

DRAFT MINUTES OF MEETING
SHARON BOARD OF HEALTH
May 2, 2013
Community Center

The meeting of the Sharon Board of Health was called to order at 7:33 PM by Stan Rosen, Chair. In attendance were: Suzi Peck, Co-Chair, Jay Schwab, and Chuck Levine.

Also in attendance were Bridget Sweet, Health Administrator, Tom Houston, Bob Shelmerdine, Dick Gellerman and Cindy Amara.

Sharon Commons Discussion

S. Rosen, Chair stated that the purpose of this meeting was to review the changes that have been made in regards to the Sharon Commons project. Dick Gellerman stated that Article 3 addressing the proposed zoning changes for the Waste Water Treatment Facility has been reworked, entirely due to the Board of Health.

The size of the system has been reduced to 44,000gpd; the original request was for 64,000 gpd, the formed warrant article request 48,000 and the current article is requesting 44,000 gpd. Now the zoning only addresses the building itself, and the setbacks are in line with the Board of Health regulations. Setbacks formerly were at 35-40 feet, now they are at 100 feet for abutters. A clarification in the assisted living facility and how many units would be allowed was also in place. The number of allowable units was decreased from 93 to 88, and a total of 139 dwellings with an average of no more than 2 bedrooms.

C. Amara addressed the FINCOM concerns of a drug rehab facility, and if that falls under the same definition as an assisted living facility. An assisted living facility enables residents to age gracefully, with no 24 hour care. Bob Shelmerdine stated that his client has no interest in a drug rehab center; however it is not that easy as prohibiting a drug rehab because it may have further detrimental effects on the zoning bylaw.

T. Houston discussed the criteria for special permits, if within professional districts and the biohazards and risks related to the behaviors of the patient. B. Shelmerdine stated that if in an Professional District B the assisted living facility is a matter of right all the other uses are for special permit by the ZBA. Professional District A will remain the same. There is no way to have an overnight facility in Professional District A, but an outpatient drug rehab may be a possibility. S. Peck asked the questions if there are other uses allowed in Professional District B that authorize non domestic wastewater, and if this is the first time this area was zoned professional?

T. Houston stated that the assisted living is allowed by right, as well as various offices and single family homes. J. Schwab stated that there is no interest in a drug rehab facility, and B. Shelmerdine again stated that is difficult to define what is being excluded; and wants to ensure that the language drafted does not preclude allowed offices.

S. Peck discussed the limit of the 2 BR average if the Assisted Living Facility does not pass. This will be recorded at the registry of deeds so that all potential buyers are aware of the restrictions.

S. Rosen stated that he felt that this had been a very cooperative and productive process. Discussion about opioid drugs and what has been approved by the FDA, and the maintenance phase of individuals who have been successfully detoxed.

Once the zoning is approved, system will have to be approved by DEP/BOH. S. Peck stated that a lot of concessions were made, and would like to ensure that the groundwater modeling is effective, that a re-filing occurs with MPEA. For the first time BOH concerns were addressed in the Zoning Articles.

S. Rosen stated that various boards have supported the articles, FINCOM voted 5-0-1. S. Rosen made the motion to support as amended the proposals expressed in Articles 2/3 and the MOU– the Assisted Living Facility and 139 average 2 BR units with the setbacks as presented. If any changes occur, this must be brought back before the Board of Health. All in favor, (4-0)

Motion to adjourn at 8:12 PM

Respectfully Submitted,

Bridget Sweet