

**Present:** Daniel Lewenberg, Patricia-Lee Achorn, Brian Collins, Gordon Gladstone, Ann Keitner, Jada Wang.

**Not Present:** William Brack, Anja Bernier, Charles Goodman, Ira Miller.

**Also Present:** Krishan Gupta - Finance Director, Fred Turkington – Town Administrator.

**1. Open Pre-Town Meeting forum and public hearing on 2022 Annual Town Meeting Warrant:**

This meeting is being held via remote means through the Zoom online platform pursuant to Chapter 20 of the Acts of 2021.

**2. Pre-Town Meeting Forum – Andrew Nebenzahl, Town Moderator**

Mr. Nebenzahl discussed that the purpose of this meeting is to facilitate an orderly Annual Town Meeting (ATM) next week and to answer questions about procedure:

- a. Article 20 - recodification of zoning bylaws feels like a significant and complex article. Will take this article out of order and move it up to immediately follow article 8 as it does not serve the Town well to have it scheduled at the end of the evening
- b. Please email all presentations to Mr. Nebenzahl ahead of time. Presentations should be 5 – 10 minutes long. Would like to finish the meeting in one evening. Masks are encouraged but not required. There will be four microphones set up. The Finance Committee will make all motions
- c. Non-voters will be sitting at the front in a cordoned off section and a list of their names needs to go to the Town Clerk ahead of time.
- d. Nothing currently to discuss and no objections anticipated on consent articles 1 – 7
- e. Article 9 – Compensation: No discussion needed
- f. Article 10 – Capital Outlay:
  - i. There is a typo in the warrant and will amend the wording at ATM. Cannot do omnibus vote so will call each sub-article separately
- g. Article 11 – Budget:
  - i. Omnibus budget. The Finance Committee will present motions on page 28 and Mr. Nebenzahl will call for debate and questions. Will adjust the total dollar amount as needed in the motion if there are amendments
- h. Article 12 – Community Preservation Act:
  - i. Will recognize Corey Snow for this article
- i. Article 13 – Acquisition of 94 Main Street:
  - i. Requires a majority vote



- j. Article 14 – Personnel Bylaw: No discussion needed
- k. Article 15 – Lake Management Study Committee:
  - i. There are some changes to this article which have been shared with the Committee and will be circulated at ATM. There will be a short presentation
- l. Article 16 – Penalty for Unlicensed Dogs:
  - i. No presentation will be done, and no controversy is expected
- m. Article 17 – Penalty Fees for Boats, etc.:
  - i. No presentation will be done, and no controversy is expected
- n. Article 18 – Outdoor Water Use Bylaw:
  - i. Mr. Hooper will summarize this article with a short presentation. No opposition is expected
- o. Article 20 – Recodification of Zoning Bylaws:
  - i. Will change the order of this article to discuss and vote after article 8, as previously discussed
- p. Article 21 – Solar Lease:
  - i. Someone from the solar installation company will be present to answer questions
- q. Article 22 – Sharon Gallery Sewer Easement:
  - i. Dave Fixler will present this article as Mr. Nebenzahl will be recusing himself to practice excessive caution
  - ii. William Heitin will give a short presentation
- r. Mr. Lewenberg closed the pre-Town meeting forum and moved to the open warrant hearing.

### **3. Open Warrant Hearing – Review Articles and Answer Questions:**

Mr. Lewenberg Reviewed each warrant article:

- a. Article 1 – Act on Reports:
  - i. No discussion or questions related to this article
- b. Article 2 – Sharon Friends School Fund Records and Appointments:
  - i. No discussion or questions related to this article
- c. Article 3 – Personnel Bylaw:
  - i. This will implement increased salaries. Average increase is 2.11% and average step up is 3 – 3.5% for executive group based on annual evaluations
  - ii. No questions related to this article
- d. Article 4 – Property Tax Exemptions:
  - i. Will grant exceptions for specific individuals such as veterans, residents who are blind, disabled, etc.
  - ii. No discussion or questions related to this article
- e. Article 5 – Revolving Fund Authorizations:
  - i. No discussion or questions related to this article



- f. Article 6 – Amend Expenditure Limit for Solid Waste and Recycling Revolving Fund:
  - i. Increases spending limit up to \$2.5 million. Will not increase costs for residents
  - ii. No discussion or questions related to this article
- g. Article 7 – Authorize Five Year Ambulance Billing Service Contract:
  - i. Affirmative vote will allow the Town to negotiate contracts for up to 5 years instead of the current 3 year limit
  - ii. No discussion or questions related to this article
- h. Article 8 – Appoint Finance Committee Members and Nominating Committee of the Finance Committee Members:
  - i. Bill Brack will not be renewing his term. The Committee thanked Bill for his work and commitment over the years he has served on the Committee
  - ii. The two new Committee members that may be voted in are Laos Kamocsay and Olga Volfson
  - iii. Bios in the warrant for incumbent Committee members
- i. Article 9 – Compensation of Elected Officials:
  - i. Table in the warrant shows compensation
  - ii. No discussion or questions related to this article
- j. Article 10 – Capital Outlay:
  - i. Discussion that the underground storage tanks in Town hold gasoline and diesel
  - ii. Anticipated that questions will come up at ATM regarding 10H – water fund. These are funded by fees and should not affect the general tax base
  - iii. Discussion regarding 10Q – DPW vehicle replacement and the age and type of the vehicles the Department of Public Works will be replacing. Police rotate vehicles out after a number of years typically when they are close to 200,000 miles. The time police spend idling and the necessity of keeping the vehicle's electronics up to date so that they can accelerate quickly is hard on the vehicles. Typically rotate vehicles out every 3 years and are currently transitioning to hybrid vehicles
- k. Article 11 – FY2023 Budget:
  - i. Budget is up 3.45% from last year at \$97,253,543
  - ii. No discussion or questions related to this article
- l. Article 12 – Community Preservation Act Annual Funding and Projects:
  - i. An affirmative would appropriate \$810,386.45, which include (numbers are approximate):
    - 1. \$116,000 for open space recreation projects
    - 2. \$140,000 for historic preservation
    - 3. \$51,000 for community housing
    - 4. \$373,000 for debt service on the Rattlesnake Hill transaction
    - 5. \$15,000 for administrative costs
    - 6. \$83,000 fund balance reserve for historic preservation
    - 7. \$32,000 fund balance reserve for community housing
  - ii. No questions related to this article
- m. Article 13 – Acquisition of 94 South Main Street:
  - i. An affirmative vote would allow the Town to purchase this property for up to \$400,000 utilizing free cash. Costs include asbestos testing and demolition
  - ii. Discussion regarding a different property for sale in the same vicinity. Mr. Turkington stated that the Town is not looking at purchasing that additional property which is already under contract
- n. Article 14 – Amend Personnel Bylaw – Changing Columbus Day to Indigenous People's Day:



- i. No discussion or questions related to this article
- o. Article 15 – Amend Charge of Lake Management Study Committee:
  - i. Name has changed and new sections added:
    - 1. Section 7 - related to the Committee voting to recommend rules and regulations
    - 2. Section 8 – To report findings, etc. to specific committees
  - ii. No discussion or questions related to this article
- p. Article 16 – Amend Penalty Fees for Unlicensed Dogs and Dog Control Violations:
  - i. Affirmative vote would amend the Town’s bylaws from fees of \$25 to \$50 to align with the State’s minimum penalty fee amount
  - ii. No discussion or questions related to this article
- q. Article 17 – Amend Penalty Fees in Boats and Watercraft Bylaw:
  - i. Affirmative vote would amend fees to up to \$250
  - ii. No discussion or questions related to this article
- r. Article 18 – Establish Outdoor Water Use Bylaw
  - i. Affirmative vote would create a new outdoor water use bylaw
  - ii. Discussion regarding the installation of a second water meter for residents with irrigation systems, the cost of which would be born by the Town, and if this would incentivize residents to use hoses for watering instead. Discussed that this is a long-term project, and that the Town would first need to identify who has irrigation systems and then install the meters. Would adjust water rate structure in the future. Current rate structure is not part of this article or the bylaw
- s. Article 19 – Amend Stormwater Protection Bylaw:
  - i. Affirmative vote would restate and replace stormwater discharge to comply with state and federal regulations, as well as name the Conservation Committee as the authority
  - ii. Discussion regarding the bylaw’s language requiring 14 day notice for hearings. Current newspaper to print notifications in is the Patriot Ledger. Consider adding language to this bylaw stating notice also has to be posted online by the Town. Discussion that it would benefit the Town to add a general bylaw at a future ATM with general language for requiring notices be posted on the Town website, not just specific to the topic of stormwater discharge in this article, but that an amendment to this article at ATM is allowable
- t. Article 20 – Codification of Zoning Bylaws
  - i. Affirmative vote would replace current zoning bylaw. An in-depth presentation was made to the Finance Committee at the previous meeting on this topic, and there haven’t been any substantial changes to the language of this bylaw since
  - ii. No discussion or questions related to this article
- u. Article 21 – Long Term Lease Authorization for High School Solar Project:
  - i. An affirmative vote would authorize entering into an agreement as well as associated agreements with Soler to lease solar panels on the roof of the high school
  - ii. No disagreements anticipated between the Select Board and the high school, who are both parties to the agreements
- v. Article 22 – Sewer Easement:
  - i. An affirmative vote would authorize the Select Board the authority to grant an easement
  - ii. Presentations to the Finance Committee have been made on this topic
  - iii. No discussion or questions related to this article



**4. Close Warrant Meeting:**

- a. Mr. Lewenberg closed the open warrant meeting and moved to address the Finance Committee agenda items.

**5. Vote Finance Committee Recommendations for Remaining Annual Town Meeting Warrant Articles:**

- a. Sharon Gallery Sewer Easement Request:

**Motioned:** by Gordon Gladstone, **Seconded:** Ann Keitner to approve the recommendation to grant authorization to the Select Board for a sewer easement for the Sharon Gallery. Voted: 6-0-0.

- b. Review and Confirm Article 15 – Lake Management, in Light of Revisions:

**Motioned:** by Patricia-Lee Achorn, **Seconded:** Gordon Gladstone to reconfirm the prior vote in light of the revisions that have come forward. Voted: 6-0-0.

- c. Re-codification of Zoning Bylaw:

- i. No substantive changes since last evaluation of the proposal. This is a statutory requirement. Meetings are more informational in nature, to clarify for residents the new bylaw language. Detailed tables in the warrant regarding these changes

**Motioned:** by Patricia-Lee Achorn, **Seconded:** Brian Collins to recommend approval of the recodification of the zoning bylaws.

**Amended Motion:** by Patricia-Lee Achorn, **Seconded:** Brian Collins to recommend approval of the recodification of the zoning bylaws contingent on a positive approval of this article by the Planning Board. Voted: 6-0-0.

**6. Finance Committee to Take Action on any Other Matter Related to the Warrant Articles:**

None.

**7. Minutes to be voted:**

**Motioned:** by Ann Keitner, **Seconded:** Patricia-Lee Achorn to approve the March 28, 2022 meeting minutes as written. Voted: 5-0-1. Brian Collins abstained.

**8. Topics not reasonably anticipated by the Chair in 48 hours:**

- a. Annual Town Meeting is at 7:00pm on May 2
- b. Next Finance Committee meeting is May 23, to discuss reorganization after elections
- c. Reminder to members to get re-sworn in after Town Meeting and before the next meeting.



**9. Adjournment:**

**Motioned:** by Patricia-Lee Achorn, **Seconded:** Ann Keitner to adjourn. Voted: 6-0-0.

Adjourned at 9:09 pm.