

**Present:** Ann Keitner, Patricia-Lee Achorn, Anja Bernier, Brian Collins, Gordon Gladstone, Lajos Kamocsay, Daniel Lewenberg, Ira Miller, Olga Volfson, Jada Wang.

**Not Present:** Charles Goodman.

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

**1. Ann Keitner, Chair, gave opening remarks**

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

**2. Proposed Tri-Board Meeting – Ann Keitner, Chair**

The tentative proposed date for the Tri-Board meeting is November 14. Plan to discuss the upcoming budget season to be as thoughtful as possible about that process, as well as discuss funding options for full day pre-Kindergarten:

- a. Encouraged Committee members to look at the numbers that the School Committee has shared
- b. Mr. Gupta and Mr. Turkington are working on funding models such as receiving an infusion from Free Cash or building the costs into the School Committee's allocation.

**3. Fraud Risk Policies – Ann Keitner, Chair**

- a. Patricia-Lee Achorn and Krishan Gupta have worked on creating fraud risk policies, which are typical for towns to have in place. It will include a risk assessment matrix. Please review and send specific comments to the Chair
  1. Committee members discussed a desire for the policy to be concise and specific, and thanked Ms. Achorn and Mr. Gupta for creating it.

**4. Cannabis Business Update – Fred Turkington, Town Administrator**

- a. Revenue from cannabis last fiscal year: Approximately \$1,132,000
- b. Revenue so far for the first quarter of this fiscal year: Approximately \$337,000, which extrapolates to \$1.25 million for the full fiscal year
- c. Three inquiries of note, which would bring additional tax revenue:
  1. Inquiry for a delivery license: In MA there are 2 types of delivery – an Uber-type driver shops and delivers. There is also a store-based, non-retail model where product is pre-purchased and the store delivers, with the same level of security. This inquiry is for a fixed-site model, from an advantaged business under the law that is interested in opening a fixed site in the same industrial park where the retail establishment is located. There are legal restrictions that a site cannot be opened within 400 feet of a school or house of worship. There is

- a property under rent that was a house of worship pre-Covid, but it does not appear to be active, and they have been notified. Need to determine if they are still classified as a house of worship
  - 2. Inquiry for a second retail establishment. Current bylaw only allows for one site. Inquiry is from a business that has several stores open in western MA. If they pursue the Select Board would need to propose an article at Town Meeting that would allow for a second retail establishment in Sharon
  - 3. Inquiry from an additional grow facility and waiting to hear back from them. Cultivation-only does not require a Town vote
- d. Eight-year sunset clause for 3% local tax in existing agreements, starting from date of store opening. At that time tax revenue could potentially be removed from the agreement. This highlights that the Town should not plan to rely on these revenues because they may not exist in the future
- e. Mr. Gupta discussed that there are three revenue streams for the Town: From the State, the Host Committee Agreement (HCA) and sales tax. These are supposed to offset additional costs for the Town due to marijuana-related activity
  - 1. \$87,000 of the \$337,000 in revenue is subject to elimination under the HCA
  - 2. If Sharon demonstrates the need for more training in schools, police, Narcan, etc. there would be reimbursement. As of yet the Town has not needed this, but may if there are additional facilities opening
- f. President Biden recently announced the reclassification of marijuana and vacated Federal convictions. May be moving towards legalization, which could result in increased tax revenue.

## 5. Liaison Updates:

- a. Schools - Ann Keitner, Ira Miller:
  - 1. Meeting with Julie Rowe soon. No other update.
- b. Library – Ann Keitner:
  - 1. Legal issues still pending. Not sure when a summary judgment will be made. Deadline of July 31<sup>st</sup> for ‘shovels in the ground,’ meaning that a signed construction agreement needs to be in place by that date. If the project does not go forward, the Town will need to pay back the money, approximately \$1.3 million, received so far from the State
  - 2. Town of Amherst has initiated conversations with eleven other towns regarding rising construction costs. Amherst is taking the initiative to see if the State would agree to fund projects proportionately, instead of the previously discussed set amount
  - 3. Library directors have been meeting with legislators to work on getting additional State monies that haven’t been used and that may be available for projects.
- c. Planning Board – Brian Collins:
  - 1. The Board is beginning to formulate article/s for the spring Town Meeting warrant:
    - 1. There may be a new provision for a zoning article regarding short-term rentals such as Airbnb, including for parking recreational vehicles
    - 2. Sufficient guidance now to revise the solar bylaws. There was a delay this last year due to pending litigation
    - 3. Potential for new laws related to housing in proximity to MBTA stations, and Sharon would need to bring Town zoning laws into compliance with the State law
    - 4. Bylaw at this year’s Town Meeting addressed accessory dwelling units, but may need an article revising it to clarify certain things
    - 5. Committee members encouraged the Planning Board to separate the articles related to compliance with new State laws from other articles.

- d. Standing Building Committee - Gordon Gladstone:
  - 1. Demolition of the old high school has begun. Next step is for the site to be prepared. A lot of site work still needs to be done, such as for bus routes, and this will be finished by next July. Football team is playing on the field currently. Students are still acclimating to the new building, and adjustments and accommodations are being made as needed
    - 1. Determination for the budget will be two years after completion. MSBA must complete their audits and processes for full reimbursements to occur. Hoping not to have to borrow additional funds for this project
    - 2. Upkeep of the new building and grounds will become part of the School Committee's annual budget.
- e. Community Preservation - Patricia-Lee Achorn:
  - 1. No update. Their funding requests are due on the 27<sup>th</sup>, but they may be currently operating on their historic calendar instead of on Mr. Turkington's new timeline. Encouraged this Committee to submit early if possible.
- f. Lake Massapoag Advisory Committee – Dan Lewenberg:
  - 1. This Committee is starting to discuss budget numbers for next year and will be meeting in early November
  - 2. Have a grant application out and will be hearing the decision in November about whether they will receive the funding for up to \$40,000
  - 3. Will be getting more data regarding recent rainfall events and will share them at the next meeting.
- g. The Committee discussed that there have not been any increase in incidents related to cannabis establishments.

## 6. Minutes to be voted

- a. Tri-Board Meeting – 9/12/22

**Motioned:** by Gordon Gladstone, **Seconded:** Patricia-Lee Achorn to approve the September 12, 2022 Tri-Board meeting minutes with the noted corrections. **Voted:** 9-0-1. Anja Bernier abstained.

- b. Finance Committee Meeting - 9/19/22
  - 1. The Committee will vote at a later date on these minutes once edits have been incorporated.

## 7. Topics not reasonably anticipated by the Chair in 48 hours

- a. The Chair discussed that there will not be a special Town Meeting in December 2022
- b. Please look at Mr. Turkington's email regarding the Association of Town Finance Committee annual meeting on Saturday, December 5 at the Sharon Community Center. Mr. Miller of this Committee will be a moderator for a breakout session. The Town will pay for any Finance Committee members to attend
- c. Capital Outlay meeting Nov 3 and Priorities meeting on Dec 12.

## 8. Adjournment:

Absent any objection, the Chair assumed unanimous consent to adjourn for the evening.

Adjourned at 8:28 pm.