September 18th, 2017 Minutes

219 Massapoag Avenue Sharon, MA

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

**Absent:** Edward Phillips

1. **Sharon Gallery and recreational marijuana moratorium - Fred Turkington**

Laura Nelson recused herself from the conversation.

Steve Rafsky, consultant to the Sharon Gallery business district developer, presented the Sharon Gallery project. Changes included an addition of residential living/affordable provision, height allowance, floor area ratio, a provision to own land and a drive through.

* Section 2324, subsection B highlights the affordable housing.
* Section 2326, subsection A references an increase of square feet.
* Section 2325, subsection C adds a drive through service.
* Section 2327, subsection A adds a residential section in the development.
* Section 2328, subsection D, encourages the developer to make a sustainable, energy efficient design.
* Section 2468, subsection C references changes to the floor area ratio.
* Section 2462, subsection B1 states the maximum number of dwellings at 225 and a maximum of two bedrooms per zoning units.

Laura Nelson raised concerns about organ procurement and the lack of definition regarding its proposed allowed use in the article. The proponents will review and provide follow up at the October 2nd, 2017 meeting.

Laura Nelson returned as a member of the Finance Committee.

Fred Turkington, Town Administrator, presented the discussion regarding a recreational Marijuana moratorium.

* The Moratorium will preserve the right for the town to consider permanency.
* A report by the Cannabis Control Commission is due by March 15th, 2018.
* Without a Moratorium Sharon could have a numerous amount of bidders.
* The moratorium is initiated by the town to allow for a planning process and will be sponsored by the Planning Board.
* The benefits to the town include a 3% tax or at least $1 million annually.

1. **Review remaining STM Articles and assign write-ups - Fred Turkington**

Fred Turkington, Town Administrator, presented the STM articles.

* Article 1: General By-Law Change: Authorization of Departmental Revolving Funds & Model Bylaw
* Article 2: Application of Bond Premium
* Article 3: OPEB Trust Fund Statute Reacceptance
* Article 4: Crescent Ridge Easement
* Article 5: Town Hall Funding Project
* Article 6: High School Schematic Design Funding
* Article 7: Zoning By-Law Change: Expansion of Business Uses and Change Design Standards in Business District D
* Article 8: Zoning By-Law Change: Temporary Moratorium on the Sale and Distribution of Recreational Marijuana
* Representatives of Town Hall and Crescent Ridge will present at the September 25th, 2017 meeting.
* Representatives of Sharon Gallery and the Marijuana Moratorium as well as Dr. Greer will be at the October 2nd, 2017 meeting.

Assignments for the warrant articles were given.

* Arnold Cohen: Sharon Gallery
* Anja Bernier: Recreational Marijuana Moratorium
* Gordon Gladstone: Town Hall and High School
* William Brack: Revolving Fund, OPEB and Bond Premium
* Daniel Lewenberg: Crescent Ridge
1. **Trash update - Fred Turkington (written report)**

A discussion was held with Terry Grady from Republic on Thursday, May 4, 18 and 25 regarding contract renewal as an alternative to bidding the service contract. Pricing for three scenarios was discussed.

* Continue existing program with no changes (negotiate contract extension)
* Utilize SMART cart program at 35g size, with two-tier fee for households requesting weekly second barrel and PAYT bags for occasional overflow (new 5 year contract)
* Utilize SMART cart program using 65g barrels and PAYT bags for overflow (new contract)
1. **Vote minutes May 22nd, June 26th and August 21st**

**MOTION:** by Gordon Gladstone to approve the May 22nd, 2017 minutes **SECONDED:** by Alexander Korin **VOTED:** 10-0-1. Laura Nelson abstained.

**MOTION:** by William Brack to approve the June 26th, 2017 minutes **SECONDED:** by Alexander Korin **VOTED:** 10-0-1. Laura Nelson abstained.

**MOTION:** by Gordon Gladstone to approve the August 21st, 2017 minutes **SECONDED:** by William Brack **VOTED:** 11-0-0.

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

The ATFC annual meeting is being held on October 21st, 2017 from 8:00 am- 3:00 pm in Franklin.

It was advised that precincts one, four and five vote on September 18th, 2017 in the State Primary.

1. **Adjournment**

**MOTION:** by Hanna Switlekowski to adjourn **SECONDED:** by William Brack **VOTED:** 11-0-0.

The meeting ended at 9:52 pm.