

MINUTES
SHARON BOARD OF SELECTMEN
September 25, 2017

The meeting of the Sharon Board of Selectmen was called to order at 6:00pm in the Town Hearing Room at the Sharon Community Center with Chairman John J. McGrath, Clerk William A. Heitin, Selectman Walter B. Roach, Town Administrator Frederic E. Turkington, Jr. and Assistant to the Town Administrator Lauren Barnes. The meeting commenced with the recitation of the Pledge of Allegiance.

Special Town Meeting Discussion

MOTION: To order the warrant articles as follows:

| # | Article |
|---|---|
| 1 | High School schematic design funding |
| 2 | Zoning By-Law Change: Expansion of Business Uses & Change Design Standards in Business District D |
| 3 | Town Hall project funding |
| 4 | Zoning By-Law Change: Temporary Moratorium on the Sale and Distribution of Recreational Marijuana |
| 5 | General By-Law Change: Authorization of Departmental Revolving Funds & Model Bylaw |
| 6 | OPEB Trust Fund Statute Reacceptance |
| 7 | Easement for Crescent Ridge Dairy, Inc. |
| 8 | Application of bond premium |

(Heitin – Roach) 3-0 **PASSES**

The Board voted 3-0 to support all articles with the exception of Article 2; they are awaiting more information before taking a position.

Mr. Turkington noted there is a draft development agreement for Sharon Gallery. The fiscal impact study will be ready in the next day or so, so the section on the mitigation plan for school children is still pending. The Finance Committee will meet on the Sharon Gallery at their October 2 meeting.

Mr. Turkington explained that the revision Article 4 focuses on the retail sale, and the deadline has been revised to be June 30, 2018.

Selectman Heitin pointed out that the town has deferred any fees for non-compliance for the Town Hall; the fee is a minimum of \$1,000/day, because the town is working toward resolving the ADA requirements. Chairman McGrath pointed out that a new Town Hall will not require a tax increase and feels the new construction is the best bang for our buck. Mr. Turkington reviewed the financing strategy for the Town Hall and the high school schematic design.

Funding for Town Hall:

| | |
|---|---------------|
| previously appropriated 2016 ATM | \$ 600,000 |
| non-exempt borrowing | \$ 10,800,000 |
| appropriate FY2017 capital borrowing for May 2016 ATM bond premium | \$ 245,000 |
| unexpended Fire Dept. building repairs capital May 2013, May 2014 ATM | \$ 82,000 |

| | |
|--|---------------------|
| unexpended balance – 2014 ATM, 2015 ATM Town Hall ADA study, repairs | \$ 8,400 |
| appropriation from free cash | <u>\$ 1,264,600</u> |
| TOTAL | \$ 13,000,000 |

Funding for HS schematic design:

| | |
|---|-------------------|
| Re-appropriate unexpended Heights roof replacement funds | \$ 700,000 |
| Appropriate MSBA reimbursement for Heights roof replacement project | \$ 700,000 |
| Appropriation from free cash | <u>\$ 500,000</u> |
| TOTAL | \$ 1,900,000 |

Mr. Turkington explained that there would be no use of Stabilization Fund or unused levy capacity; Town Meeting approval will require 2/3's for both articles due to use of borrowing for Town Hall and reappropriation of borrowed funds for HS schematic design; and the use of free cash will not exceed \$1,764,600, leaving at least \$2,475,000 in free cash. Together with a Stabilization Fund balance of \$785K, the expected combined reserves of \$3,260,000 or 4% of the FY2018 appropriation of \$81,323,985. When the estimated \$800,000 MSBA reimbursement is deposited and then certified as free cash, the combined reserve will be \$4,060,000 or 5% of FY2018 expenditures.

Ed McSweeney would like to discuss the Memorandum of Understanding (MOU) for Sharon Gallery. He expressed concern about the housing and hotel on the property. Selectman Heitin believes that the new draft MOU keeps some of the items for the neighbors in the 2007 MOU, and incorporating other elements for the Town. Mr. McSweeney went on to talk at length about his personal property issues.

Topics not reasonably anticipated forty-eight (48) hours in advance of the meeting

None

Adjournment

MOTION: To adjourn at 6:26pm
(Heitin - Roach) 3-0 **PASSES**

List of Documents

- November 6, 2017 Special Town Meeting Warrant Article List
- September 14, 2017 email correspondence from Marcy Kaplan of the School Committee regarding order of articles in warrant
- September 20, 2017 email correspondence from William Brack of the Finance Committee concerning status of warrant articles and response from Fred Turkington
- Warrant articles
- Sharon Gallery Development Agreement
- September 14, 2017 Planning Board redlined draft of Zoning By-Law change: Expansion of Business Uses & Change Design Standards in Business District D
- September 21, 2017 email correspondence from Fred Turkington regarding Finance Committee request for presentation by the Selectmen regarding new Town Hall proposal
- September 21, 2017 Email correspondence from Fred Turkington regarding Medical Marijuana facility proposal
- Draft Temporary Moratoria on Recreation Marijuana
- Massachusetts medical marijuana use of marijuana program graph/data
- Email correspondence from Fred Turkington, Peter O'Cain and Marc Tisdelle regarding Crescent Ridge Dairy Sewer connection/easement