

**Town of Sharon  
Master Plan Steering Committee  
Minutes of 3/12/19  
Sharon Community Center**

**MPSC**

Pasqualino Pannone  
Signe Flieger  
Susan Rich  
Ted Philips  
Susan Drisko  
Keri Murray  
Chuck Levine

**Town**

Susan Price, DPW

**CivicMoxie**

Susan Silberberg (via phone)

**Guests**

Cheryl Weinstein  
Andrew Hyland  
David Martin  
Ed Krent  
Howard Spielman

**Minutes**

MPSC reviewed February 5th meeting minutes. Drisko motioned to approve the minutes and Flieger seconded. Approved unanimously.

**Library Presentation**

Cheryl Weinstein described the floor plans for the new library. She said the estimated cost would be \$17.5 million, with a grant of \$7.5 million. A renovated building wouldn't have as much usable space and would cost \$10.2 million plus hidden costs including moving, storage and other things. Weinstein noted that the main beam is cracked and the building is no longer qualified as load-bearing for a library. There is a temporary remediation measure in place. A renovation would be 25% smaller than it currently is because of measures to make the building accessible under ADA. She said if the town does nothing then the library will close. This would be a loss to Post Office Square. She noted that Sharon has one of the most active and highest use branches. The Selectmen Reuse Committee would decide regarding reuse of the old building.

Things consistent with the master plan feedback and findings include that there will be places for teens to hang out, a maker's space, flexible community meeting room (seats up to 140) which is available after hours, business meeting rooms to serve the large portion of town residents who work from home, spaces for all adults including seniors and empty nesters, emergency warming/cooling space, free internet and computers,

LEED certified building, a place to serve everyone in Sharon. A new building with more activity will help energize Post Office Square.

### **February 12th Meeting of CivicMoxie and Department Heads**

Silberberg described the February 12th meeting with department heads. She pointed out that they mentioned the challenges of the recommendations. A major item is town septic including siting and who pays. She said to start to solve problems now in preparation for future money, and stressed that the master plan is about the future not right now. For example, there may be opportunities as septic fail and can the town be ready with solutions. Economic development is a major theme but they asked in what space - infill development or redevelopment. Silberberg said a central staff member (like a planner) is needed to look for opportunities, get grants, find ways to collaborate - this employee could effectively pay for themselves by getting grants. Regarding open space there was a discussion of preservation versus conservation - can we allow some flexibility with guidelines for use. Levine noted that some land, such as around wells, was bought with state money and is restricted in perpetuity, and this is why it was so difficult to find a site for the civil defense building.

### **Discussion of Demographics Section**

Pannone asked whether there is any data more current than 2016. Silberberg noted that they used that because it was the most available and consistent data and is current enough because the town is not changing rapidly. Drisko questioned the income numbers in different parts of the Demographics section as well as versus the Existing Conditions document and said it should be consistent and understandable. Drisko noted that the graphs and maps are too small to be read. Silberberg said the final documents will be better designed. Pannone said there should be summary statements so we know what these data points mean to us.

Pannone said regarding global warming, on page 5, that he couldn't find any data about Sharon and this topic online. Flieger noted that there is a lot about global warming and climate change here but asked if it is relevant to this section of the report.

Pannone said there needs to be a reference to the Housing Production Plan Update. He said there should be a note that MAPC used regional metrics rather than specific to Sharon so the housing growth projections may overestimate future need. Flieger said CivicMoxie needs to clarify the source for the 2014 MAPC tables (are those tables in the HPP?). Levine noted that some town names are missing from the charts on pages 6 and 7.

### **Discussion of Existing Conditions Section**

Pannone said to make the maps larger. Pannone said on page 5 to consolidate the information regarding FAME. Flieger said to combine the comments about the community center under venues for the arts. Levine said fix the statement about the new library community room to 140 seats.

Pannone said on page 6 that the graphics overlap. He said to include the historic photo which is displayed at the train station rather than refer to it.

Flieger said to integrate what the community said into the rest of the document so it is not so repetitive. Pannone said consistency matters. Silberberg said there will be an introduction and big themes and the later version will have better flowing sections which are filled in to create a compelling story.

Pannone asked regarding page 8 about adaptive reuse whether it is worth listing other buildings besides the library or are there not many besides the former whaling museum and the beach building. Flieger noted reuse of the library building would cost less than renovation for the library use because there would be fewer requirements (wouldn't need to be renovated to library load standards).

Rich said there needs to be a consistent explanation regarding historic preservation and demolition delays. Silberberg asked whether the one-year demolition delays have been effective. The consensus of various attendees was that the delay may be waived. Rich would like a stronger statement rather than a year although it was noted that most towns don't have more than a year.

Drisko said page 1 of the Demographics section doesn't seem to be consistent with page 9 of Existing Conditions in terms of household income and said charts are not consistent in message. Flieger asked what we are trying to say about the chart of average housing cost and income in Sharon. Levine said Sharon residents are highly educated and are going to read this and look for inconsistencies.

Pannone asked what the point is regarding carbon and open space on page 43. Drisko noted that discussion of climate change seemed to be more than warranted in some sections. Silberberg said some information may disappear and some will be moved to "pullout" boxes. Drisko asked if solar on page 49 is a pullout box. Flieger asked whether this was relevant to Existing Conditions or to recommendations.

Pannone asked regarding wastewater on page 54 whether there is a benefit or downside to Sharon being stricter than State Title V. Levine said it is important because we have our own water supply (regulation is in Article 7). Pannone said this needs to be explained.

Members should get comments to Price by Friday to organize and send to CivicMoxie. Also any guests can send comments as well.

### **Public Health Subcommittee**

Flieger said there will be a meeting of the Public Health Subcommittee on Friday, March 15th, and the Subcommittee will hear from Barry Keppard, who has been in communication with stakeholders.

### **Meeting Dates and Outreach**

Discussion of upcoming dates. Price will put together a signup genius for May 4th, Sharon Green Day tabling. Levine noted that regarding public outreach, there is process and content but sometimes he thinks that obtaining feedback from the public makes the process even greater than the content. Pannone said content is a reflection of the process. Levine said Sharon is like a big semi-rural college campus since the main industry is education.

**Meeting dates:** April 9, May 14, May 23 public meeting.

### **Adjournment**

Drisko motioned to adjourn and Rich seconded. Meeting adjourned 8:55PM.