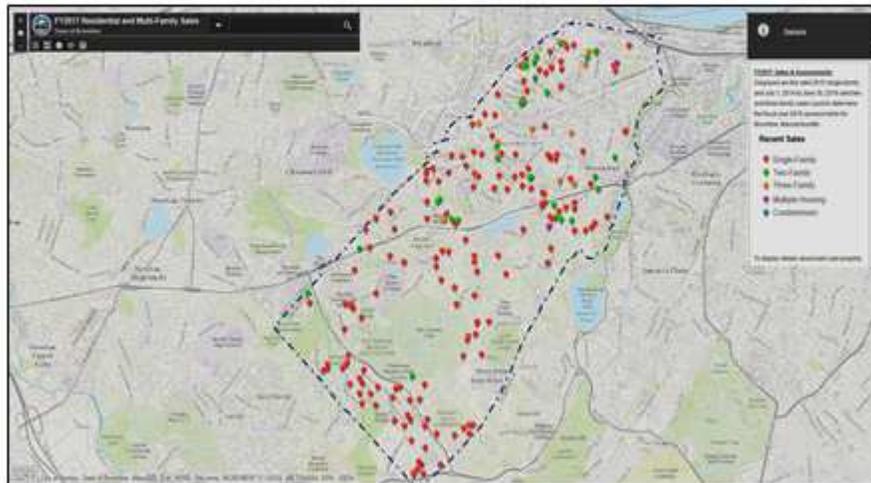
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## FY2017 Assessment-Sales Map

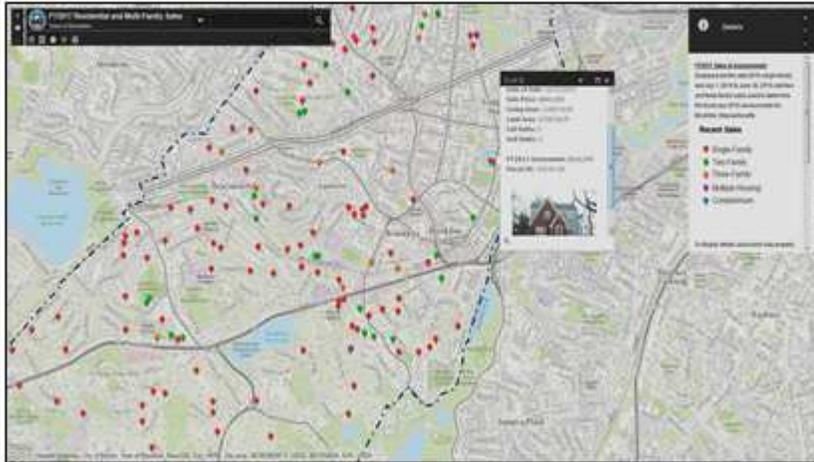
[www.brooklinema.gov/assessors-office](http://www.brooklinema.gov/assessors-office)



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## FY2017 Assessment-Sales Map

[www.brooklinema.gov/assessors-office](http://www.brooklinema.gov/assessors-office)



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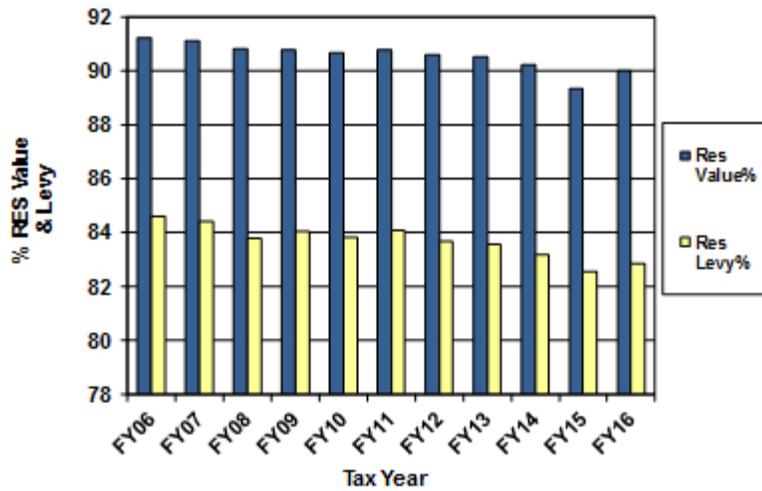
## FY17 New Growth

Category	Value Growth	Tax Growth
Single Family Permits	\$70,851,000	\$738,267
Res. Condominiums	31,009,600	323,120
Multi-Family & Apts. (1)	75,000,980	781,510
Commercial & Industrial (2)	22,796,210	387,308
Personal Property	28,338,137	481,414
<b>Total All Classes</b>	<b>\$227,992,927</b>	<b>\$2,711,620</b>

- (1) Includes TVAB from 121A
- (2) Includes 111 Boylston St. Hotel

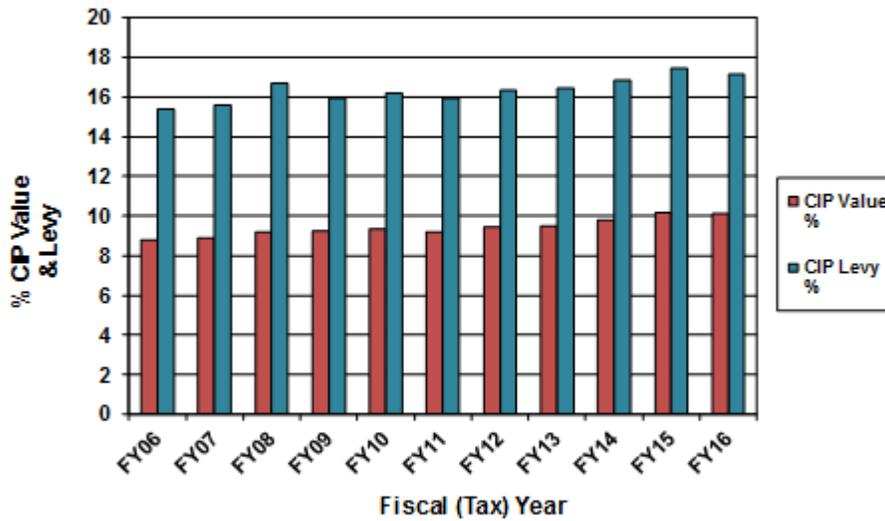
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### History of Res.% Value & Tax Levy



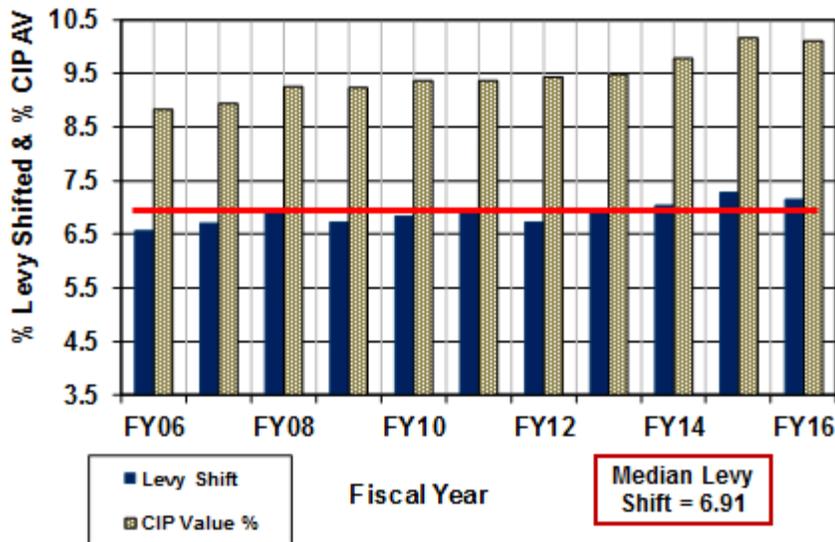
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### History of CIP% Value & Tax Levy



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### Levy Shift History/ CIP Value %



## Residential Exemption?

1. Total Residential Value = \$19,477,019,400 /
2. Total Residential Parcel Count; 16,962 =
3. Average Residential Value; \$1,148,274
4. Times the selected Exemption Factor; 20% =
5. Residential Exemption Value; \$229,655
6. Times the selected Residential Tax Rate =
7. Total Residential Exemption Tax Amount

Examples>

## Residential Exemption Amounts

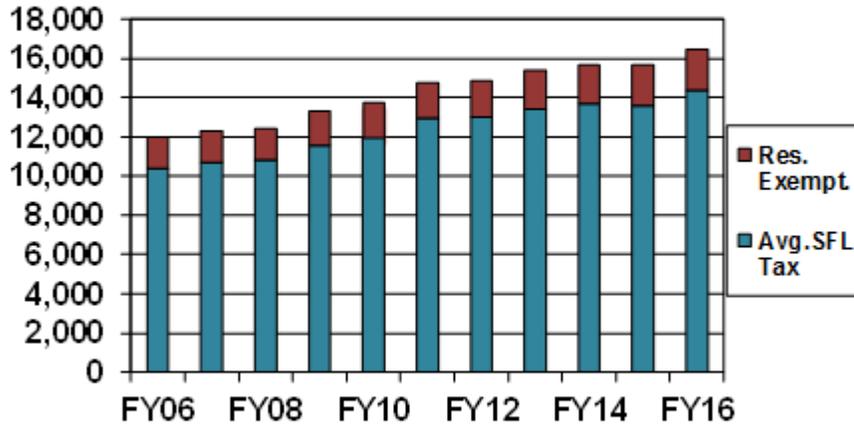
Classification	Tax Rate	Tax Amount
Single Tax Rate (No Shift)	10.75	\$2,469
170% CIP Shift - Residential Rate =	9.90	\$2,273
172% CIP Shift - Residential Rate =	9.88	\$2,269
175% CIP Shift - Residential Rate =	9.84	\$2,260



Fiscal Year	Exemption Amount
2016	\$2,183
2015	\$2,044
2014	\$1,995
2013	\$1,954

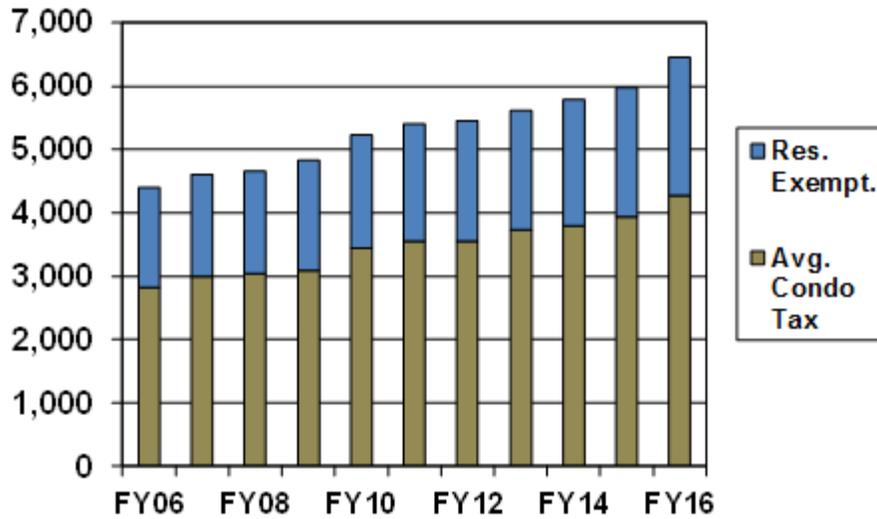
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## Average Single Family Tax\$ & Exemption History



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### Average Res. Condo Tax\$ & Exemption History



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### Single Family & Res. Cond. w/ Res. Ex

<b>Med. SFL Value</b>	\$1,182,545	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(84% RE)	11,713	11,899	11,885	11,670	11,658	11,642
Change over FY16	\$11,342	371	357	343	328	314	300
% Increase in Tax		3.3%	3.1%	3.0%	2.9%	2.8%	2.6%
<b>Med. Res. Condo</b>	\$377,495	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(58% RE)	3,739	3,735	3,730	3,725	3,721	3,716
Change over FY16	\$3,525	214	210	205	200	196	191
% Increase in Tax		6.1%	5.9%	5.8%	5.7%	5.6%	5.4%

See Tab 2, Sheet 20%

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## Two Fam. & Three Fam. w/ Res. Ex.

<b>Med. Two-Family</b>	\$1,212,345	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(88% RE)	12,008	11,994	11,979	11,964	11,950	11,935
Change over FY16	\$11,445	563	549	534	519	505	490
% Increase in Tax		4.9%	4.8%	4.7%	4.5%	4.4%	4.3%
<b>Med. Three-Fam.</b>	\$1,343,600	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(43% RE)	13,308	13,292	13,276	13,260	13,243	13,227
Change over FY16	\$12,884	444	428	412	396	379	363
% Increase in Tax		3.5%	3.3%	3.2%	3.1%	2.9%	2.8%

See Tab 2, Sheet 20%

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## Apartments & Commercial

<b>Med. Multi-Fam./Apt.</b>	\$2,707,200	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(8% RE)	26,815	26,782	26,749	26,717	26,684	26,651
Change over FY16	\$25,891	924	891	858	826	793	760
% Increase in Tax		3.6%	3.4%	3.3%	3.2%	3.1%	2.9%
<b>Med. Commercial</b>	\$1,607,850	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		25,748	25,900	26,051	26,203	26,354	26,506
Change over FY16	\$25,058	690	842	993	1,145	1,296	1,448
% Increase in Tax		2.8%	3.4%	4.0%	4.6%	5.2%	5.8%

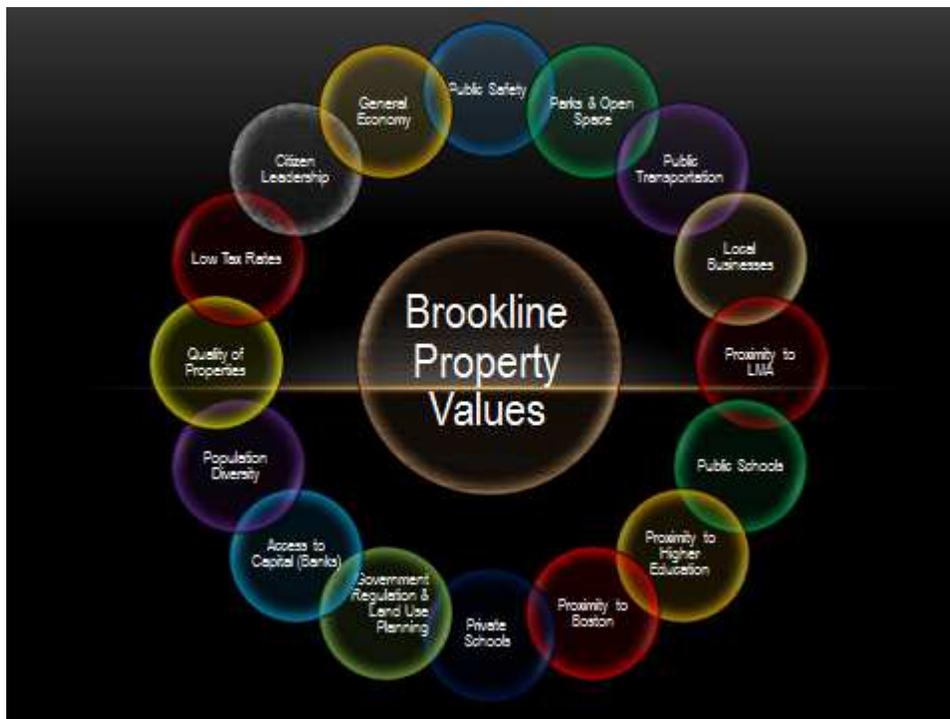
See Tab 2, Sheet 20%

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## FY16 Clause Exemptions

Category	No.	Amount
17D Surviving Spouse & Minors	5	\$1,400
22 (a-f) Veterans	63	\$63,783
37 Visually Impaired	36	\$33,244
41C Elderly	10	\$7,370
42 Surviving Spouse Police/Fire	1	\$6,659
Tax Deferrals (41A)	7	\$54,147
Senior Work-off Abatements	30	\$33,750
<b>Total All Classes</b>	<b>152</b>	<b>\$200,353</b>

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The Board discussed the residential exemption and noted that the number of qualified residents has dropped. Mr. McCabe noted that that reflects the number of investment properties rising.

The Board noted that this year communities have an option to raise the residential shift to 35%; historically the percentage in Brookline has been 20%. Board members felt that this higher rate would result in a shift of tax payments from one group of property owners to another. It was also noted that Brookline is one of the few communities that offer a residential exemption.

Town Meeting directed the Town to form a committee to review tax exemptions in efforts to provide some relief to some residents.

Public hearing: no speakers.

There was no vote at this time.

[455 HARVARD STREET - 40B ELIBILITY  
PUBLIC HEARING](#)

[Public Hearing on the application of Harvard Danesh 455, LLC to MassHousing secure a  
determination of a 40B Eligible site at 455 Harvard Street.](#)

Chairman Wishinsky stated that when an application for a 40b development is submitted to the State's subsidizing agency, the Selectmen solicit public comment to be incorporated in their letter to that agency. Currently there are 6 40b applications pending at the Zoning Board of Appeals (ZBA) and 4 pending at the State level, and one received today indicating a development at Waldo/Durgin with 320 units. This came with an invitation to engage with the developer for a different kind of project. When all the applications have gone through state application process, there will be 970 units, the Town needs 346 to reach the 10% affordable housing goal, and at that point we can say no to development attempting to bypass our zoning regulations through 40b.

40b is a blunt instrument passed in the late 60s in an attempt to create affordable housing. If a community has fewer than 10% of affordable housing stock, a developer can come to us with a project and ignore our zoning. Certain local needs can be taken into account to reduce a project; however 40b development is hard to stop completely. We have been encouraging developers to engage with the town for something the residents can live with.

Jeff Engler, affordable housing consultant, stated that his firm has been involved in many 40b projects, some noted earlier; we feel strongly about our applications, and this Board has been very critical of 40b applications.

Chairman Wishinsky replied that the Board is not critical of all the 40b applications just some of the ones your company represents.

Mr. Engler stated that when we look at a project, we think about what we can do that the residents could be ok with, and we have had the benefit of that input. He understands that they are not

representing a perfect project at this stage, but will reflect on a lot of comments we have heard. The façade and streetscape will reflect elements that we have heard are important to the town. We are hopeful to move forward.

Applicants David Danesh and Danny Danesh explained that their father bought the property at 455 Harvard Street in 2005. The property is conveniently located close to public transportation, and it used to be a gas station. At that time the Town asked them not to take the building down, so they did save the building which is now a restaurant. There have been a few restaurants there, and it has been a challenge to retain a long-term tenant due to the small kitchen size.

A PowerPoint was presented outlining the lot and curb cuts.

Peter Bartash representing Cube 3 Studio/Architects continued the presentation with an outline of the design. He stated that their goal is to make sure whatever is proposed is responding to the context, the building should feel like it belongs on the sight. The setbacks are designed to create a rich active and engaging community. The ground floor will house retail businesses. He reviewed the elevation of the building which is set higher on the Harvard Street side, and reducing the height at the back of the building. The development would have 17 units and at grade parking for 12 vehicles and 35 bicycles. The parking would be a stacking system.

Selectman Daly asked how close the building would be to the abutting resident on Thorndike Street.

Mr. Bartash replied 5 feet one inch from the property line of Starbucks. Selectman Daly added that she is more concerned about the resident's property and the presentation shows that it looms over this property.

Selectman Franco noted the stacked parking, and asked if that would be divided between the residential and commercial components.

Mr. Bartash replied they have not gotten to that point yet, it would be driven by demand; closing the current curb cut would provide 2 additional street parking spaces. The proposed stacking system would be semi-automated and would not require a full time attendant.

Chairman Wishinsky addressed underground storage tanks and potential hazardous waste, and noted that due diligence would be done since this site was formally a gas station.

Danny Danesh replied that the site was cleaned in 2006.

Chairman Wishinsky reviewed the application relating to parking revenue and noted some unanswered questions on the application. He also addressed the Hubway Bike System which is housed nearby. He asked if they would be willing to sponsor the program, because the program is expanding and in need of sponsorship.

The Board addressed the environmental issues, tree removal, employment opportunities and outdoor space.

Public comment:

Steven Pendery, 26 Winchester St. said that the building has many merits in terms of location and pushing it out. He added that the firm involved in the 40 Centre Street project has refused to engage with the neighborhood and to reduce to scale down the building. This proposal is similar with the over-massing. It would be better with one less story.

Daniel Gamble spoke on behalf of his sister, the direct abutter. This proposed four story building would block all light into the house. She has been there since 1975, and it is not right to subject her to this. The plans may look good on paper but not if you are right next door.

Seth Lieberman, Columbia St. spoke in opposition of the development and noted that the owner has a right to commercially develop and profit from the property, but not at the expense of the public. This building is 2 stories too large, it will negatively impact traffic, and will not bring in significant tax revenues. This project does not fit the moral compass of Brookline and he and his neighbors will fight the project.

Kathy Sloat Shaw, 88 Thorndike St. spoke about problems she has had in the past with her basement filling up with odors and gases; there is a problem with the soil. She has contacted EPA and found there are discrepancies with the site and the cleanup that cause concern. She feels this is not a clean site environmentally.

Mr. Danesh, Owner replied that the site was closed and cleaned; he has a record of that.

Irene Sege, 41 Coolidge St. spoke about the need for buffer and breathing space, there is none at the back end of this building on Thorndike St. There are many neighboring projects that are diminishing green space. She also noted the lack of public engagement with the developers, unlike the development proposed by JCHE at 384 Harvard Street.

George White, 143 Winchester St. and TMM#9 noted that one good thing that has come of these developments is the introduction to Town officials and departments and an understanding of the municipal process. He has attended numerous meetings, and has united with his neighbors. He added concerns related to health and safety implications, and the fact that the intent of the 40b law is not reflected; it has not produced affordable housing as much as long term profit for the developers.

Chuck Swartz, 69 Centre asked that this project not be reviewed individually, but as part of the 6 developments ongoing in Coolidge Corner. He asked that the town be more involved in protecting the interest and characteristics of the neighborhoods. He referred to the Hancock Village project where the Town successfully negotiated and got a better project. The developer of 40 Centre St. has refused to speak with the neighbors, and would like neighborhood participation to be a condition with all 40b applications.

Steve Herscovici, 87 Thorndike St. noted that he learned about this meeting on a Facebook page, rather than in an official public setting. The applicants note that the façade will be consistent among Harvard Street. That does not appear so; this would be the tallest building in the area. He also expressed

concern about the project being 5 feet away from the abutting home. There are some apparent inconsistencies with the application, and he is surprised it got this far in the process.

Steven Ault, 19 Shailer St. spoke in opposition of the project. He objects to developer steam rolling over the Town's zoning laws, and the Town allowing a series of ugly oversized buildings in our community. He supports affordable housing, but not this type of structure. Developers are trying to get the last morsels before the Town reaches its 40b limit. Coolidge Corner is being assaulted with overbuilding and the Town needs to stand up against it. None of the developments offer underground parking because that costs money, and instead are proposing cheap and cheesy designs on overbuilt projects in efforts to get in before the threshold is reached.

Colm McMahon, 45 Coolidge St. hopes that the state agency does their job, instead of the neighborhood doing it for them. This is a 4 story project surrounded by 1 story buildings; the setback is too close to the abutting property which causes potential safety issues and there are no meaningful buffer areas. The 40b process if not intended to be a free for all, rather reasonable development. We need to encourage the State Agency to stick to the guidelines instead of the citizens doing it.

Beth Kates, 105 Centre St. said she is tired of attending all these meetings; there are 6 buildings proposed in her neighborhood. The gas station site was built by right, and Mr. Danesh owns the Rubin's Deli property which may also fall into developers hands. This design lacks imagination and the proposed materials are cheap and lack quality. She urged the town officials to keep fighting against these developments like they did in South Brookline with Hancock Village.

Mark Rosen, Thorndike St. addressed the presentation that reflects significant green space; this green space is not possible with the setbacks. There is traffic from schools, etc. and this is a difficult intersection which this proposal will make worse. He spoke with someone at the DEP and was told that the site has not been cleared for children. There are concerns with the parking operations, the City of Boston prohibits its use after 10pm due to noise, and the site is not pedestrian friendly.

Alan Mullen, 82 Thorndike spoke in opposition, and addressed the setbacks and the lack of an egress on Thorndike St. The parking system would direct tenants to park on the street for short term, and there will be an increase in traffic and parking problems.

Caroline Buckley, Coolidge St. spoke in opposition of the project. The proposed scale is out of proportion especially in relation to the homes on Thorndike Street. Chapter 40b is supposed to consider the building type, and the set back of existing dwellings. The proposed height and minimal setback will result in an absolute loss of light to the neighbor. This proposal conveys a lack of understanding of the character of the neighborhood, and a lack of respect to the neighbors of JFK Crossing.

Mark Zuroff spoke on behalf of his client, the owner of the restaurant currently at the proposed site. The tenant is concerned about this lease and the fact that he has invested a lot of money into his restaurant, and fears he may be displaced. He added that 40b is a statute that exists, and unfortunately is a blunt instrument. At the time of its inception affordable housing prompted serious concerns. In particular relating to neighborhoods close to Boston referred to as urban spread; this has affected the town greatly. The ZBA considers each project separately, and listens to the neighbors' concerns. Some

statements are disingenuous; we understand the concern of urban spread and act within the confines of the law.

Gina Crandall 117 Stedman spoke in opposition and would like for everyone to see how the project would look at street level. The presentation does not provide an adequate picture of how out of scale this building is with the neighborhood. Also, the town needs to look at the cumulative impact of all these projects, and we need to move quickly.

Selectman Daly said that these comments will be submitted to MassHousing, but the process continues with the ZBA and she encouraged everyone to attend those upcoming meetings.

Selectman Heller spoke about the abundance of projects happening in this area, and is putting a burden on the neighborhoods. Municipalities are not allowed to refer to school impact under 40b law, but we know there will be a significant impact on our schools. She stressed the importance of neighborhood participation and noted that the developers at 40 Centre Street have not been cooperative with the residents.

Chairman Wishinsky added that some of these projects may be at different State agencies. He said there is a list of current 40b applications, and addressed the process. Chairman Wishinsky also reviewed the concerns that will be submitted as a result of this hearing.

Danny Danesh noted that 40 Centre Street is not their development. He added that they did a development on Marion Street and worked with the town to scale down the project significantly. This property has been sought after by developers, and they are trying to work with the town, instead of selling the property. The inadequacies on the application will be reviewed.

Selectman Daly stated that she appreciates the top floor being stepped back, but has serious concerns relating to the neighboring property on Thorndike Street.

#### TOWN MEETING ACTION ITEMS

#### [Question of assigning Selectmen to serve on committees created by actions at the 2016 Special Town Meeting.](#)

Deputy Town Administrator Melissa Goff stated that some committees need to be formed as directed by the recent Town Meeting.

The following Selectmen will sit on the proposed committees as follows:

Article 29- training related to dangerous dogs – Selectman Bernard Greene.

Article 30 – posting of police reports - Selectman Bernard Greene

Article 33 – enhanced tax relief for senior homeowners with modest incomes – Selectman Ben Franco.

Article 34 – affordable senior housing using air rights over town-owned property – Selectman Nancy Daly.

There being no further business, the Chair adjourned the meeting at 10:30 p.m.

ATTEST

Materials:

- A. minutes of November 17, - 11.22min.pdf - Native File
- B. approving the request of Chief Diversi - 11.29 AppropriationTransfer.pdf
- C. granting a Temporary All Kinds Alcohol - nov29 1426beaconst\_201611231135.pdf -
- D. granting a Temporary All Kinds Alcohol - nov29 400heathst\_201611231134.pdf -
- E. granting a permit to serve Alcohol (No - nov29 15newtonst\_201611231135.pdf -
- 9. 455 HARVARD STREET - 40B ELIBILITY PUBLIC HEARING - 11.29 455 harv letter\_201611231241.pdf - Native File PDF 27700
- 9. 455 HARVARD STREET - 40B ELIBILITY PUBLIC HEARING - 11.29 40B 455HarvardSt 1st half.pdf - Native File PDF 27700
- 9. 455 HARVARD STREET - 40B ELIBILITY PUBLIC HEARING - 11.29 40B 455HarvardSt 2nd half.pdf - Native File PDF 27700
- 10. TOWN MEETING ACTION ITEMS - 11.29 tm actions\_201611251052.pdf - Native File PDF