

W1  
Needham, Newton,  
Waltham, Watertown,  
Wellesley, Weston

WALTHAM

## Developer proposes a large office park

But nearby residents cite traffic concerns

By Emily Sweeney  
GLOBE STAFF

When Samuel E. Park looks at the Route 128 Used Auto Parts junkyard in Waltham, he envisions an office park with two prominent buildings housing the headquarters of a high-tech company and a road connecting routes 20 and 117.

Park has forged ahead, applying for a waiver from the state Environmental Policy Office allowing for the first phase of construction. In January, he plans to apply to the city for permits.

But officials in neighboring Weston want to know how many cars a new road and office park would bring to their town. The Weston Board of Selectmen sent a letter on Oct. 8 to the state, appealing the waiver and asking for more information on how the project would affect traffic.

For the past 18 months, Sam Park and Co. has been eyeing 40 Green St. in Waltham, hoping to replace the junkyard with 640,000 square feet of office space. (By comparison, a typical Home Depot is 125,000 square feet.)

This new development company boasts an all-star lineup: Park, the president and chief executive, used to be with Rizzo Associates Inc., the engineering firm of the New England Patriots. He advised the Kraft family on the development of Gillette Stadium in Foxborough. His partners are F. Bruce Harlamert, formerly an investment sales broker at the national real estate firm Spaulding & Slye Colliers, and Peter N. Kutubes, former manager of traffic operations at the Massachusetts Highway Department.

The two buildings would be six to seven stories tall, situated on 10 acres of land at Route 128 Used Auto Parts, a salvage yard owned

OFFICE PARK, Page 6

*'People already drive over the speed limit. So the speed limit should be set to what people drive.'*

IVAN SEVER, *National Motorists Association*



GLOBE STAFF PHOTO/TOM LANDERS

Ivan Sever, in his 2003 Mini Cooper, has made his distaste for the state's traffic laws something of a crusade.

## Holding fast

Needham man leads battle to raise highway speed limits

By Jonathan Saltzman  
GLOBE STAFF

Ivan Sever got onto Route 128 in Needham, pressed the gas pedal on his new blue Mini Cooper, and quickly accelerated to 70 miles per hour. Like countless other motorists on this crisp weekday morning, the Berklee College of Music professor was speeding.

He may have been the only one, however, to view it as a form of activism.

Sever is coordinator of the state chapter of the National Motorists Association, a nonprofit group that helped dismantle the 55-m.p.h. national speed limit in 1995. He wanted to show why Massachusetts, which has since been able to set its own speed limits, was wrong to keep it at only 55 miles per hour on Route 128.

"Do you feel endangered?" he asked cheerfully as he kept pace with other cars. "Am I endangering anyone?" Sever was following a car a bit closely, but otherwise his passenger felt reasonably safe.

But when an MBTA police sports-utility vehicle passed Sever in the express lane going about 75 miles per hour, his voice gained an edge. How come the Massachusetts Bay Transportation Authority officer can speed with impunity, he asked, but other motorists have to look over their shoulders?

"Does he have a better car? Is he a better driver?" Sever said in his Czechoslovakian accent. He shook his head. "He's just speeding because he can."

Boston has plenty of cranky, spleen-venting drivers, but the goateed, bespectacled 54-year-old Sever has made his distaste for the state's traffic laws something of a crusade. A libertarian, he acknowledges that there obviously have to be rules for the road. But he argues that laws are rigged to ensnare motorists who drive perfectly safely, that people who get tickets are presumed guilty until proven innocent, and that the police should target dangerous drivers — not those who happen to violate the letter of the law by a few miles per

SPEED LIMITS, Page 9

NEEDHAM

## Tax bills expected to balloon

Delay likely in state aid for high school project

By Christina Pazzanese  
GLOBE CORRESPONDENT

Needham officials have done the math: Overhauling the high school would add \$47 to the average tax bill next year, with the annual burden rising to a high of \$563 in 2012.

That is the estimated impact of the \$51.3 million override that goes before voters next month.

David Davison, the town's finance director, calculated that it would take 25 years to pay for the project, with the largest impact on tax bills between 2012 and 2021.

The average owner of a single-family house now pays \$4,775 a year in property taxes, based on an assessment of \$518,508, said Davison.

"I've erred on the side of conservatism," said Davison, noting that his figures assume that the state's financial crisis will delay its contribution to the project and that interest rates will increase.

"I'd rather assume the climate is going to change in an upward risk," he said.

Davison does not expect the town to see any state money until 2022, almost 20 years after construction begins. If the state began making payments to the town within five years, the annual cost to the average homeowner would be cut in half.

Davison said the tax increase in the first five or six years is relatively low because the town will make only interest payments during that time. Also, the town will borrow only enough money to pay the contractor in stages at lower, short-term interest rates.

The Board of Selectmen and the School Committee laid out the costs before a packed Broadmeadow School auditorium last week.

Critics questioned the wisdom of funding one high-priced undertaking at the expense of other, smaller projects.

"It's too expensive in light of the tax impact on homeowners as well as other capital projects that are

HIGH SCHOOL, Page 6

**'You're asking people in town to dig deeper into their pockets than ever before. The \$51 million number scares a lot of people.'**

ALAN FANGER  
*Needham member of Town Meeting*

## 'New disease' in children

By Judith Gaines  
GLOBE CORRESPONDENT

Jeffrey Shuman, a 10th-grader and tennis enthusiast at Lincoln-Sudbury Regional High School, doesn't know exactly what caused the pain in his lower back, pain so severe last spring he could barely walk. He's still recuperating from the surgery that offered the only relief.

Timothy Walsh, a seventh-grader at Stacy Middle School in Milford, isn't sure how he injured both of his knees, necessitating surgery that has sidelined him from sports, including his beloved basketball, for months. "It's so frustrating," he said. "I don't like sitting around."

Sports injuries multiplied by 10 in past 20 years

But both boys suspect they may have been exercising too much, playing their sports too often, too hard. And they know that lately many other youths have been suffering similar problems.

In fact, sports injuries to middle and high school students have increased so markedly in the last 20 years that Dr. Lyle Micheli, who performed the corrective

surgeries on Shuman and Walsh, calls them "a new disease for children."

Roughly 20 years ago, physicians at Children's Hospital in Boston typically saw 30 or 40 sports injuries a week, said Micheli, who is the hospital's director of sports medicine and chairman of the Governor's Committee on Physical Fitness and Sports. "Now we routinely see 300 or 400 cases a week."

The nature of the injuries also is changing. These doctors previously were called upon to treat mainly what are known as "acute" injuries — joints

INJURIES, Page 7



GLOBE PHOTO/SHEALAH CRAIGHEAD

Jeff Shuman, a 10th-grade tennis player at Lincoln-Sudbury Regional High School, shows the back brace he has to wear 24 hours a day.

## Inside Today

### A warm gesture

McKenna Kiefer's poem earned her the title of Ice Cream Queen in a contest sponsored by Brigham's. The Wayland 9-year-old then donated her prize — ice cream — to the special-needs students at the Boston College Campus School. **Page 12**

### Slow on Route 20

A reader complains that the reconstruction of a 3,100-foot stretch of Route 20 in Marlborough is taking too long, but state officials say delays have been caused by unexpected snags. The snags also have boosted the project's cost. **Page 4**

NEWTON

## Star Market has expansion on its plate

Some neighbors are wary of traffic, safety problems

By Rhonda Stewart  
GLOBE STAFF

The Star Market on Route 9 in Chestnut Hill is slated to be supersized — and neighbors aren't sure whether to cheer or jeer.

S.R. Weiner & Associates Inc., which manages the property, plans to add 15,000 square feet to the existing site and make it a two-story complex. A moving staircase, which can accommodate shopping carts, would lead to the supermarket on the second floor. The ground floor would have an atrium, retail shops, a loading dock area, and parking.

The grocery store is at the end of a strip of stores; the well-traveled area

also includes an AMC movie theater, a medical office building, and restaurants.

Carol Post Pfaelzer, who has lived in the neighborhood for 30 years, said that despite living within walking distance she only shops at Star Market in emergencies. She worries about gridlock and poor visibility as people are trying to reach the site from Route 9 and Hammond Street.

"If you make it a more appealing store to come to... you're going to get more transient and residential traffic and the traffic is impossible now," she said. "If you could ameliorate the traffic problem, we would all say, 'Wow, this is great.'"

Richard Marks, executive vice president at S.R. Weiner & Associates Inc., said his company has been working with neighbors to address concerns. He said a handful of neighbors attended a meeting last month that

his company hosted to talk about the project; and although no further public meetings are scheduled, the approval process is just beginning.

Marks said that there is no timetable for when construction might begin but that it will take approximately eight to 10 months to complete.

"It's a very old, very tired supermarket," he said. "It's an area that really is underserved by modern supermarket opportunities."

Nancy Avery, another neighbor, said she knows of many people in the community who, like herself, don't shop at Star Market because of parking or traffic-safety concerns in get-

ting there. But she said that despite the many features that still need to be worked out officials from the property management company seem responsive.

"The primary concern was that the owners of the shopping center, if they were going to reconfigure this space, needed to pay attention to the blind areas as you navigate around the parking lot," she said. "But it was clear the owners of the Star Market had given a lot of thought and planning to the dilemma of how to get more square footage for the market in this space."

STAR MARKET, Page 10

# Tax bill increases likely in Needham

► **HIGH SCHOOL**  
Continued from Page 1

surely going to be pushed by the town," said Town Meeting member Alan Fanger, who called on town officials to present a timeline that details when and how much money would be needed from voters for other projects such as repairs to Town Hall, the school administration building, and the Department of Public Works building.

Town leaders acknowledge that there is not enough money to fix everything.

"We have a lot more on our plate than we have the resources to do," said Daniel Matthews, chairman of the Board of Selectmen.

The board voted unanimously last month to support the override. At that time, Selectman James Healy acknowledged that it would affect "the town's ability to fund other projects," but concluded that "we have to do work on the high school, sooner rather than later." Healy called the renovation "a critical need." Matthews agreed, referring to the override — which needs a simple majority to pass — as a "major step for the town."

Although the deteriorated con-

dition of the high school has been well-known for decades, the renovation plan became a top priority only last April when town and school officials learned that Needham had qualified for a 50 percent reimbursement from the state's School Building Assistance program. They then put the project on the fast track just as the state announced it would stop considering new applications.

Fanger suggested the town explore ways to save money instead of always asking citizens to pay.

"You're asking people in town to dig deeper into their pockets than ever before," said Fanger, who represents a large senior population. "The \$51 million number scares a lot of people. To people, particularly seniors, the [town's] message is 'Take, take, take.'" According to 2000 Census data, 18 percent of the town's nearly 29,000 residents are 65 or older.

"A lot of people want to see a give-back and the only way to do that is to streamline expenses," said Fanger. "I see a lot of lip service paid to 'controlling expenses,' but I haven't seen any concrete idea for trimming expenses at the same time as we're being asked to pay for an override."

If the Nov. 4 override vote

passes, the school renovation work would be done in three phases over four years.

Based on the architect's timeline, all design work would be completed by the end of this year.

Construction of a classroom addition, next to the existing building, would last from September 2004 to June 2006.

The next stage, to be completed by June 2007, would include demolishing the math and science wing; building a new library, cafeteria, and music wing; expanding parking; and creating a bus lane off of Webster Street.

That would leave renovations to the oldest building and gymnasium, to be completed by August 2008.

Although just 4 percent larger in size, the revamped school would offer more classrooms and laboratories to accommodate rising enrollment; updated technology and furnishings; modern heating and cooling systems; and be fully handicapped-accessible.

Outside, 75 additional parking spaces would be added, along with a redesigned access road to improve student safety and ease on-street traffic congestion.

"Home values are very high be-

## Estimated tax impact


David Davison, Needham's finance director, offers this estimate of the school project's tax impact for a house assessed at \$518,508. Fiscal year 2005 begins July 2004.

Year	Additional tax
2005	\$47
2006	\$110
2007	\$150
2008	\$171
2009	\$183
2010	\$195
2012*	\$563
2015	\$514
2020	\$433
2025	\$134
2029**	\$69

\*peak year  
\*\*last year of loan


GLOBE STAFF GRAPHIC

cause of the quality of schools," said the School Committee chairman, Jeffrey Simmons. "Doing this project will keep real estate values high. It's important, in my opinion, to look at this as a matter of civic pride, of community-building."



**JOEL BAGNAL**  
**GOLDSMITHS & JEWELERS**

## Annual Fall Sale



20% off custom designs  
25% off all jewelry in store  
10% off all repairs

**SALE ENDS OCTOBER 25, 2003**

*Being in this ad to enter drawing for \$100 gift certificate.*

101 CENTRAL STREET · WELLESLEY · 781-235-8266  
HOURS: TUES.-SAT. 10-5:30 · THURS. EVE. OPEN TILL 7:00  
Off Regular Prices-Not valid on previous sales or custom work.



**LIMITED TIME!** OPEN SUNDAYS  
**FREE SHIPPING**

## HURRY...

### 4 for 1

- Lightweight — Only 8 lbs.
- 2 Speed 24 Bar, X-tended Life Motor — lasts twice as long!
- Carpet to bare floors automatically — no adjusting

ask about trading in your old vacuum

### ATTN: Allergy Sufferers

**Oreck XL™ Professional Air Purifier**

Buy 1 Professional Air Purifier Get Second at Half Price!

- Permanent Filter NEVER Needs Replacing
- Captures & Destroys Bacteria

NEW

**BONUS SPECIAL**

**3 for \$299**

The Famous 8 Lb. ORECK Upright

- Lightweight & Easy To Use
- Deep Cleans Carpets & Bare Floors
- Hotel Strength

5 lb. Super Compact Canister

**\$129.99 Value**

**7 YEAR WARRANTY**

**2 SPEED MOTOR**

**7 FREE ANNUAL TUNE-UPS**

**3 FREE GIFTS**

with any 2 speed upright purchase

- 5 lb. SUPER COMPACT CANISTER \$169 Value—FREE!
- CAR VAC \$40 Value—FREE!
- CORDLESS SPEED IRON® \$100 Value—FREE!

0% Financing • 12 mos. Interest Free for Qualified Customers

**3 LOCAL FACTORY SHOWROOMS**

**FRAMINGHAM**  
659 WORCESTER RD., RT.9 WEST (NEXT TO TRADER'S JOE'S)  
**508-620-7144**

**NEWTON**  
2098 COMMONWEALTH AVE. (RTE. 30 NEXT TO AUBURNDALE POST OFFICE)  
**617-558-9777**

**NORWOOD**  
500 PROVIDENCE HIGHWAY RT.1 (AUTOMILE)  
**781-762-4463**

We Carry Bags & Belts for Hoover, Eureka, Panasonic, Sharp & others  
We Service Most Brands Makes & Models

VISIT OUR STORES TODAY. ORECK FACTORY SHOWROOMS

© Oreck Holdings, LLC 2001. All rights reserved. All word marks and product configurations are owned and used under the authorization of Oreck Holdings, LLC. This offer cannot be combined with any other offer. See store for details.

# Developer proposes Waltham office park

► **OFFICE PARK**  
Continued from Page 1

by Charles Mantenuto. Sam Park and Co. is financial partners with Mantenuto's trust, Stonybrook Trust. The first phase of construction of their joint venture would build 280,000 square feet of office space and a garage for 933 cars. "Although the office market has a high rate of vacancy right now, there's definitely a need for headquarters-type space," said Park. "The word is out there that this site is available."

The buildings and a garage are estimated to cost \$140 million, and construction of a new road and bridge over Route 128 is estimated at up to \$8 million, according to Park. While the development would be privately financed,

funding for the road improvements has not been resolved yet.

Echoing Governor Mitt Romney's mantra for "smart growth" and public-private partnerships, Park said the road project might be eligible for federal grants and other tax breaks through tax increment financing. Recently enacted legislation allows cities and towns to build public infrastructure this way, providing an incentive for developers to improve blighted properties — or in this case, improve roads — by forgiving real estate taxes on the value added.

Park said several companies have expressed interest in occupying the site, including a biotech firm based in New Jersey.

"It's a good project. We did a lot of homework in advance," said

Park. "We're helping build the infrastructure for the community."

Park said the project would create jobs and alleviate traffic from neighborhoods. According to analyses done by engineering firms Rizzo Associates Inc. and Edwards and Kelcey Inc., construction of the Route 117 connector and new bridge across 128 would remove 10,000 cars from the Cedarwood neighborhood in Waltham and Route 20, Park said. The plans also include adding signals to the Route 20 rotary, which would improve safety and its traffic capacity, Park said.

Ward 7 Waltham City Councilor Joseph M. Giordano Jr., who represents the Cedarwood neighborhood, has met with neighbors about their concerns. He said resi-

dents of Livingstone Lane were concerned about noise from construction, but that the firm seemed open to residents' concerns.

"I believe it could be a good project," Giordano said, noting that it is still in the early stages of public review. "If [the access ramp to the office park from Route 20] can be approved, it could be a good thing for the neighborhood, because it's going to eliminate 10,000 cars a day off of Stow Street," he said.

The plan will be brought to the City Council when Park applies for building permits next year.

Emily Sweeney can be reached at [esweeney@globe.com](mailto:esweeney@globe.com).

# PANZA SHOES

OPEN COLUMBUS DAY 9-5:30

## COLUMBUS DAY SALE

**\$10 off**

Any regular price mens or womens New Balance

Cannot be combined with any other offer. Excludes previous sales. In-stock only! Valid 10/9 - 10/19

**\$5 off**

Any yellow tag or sale section shoe, boot or sandal

Cannot be combined with any other offer. Excludes previous sales. In-stock only! Valid 10/9 - 10/19

**WOMEN'S**

Van Eli Dress Shoes & Flats	Values to \$69.99	<b>\$29.90</b>
Easy Street, Assorted Styles/Sizes	Values to \$69.99	<b>\$29.90</b>
Rangoni-Dress Shoes & Casuals		
Many narrow & slim widths	Values to \$129.99	<b>\$49.90</b>
Naturalizer, Van Eli and Santana-Pant Boots	Values to \$119.99	<b>\$39.90</b>
Ecco-Casual Ties	Values to \$99.99	<b>\$59.90</b>
Munro-Casuals, Discontinued Styles	Values to \$99.99	<b>\$49.90</b>
Munro-"Special Purchase" Flat	Values to \$99.99	<b>\$69.90</b>
Ros Hommerson-Stretch Top, Tailored Slip-Ons	Values to \$69.99	<b>\$39.90</b>
ARA-Euro Dress & Casuals	Values to \$119.99	<b>\$39.90</b>
Prevata-Dress Shoes	Values to \$139.99	<b>\$49.90</b>
Stuart Weitzman-Discontinued Styles Dress & Casuals	Values to \$198	<b>\$89.90</b>
Trotters-Sport Walkers, N-M-W-WW	Values to \$79.99	<b>\$49.90</b>
Murtosa-Euro Slip-Ons	Values to \$159.99	<b>\$99.90</b>
Worldblends-Casuals & Clogs	Values to \$99.99	<b>\$69.90</b>
Dansko & Sanita-Clogs & Sandals, Discont. Styles	Values to \$99.99	<b>\$49.90</b>
Naturalizer-Strap Casuals	Values to \$59.99	<b>\$29.90</b>
Clarks-Hi-Wedge Mules	Values to \$69.99	<b>\$49.90</b>

**MEN'S**

Bostonian-Dress & Casuals	Values to \$134.99	<b>\$69.90</b>
Johnston & Murphy-Dress Slip-Ons, N-M-W	Values to \$179.99	<b>\$69.90</b>
Ecco-Casuals, Discont. Styles	Values to \$169.99	<b>\$89.90</b>
Rockport-Casuals, Dress & Walkers, Asst. Styles/Sizes	Values to \$99.99	<b>\$39.90</b>
Rockport-Prowalker-Blk., Off Wht., Brown Buc	Values to \$119.99	<b>\$59.90</b>

Assorted styles, colors, sizes and some discontinued styles

# PANZA SHOES

"Home of Hard-to-Find Sizes"

Visit us online: [www.panzashoes.com](http://www.panzashoes.com)

48 Union Ave., Framingham, MA 01702

**508-872-3334**

Hours: Daily 9-5:30; Thurs. & Fri. 9-9; Sun 12-5

## Stuck in the Kitchen?



Let Kitchen Tune-Up® evaluate your poor, tired wood cabinets. Our unique restoration process can bring them back to life in one day, without stripping! We offer a variety of kitchen solutions whatever your budget

**Kitchen Solutions For Any Budget**

**Kitchen Tune-Up**

- Cabinet Restoration
- Cabinet Refacing
- Custom Cabinet Installation
- Sandless Floor Restoration

Call (617) 928-9889  
email: [info@ktunewton.com](mailto:info@ktunewton.com)  
[www.ktunewton.com](http://www.ktunewton.com)  
independently owned and operated

## Quality Pools. Affordable Pricing. A Name You Can Trust.



- Serving New England Since 1958
- Call Today For a Free In-Home Design Estimate

POOLS BY **ANDREWS**

**800-272-SWIM (7946)**

[www.poolsbyandrews.com](http://www.poolsbyandrews.com)



# Welcome

to a place where you find something wonderful every day.

**OUR NEW FALL FASHIONS HAVE ARRIVED!**

*Stop by today*

**NOW OPEN IN ACTON & WESTWOOD**

BROOKSIDE SHOPS,  
145 GREAT ROAD  
ACTON, MA 01720  
978-263-3980

680 HIGH STREET,  
ROUTE 109  
WESTWOOD, MA 02090  
781-329-8700

For directions, visit [www.appleseeds.com](http://www.appleseeds.com)



Dedicated to the world's most beautiful you.