October 17th, 2016 Minutes

Finance Committee Meeting

Present: Gordon Gladstone, Alexander Korin, Ira Miller, William Brack, Jason Gates, Edward Phillips, Hanna Switlezowski, Arnold Cohen,

Absent: Laura Nelson, Charles Goodman and Patricia-Lee Achorn

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

Robert A. Shelmerdine, counsel for Spring Valley Country Club (SVCC), noted that the Selectmen voted 3-0 to support the bylaw and agreed to sponsor the article going forward for a Recreation and Residential Overlay District (RROD) bylaw, however they have not approved the final plans. The public hearing will be held on October 27th, 2016 and Attorney Shelmerdine plans to meet with the Planning Board once more before the hearing.

The Memorandum of Understanding (MOU) details include an eighteen-hole golf course, the SVCC clubhouse facilities and fifty-eight townhouse units in the RROD district and ten street side units under limited site review. The townhouses will be restricted to two bedrooms for a total not to exceed 136 bedrooms. To address concerns about use of the loft space as a bedroom, there will be an enforceable contract restriction limiting the townhouses to two bedrooms.

The owner will attempt to get a sewer from the town of Norwood, or, alternatively, an on-site package treatment facility. The townhouses will use approximately 14,000 gallons per day and the clubhouse will increase that number by about 5,000 to 7,000 gallons. Negotiation for both the price and terms with the town of Norwood are still proceeding and an agreement with the Norwood Town Manager will be finalized until Norwood’s town meeting in the spring. Under the bylaw the size and use of the clubhouse will be limited.

The owner has agreed to pay $400,000 to the Town and contribute up to $250,000 for Town emergency water for the town of Norwood. The ten on street townhouse units will have Title 5 septic. SVCC has well water available so irrigation will not come from the Town water supply. Under Section 5 of the MOU the Town water hookups for the townhouses will be $1,000 each (vs. the standard Town rate of $4,000 per hookup).

There are three major benefits to the Town in the MOU: Sharon High School can continue to use SVCC as their golf course. Secondly, the Selectmen can designate functions at this facility and lastly, there will be a limited time waiver of initiation fees for residents to join the country club.

Section 7 of the MOU designates four parcels from the 208 acre parcel: The eighteen hole golf course (168 acres), the main townhomes (12.7 acres), the ten on street townhouses (4.2 acres), and the clubhouse with parking (16.1 acres). These parcels can be sold separately. There will be a restriction on the golf course and clubhouse parcels (184.8 acres) that can never be converted to residential. If the golf course becomes non-functional (economically unfeasible) for 281 days/8 months it is be deemed abandoned and will be deeded to the Town. The terms of the MOU become effective if the overlay district zoning is passed at Town Meeting and permits are issued.

Additional items addressed in the MOU include: The financial impact on the Town of Sharon includes the pricing for the affordable units at $166,400 (market value is between $700,00 and $800,000). Affordable housing units will be 10% of the permitted housing. Single family homes will raise more property tax money than the townhouses. Regarding school impact, the average for a townhouse has 0.5 children, or thirty-four school-aged children in fifty-eight units. The Finance Committee would like to know the incremental cost of adding a student to the system. Excise tax will be approximately $168.41 per year.

The Finance Committee ended the conversation by bringing forward key issues. These questions include the impact on water resource protection district and the ground; permitting issues around the on-site treatment facility as well as the evaluation of the wetlands. They also wanted to know if an on-site treatment facility is permissible for single family homes. What is a realistic evaluation of acreage available for building single family homes considering wetlands and required setback for a protection zone.

Scott McSweeney, a town citizen at 68 South Walpole St Sharon, MA, attended the meeting and declared his unhappiness regarding the process and how it is being rushed. He also stated that he wants this information to go to regular town meetings rather than only special meetings because the town’s citizens do not have enough time to review it in the manner in which it is being given.

1. **Review with Fred Turkington and others Town information regarding the Spring Valley Country Club Zoning Amendment**

Bill Heitin, Board of Selectman, brought forward the options under 61B: Either the owner pays for five years reclaimed taxes on the land converted to residential or the Town has the first right of refusal to buy the property at fair market value. Town council will be putting in a memo regarding requirements follow through with an option to purchase at fair market value. The townhouses are on 20 acres that would qualify under 61B. Issuance of a building permit, or notification from the owner triggers an 120 day period in which the Town has to respond to options under 61B.

Bill stated that the Board of Selectmen (BOS) feel that clustered development is a better option than single family dwellings, however they have not supported the zoning yet and will not do so until it is completely finalized. Their discussion will continue on Thursday at 6:00 pm at the BOS meeting.

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

The Finance Committee’s recommendation is due by November 9th, 2016.

1. **Fall Schedule for Finance Committee**

The next Finance Committee meeting will be held on Wednesday, November 2nd, 2016.

1. **Adjournment**

**MOTION:** to adjourn by Edward Phillips **SECONDED:** by Arnold Cohen **VOTED:** 8-0-0.

The meeting ended at 10:30 pm.