September 19th, 2016

219 Massapoag Avenue Sharon, MA

Present: William Brack, Patricia-Lee Achorn, Arnold Cohen, Ira Miller, Jason Gates, Charles Goodman, Laura Nelson, Hanna Switlezowski, Gordon Gladstone, Edward Phillips

Absent: Alexander Korin

1. **Appointment with Robert A. Shelmerdine, counsel for Spring Valley Country Club regarding proposed Zoning Amendment for Special Fall Town Meeting.**

The managing member for Tiot Holdings, LLC is Jeffrey Weintraub Spring Valley Country Club has approached Mr. Weintraub to allow them to provide an alternative plan to building eighty-nine single family homes on the 210 acres. Robert A. Shelmerdine, Attorney for Spring Valley Country Club provided a revised information memo on a plan to retain the golf course and develop 27 duplex buildings (54 units) on the property

Spring Valley Country Club is proposing sixty-eight units (thirty-four duplex buildings) affecting approximately twenty-four to thirty-six acres of land. The new plan will also allow for six affordable houses. This proposed zoning retains the clubhouse adding a public restaurant and gym facility. A deed restriction on the remaining clubhouse and the golf course would preclude use as a residential area in the future. If the golf course ever closes the land will be deeded to the town.

Attorney Shelmerdine has met with the Board of Selectman, the Planning Board, the Conservation Commission as well as the Finance Committee to set forth the plans. He has also sent a first draft of the warrant article and is looking to set up an agreement with the town of Norwood for water and sewer connection for the property. $468,000 has been set aside for payment to the Town of Norwood MWRA water connection. If the deals do not go through with Norwood however, there would be package treatment facility on site.

Attorney Shelmerdine provided a comparison memo for the single-family houses vs. the proposed town houses. The single family houses will have on average, four and a half bedrooms, whereas the town house f 2,400 sq. ft. would only have two bedrooms. Single-family homes would be substantially bigger requiring additional Town services; town house condominiums would have their own management services. Single-family houses will bring in a lot more children into Sharon schools.

Members of the Finance Committee have concerns regarding how many children will be living in the duplexes, the tax revenues as well as the further impact it will make on 61B. It was suggested that the owner step forward to address the Finance Committee and the Board of Selectman. The citizens who live nearby also need to know the impact prior to Town Meeting.

Attorney Shelmerdine closed by stating that at this time no developers have been contacted and that there are no floor plans; the condominiums are at an early stage in the planning. The agreement for water and sewer will not voted by Norwood until town meeting, in May, 2017. The Town of Sharon would need to have a December Special Town Meeting (STM) to approve the rezoning.

1. **Review of Special Fall Town Meeting Schedule with Fred Turkington**

Fred Turkington provided the Finance Committee with a Special Town Meeting schedule and stated that there will be no STM if the Spring Valley Country Club plan is not approved.

1. **Review of Special Fall Town Meeting Warrant Articles other than Spring Valley proposal**

Fred Turkington stated that the warrant articles include changing the name of two facilities after citizens as well as the post office square parking lot lease. Sharon Gallery has also identified a few additional business uses such as a medical office, a movie theatre, restaurants or a bowling alley, similar to Legacy Place in Dedham and may request approval at a STM.

Two STM schedules were presented, one for a meeting date of 11/28 and the other for 1/12. The Board of Selectman will review and recommend Articles for a STM on October 6, 2016. November 9th, 2016 is the deadline for the Finance Committee to submit Article recommendations and for the Planning Board to finalize zoning articles. Planning Board public hearings would be between the third and fourth week of October.

1. **Review of FY 2018 Budget Process**

Fred Turkington reviewed the budget process for FY 2018 the capital forms were distributed last week. The plan is to have an operating budget on the first Thursday in November; as last year, the request for operating budgets is maintenance of current services with a cove memo to request expanded services requests. The Board of Selectman (BOS) will review budgets in January and the BOS will be prepared to share this information with the Finance Committee after Martin Luther King Day. The tax recap meeting is planned for November 15th, 2016 and that is when they will decide on the split tax rate.

1. **Fall Schedule for Finance Committee**

The Finance Committee will tentatively plan to meet on September 26th, 2016 and October 5th, 2016 as long as there is a town meeting. If there is no town meeting then they will meet on October 17th, 2016.

1. **Vote on Meeting Minutes**

**MOTION:** by Gordon Gladstone to approve the April 27th, 2016 minutes **SECONDED:** by Edward Phillips **VOTED:** 5-0-2. Abstained by Charles Goodman and Laura Nelson.

**MOTION:** by Gordon Gladstone to approve the May 16th, 2016 minutes **SECONDED**: by Edward Phillips **VOTED:** 8-0-1. Abstained by Charles Goodman.

**MOTION:** by Gordon Gladstone to approve the June 13th, 2016 minutes **SECONDED:** by Edward Phillips **VOTED:** 7-0-2. Abstained by Charles Goodman and Arnold Cohen.

1. **Other Business Not Reasonably Anticipated in 24 Hours**

The Finance Committee plans to have Norfolk Retirement join in on the October 17th, 2016 meeting.

1. **Adjournment**

**MOTION:** by Edward Phillips to adjourn **SECONDED:** by Hanna Switlezowski **VOTED:** 10-0-0.