September 9, 2020 Minutes

Town of Sharon Finance Committee Meeting

**Present:** Daniel Lewenberg, Patricia-Lee Achorn, Anja Bernier, William Brack, Charles Goodman, Ann Keitner, Ira Miller, Edward Philips, Anil Ramoju.

**Not Present:** Arnold Cohen and Gordon Gladstone.

Also present: Krishan Gupta, Director of Finance and Fred Turkington, Town Administrator.

1. **Dan Lewenberg, Chair, gave opening remarks**
   1. This meeting is being held through the Zoom online platform due to the State of Emergency based on the COVID-19 outbreak. He confirmed the meeting was being recorded and will be broadcast at a later date.
2. **Dan Lewenberg discussed the inaccuracy in the agenda on the item being voted:**
   1. Tonight’s agenda indicated that the Committee would be discussing and voting the 80 S. Main Street / CVS item, which was already voted at the previous meeting. The Sharon Gallery article is the last remaining article to be voted and should have been the item on this agenda. The Committee discussed this and with advice from Fred Turkington, agreed to proceed to vote the Sharon Gallery article with the provision that it would post the item on the agenda for the following meeting at which time the committee will summarize and revote.
   2. Sharon Gallery – William Brack discussed:
      1. Sharon Gallery is in discussions with an anchor tenant who requires the ability to store and sell retail gas and diesel.
      2. Bob Shelmerdine, Steve Rasky and others met with the Conservation Commission last Thursday night regarding the proposal and discussed only non-substantive changes to it. These include the inclusion of above ground storage tanks (ASTs) and language previously provided.
      3. William Brack has completed the draft write-up for this article for the warrant, combining the two parts into one article, and has received comments and feedback on it:
         1. The first part is related to Chapter 160 regarding groundwater protection around sale of gas and diesel, and the second part is related to Chapter 275 regarding adding accessory use to retail for gas and diesel per zoning changes.
      4. Zoning bylaws require a 2/3 vote to pass.
      5. Some Conservation Commission members have concerns regarding storage of gas and diesel in ASTs and underground storage tanks (USTs) in a Zone 2 area. This area is zoned per MA state as Zone 2, as well as being covered by a Sharon zoning protection bylaw.
      6. A conservation agent went out last week to check the flags on the vegetated wetlands and to ensure construction is occurring outside that area.
      7. Sharon has a gas station that was built in the last 5 years.

**Motion:** by Patricia-Lee Achorn to recommend approval of Article 26 **Seconded:** William Brack **Voted:** 9-0-0.

1. **Topics not reasonably anticipated by the Chair in 48 hours****:** None.
2. **Adjournment:**

**Motioned:** by Edward Philips **Seconded:** Patricia-Lee Achorn to adjourn **Voted:** 9-0-0.

The meeting was adjourned at 7:57pm.