

**MINUTES**  
**SHARON BOARD OF SELECTMEN**  
*October 3, 2017*

The meeting of the Sharon Board of Selectmen was called to order at 7:00pm 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.

**Presentation – Final Pre-Disaster Mitigation Plan**

Emma Schnur and Martin Pillsbury from the Metropolitan Area Planning Council appeared before the Board.

Mr. Pillsbury noted that this is the second of two public meetings to discuss the plan with the Board and to gather public comment. The draft plan will be posted on the town's website for several weeks for public comment, and will then be submitted to MEMA and FEMA for their review.

Ms. Schnur then reviewed the concepts of hazard mitigation and discussed how the town worked to update their current plan. The town's working group added a few mitigation measures for the update, which were incorporated into the draft plan.

Mr. Pillsbury added that once FEMA issues their notice of "Approval Pending Adoption", the Board of the Selectmen will then vote to adopt the plan, and then FEMA issues a formal plan approval. The approved plan will then be in effect for five years.

The Board thanked Mr. Pillsbury and Ms. Schnur for their time.

**Special Town Meeting Discussion**

Mr. Turkington explained that the Board is seeing the final development agreement, which has been changed since the last version of the agreement. Some of the provisions of the final agreement include:

- Residential: one and two bedroom condominiums and studio or one bedroom apartments to be built in two phases. First phase is 120 units, of which 24 will be 25% affordable leased apartments so the entire 24 unit count applies to our housing inventory and 96 condominiums which must be 12.5% affordable. Construction of these units may not begin until at least 100,000 square feet of commercial space is under construction (completed framing) housing at least two tenants.
- Mitigation payments for first five years anytime threshold is exceeded. Obligation ceases after 10 years following full occupancy if no mitigation has been required during that period.
- Affordable component: all 24 apartments and 12.5% of 201 condominiums yields 49 units on state housing inventory (how 10% 40B safe harbor is calculated) or 21.7% affordable. By including apartments and guaranteeing qualification of all units by making 6 income-restricted, we gain 21 units over the expected 28 affordable units that would come from a straight 12.5% calculation. Looked at another way, we gain 26 units over a 10% affordable requirement that keeps us "even" with 40B threshold.
- The development agreement incorporates the pertinent prevailing elements of three prior development agreements made in 2007 and 2017, including \$675,000 in mitigation payments. We added a \$100,000 contribution to the affordable housing trust fund toward acquisition of affordable units elsewhere in town.

Mr. Turkington noted that this agreement will enable the commercial to get going. Selectman Heitin reiterated that construction of these residential units cannot begin until at least 100,000 square feet of commercial space is under construction, housing at least two tenants. He went on to say that this agreement offers a fair amount of mitigation money and that the net bottom line of revenue is \$2 million. That revenue will substantially help when it comes to the potential override for a high school. This bring density to a sufficient level so that commercial entities, such as a movie theater, supermarket, etc.) will come on board. Mr. Turkington added that this funding would cover 2.5-3% of the tax increase for a potential high school, and added that it would add construction and retail jobs.

Selectman Roach commented that he would have liked to have seen fewer residential units, but after doing some research, noted that these complexes need the residential to draw the commercial. Chairman McGrath noted that there was concern about the impact on the schools, and Mr. Turkington pointed out that the maximum projection of additional kids into the system is 49, and those are cycled in various grades; there is capacity within the system. He added that the phasing in of residential units certainly helps. Chairman McGrath believes that the residential is needed and this has been explained; the mitigation money is good and he thanked all those involved.

**MOTION:** To approve the development agreement, as discussed  
(Heitin - Roach)

Resident Ed McSweeney spoke at length about his concerns with some of the provisions of the warrant article, and wants Mr. Spiegel to hold off on this project. Selectman Heitin noted that the figures Mr. McSweeney are stating are not accurate.

**Vote:** 3-0 **PASSES**

The Board support Article 2.

#	Article	BOS Position
1	High School schematic design funding	Support 3-0
2	Zoning By-Law Change: Expansion of Business Uses & Change Design Standards in Business District D	Support 3-0
3	Town Hall project funding	Support 3-0
4	Zoning By-Law Change: Temporary Moratorium on the Sale and Distribution of Recreational Marijuana	Support 3-0
5	General By-Law Change: Authorization of Departmental Revolving Funds & Model Bylaw	Support 3-0
6	OPEB Trust Fund Statute Reacceptance	Support 3-0
7	Easement for Crescent Ridge Dairy, Inc.	Support 3-0
8	Application of bond premium	Support 3-0

#### **Board & Committee Appointments - Commission on Disabilities and Recreation Advisory Committee**

**MOTION:** To appoint Richard Seronick to the Commission on Disabilities for a term through December 31, 2018 and to appoint Christopher Valois to the Recreation Advisory Committee for a term through December 31, 2020

(Heitin - Roach) 3-0 **PASSES**

## Host Community Agreement – Four Daughters Compassionate Care

Mr. Turkington explained that when the Board supported Four Daughters Compassionate Care's (FDCC) initial request for a registered marijuana dispensary at 1200 General Edwards Highway, FDCC's host community financials was not in the form of a host community agreement. The document before the Board puts that information in a proper document. However, Mr. Rosen asked that FDCC's attorney review the document before the Board signs it, so this matter will be held until the next meeting.

## Transportation Advisory Board Reactivation Discussion

Selectman Heitin explained that there is a lot of discussion about parking and transportation related issues and thought that the Board may want to consider reactivating the Transportation Advisory Board. Mr. Turkington said that only one member would have asked to be reappointed but there was no one else. Mr. Turkington suggested posting the reactivation of the board on the website to seek new members.

**MOTION:** To move forward with reactivating the Transportation Advisory Board and conduct outreach as discussed

(Heitin – Roach) 3-0 **PASSES**

## Approval of Maximum Useful Life for Equipment Authorized by 2017 Annual Town Meeting

Selectman Heitin read the following:

**VOTED:** that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the \$722,616 borrowing authorized by votes of the Town passed at the May 1, 2017 annual town meeting (Article 6) is hereby determined pursuant to G.L. c.44, §7(1) to be as follows:

Order Number	Purpose	Borrowing Amount	Maximum Useful Life
6B	Large Dump Truck	\$215,000	20 Years
6B	Mower Deck / Flail Mower	\$25,000	10 Years
6B	Storage Containers	\$60,000	10 Years
6B	Plotter / Arc GIS / Auto CAD / Viewpoint	\$105,616	10 Years
6D	School Library Furniture	\$10,000	10 Years
6E	School Window Treatments	\$25,000	15 Years
6F	School Maintenance Van	\$30,000	10 Years
6F	SPED Van Fleet	\$60,000	10 Years
6G	Firefighter Bunker Gear	\$135,000	5 Years
6I	Lift-Equipped Van	\$57,000	10 Years

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located, or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the subject matter of these votes were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

(Heitin – Roach) 3-0 **PASSES**

## Consent Calendar

- I. Vote to approve regular session minutes of September 25, 2017
- II. Vote to approve the one day alcohol license for Stephen Savrann for an event at the Community Center on October 7 from 12:00pm to 6:00pm
- III. Vote to approve the Town of Sharon Fuel Efficient Vehicle Policy
- IV. Vote to approve the banner request from Sharon Community Chorus for May 25-June 4, 2018 in first position

**MOTION:** To approve the October 3, 2017 consent calendar, as read and understood  
(Heitin – Roach) 3-0 **PASSES**

## Town Administrator's Report

Mr. Turkington reported the following:

- The Lieutenant Governor is visiting Sharon tomorrow afternoon to discuss the Community Compact Initiative and any other issues of importance to Sharon.
- Informational tours of Town Hall will take place on Thursday, October 26 from 5:30pm – 7:30pm. Residents unable to come on the 26<sup>th</sup> can call the office to find a time when they can tour the building.
- The Massachusetts Lottery informed the town that they intend to let all 7-11's offer Keno, and asked if Sharon has any objection.

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

None

## Adjournment

**MOTION:** To adjourn at 8:05pm  
(Heitin – Roach) 3-0 **PASSES**

### List of Documents:

- Sharon Pre-Disaster Mitigation Plan Presentation materials
- Board/Committee Application for Commission on Disabilities – Richard Seronick
- Board/Committee Application for Recreation Advisory Committee – Christopher Valois
- Materials related to November 6, 2017 Special Town Meeting
  - September 28, 2017 email from David Blaszkowsky regarding marijuana matter
  - September 26, 2017 email from Fred Turkington regarding marijuana moratorium
  - Temporary Moratoria – Recreational Marijuana
  - FDCC Host Community Financials
  - Article List & draft STM Warrant
  - Host Community Agreement
- Transportation Advisory Board Mission Statement
- September 25, 2017 Board of Selectmen Minutes
- One Day Alcohol License Applications: Stephen Savrann – October 7, 2017
- Town of Sharon Fuel Efficient Vehicle Policy
- Banner request applications: Sharon Community Chorus
- Report of the Town Administrator
- Miscellaneous Correspondence