December 12th, 2016 Minutes

219 Massapoag Avenue Sharon, MA

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

Absent: Charles Goodman

1. **Review Article 1 of the December 12th, 2016 Special Town Meeting and take a Position on the article**

Laura Nelson of 236 Edge Hill Road formally excused herself from the Finance Committee, stating that she is now an abutter.

The discussion then proceeded regarding the MOU and article one. Fred Turkington stated that at this point the proponent intends to support the article in regards to the townhouse lots being put on Edge Hill Road. There has been no change in the status of the MOU since the Planning Board hearing, however the Board of Selectman have still not signed the revised MOU.

Gordon Gladstone, of the Finance Committee, began by stating he cannot get around the artificial deadline of December 16th, 2016. He also has been very disappointed that the owner of the property has never come before any of the boards and he wants more reliable information with respect to what the effect of each of the choices will be to the town.

The Planning Board then came forward stating that at this point they have voted 3-1-1, in favor of article one, however there are still a number of issues they have. They are concerned with the fast tracking of the article and the confusion it has caused. They are also worried about the water hookup and from a zoning perspective, if the density is appropriate.

John McGrath, of the Board of Selectman, stated that he supported the first MOU and continues to do so. He believes that the second MOU seemed to gain more benefits and therefore he continues to stand behind it.

William Heitin, of the Board of Selectman, disagrees with the new MOU for many reasons. There has been a lot of material changes since he signed the first MOU. In addition to this, a lot of feedback has come in from the community in which hadn’t been heard before the first MOU draft. He has also spoken to ten members of the Spring Valley Country Club who don’t understand what is going on and he thinks that is not okay. He believes we should go back to the drawing board and redo everything. By bringing this to the May town meeting there will be a much better process then what has been going on thus far.

William Brack, of the Finance Committee, stated that he is very frustrated with the process and believes that we need to change this going forward. He continued by stating that they need to review the zoning bylaw process for longer and that the problem is the fact that feedback from the citizens came way too late in the process. He believes today he cannot say which choice is more financially strong because he still has too many questions.

Daniel Seechanberg, counsel for Jeffrey Weintraub, stated that although Daniel did go along with the article, he has no allegiance to Spring Valley Country Club and would prefer conventional zoning. He also confirmed that they have never received any itemized bills but he is prepared to make payments to the other representatives immediately.

Robert Shelmerdine, the attorney for Spring Valley Country Club ends stating that last month the Board of Selectman, the Finance Committee and the Planning Board were all on board with the idea and now all of a sudden the Selectman won’t sign the MOU and there are all these problems. Both he and the country club are surprised at the outcome.

**MOTION:** to vote to pull Article One and adjourn Special Town Meeting from December 12th, 2106 to May 1st, 2016 at 7:00 pm by Ira Miller **SECONDED:** by Patricia-Lee Achorn **VOTED:** 7-2-0. Arnold Cohen and Jason Gates appose.

1. **Adjourn**

**MOTION:** to adjourn by Edward Phillips **SECONDED:** by Ira Miller **VOTED:** 10-0-0.

The meeting is adjourned at 7:11 pm.