October 5th, 2017 Minutes

219 Massapoag Avenue Sharon, MA

**Present:** Patricia-Lee Achorn, Ira Miller, Edward Phillips, Ira Miller, Anja Bernier, Daniel Lewenberg, Hanna Switlekowski, Arnold Cohen and Charles Goodman.

**Absent:** Laura Nelson, William Brack and Alexander Korin.

1. **Articles for STM further discussion and vote**

**Article 2: Zoning By-Law Change: Expansion of Business Uses and Change Design Standards in Business District D**

Steve Rafsky, consultant to the Sharon Gallery business district developer, presented further information regarding Article 2.

* They will meet with the School Committee on October 11th and the Planning Board on October 12th.
* The first phase of the project includes 24 apartments and 96 condominiums. All of the apartments will be affordable and 12.5% of the condominiums.
* Apartments will be limited to studios and 1 bedroom and the condominiums will include studios, 1 and 2 bedrooms.
* The trigger remains stating that there must be at least 100,000 of non-residential in construction as well as two commercial tenant agreements before starting any commercial building.
* $13,250 will be paid in mitigation costs if there are over 23 students in the first phase.
* If at the end they have fewer than 23 students, then they can proceed with phase two.
* The second phase of the project includes 105 additional condominiums of which 12.5% will be affordable.
* For every five condominiums built in phase two, there can only be one more child added in the school system.
* If the project goes ten years without hitting the trigger than the agreement has ended.
* An additional $100,000 will be added to the project when they occupy the first residential unit.
* In the next few days a post guard is going to the residents at large to provide invitations to two public forms. First on October 22nd at Sharon Community Center and the second on October 26th at the public safety building.

Anja Bernier referenced the special education questions brought up by the School Committee.

Steve Rasky responded stating that it is a very sensitive area that would encourage a bad message if added in. The $13,250 mitigation cost covers the cost of one student as well as additional money for unknown needs that may arise.

**MOTION:** by Gordon Gladstone to approve recommendation Article 2: Zoning By-Law Change: Expansion of Business Uses and Change Design Standards in Business District D but reserve the right to reconsider pending the Planning Boards vote **SECONDED:** by Hanna Switlekowski **VOTED:** 9-0-0.

There was further discussion regarding the Planning Board’s vote of Article 2.

* Ira Miller is hesitant putting his recommendation in place due to lack of vote from the Planning Board. He stated it is our policy to do so. Charles Goodman is in agreeance.
* Arnold Cohen stated that he went to the public hearing and he believes the Planning Board will vote in favor.
* Only changes requested by the Planning Board include language on LEAD certification, organ procurement and food shops.
* Steve Rasky stated that they are going to make these changes in the warrant article and the technical changes will be built in the motion at town meeting.

**Article 3: Town Hall Funding**

Charles Goodman expressed that he is for the article but against the financing of it. He does not believe free cash should be used to finance buildings. Charles stated that something should be given back to the tax payers.

Patricia-Lee Achorn reminds the Finance Committee that at one point they had decided they did not want to use free cash for operating budgets because it would falsely elevate the operation budgets and then when that cash is gone, taxes would raise.

Ira Miller asked to separate the two issues, the need for town hall and how it is funded. Fred Turkington responded stating that it will be considered.

**MOTION:** by Gordon Gladstone to approve recommendation Article 3: Town Hall Funding Project **SECONDED:** by Edward Phillips **VOTED:** 9-0-0.

**Article 4: Zoning By-Law Change: Temporary Moratorium on the Sale and Distribution of Recreational Marijuana**

Patricia-Lee Achorn stated that there is an absent member who feels strongly about this article. She stated that the member wants to wait until December instead of passing this article for June.

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

**MOTION:** by Ira Miller to approve recommendation Article 4: Zoning By-Law Change: Temporary Moratorium on the Sale and Distribution of Recreational Marijuana **SECONDED:** Arnold Cohen **VOTED:** 9-0-0.

**Article 7: Crescent Ridge Easement**

Daniel Lewenberg stated that Crescent Ridge wants to connect and this is a better option that putting waste water in the ground. He also shared that the town engineer, Peter O’Cain does not see any downside.

Edward Phillips stated that the issue arose because DEP has requirements around ground water discharge and Crescent Ridge was having trouble keeping up with their permits. Although DEP was helpful in granting waivers, they needed a more permanent solution.

**MOTION:** by Edward Phillips to approve recommendation of Article 7: Crescent Ridge Easement **SECONDED:** by Ira Miller **VOTED:** 9-0-0.

1. **Topics not reasonably anticipated by the chair in 48 hours**

The October 10th Finance Committee meeting is cancelled.

The next Finance Committee meeting will be held on October 30th, 2017 after the Open Warrant meeting.

1. **Adjournment**

**MOTION:** by Edward Phillips to adjourn **SECONDED:** by Anja Bernier **VOTED:** 9-0-0.

The meeting was adjourned at 8:30 pm.