

MINUTES  
Library Reuse Committee  
Sharon Community Center, Hearing Room  
January 18, 2024 meeting  
7 pm

Present at the meeting were Gail Ader, Roni Thaler, Michael Fillion and Joel Fishman

**AGENDA ITEM 1.** Motion to approve the meeting minutes from 12/15/2023 LRC meeting. Per Mridula's request, Roni's findings from her community space survey have been attached to the minutes.

Meeting minutes were approved. Joel motioned to approve. Roni seconded the motion and motion passed unanimously.

**AGENDA ITEM 2:** Review and finalize Town annual report

Roni spoke to Fred about the RFP procedure that would be used and suggested that the last two paragraphs of the report be stricken and replaced with the following language:

Following the exploration and understanding of all these issues the Town will issue a Request For Proposal (RFP). Once the proposals are received the Committee will review them, receive public input, and make a recommendation to the Select Board who will ultimately make the final decision subject to approval of Town Meeting if necessary.

Roni's suggested change to the report was approved. Joel motioned to approve. Gail seconded the motion and motion passed unanimously.

Roni will forward the revised report to Gail who will forward it to Melissa in the Town Administrator's office.

**AGENDA ITEM 3: Update on Septic**

Joel met with Town Counsel Richard Gelerman and met again with Kevin Davis, Asst Town Engineer and Liaison to Board of Health. Prior to this LRC meeting, he submitted to the LRC a cover email, a copy of other emails from and to Town officials and a copy of other documents.

Report highlights:

- Kevin Davis had given Roni Thaler a plan showing Lot 3A and Lot 3B dated January 2006 and it appears that Lot 3B and another small lot owned by the Town were added to the Historical Society's lease. Joel will follow up with Town Counsel with respect to the 2006 Town meeting vote with respect to same and to confirm that Town Counsel is in agreement that the Town owns Lot 3.
- Kevin Davis did additional research with respect to the septic system and determined that according to the Web Soil Survey, the area where the septic system is proposed to be located has poor soils, unlike the test pit on the Church lot on the side away from the current library which has fine sand with silt. He suggested soil testing pursuant to 310 CMR 15.000.
- Kevin Davis also suggested an instrument survey to help determine the parking and septic options.
- Kevin Davis raised the issue of the impervious material lot coverage restriction in the zoning bylaws with respect to the development of Lot 3A, which Joel reviewed and determined that this

restriction in the General Residence District is 40%. The current developed lots for the High Street parking lot and Historical Society appear to have far exceeded 40% lot coverage. Mike raised the option of previous pavement and Gail noted that the new library also has much impervious material. Joel will reach out to Town Counsel with respect to this issue in the development of the back lot.

- Kevin Davis suggested that a member of the LRC speak to Eric Hooper and Peter O’Cain with respect to the soil testing and instrument survey if the LRC decides to request these items. Roni spoke to Eric and Peter who told her that under these circumstances the request should be made to Fred Turkington since the Select Board will have to approve it.
- The LRC decided to request an instrument survey and soil testing and Joel stated that he would email Fred the following morning.
- Joel will request that the survey include the parking lot in order to determine if there is any available area between the back of the existing parking lot and Lot 3 and that the survey include the front lot leased to the Historical Society in order to determine if the grassed area right next to the parking lot is included in that lease (for possible septic pipe access). Finally, he will request that each lot shown on the plan include the percentage of the lot comprised of impervious material, since there is a limit of 40% impervious material in the General Residence District, unless the Zoning Board permits a greater percentage, which appears to be the case with respect to the lots already developed
- Mike requested that the survey include a plan that shows the buildings on the lots leased to the Historical Society, the parking lot, any current septic systems on the lots, any underground pipes and catch basins, the topography of all of the different lots and any other information relating to stormwater management. Joel agreed to include those items in his request.
- Joel also will request that the back lots, the back of the lot where the parking lot is located and the right boundary of the lot (facing the lot on the street) where the parking lot is located be staked.

It appears that the LRC cannot proceed until the soil testing and instrument survey have been approved, completed and analyzed. The next meeting is already scheduled for January 25, but there may not be another meeting for a while thereafter.

#### **AGENDA ITEM 4: Update on Parking**

Roni spoke to David Abbott, the Building Inspector, about the parking requirements for the various uses which the LRC is considering.

Housing requires one parking space per dwelling unit.

A cultural center would be considered a public educational institution which requires one parking space per 600 square feet of gross floor area.

A business and professional office, including a medical office, requires four parking spaces per 1,000 square feet of gross floor area.

A pre-school is permitted under the Dover Amendment and the parking requirements have to be reasonable but are not delineated in the zoning by laws.

David will let Roni know if the Zoning Board must issue another decision if it is inclined to modify its prior decision which states that the grant of a variance for the 1980 addition is conditioned on the building being used as a library.

Roni will confirm with David that a business and professional office, including a medical office, would require a change in zoning approved by Town meeting.

The next meeting is scheduled for January 25, 2024. Gail will issue a draft agenda and Joel will circulate proposed minutes for this meeting for review.

Joel moved to adjourn the meeting; Roni seconded and all approved. 8:10 pm