August 21st, 2017 Minutes

219 Massapoag Avenue Sharon, MA

Present: Laura Nelson, Patricia-Lee Achorn, Gordon Gladstone, Alexander Kroin, Ira Miller, William Brack, Anja Bernier, Charles Goodman, Hanna Switlekowski and Daniel Lewenberg.

Absent: Edward Phillips

1. **Introduction of Finance Director – Krishan Gupta**

Krishan Gupta, the new Finance Director was introduced. His last position was as an auditor for the town of Fall River.

1. **Norfolk County Retirement System - Kathleen Kiely-Becchetti**

Kathleen Kiely-Becchetti, Executive Director of Norfolk County Retirement System presented information regarding their system.

* 104 contributory retirement systems within the Commonwealth.
* 52 active employees, 3,000 retired members and 2,800 inactive members overall.
* The five board members include James Timilty, Josephine Shea, Edwin Little, Paul Connors and Karen Jelloe.
* Sharon has 363 active members, 161 retired members and 187 inactive members.
* The town of Sharon pays a one-time payment annually which equaled $3.7 million last year.
* There is $855,659,285 invested as of January 2016.
* They expect to be fully funded by 2029.
* They reduced their investment return assumption from 8.25% to 8% as of October 2016.
* A meeting will be held in October to review the results of the valuation.
1. **Sharon Gallery Business District D - Robert Shelmerdine**

Laura Nelson recused herself formally prior to the discussion.

Robert Shelmerdine introduced Nancy Hyde and Steve Rafsky, two consultants to the Sharon Gallery business district developer.

* Their goal is to reach out to the community and find out if they can discover what is good for the town and the developer.
* The plan includes culminating a new zoning article.
* Meetings thus far include with the Finance Committee, Town Engineer, Fred Turkington, Tom Houston and a Zoning Board of Appeals member.
* A financial impact report will be provided.
* The location has good visibility but is not the easiest accessibility.
* They will look at population density and building density when planning.
* They have identified conservation land, water treatment and permitting issues thus far.
* Looking to add an additional 250 housing units with no more than 33% being residential.
* Public forums will be done before town meeting as well as meetings with the developer.

Ed McSweeney, 68 S Walpole Street presented his views regarding the project.

* Splitting the commercial space and adding residential is not a good idea.
* There is already plenty of housing nearby such as on the golf course.
* The plan needs to be more firm before going forward.
* This issue should be addressed at the May town meeting not November.

The Finance Committee expressed concern with the timing being rushed. They requested something in writing outlining the project and its changes.

1. **Review** Articles **for STM – Fred Turkington**

Laura Nelson came back into the conversation as a Finance Committee member.

Fred Turkington, Town Administrator presented the following eight zoning articles.

1. General By-Law Change: Authorization of Departmental Revolving Funds & Model Bylaw
2. Application of Bond Premium
3. OPEB Trust Fund Statute Reacceptance
4. Crescent Ridge Easement
5. Town Hall Project Funding
6. High School Schematic Design Funding
7. Zoning By-Law Change: Expansion of Business Uses & Change Design Standards in Business District D
8. Zoning By-Law Change: Temporary Moratorium on the Sale and Distribution of Recreational Marijuana
9. **Comparable Towns and Data for VisGov**

Patricia-Lee Achorn presented updates to VisGov.

* VisGov is still being updated before going live.
* There are some definitions that are readily available in standard form.
* No comparable towns currently.
* VisGov is working on version 2.0 currently.
1. **Other Topics Not Reasonably Anticipated by the Chair 24 hours prior**

Proposed meeting dates include the following.

* September 11, 25 (possibly the 18th)
* October 2, 30 (Tuesday October 10th if needed)
* November 20
1. **Adjournment**

**MOTION:** by Laura Nelson to adjourn **SECONDED:** by Hanna Switlezowski **VOTED:** 10-0-0.

The meeting was adjourned at 9:50 pm.