

**MINUTES**  
**SHARON BOARD OF SELECTMEN**  
March 4, 2014

The meeting of the Sharon Board of Selectmen was called to order at 7:02pm with Chairman Walter “Joe” Roach and Selectman William A. Heitin.

**Alan Westman – Candidate for Conservation Commission**

Mr. Westman explained that he has been a resident of Sharon for six years, is an architect and would like to give back to the community by serving on the Conservation Commission. Selectman Heitin asked if Mr. Westman has followed the Commission, and he replied that he has been following some of the actions surrounding the lake.

The Board thanked Mr. Westman for taking the time to interview.

**Richard Powell Resignation**

Mr. Powell resigned last week to become a candidate for the position of Sharon Town Administrator.

**MOTION:** To accept the resignation of Richard Powell from the position of Board of Selectmen  
(Heitin – Roach) 2-0 **PASSES**

**MOTION:** To authorize the Town Clerk to put a ballot item on the 2014 Annual Town Election for a one-year term on the Board of Selectmen  
(Heitin – Roach) 2-0 **PASSES**

The Board thanked Mr. Powell for his many years of service to the Town, both on the Zoning Board of Appeals and on the Board of Selectmen.

**Sharon High School PTSO – One-Day Liquor License Request & Room Rental Fee Waiver**

Ms. Randy Shaffer and Ms. Bonnie Klayman were present. There is an adult social on March 14 and they will have food, drinks and entertainment and all of the money will go to the high school students. Chairman Roach noted that the custodial services will still need to be paid if the Board waives the room rental fee.

**MOTION:** To approve the one-day liquor license and the room rental fee waiver, as requested  
(Heitin – Roach) 2-0 **PASSES**

**Friends of the Sharon Council on Aging – Two One-Day Liquor License Requests & Permit Fee Waiver**

Mr. Gordon Gladstone, Treasurer of the Friends of the Sharon Council on Aging was present. The first event is part of the One Book, One Town event – it’s the Safe Streets Arts Opening Reception on Saturday, March 8 at 7:00pm. The second event is the Spring Tea Dance for LGBT older adults on Saturday, April 26 at 3:00pm.

**MOTION:** To issue the one-day liquor licenses for March 8 and April 26 and waive the requested fees

(Heitin – Roach) 2-0 **PASSES**

### **Richard Powell Resignation - continued**

Former Selectman Richard Powell arrived and wanted to thank the Board for a great eight years as well as to thank the town and its employees. He noted that Sharon is a great town.

### **NSTAR – Switching Station & Structures Project Proposal**

Denise Bartone – NSTAR Environmental Affairs; John Zicko P.E., Acting Director of Substation & OH Transmission Line Engineering; and Jack Lopes, Community Relations & Economic Development Specialist were present.

NSTAR would like to place a new 115-kilovolt transmission line on existing transmission structures on a 15 mile stretch of existing right-of-way in Walpole, Stoughton, Sharon, Canton, Avon, Randolph and Holbrook. They intend to build a new switching station on NSTAR property on Canton Street in Sharon.

Mr. Zicko noted that NSTAR will try to keep the profile of the station low. As part of the petition they are filing with DPU, they are seeking permission to build the overhead line as well as seek an exemption from the Town of Sharon. They have done some outreach with town officials. Chairman Roach expressed the concern of the look of the switching station and would like some sort of cover-up of the monopoles. The monopoles are approximately 100 feet high, which are similar in height to the existing structures. Chairman Roach doesn't want to be left out of the loop and noted that in the absence of a Town Administrator, the Board would be responsible for the negotiating of the agreement. Mr. Lopes said that the negotiating can be coordinated through him.

Selectman Heitin asked why Sharon was part of the 15 mile. Mr. Zicko replied that there is an existing transmission corridor. With respect to siting, the location of the switching station had to be geographically/electrically halfway between Walpole and Canton. Selectman Heitin asked about potential benefits to users. Mr. Zicko replied that the line pair feeds a number of substations. Two of those six substations provide power to the Town of Sharon.

Chairman Roach expressed concern for the security of people in the area. Selectman Heitin asked if there is a requirement of being a certain distance from a school and Mr. Zeko replied no. From the own, they will need permits/approvals from the Conservation Commission and will need a Building Permit.

Mr. Lopes noted that about 15 people turned out for the open house last week at the Community Center. They put the open house in the newspaper and sent abutter notifications and sent emails to the Town Managers in the affected area.

DPW Superintendent Eric Hooper noted that he has met with NSTAR. The switching station is a visual change from what is there now and they have made an attempt to put some screening there and he doesn't feel it can be invisible from the road.

Selectman Heitin asked if there are any more materials that NSTAR has aside from what they provided for the meeting and they distributed a fact sheet on the project.

NSTAR asked that residents' questions should be forwarded to Mr. Lopes so that they can be reviewed and addressed. Chairman Roach would like to have more information on security measures at the switching station. The fenced-in area is 10,000 square feet. There is an existing access road that they would need to expand.

The Board thanked NSTAR for their presentation.

#### **Sharon Youth Baseball & Softball Association – Carnival & Opening Weekend Activities – May 8-11, 2014**

John Zinman, VP from SYBSA was present for the discussion. He noted that SYBSA has the support from the Recreation Department, Fire Department and Police Department.

The carnival will set up on Monday – Wednesday, with the state inspection on Thursday morning and the carnival run from Thursday, May 8 to Sunday, May 11. Opening weekend officially begins on Friday night. The parade of all softball and baseball teams will take place on Saturday at 3:30pm and will go from the high school parking lot over to the Ames Street fields. They are having other minor events that weekend as well.

Chairman Roach noted that the Sacred Heart building was taken down since the last carnival. The area has been seeded twice. The living area for the carnival workers is off-limits this year because of the seeding. A representative from Fiesta Shows noted that they can make whatever adjustments are necessary. He asked about the container and the Board noted that it will be moved prior to the carnival. Selectman Heitin noted that the site is smaller than last year, so some reconfiguration will be necessary.

**MOTION:** To approve the siting of the carnival and other activities for May 8-11, 2014  
(Heitin – Roach) 2-0 **PASSES**

#### **Conservation Restriction – Billings Street**

Postponed until a future meeting.

#### **Town Administrator Screening Committee Update**

Screening Committee Chairman Paul Pietal noted that the profile is on the Town's website, ICMA's website, the MMA website and the Collins Center website. The applications will be provided to the Committee on Friday. They will provide a top 10-12. The Committee hopes to have three finalists to provide to the Board. Next meeting is March 17 – we aren't advertising the candidates' names however. They will talk about process at that time. It would be preferable for a decision to be made with a three-member board and Selectman Heitin agreed with that.

Resident Gordon Gladstone asked about a screening committee for the Finance Director position. Selectman Heitin noted that we do not yet know the exact retirement date and there are discussions ongoing with the Town Accountant relative to assisting in the interim. The Finance Director has also offered with a transition.

Selectman Heitin noted that the Board did not hire an interim because bringing someone in for 2-3 months is time consuming. Both selectmen will make themselves more available during this interim period. They have delegated some things down and Mr. Puritz has checked in daily, while on vacation.

With respect to agenda item #20, relative to assistance from the former Town Administrator, Selectman Heitin noted that we have been in discussions with Mr. Puritz but he has offered to make himself available, as needed, in this interim. He will also assist the new Town Administrator, when hired. The Board is allowing Mr. Puritz to use the town-owned vehicle, in lieu of compensation, until a new Administrator is hired.

### **Cell Tower Lease Discussion**

Finance Director Bill Fowler commented that over the last four years, the town has been approached by several firms to buy out our cell tower leases. It can be done as a real estate transaction or as a factoring receivable. There is a substantial amount of money over the term of the lease. It makes sense to at least consider this as an option.

Kenneth Saverin, President and CEO, Crescendo Capital Trust was present with Ms. Lisa Allen, Managing Director of Sales, along with Michael Sheehan.

Ms. Allen said that Crescendo would like to partner with the town on an assignment of rental income in exchange for a lump sum. She went on to describe the technicalities of the process. Mr. Saverin noted there are a couple of options: 30 year term – upfront lump sum payment - \$2 million or a 3 year structured installment period – just over \$2 million

Selectman Heitin asked how many communities they have been working with. Mr. Saverin replied that they have a portfolio in the tens of millions. Mr. Sheehan added that they are in discussions with Brockton and Holyoke Light & Power and with the City of Revere. They also do a lot of work with non-profits.

Lisa asked the Board if they would be interested in pursuing this and the Board seemed interested in learning more. Chairman Roach asked how long the transaction would take to complete and the CEO replied that it could be done in 30 days.

The Board thanked everyone for their time.

### **Approval of Minutes**

**MOTION:** To approve the regular and executive session minutes of February 6, 2014  
(Heitin – Roach) 2-0 **PASSES**

### **Banner Request – Sharon Public Schools**

**MOTION:** To approve the banner request for Sharon Public Schools' anti-drug and anti-alcohol initiative from April 7-14, 2014 in the first position  
(Heitin – Roach) 2-0 **PASSES**

### **Banner Request – Department of Veterans’ Services**

**MOTION:** To approve the banner request from the Department of Veterans’ Services for their Memorial Day banner from May 21-27, 2014 in the first position and their Flag Day banner from June 9-16, 2014 in the second position

(Heitin – Roach) 2-0 **PASSES**

### **Banner Request – Temple Israel**

**MOTION:** To approve the banner request from Temple Israel for March 10-17, 2014 in the second position

(Heitin – Roach) 2-0 **PASSES**

### **Massachusetts Audubon Moose Hill Wildlife Sanctuary Road Closure Request – Salamander Migration**

**MOTION:** To approve the request by the Massachusetts Audubon Moose Hill Wildlife Sanctuary to close Moose Hill Street from Moose Hill Parkway to Route 27, up to 3 times for salamander migration

(Heitin – Roach) 2-0 **PASSES**

Let them cross!

### **Out of State Travel Request – National Fire Academy**

Fire Chief Jim Wright explained the reason for the travel.

**MOTION:** To approve the travel request for Firefighter Daniel Greenfield as discussed

(Heitin – Roach) 2-0 **PASSES**

### **Land Lease Agreement – New Cingular Wireless**

**MOTION:** To execute and sign the land lease agreement between the Town of Sharon and New Cingular Wireless for 411 East Foxboro Street site

(Heitin – Roach) 2-0 **PASSES**

### **Land Lease Agreement – Verizon Wireless**

**MOTION:** To execute and sign the land lease agreement between the Town of Sharon and Bell Atlantic Mobile d/b/a Verizon Wireless for 12-17 Farnham Road

(Heitin – Roach) 2-0 **PASSES**

### **Brickstone/Rattlesnake Hill**

Selectman Heitin noted that negotiations are ongoing with Brickstone and he is hopeful to have an agreement by the end of the week.

## **2014 Annual Town Meeting Warrant Review**

Will do at one of the next meetings.

## **Assistance from former Town Administrator**

Discussed earlier during the Town Administrator Screening Committee update.

## **Topics not reasonably anticipated forty-eight hours in advance of the meeting**

Selectman Heitin noted that the Fields Use Committee met this afternoon. Representatives from DPW and the Recreation Advisory Committee were present. They discussed field maintenance and the cost of such upkeep.

Chairman Roach provided an update on the 250<sup>th</sup> Anniversary Celebration Committee. The showroom at Herb Chambers Lexus will be the site of the ball, at no cost to the town, and Mr. Chambers also donated \$10,000.

March 27 – Lake Management Educational Meeting – to discuss the fanwort and Asian clam issue. The meeting will take place in the ballroom at the Community Center. The lake is our jewel.

## **Executive Session – 8:30pm**

**MOTION:** To enter into Executive Session to discuss real property transfer and related negotiations, Fire Department collective bargaining, DPW collective bargaining, Management Professionals collective bargaining, deployment of security personnel, bargaining with nonunion personnel and pending litigation, and at the end, to adjourn for the evening. Discussion of any of these items in open session would be detrimental to the Town.

Roach: Aye  
Heitin: Aye

## **Adjournment**

**MOTION:** To adjourn at 9:43pm

Roach: Aye  
Heitin: Aye