October 2nd, 2017 Minutes

219 Massapoag Avenue Sharon, MA

**Present:** Patricia-Lee Achorn, Ira Miller, Laura Nelson, Charles Goodman, Gordon Gladstone, Anja Bernier, Daniel Lewenberg, Hanna Switlekowski, Edward Philips and Arnold Cohen

**Absent:** William Brack and Alexander Korin

1. **Article One High School Schematic Design Funding – Dr. Victoria Greer**

Dr. Victoria Greer, Superintendent of Schools, presented the High School Schematic Design Funding plan.

* The district’s strategic plans identified the need to take a look at the conditions of the SHS building in 2010.
* The district hired SMMA to conduct a conditions study in 2013.
* The High School did an SOI and then proceeded from there based on conditions of the current building.
* There are major concerns regarding safety and security.
* The steps in the upcoming process include the eligibility period, the project team, a feasibility study, schematic design, desired design and construction before completing the project.

Mr. Ken Wertz and Dr. Libano, presented the renovation history and construction information.

* Renovations have been done in 1958, 1962, 1997, 2009 and 2010.
* All of the wiring, draining and water pipes are still from 1958.
* There are very few spaces that comply with MSBA requirements.
* The only classrooms that comply are the modular ones, added on in 1997.
* The auditorium, bathrooms and bleachers are all not ADA compliant.
* Repairs include brick repair, sealant replacement, doors, windows, courtyards, rusted structures, electrical panels, circuits, theatrical and house lights and more.
* Other issues include a crowded front entrance, safety concerns in the front lobby, and an undersized cafeteria.
* If they do not make the changes then they can be fined anywhere from $75,000 to $150,000.

A meeting will be held on October 4th, 2017 for parents at the library to share the High School video tour footage. Further information has also been shared on their Facebook page and website as well as at elementary schools and PTO meetings.

**MOTION:** by Charles Goodman to approve article six for $1.9 million for the study **SECONDED:** by Edward Phillips **VOTED:** 9-0-1. Arnold Cohen abstained.

1. **Article Two Zoning Bylaw – Sharon Gallery Development Team**

Laura Nelson recused herself from the conversation.

Steven Rafsky, consultant to the Sharon Gallery business district developer, presented the zoning bylaw change: expansion of business uses and change design standards in business district D.

* The community has expressed a need for restaurants, more places to go, tax stabilization and overall concerns regarding the site.
* Six changes are being requested including addition of residential living/affordable provision, height allowance, floor area ratio, a provision to own land and a drive through.
* They are agreeing to a trigger; if the first 120 units generate more than 23 children then they cannot continue with residential.
* The residential portion includes 205 free standing condominiums and 128 apartments over retail with 12.5% of each being affordable.
* In the worst case scenario there could be 43 children added to the school system.
* Each year they are over for the projected amount of children, the developer will pay $13,520 per student.
* The Planning Board asked for language changes regarding bakeries and organ procurement as well as no allowance for gambling, hospitals, adult uses, dry cleaners, overnight, emergency services and fertilizers.
* A meeting with the Board of Selectman will be held on October 3rd, 2017.

Nancy Hyde, consultant to Sharon Gallery, spoke in regards to University Station and their municipal costs due to the Finance Committee’s concerns. Their projected municipal impact costs of approximately $1 million were in line with the current actual costs.

Laura Nelson of Edgehill Road asked when the procurement language will be changed as well as further clarification with affordable housing. Craig Seymour, Partner of RKG Associates, responded with the procurement changes happening on October 12th and the 12.5% affordability being for both the apartments and condominiums.

Marcy Kaplan, School Committee member, raised concerns about any out of district student possibilities or students with special needs. Worries regarding large enrollment and spacing were also addressed and the possibility of needing a new building in the future.

1. **Marijuana Moratorium Bylaw – Four Daughters Compassionate Care**

Laura Nelson returned as a member of the Finance Committee.

Background information was provided.

* In November of 2016 a ballot in which question 4, use of recreational marijuana, was approved.
* The town of Sharon voted in favor.
* In July, Governor Baker signed an act to make access to marijuana.
* On March 15th, 2018 the regulations, guidelines and protocols will be provided.

Members of the Committee expressed concern regarding whether there is enough time between March and June to have a well-informed consideration. It will be possible at the May Town Meeting to extend to December 31st, 2018 if needed.

Chief Kaufman expressed his beliefs via email stating “my advice/opinion would be to take a wait and see approach. Why rush into this here in Sharon? Give it time and see how things develop elsewhere over time.”

Stan Rosen, Shareholder of Four Daughters Compassionate Care, presented further information about himself.

* He has lived in Sharon for 43 years.
* He served on the professional health advisory board from 1970-1990.
* He is currently a member of the lake management committee.
* He has been a pharmacist since 1969.
* He was director at McLean Hospital until 2014.
* He is a minority partner in Four Daughters Compassionate Care.

The Board of Selectman and Planning Board both voted in favor of the moratorium.

The Cannabis advisory board will be held October 3rd, 2017. It can be watched at <https://www.mass.gov/orgs/cannabis-control-commission>.

1. **Adjournment**

**MOTION:** by Hanna Switlekowski to adjourn **SECONDED:** by Anja Bernier **VOTED:** 10-0-0.

The meeting was adjourned at 10:30 pm.