

MINUTES
SHARON SELECT BOARD
August 23, 2022

The meeting of the Sharon Select Board was called to order at 7:45 pm by Select Board Chair Hanna Switekowski virtually by Zoom. Select Board members Emily Smith-Lee and Kiana Pierre-Louis were in attendance as was Town Administrator Frederic E. Turkington Jr., and Assistant Town Administrator Lauren Barnes. The meeting commenced with the Pledge of Allegiance.

Public comment period

The Board has set aside a few minutes at the beginning of their meeting to address resident concerns or questions. There being no public comments, Ms. Switekowski moved on with the meeting.

Sharon Cultural Council Interviews

Four residents have applied to serve on the Sharon Cultural Council:

1. Ellen Bender
2. Grishma Jhamb
3. Regina Juco
4. Nikhila Vijaybhaskar

Ms. Switekowski suggested that all the candidates introduce themselves and tell the Board why they want to serve on the Cultural Council and what they could bring to the Council.

Ms. Bender explained that she has lived in Sharon since 1946 and has participated in many cultural activities in town. Her experience with the Council on Aging, applying for and coordinating grants, would be useful to the Council. Ms. Jhamb has lived in Sharon since 2014 and has been working with the Indian American Association of Sharon for several years, including fundraising. She is looking to help with program management on the Council. Ms. Juco has lived in Sharon for six years and has experience with event planning, non-profit work and has been an artist for a number of years. She has an extensive music background. Ms. Vijaybhaskar moved to Sharon less than two years ago. She is a technical writer and has volunteered to assist with the Sharon Day planning and volunteered the day of the event. Serving on the Council would align with her interests. She also has experience with event planning.

The Board thanked the candidates for applying and for volunteering their time and talent.

MOTION: To appoint all four candidates to the Cultural Council
(Smith-Lee – Pierre-Louis) 3-0 **PASSES**

Switekowski: AYE
Pierre-Louis: AYE
Smith-Lee: AYE

LIP Application Discussion – 635 Old Post Road

Mr. Turkington introduced Robert Devin, the attorney for the developer.

Attorney Devin explained that the changes are to financing and that the supervising agency will change from MassHousing to the Department of Housing and Community Development (DHCD). This will allow the property owner to change to conventional financing. There are no physical changes to the project since it was presented previously to the Town; same architecture, same number of units as approved by the Zoning Board of Appeals. He added that the first building is complete – all 24 market units have been sold and the construction for the second building will commence this fall.

Ms. Smith-Lee pointed out that the Board is updating our vote on something they have already blessed.

MOTION: To approve the letter of support for the LIP application for 635 Old Post Road
(Pierre-Louis – Smith-Lee) 3-0 **PASSES**

Switekowski: AYE

Pierre-Louis: AYE

Smith-Lee: AYE

2023 ATM Zoning Changes to Implement Master Plan Action Discussion

Mr. Turkington explained that the Board has a two-page memo from Engineering/Planning Specialist Maria de la Fuente, summarizing potential general or zoning bylaws that may need to be adopted because of the recodification of the Zoning Bylaws, as recommended by Attorney Mark Bombrowski. Mr. Turkington included in the Board's packet the implementation action list from the Imagine Sharon Master Plan. Pat Pannone, Chair of the Planning Board and the Master Plan Implementation Committee was present for the discussion.

Potential article topics include the following:

- Accessory dwellings
- Changes to the dimensional use table
- Changes to the use table
- Changes to zoning because of the new requirements for MBTA communities
- Amendments to the solar bylaw
- Consider crafting an RV bylaw
- Change special permitting authority from ZBA to Planning Board
- Site plan review shift from ZBA to Planning Board
- Shared parking in mixed use developments
- Consider mandating EV chargers in apartment buildings

Ms. Smith-Lee asked about the RV bylaw. Mr. Turkington explained that some residents park RVs in their yards and rent them out as AirBNBs. We want to ensure that residents are not using them as an accessory unit. Mr. Pannone noted that residents came before Planning Board several years ago, expressing concern about the unsightliness of having RVs in yards.

Ms. Smith-Lee asked about the change in special permit authority from the Zoning Board of Appeals to the Planning Board. Mr. Pannone noted that internal discussions need to take place between the two boards, so this is still a work in progress.

Ms. Smith-Lee confirmed that there is no action needed by the Select Board at this point. Mr. Turkington noted that this is all still preliminary and public hearings will need to be held in the fall/winter if there is an appetite to move any forward to Town Meeting in the spring.

Ms. Pierre-Louis asked about shared parking in mixed use developments. Mr. Turkington explained that in mixed use developments, parking is adjusted to ensure that sufficient parking is available for both residential and commercial use. A zoning bylaw section would help define this.

Ms. Switekowski thanked Mr. Pannone and others for bringing this to the Board now, to begin conversations. She is interested in the EV charging station proposal. Mr. Pannone noted that the Planning Board has yet to discuss these proposals but will be doing so soon. He is happy to come back to the Select Board and provide an update.

Consent Calendar

- I. Vote to approve the following minutes:
 - a. July 12, 2022 open session
 - b. August 2, 2022 open session
- II. Vote to approve the following block party request:
 - a. Rock the Block on August 28, 2022 from 4pm to 8pm, Robin Road from Ames Street to Woodland Street, with a rain date of September 4
- III. Vote to appoint Donald Reed as a Special Police Officer through December 31, 2022
- IV. Vote to accept a donation in the amount of \$9,516 by the Schantz family for construction of a seating area near the pickleball court in honor of the late Recreation Advisory Committee member Rick Schantz

MOTION: To approve the consent calendar
(Smith-Lee – Pierre-Louis) 3-0 **PASSES**

Switekowski: AYE
Pierre-Louis: AYE
Smith-Lee: AYE

Town Administrator's report

Mr. Turkington provided the following report:

- The Board received and/or exchanged 35 pieces of correspondence between July 28 and August 19, 2022:
- Email from police chief providing the demographics of police entrance exam participants;
- Three emails exchanged with ZBA chair and Steve Kitay regarding the backyard concerts cease and desist order and appeal;
- Ten emails regarding the proposals for pedestrian and bicyclist pathways on Lakeview Street;
- Six emails and response regarding the potential for eliminating the quarterly parking pass program at the MBRA commuter rail station; and
- Notices regarding: 2022 street/voter list; SSPARC psychological first aid webinar on August 24; WBZ senior ice cream social on August 17; visit by Congressman Jake Auchincloss on August 18; SSBC new HS walk through on August 23; and Community Center beach closing.
- Former Administrative Assessor Jeff Funk is returning to his former position on September 12, and Scott Timulty is returning to his old position in Duxbury, as he did not feel this position was a good fit for him. Jeff was doing a great job and we are happy that he is rejoining our team.
- We are interviewing six candidates for Building Inspector and hope to have a decision soon.
- Next agenda items include an update on the library project and Sharon Gallery litigation; the Water Management Advisory Committee will join the Board to discuss the status of the PFAS facility and management oversight; public comment on the train station parking options; and the Governance Study Committee may be able to provide an update. Ms. Switekowski suggested inviting the Transportation Advisory Committee to attend the meeting for the train station parking discussion.

Announcements

Ms. Smith-Lee noted it was such a treat to walk through the new high school – it's a beautiful building – and she thanked the Standing Building Committee, School Committee and others for their work. The other Board members agreed. Ms. Switekowski praised the community event at Crescent Ridge last weekend sponsored by the Norfolk County Sheriff's Office. Ms. Switekowski noted that the Sharon Historical Society is hosting its Summer Market/Festival this weekend. Lastly, the Town of Sharon was highlighted on WBZ-TV today as part of

their Ice Cream Social summer program. The Council on Aging/Adult Center was nominated for the work they do on behalf of Sharon's senior population and WBZ and Crescent Ridge treated seniors to an ice cream social; WBZ Meteorologist Zack Green was there, too. Ms. Switekowski, Mr. Turkington and Ms. Barnes were in attendance.

Executive Session – 8:37pm

MOTION: To enter into Executive Session to discuss strategy with respect to collective bargaining and pending litigation, and at the end, to adjourn for the evening. Discussion of these items in Open Session would be detrimental to the bargaining position of the Town.

(Smith-Lee – Pierre-Louis) 3-0 **PASSES**

Switekowski: AYE

Pierre-Louis: AYE

Smith-Lee: AYE

Adjourn

MOTION: To adjourn at 9:23pm

(Pierre-Louis – Smith-Lee) 3-0 **PASSES**

Switekowski: AYE

Pierre-Louis: AYE

Smith-Lee: AYE

List of Documents

- Letters of interest/resumes – Cultural Council
- Draft LIP support letter
- LIP application
- Draft zoning recommendations
- Email correspondence
- Minutes
- Block party request form
- Police Chief memorandum for Special Police Officer
- Donation request memo
- Town Administrator's report