

MINUTES
SHARON SELECT BOARD
December 21, 2021

The meeting of the Sharon Select Board was called to order at 7:00 pm by Chair William Heitin remotely via Zoom. Select Board members Hanna R. Switekowski and Emily Smith-Lee were in attendance as was 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.

Board and Committee Interviews - Zoning Board of Appeals

The Select Board met with a fourth candidate for two vacancies for Alternates on the Zoning Board of Appeals, Mr. Michael Illuzzi. Three candidates were interviewed at the meeting of December 7, 2021.

Mr. Illuzzi introduced himself to the Board and explained his interest in volunteering with this board. He explained that he feels the ZBA does important work. Sharon has character with nature and the community here. He has been looking for a way to participate more in the community and though it would be a great way to get involved. Although Mr. Illuzzi hasn't participated in meetings, he has read through minutes available on the ZBA website. He has also clicked through cases on the website to review materials but hasn't watched any of the meetings. When asked whether there were any areas of impact he would like to undertake, Mr. Illuzzi replied no; that this seems to be challenging time for the Board with many important issues but no sense of what could be accomplished or not. When asked how he might help diversify this committee, if at all, Mr. Illuzzi suggested that he doesn't know the current composition and without doing further research, he felt it hard to take a position in that area. Mr. Illuzzi enjoys hiking, running, reading, and spending time with family.

The Board thanked Mr. Illuzzi for his time. It is the Board's policy to make an appointment at the next meeting following interviews which will likely be the case on January 5, 2022.

Board and Committee Interviews – Technology and Telecommunications Advisory Committee

Mr. Swenor introduced himself. He is the CEO of a company called Reach, a block chain development program. He has been in the tech industry for 21 years. He has been looking for reasons to be part of and contribute to the community for a while now and feels this may be the place where he can help most in the near term. When asked if there were any areas or initiatives Mr. Swenor looked forward to being involved with, he stated that he cares about tech in general. He doesn't want to shake things up but rather get his feet wet and see what is best for Sharon. When asked how he might help diversify this committee, if at all, Mr. Swenor stated that as he is unsure of the current composition, he is unsure at this time. In his limited spare time, he spends time with family.

Mr. Rawding introduced himself to the Board. He explained that he has been in the telecommunications field for 21 years and has comprehensive knowledge of design, operations, and support. He is a 17-year resident of Sharon and wishes to offer his skills and services for the benefit of the community. When asked about issues of particular impact, he replied that it is difficult to predict what you'll be working on in the tech field. When asked about diversity, Mr. Rawding stated that technology can level the playing field for different populations. He wishes to make technology accessible as much as possible and allow voices to be heard. He explained he has a willingness to listen. Mr. Rawding enjoys being outdoors and adventuring. He loves boating, skiing, and playing ice hockey.

Mr. Kim also introduced himself to the Board. He explained that he has a BA mechanical engineering and was an engineer for Verizon for 22 years. He was hired by Nynex as a network design engineer and worked on infrastructure in Manhattan. He moved into the FIOS video platform, testing and working with video head end and set top box testing. He left voluntarily in 2018 and is now an assistant engineer at Raytheon. During college, the campus ambulance service was staffed by students, and he became a licensed EMT. He then worked for a commercial ambulance service for three years and volunteered in town services for 19 years.

When asked if he had any ideas or initiatives he is interested in, Mr. Kim explained he is happy to work on whatever comes along. He, like many others lately, has been really reliant on tech while working from home. He is interested in cell service and internet providers and advancing those arenas. With respect to diversity, he believes he can hopefully contribute with an open mind. In his spare time, Mr. Kim stated that spending time with family is important now. He further stated that he enjoys winter and to ski, enjoys riding motorcycle in good weather.

The Board thanked for Mr. Swenor, Mr. Rawding, and Mr. Kim for their time this evening. It is the Board's policy to make an appointment at the next meeting following interviews which will likely be the case on January 5, 2022.

Camp Everwood – Swimming pool plans

The Board explained that the process of installing two swimming pools at Camp Everwood has been going on for three years. As “landlord” of ground lease, board must approve modification to the site. The Board has been provided plans and other documentation outlining the location and construction process for both swimming pools by the Engineering Department.

The Board further explained that water to fill the pools would be trucked in, not filled using Town water. If Camp Everwood chose not to renew their lease in the future, the property including the swimming pools would revert to the town, similar to the lease structure for the Wilber School.

MOTION: To approve the site modification with Camp Everwood for the construction of two swimming pools.

(Smith-Lee – Switlekowski)

Heitin: AYE

Switlekowski: AYE

Smith-Lee: AYE

3-0 **PASSES**

Ninety-Five, LLC – Sewer Connection

Mr. Turkington explained that with the Sharon Gallery project underway, the Town, as with any other utility must grant authority for a street opening to allow a sewer connection. At this time, there is no connection to that site. Until agreements are made between the Town of Foxborough, Quail Ridge, and the Sharon Gallery owner, no connection will be allowed however, due to the time of year they would like to begin work before deep frost sets in. Eli Apartments is also looking for a tie-in based on improved value of their property. Negotiations are ongoing. At this time, the Town is only authorizing to connect pipe, all other work is pending.

MOTION: That Ninety-Five, LLC is granted the authority for:

1. street opening at Old Post Road, South Main Street and Gavins Pond Road,
2. trench openings,
3. sewer tie-in authority at existing Town of Foxborough Pump Station at the intersection of Reeves Road and Gavin Pond Road.
4. and the installation of the approved force main sewer connection to the existing Foxborough sewer line and systems within Gavins Pond Road, and to lay said force main from the private pump station located and serving Sharon Gallery Site down Old Post Road, across South Main Street, and down Gavin's Pond Road connecting to the existing sewer line at the intersection of Gavins Pond Road and Reeves Road. This pipe and system can be seen on the plans entitled “95 LLC Sharon Gallery Pump Station, Sharon, Massachusetts” dated June 25, 2021 and revised September 30, 2021, prepared by Onsite Engineering, Inc., 279 East Central Street, Franklin, MA 02038. As well as those specification entitled “Specifications for Sewerage Pump Station 95 LLC Sharon Gallery, Sharon,

Massachusetts” dated June 25, 2021, Revised September 20, 2021 and prepared by Onsite Engineering, Inc., 279 East Central Street, Franklin, MA 02038, hereinafter the “Work.”

5. The location of the above is as generally shown on the plan prepared by Onsite engineering Inc. attached hereto and incorporated herein

This grant of authority is conditioned upon each of the following, the breach of any of which shall, upon written notice and an opportunity to cure to Ninety-Five, LLC from the Town, render this grant null and void.

1. All costs of construction, maintenance, repair, fees, flow costs, and all other related costs shall be the obligation of Ninety-Five, LLC., and not the Town.
2. This grant may not be assigned or transferred without the prior written approval of the Select Board.
3. The “Work” shall be done under the direction of and in a manner and with materials approved by the Town’s Department of Public Works, and consistent with the plans submitted to and approved by said Department.
4. Ninety-Five LLC shall obtain all other required approvals from the Town of Foxborough, the Massachusetts Department of Transportation, and all other governmental agencies having jurisdiction over the “Work.”
5. Ninety-Five, LLC and its permitted assignees shall retain ownership of the entire sewer system within Sharon, and
6. The flow from Sharon Gallery may not commence until there has been an executed intermunicipal agreement to be negotiated by the Towns of Sharon and Foxborough and Ninety-Five, LLC

(Switekowski- Smith-Lee)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Consent calendar

Review and approve consent calendar:

- I. Vote to approve the minutes of the following meetings:
 - a. December 7, 2021 - Regular Session
- II. Vote to approve the following banner requests:
 - a. Cottage Street PTO Fun Fair – April 25 to May 2, 2022 in 1st position
- III. Affirm vote taken in executive session on December 7, 2021 to approve the settlement agreement and general release between the School Committee and Dr. Greer and authorize the Town Administrator to sign said agreement
 - b. Settlement agreement and general release
- IV. Vote to award contracts to the lowest responsive and responsible bidders of the SERSG DPW services IFB for a twelve-month period commencing February 1, 2022 in the aggregate amount of \$1,497,944.48
 - c. SERSG DPW services award form
- V. Vote to renew the following auto dealer licenses through December 31, 2022
 - d. DC Auto Sales, Class II auto dealer license
 - e. Herb Chambers Lexus Class I auto dealer license
 - f. Herb Chambers Lexus Class II auto dealer license
- VI. Vote to renew the following common victualler licenses through December 31, 2022

- a. A La Esh
- b. Angel's Café
- c. Best Western Plus The Inn at Foxboro/Sharon
- d. BP Food Mart
- e. Charles R. Wilbur Post 106 American Legion, Inc.
- f. Coriander Bistro
- g. Dunkin' Donuts
- h. Griddle and Grill
- i. Mandarin Taste, Inc.
- j. Mick Morgan's Irish Pub and Restaurant
- k. Pizza Market
- l. Red Lentil
- m. Sapphire Manor/Sapphire Estate
- n. Sharon Country Club
- o. Sichuan Gourmet
- p. Simcha
- q. Starbucks
- r. The Cape Club of Sharon
- s. Ward's Berry Farm

- VII. Vote to renew the following alcohol licenses through December 31, 2022:
 - a. Sankara, Inc. d/b/a Sharon Market
 - b. Perevoloka d/b/a Bread n Butter
 - c. American Legion Inc., Post 106
 - d. Machapuchre, Inc. d/b/a Coriander Restaurant
 - e. Irish Patriots, LLC d/b/a Mick Morgan's Irish Pub & Restaurant
 - f. Daub's Highland Manor, Inc. d/b/a Sapphire Manor & Inn
 - g. Ginko Restaurant d/b/a Sichuan Gourmet Sharon
 - h. Sharon Country Club
 - i. V. F. W. Arthur I. Boyden Post #7238
 - j. Bapa Mahant Ne Sang Corp. d/b/a Liquor World
 - k. Ninety-Five, LLC
 - l. Shayevich Hospitality Group, Inc. d/b/a Griddle and Grill
 - m. Maa Shitala, LLC d/b/a Red Lentil

- VIII. Vote to renew the following alcohol licenses through December 31, 2022 contingent upon receipt of a signed Certificate of Inspection from the building and fire departments before December 29, 2021:
 - g. Simcha
 - h. The Cape Club of Sharon

- IX. Vote to make Board/Committee reappointments through December 31, 2024 as outlined on the posted agenda

- X. Vote to make the following Board/Committee reappointment through December 31, 2023 to maintain staggering:

Water Management Advisory Committee	Rory	McGregor
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- XI. Vote to make the following Board/Committee reappointment through December 31, 2022 to maintain staggering:

Zoning Board of Appeals	David	Young
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- XII. Vote to make the following appointments through December 31, 2022 as outlined on the posted agenda

MOTION: To approve the consent calendar.
(Heitin - Smith-Lee)

Heitin: AYE
 Switlekowski: AYE
 Smith-Lee: AYE
 3-0 **PASSES**

Report of the Town Administrator

Mr. Turkington provided a brief update for the Board.

Mr. Josh Philibert will fill the Conservation Administrator vacancy effective January 2, 2022. He is a resident of Foxborough and has done consulting work in this field. The Conservation Commission is very pleased to welcome him in this capacity. The Town is presently accepting applications for Facilities Director with Matt Baldassari leaving for other employment.

The preliminary budget summary has been prepared and is \$150,000 to \$160,000 above target before initial review.

At the Board's next meeting on Wednesday, January 5, the agenda will include opening the 2022 ATM warrant, making appointments for the Zoning Board of Appeals and Technology and Telecommunications Advisory Committee. With the recent surge in COVID-19 cases, it is likely that a return to in-person meetings will not resume as soon as expected.

Topics not reasonably anticipated within 48 hours in advance of the meeting

Plug: DEI still has HS student vacancy.

Adjourn

MOTION: To adjourn at 7:54 pm.
(Switekowski – Smith-Lee)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

List of Documents

- Board and Committee applications (4)
- Membership lists
- Sketch
- Ground lease
- Email dated 12/16/2021
- Site plan
- Draft agreement
- Minutes
- Banner request
- Settlement agreement
- Award form
- Deed
- Deed acceptance
- Town Administrator's report