November 2nd, 2016 Minutes

219 Massapoag Avenue Sharon, MA

Present: William Brack, Ira Miller, Jason Gates, Patricia-Lee Achorn, Hanna Switlezowski, Edward Philips, Gordon Gladstone, Alexander Korin, Laura Nelson and Charles Goodman.

Absent: Arnold Cohen.

 **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 Club (SVCC), stated that members of SVCC and nearby residents would prefer single family homes along in keeping with the current style of the area. A new plan includes fifty-two townhouse units (104 bedrooms) adjacent to the golf course, five, four bedroom single family homes on Edge Hill and three single family homes on Tiot (32 bedrooms) preserving the 136 bedroom total. The single family houses would be built on 20,000 sq ft lots where the existing R1 zoning requires 60,000 sq ft lots. The 10% affordable housing remain disbursed and all other property is restricted in perpetuity against residential use.

Regarding a ground water treatment plant, Environmental Attorney, Matt Watsky has determined Department of Environmental Protection (DEP) discharge permit is allowable for for single family homes using over 10,000 gallons. Town Attorney Lisa Wayland agreed that there should be no issue moving forward. The eight single family lots have to meet all Sharon requirements for Title 5 septic.

Wetland flags have not been surveyed. Soil testing has been done with Jim Andrews , Engineering Aide at the Department of Public Works (DPW), witness the nine tests done. There is no forested area and a lot of green fairway available. Using a zoning dimensional view only, 89 buildable lots were identified on the 208 acres parcel not considering wetlands boundary and a no build zone.The decision has not been made regarding individual septic, Norwood sewer or a package treatment facility.

Based on 60,000 sq ft lots, John Noack of Coneco Engineering estimated conservatively 70-75 building lots for a conventional subdivision of five bedroom homes (385 bedrooms) minimizing the impact on riparian areas and considered storm water discharge. The Recreation and Residential Overlay District would include: a commercial (public) restaurant, 36.3 acres buffer zone, 28.3 acres bordering vegetative wetlands and 75 acres of ground water protection district.

Attorney Shelmerdine provided updated financial impact calculations associated with the project. He kept the same format, however changed the total number of units to fifty-two with eight single family homes. The market value for the townhouses is approximately $750,000, with $178,000 for the affordable units and $890,000 for a single family home. On the Spring Valley Country Club Financial Impact Analysis worksheet Attorney Shelmerdine updated columns three, four, five and six to include the current number of bedrooms and used 70 single family homes for the conventional subdivision.

Attorney Shelmerdine discussed the benefits of the project overall. There will be more permanent open spaces with the new single family homes as well as one hundred and sixty-eight acres’ worth of space that is restricted on being built on forever. Sharon High School will be able to play on the course and the clubhouse can bring in revenue for the town as it will be used for functions.

The Planning Board hearing will continue on November 10th, 2016. Attorney Shelmerdine announced a meeting at the Spring Valley Country Club on November 7th. ; 35 letters have been sent to abutters. The Selectman meet again on November 3rd. Attorney Shelmerdine has asked consultant Tom Houston of Professional Services Corporation to start revising the bylaw to include: the proposed eight single family homes on Tiot and Edge Hill, change those lots to 20,000 sq ft as approved by the owner, Jeffrey Weintraub. The final language of the bylaw reflecting revisions is not likel to be available for the printed Warrant.

The Finance Committee addressed the three main issues at the end of the discussion: the MOU has not been approved by the Planning Board or the Board of Selectmen, the Planning Board has not reviewed an “As of Right “ plan and the bylaw is plan being finalized, town council . with An updated financial analysis requires these items, as does valuation under 61B.

The question of Spot Zoning was raised. The definition of Spot Zoning hinges upon whether the zoning fits the public welfare and benefits or meets the needs of the town (is of rational benefit to the town).

**2. Review and Discuss all Articles on the Special Fall Town Meeting Warrant and Warrant Write Ups.**

**Article 1 SVCC Zoning Bylaw Changeto be drafted by Arnold Cohen**

The goal is to get the final zoning bylaw in time to adjust the summary write up for the Warrant; a caveat could be added to the write up that it is subject to change at the Special Town Meeting (STM. The recommendation goes to the printer with the bylaw as written in the Warrant. We cannot discuss the MOU if it is not signed by the Selectmen. Finally, the As of Right conventional subdivision discussion would be based upon what we know as of 11/2 but pending the Planning Board and detailed information.

A proposal for the write up structure would be: Present the background, discuss the zoning bylaw, present the owner claim As of Right and comment on the MOU all based on the information available as of 11/2 since those are the documents that have been signed.

**MOTION:** by Alexander Korin for the Finance Committee to make its recommendation at town meeting SECONDED**:** by Ira Miller **VOTED:** 10-0-0

**Four Other Articles:**

**The Finance Committee will get votes and minutes from the Historic Commission from Lauren.**

**Article 2, Library Walkway will be written by Bill and Pat.**

**MOTION:** by Gordon Gladstone to approve the library walkway lease extension **SECONDED:** by Patricia-Lee Achorn **VOTED:** 10-0-0.

**Article 3 Naming the flume house for Clifford Towner to be written by Ted. Article proposed by Lake Committee and put forward by Selectmen to be voted at STM. Member concerns about a long erroneous road in naming things for people; a bad precedent. Others felt it appropriate to have a town name areas for citizens who have dedicated time and energy to the Town. We live in a community that depends upon volunteer citizens and there is precedent elsewhere in town.**

**MOTION:** by Gordon Gladstone no action on Article 3; no second

**MOTION:** by Charles Goodman to approve the naming of the flume house for Clifford Towner article two **SECONDED:** by Ira Miller **VOTED:** 9-1-0.

Article 4 Naming Middle School field for Jack Cosgrove to be written by Ted.

**MOTION:** by Edward Philips to approve the naming of Sharon Middle School Foortball Field for Jack Cosgrave **SECONDED:** by Hanna Switlezowski **VOTED:** 9-1-0.

Article 5 Surplus Property Threshold; transacting surplus property for transfer or sale to be written by Bill and Pat

**MOTION:** by Ira Miller to approve Article five **SECONDED:** by Gordon Gladstone **VOTED:** 10-0-0.

**3. Take positions on Articles for Warrant**

Patricia-Lee Achorn and William Brack will be drafting Warrant Articles two and five as well as edit the existing warrant Article one written by Arnold Cohen. Edward Phillips will be drafting Articles three and four.

**4. Vote Minutes of July 18, 2016; August 29, 2016; September 19, 2016.**

**MOTION:** by Gordon Gladstone to approve the July 18th, 2016 minutes **SECONDED:** by Edward Phillips **VOTED:** 9-0-1.

**MOTION:** by Gordon Gladstone to approve the August 29th, 2016 minutes **SECONDED:** by Patricia-Lee Achorn **VOTED:** 4-0-6.

**MOTION:** by Gordon Gladstone to approve the September 19th, 2016 minutes **SECONDED:** by Edward Phillips **VOTED:** 6-0-4.

**MOTION:** by Patricia-Lee Achorn to approve the October 5th, 2016 minutes **SECONDED:** by Gordon Gladstone **VOTED:** 7-0-3.

**5. Other Items Not Reasonably Anticipated in the Last 24 hours.**

The next Finance Committee Meeting date will depend on what happens in the next week. The committee plans to draft all of the write ups by the end of the day on November 6th, 2016.

**6. Adjournment**

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

The meeting was adjourned at 10:15 pm.