October 5th, 2016 Minutes

219 Massapoag Avenue Sharon, MA

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

Absent: William Brack, Hannah Switlezowski and Alexander Korin.

1. **Appointment with Pat Pannone, Chairman of the Master Plan Committee**

Voting for at the Master Plan Steering Committee at large citizens was held last week; other committee appointments will begin next month. The Planning Board would like funding for a master plan consultant and has drafted a Warrant Article for the Special Town Meeting. They hope that late winter or early spring they can begin the process of hiring a consultant. The proposed budget is $100,000 based upon what other towns have paid planning consultants. The MAPC (Metropolitan Area Planning Council) would be the resource for updating the plans Sharon currently has; a consultant will be used for forward thinking, visioning, documentation and implementation milestones.

Pat Pannone was approaching the Finance Committee for advice on whether the Planning Board should request funding for a consultant now or wait until Annual Town Meeting in May. Members of the Finance Committee believe there is not enough information to request funding at this time. At Annual Town Meeting CPA (Community Preservation Act) funding might be made available and studies of this size are subject to the capital outlay process. In the interim requests could be made for credentials and proposals solicited pending funding at Town Meeting. There was discussion of whether a Reserve Fund Transfer would be appropriate.

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

Robert Shelmerdine, counsel for the Spring Valley Country has been working hard to obtain the actual draft of the zoning bylaw. The final version will be completed by the evening of October 6th, 2016. The MOU has also been presented to the Selectman as signed by the owner, Jeffrey Weintraub. Attorney Shelmerdine has met with the town of Norwood several times regarding a sewer and water agreement; the Norwood general manager of has been given permission to negotiate terms.

The project is a total of sixty-eight townhouse units (34 duplex buildings), fifty-eight townhouse units (29 duplex buildings) on the main parcel and ten townhouse units (5 duplex buildings) on Edge Hill Road. Not less than 10% of the townhouses will be set aside as affordable housing. The Selectman have voted to sponsor the warrant article as long as everyone is in full understanding of the article and its purpose. If the permits are obtained, the remainder of the property will be deed restricted and should the golf course fail, the property would be deeded to the Town. Robert Shelmerdine, Peter O’Cain, Edward Cooper and Fred Turkington have all been working together with the Board of Selectmen to get as many answers as to move the project forward. Attorney Shelmerdine has also met with Tim Farmer, Superintendent of Schools, about potential school enrollment from the townhouses.

Attorney Shelmerdine provided the following information when questioned by the Finance Committee: The proposed townhouse floor plan consists of 2700 square feet, including two bedrooms, one on the main level and the other on the second as well as a loft. The costs of water and septic have not been delivered yet. Tax revenue estimates have been determined; tax revenues from the duplexes would be substantially less due to their lower price. The number of school-aged children will also be fewer for two-bedroom duplexes as opposed to the four-bedroom single-family homes. As a resident, Finance Committee member Laura Nelson expressed concerns for Edge Hill Road as a scenic road and about the incursion of golfers onto private property. Members of the Finance Committee expressed concerns that the zoning applicant does not control the property.

Attorney Shelmerdine discussed Mr. Antocha and his involvement with the country club. Mr Antocha was only involved when Spring Valley Country Club had financial difficulties; he found Jeffrey Weintraub and serves as a consultant to the owner. Peter O’Cain, Town Engineer, estimates that rather than eighty-nine single-famiy homes the number is closer to seventy. There are issues around wetlands delineation, other environmental issues and depth to ground. Perk tests by the owner indicate that the packaged septic would be able to meet DEP (Department of Environmental Protection) discharge for permitting. It is expected that this project will be built in phases with Phase I the five duplexes on Edge Hill Road; each phase will being self-sufficient in access and utilities.

Attorney Shelmerdine and Fred Turkington, Town Administrator, discussed the draft Zoning By-law for the Recreation and Residential Overlay District (RROD) the work of Tom Houston, consultant to the Town and the Planning Board. The document has feedback from the Board of Health as well as Peter O’Cain, Town Engineer. After the meeting yesterday, Fred Turkington stated that there were about twenty comments on the proposed bylaw remaining. By October 6th, 2016 at 5:00 pm, all of the corrections will be made to the bylaw proposal.

The corrections concern the proposal to locate restricted affordable housing duplexes on Edge Hill Road as well as the need to go through a public hearing (section 4391D). In section 4391F if the owner no longer uses the golf course, for at least four months out of the year, then the town of Sharon obtains ownership of the land. Further corrections for section 4391J, include minor changes to standards due to environmental issues, as well as in section 4394A where a new sewer or a package treatment plan are provided as viable options for the project.

In section 4395B the minimum lot in the front of the homes is being changed and in section 4396A the clubhouse will be reduced from estimated size of 80,000 square feet down to 50,000 square feet. In section 4397 the site plan approval process is laid out; in section 4399 the definition of construction is included, as is the plan to build this project in four years’ time.

The signed MOU will be signed by the Selectman on the evening of October 6th, 2016. The Planning Board hearing date is scheduled for October 27th, 2016. Attorney Shelmerdine is meeting with the planning board on October 13th, 2016. Recommendations are due by November 9th, 2016.

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

Fred Turkington, Town Administrator, discussed that the warrant deadline is October 6th, 2016. The Warrant Articles include an authorization to extend the walkway in front of the post office square, a proposal to name the Flume House for Clifford Towner, a proposal to name Sharon Middle School’s football field after Jack Cosgrave and the proposal to amend the town of Sharon By-laws, Article 31 to change the Disposal of Surplus property from $00 t0 $5,000. The last Article is the zoning by-law change being requested by Spring Valley Country Club for the Recreational and Residential Overlay District.

1. **Update Finance Committee Meeting Schedule.**

The next Finance Committee meeting will be held on October 17th, 2016

1. **Adjournment**

**MOTION:** to adjourn by Edward Phillips **SECONDED:** by Arnold Cohen **VOTED:** 8-0-0. The meeting ended at 10:00 pm.