December 6th, 2016 Open Warrant Meeting

219 Massapoag Avenue Sharon, MA

Present: Patricia-Lee Achorn, Ira Miller, Arnold Cohen, Laura Nelson, Gordon Gladstone, Alexander Korin, Edward Phillips and Hanna Switlezowski

Absent: William Brack, Charles Goodman and Jason Gates

1. **Review the Warrant for the December 12th, 2016 Special Town Meeting**

Article one of the Warrant is the zoning bylaw at the request of Spring Valley Country Club (SVCC). The printed Warrant version has been changed by negotiations. Both the revised Bylaw and the redlined version are now available on the Town’s website (TownofSharon.net) with maps and an explanation of changes by he proponent. The MOU is not online.

Citizens attending expressed concern that changes are being made last minute and that they cannot be read thoroughly in time for Special Town Meeting (STM). Voting the Bylaw will be unfair to the Town’s citizens. There is concern that things have been rushed; this process can wait for Annual Town Meeting and if it does there may be a better proposal.

In addition to As of Right development or town houses under the zoning bylaw, there is a third option available, brought up at the Selectman’s meeting. The Town is able to acquire the land under 61B when the land is removed from recreational zoning. This legal option does not become available until the property owner moves to develop the land. There is no action that can be taken at Town Meeting regarding purchase under 61B.

Finance Committee members believe this plan is the lesser of the evils due to the decreased number of bedrooms. We cannot know exactly how many units can be built until building begins. Dealing with the numbers available at this time, this is the best option. If the third option is brought up at the STM it will create problems. Since it is not an option at this time, it is not worth discussing at Special Town Meeting. It is only theoretically unless the bylaw is passed and owner acts under the changed zoning.

Attorney Shelmerdine indicated that he owner would like to have the zoning proposal passed; that is the only action pending at Town Meeting. There are consequences to the vote on Article One; there are not two options under consideration. The right the Town has to purchase applies o oh consequences.

Fred Turkington indicated that the Selectmen have no voted on the revised MOU, therefore it has not yet been signed. They would like to hear from the Planning Board as well as the Finance Committee before doing so.

 There was no discussion regarding Article Two and the extension of walkway from the Library to Post Office Square.

Articles Three and Four concern naming town landmarks: he Flume House after Cliff Towner and a playing field after Jack Cosgrove have both the Board of Selectman, and the Historical Commission have voted in favor. Members of the Finance Committee differed on the appropriateness of naming of landmarks after citizens. One position was that the recognition would become excessive and might still no recognize all the citizens a small town depends upon. The other position indicated that an extensive process of vetting is already in place to protect against abuse.

 Article Five would increase dollar threshold for disposition of surplus property. Finance Committee members expressed concern that the increase from $300 to $5,000 is substantial and requested examples to demonstrate the increase is really needed.

The meeting was adjourned at 8:35 pm.