

Finance Committee Meeting  
Minutes – March 18, 2013  
Town Hall, Lower Level Hearing Room, 7:30 P.M.

Members Present: William Brack, Arnold Cohen, Gordon Gladstone, Charles Goodman (late), Alexander Korin, Ira Miller, Edward Philips (Hamilton)

Absent: Brian Fitzgerald, Laura Nelson

1. The first item on the agenda was the review of the Department of Public Works budget with Superintendent Eric Hooper.
2. Eric Hooper stated that there were three budgets: DPW, Water and Street Lights. DPW is structurally unchanged. Salaries, 2.55%, \$2M. Salary contractual obligations with ASME groups. 2% negotiated with union. Vehicle maintenance. Road machinery is big line that what went up.
3. There was considerable discussion on the salary part of the budget including overtime. Over budget on Snow and Ice by \$200,000. There could be reimbursement by FEMA for the blizzard.
4. Eric Hooper stated that all of the expenses of the Community Center are in the DPW budget. Personnel: 3 custodians. Revolving Fund rentals are handled by custodians on overtime.
5. There was some discussion regarding a merit increase that does get added to the base salary for the next year.
6. The next part of the DPW budget was the Water Department.
7. Eric Hooper reported that the Water Department was not coming out of the tax base. It is an enterprise fund. It is paid for by revenues from the Water Department. Cost of water pipe replacement is in the millions of dollars. Contractual salaries are 2% step increase. Cost reduction in chemicals. No structural changes. Two very large replacement projects are proposed for this coming year.
8. There was some discussion on the Water Department budget.
9. Eric Hooper reported on the Street Lights budget. Two types of street lights. Cobra head which are large street lights. Lollipop pedestrian which are square lights, in residential areas and going to the train station. The lollipops are decorative. Receive bill for them. On call contract for cobra overhead. Replacing the cobra heads with LED lights.
10. The next item on the agenda was the Sharon Residences Assisted Living zoning by-law with Bob Shelmerdine and Tom Houston.
11. Tom Houston reported that Bob Shelmerdine represents the owner of these parcels, Mr. Bernardo. Working several months putting together the by-law. Assessors Plan, two in south and two in north. Either owned or under agreement. Old Post Road bisects 58 acre parcel on east side of Old Post Road. Part of 40R overlay district. The proposal was as relates to Chapter 40R, 69 town houses, 39 condos, 100 apartments, affordable. A waste water treatment facility was to be located on the northern parcel. Commercial has its own waste water facility that is self-contained. If this zoning were to be passed, no change in north. 39 condos, 100 apartments. Still have waste water facility. Two changes in south. Instead of 29 town houses change zoning to assisted living. Second parcel one acre, merge for assisted living. Not changing zoning on north parcel. Sewer line runs from north to south which was always intended. Waste water facility in 40R overlay district.

Need to create an overlay district in north parcel. Zoning for 40R could only be used for 40R district in south. We have to include it. Non 40R waste water facility on north parcel. Providing a waste water overlay on top of the north parcel for non 40R waste water for assisted living. The purpose of the 40R district is to create housing. Under zoning considered different use. Not use intended in 40R which is housing and treating water.

12. Bob Shelmerdine stated that the owner would like to have assisted living. There are some special permit uses. Additional uses are in this by-law either professional or business office, clinic for medical or dental to be allowed.
13. There was considerable discussion on this proposed zoning by-law change.
14. Bob Shelmerdine presented the Fiscal Impact report for assisted living written by Joseph Mullen who is a municipal official in another community. Number of units is 62 scenario and 80 scenario. 1,000 residents for firefighter and 1,000 residents for police.
15. There was much discussion on the Fiscal Impact report with schools not being impacted and some impact on fire for ambulance.
16. The next item on the agenda was a review of the Library budget, with Barbra Nadler, Library Director, and Chair of the Library Trustees, Bob Levin.
17. Barbra Nadler reported that there were three requirements, one from state which has goals to meet to get state aid and certification; met number appropriation, requirement bottom line for equipment to last three years plus 2.5%. Materials line 15% minus benefits. The bigger the population the lower you spend on materials. Minimum hours are 50 hours open. We're open 53 hours. Salaries are determined by union. Finishing first year of a three-year contract with 2% re-opener. Assistant Director is part of management professional group in town.
18. There was much discussion on the Library budget, the ongoing renovation, and new ways to provide services.
19. Ira Miller appointed Alex Korin to be a representative to Capital Outlay with Gordon Gladstone.
20. The next item was to discuss the draft Warrant.
21. Article 1. Finance Committee members
22. Article 2. Sharon Commons Assisted Living Zoning. Arnie Cohen to do write-up.
23. Article 3. Sharon Commons II. Arnie Cohen to do zoning articles.
24. Article 4. Personnel by-law
25. Article 5. Budgets/Compensation of elected officials
26. Article 6. Deferred benefits. Reserve Fund Transfer
27. Article 7. OPEB Funds
28. Article 8. Rooms Tax. Gordon Gladstone to do write up.
29. Article 9. Meals Tax. Gordon Gladstone to do write up.

30. Article 10. Capital Outlay Articles
31. Article 11. Norfolk County Retirement.
32. Article 12. Addition to Stabilization Fund.
33. Article 13. Unemployment. Pro forma
34. Article 14. Sharon Friends School Fund records and appointments. Pro forma.
35. Article 15. Act upon reports. Pro forma
36. Article 16. Annual Audit. Pro forma
37. Article 17. Property tax exemptions for veterans. Blind, disabled and others qualified. Pro forma
38. Article 18. Veterans Property Tax work-off (local option)
39. Article 19. Medical marijuana zoning/otherwise regulate. Arnie Cohen to do write up.
40. Article 20. Adult Zoning – Moratorium. Arnie Cohen to do write up.
41. Article 21. Community Preservation Committee Annual Funding – Admin. Alex Korin, write up.
42. Article 22. Revolving Fund Authorizations
43. Ira Miller will do the Introduction. Budgets to be done.
44. There was continued discussion on the impact of the 2% increase and merit increase on salaries.
45. The next meeting will be March 27, 2013.
46. It was **MOVED** and **SECONDED** to adjourn.
47. **VOTED:** 7-0-0.
48. The meeting was adjourned at 11 p.m.