

**MINUTES**  
**SHARON SELECT BOARD**  
*November 12, 2019*

The meeting of the Sharon Select Board was called to order at 7:00 pm in the second floor Meeting Room at the Sharon Town Hall with Chair William A. Heitin; Select Board Member Emily E. Smith-Lee; and Town Administrator Frederic E. Turkington, Jr. in attendance.

After leading with the Pledge of Allegiance, Chair Heitin followed with an announcement expressing thanks to all attendees of the Veteran's Day program. Mr. Heitin extended his gratitude to Mr. Paul Bergeron for another job well done this year.

**Tax Classification Hearing – Jeffery Funk, Administrative Assessor**

Mr. Jeffery Funk presented the following information:

The total real and personal property assessed value for FY 2020 is \$3,659,122,400. This is a 5.1% increase from FY 2019. The average single-family home's assessed value for FY 2020 is \$580,300. This is a 5% increase from FY 2019's average assessed value of \$552,600. The median FY 2020 single-family home's assessed value is \$536,800, which is a 6% increase. The total amount of revenue to be raised by all sources for FY 2020 is \$92,194,293. This is a 3.4% increase from FY 2019. These sources of revenue not only include Real and Personal property tax but also include Enterprise and CPA funds.

The tax levy for FY 2020 is \$69,596,508. This is a 3% increase over FY 2019. This revenue was derived from a tax base that consists of 6,483 units of real property and 138 units of personal property. Under The Community Preservation Act (CPA) the Town will raise at the local level an additional 1% of the real property tax levy with \$100,000/Parcel of Residential property value being exempt from the surcharge. The CPA surcharge estimated revenue for FY 2020 is \$568,675 under authority of the CPC.

The proposed single tax rate for FY 2020 is \$19.02 per one thousand dollars of assessed valuation. This is a \$.39 or 2% decrease over the FY 2019 tax rate of 19.41. The average single-family home tax bill for FY 2020 is projected to be \$11,037. This is an increase of 2.9% or \$311 over FY 2019. The CPA adds 1% to this average tax bill, or \$91.35. The median single family bill is \$10,210, a \$375 increase; and its 1% CPA surcharge is \$83.08. The assessed value of the new construction and personal property new growth that took place during the twelve-month period from July 1, 2018 to June 30, 2019 is \$21,945,364. This translates into \$425,960 of increased tax levy capacity over the basic limits of Proposition 2 ½ and is a -12.67% decrease over last year's figure.

The Tax Classification law allows the Select Board to increase the combined Commercial, Industrial and Personal property (CIP) share of the Town's tax base up to a maximum of 150% of what it is at current market value. This has the effect of reducing the share of the tax burden that is borne by the residential property class. Since the CIP property classes represent only 7.05% of Sharon's tax base, even the maximum allowable tax shift to these classes produces a relatively negligible decrease in the tax burden of the residential property class.

The full implementation of the Tax Classification Law in Sharon would have the effect for residential properties of lowering the 2020 single tax rate of \$19.02 by 72 cents to \$18.30. At the same time, it would increase the commercial tax rate by \$9.51, from \$19.02 to \$28.53.

To illustrate, if the maximum allowable tax burden shift were made from the residential property class to the CIP classes, its effect on the average residential assessed value of \$580,300 would be to reduce the tax bill by

\$418 to \$10,619. However, the tax bill for an average valued commercial property (\$1,557,400) would be increased by \$14,811 to \$44,433, which is a 50% increase.

**MOTION:** To open the Tax Classification Hearing.  
(Smith-Lee-Heitin) 3-0 **PASSES**

Ms. Smith-Lee feels that it isn't prudent, at a time when the Town is trying to attract business to places like the Gallery, to implement a dual tax rate, especially since the impact on the average residential tax bill would be negligible.

Judy Crosby of 6 Condor Road asked whether a comparison from last year could be provided to illustrate how much below the 2.5% limit increases have been over the past five years. She expressed that it would be helpful to have something this week due to the upcoming debt exclusion vote.

Mr. Turkington explained that the Finance Director is preparing that now based on his discussions with the Finance Committee. Mr. Turkington also indicated that through the Priorities process, 2½% is set as the budgeting limit and as revenues materialize during the year, if they are greater than anticipated, every dollar collected from say, excise tax or billboard revenue, ultimately brings down the rate for 2020.

Mr. Funk presented information on total assessments by class for the past two years. He outlined the consequences of shifting the tax burden from residential to commercial, industrial or personal property tax bases. Based on this information, the Board of Assessors recommends that the Select Board chose a residential factor of "one" for Fiscal Year 2020 and that they chose not to adopt either a residential exemption or a small commercial exemption for Fiscal Year 2020.

**MOTION:** To close the Tax Classification Public Hearing.  
(Smith-Lee-Heitin) 3-0 **PASSES**

**MOTION:** To set a residential factor of "one" for Fiscal Year 2020.  
(Smith-Lee-Heitin) 3-0 **PASSES**

**MOTION:** To not adopt a residential exemption for Fiscal Year 2020.  
(Smith-Lee-Heitin) 3-0 **PASSES**

**MOTION:** To not adopt a small commercial exemption for Fiscal Year 2020.  
(Smith-Lee-Heitin) 3-0 **PASSES**

**MOTION:** To authorize Fred Turkington, Town Administrator, to sign the Tax Recap LA-5 Options and Certification form on behalf of the Select Board.  
(Smith-Lee-Heitin) 3-0 **PASSES**

### **Liquor License Fees and Regulations Hearing**

**MOTION:** To open the Liquor License fees and regulations hearing.  
(Heitin-Smith-Lee) 2-0 **PASSES**

The Board received and reviewed the documentation provided by staff as well as the recommendation from the Town Administrator. The materials presented suggested slight increases in several categories. The driving factor behind the amendment of the fees and regulations was package store acceptance. The regulations have

been amended which lift requirement of the sale of food. The draft regulation also included potential for restaurants for Sunday brunch. All changes will be effective January 1, 2020.

Two open issues would address BYOB regulations as well as capping an unfinished bottle of wine at the Board's discretion. At this time, there is no demand but this offers maximum flexibility which may help to attract business to the community.

The new fees would be as follows:

License	Type	Fee
One Day	All Alcohol	\$75.00
One Day	Wine & Malt	\$50.00
Farmer's Market	Wine & Malt	\$75.00
Administrative Fee	Amendment of existing license	\$100.00
Restaurant/Hotel	All Alcohol	\$2,500.00
Restaurant/Hotel	Wine & Malt	\$1,500.00
Package Store	All Alcohol*	\$2,500.00
Package Store	Wine & Malt	\$1,750.00
Club - Veterans	All Alcohol	\$500.00
Club - Others	All Alcohol	\$1,500.00

The Board expressed they have no issue with the recommendation. There were no comments from attendees.

**MOTION:** To close the Liquor license fees and regulations hearing.  
(Heitin-Smith-Lee) 2-0 **PASSES**

**MOTION:** To approve the fees and regulations as presented with the inclusion of regulations for BYOB and capping.  
(Smith-Lee-Heitin) 2-0 **PASSES**

#### **Traffic Rules and Orders - Pine Grove Ave and Forest Road**

Several residents from Pine Grove Avenue were in attendance and continued to support their lack of necessity for signs which restrict parking in the neighborhood. The neighbors feel that they are able to manage parking issues on their own.

There were no comments from neighbors on Forest Road. It was the neighborhood's wish that signs are necessary.

**MOTION:** To allow parking signs on Forest Road and take no action on Pine Grove Avenue. Cheryl Drive will be considered separately in the future after a meeting with the neighborhood.  
(Heitin-Smith-Lee) 2-0 **PASSES**

#### **Reappointments to Town Boards, Committees and Commissions and Town Annual Appointments**

The lists of candidates whom are eligible and have indicated their desire for reappointment have been reviewed by the Board. The Board expressed that they have no exceptions to these reappointments. The list of candidates for reappointment is as follows:

Animal Control Officer	Diane	Malcolmson	1 Year
Animal Inspector	Edwin	Little	1 Year
Auxiliary Police	David	Skulsky	1 Year
Building Inspector	Joseph	Kent	1 Year
Capital Outlay Committee Chairman	Paul	Linehan	1 Year
Crossing Guard	Irene	Hixson	1 Year
Crossing Guard	Mario	Raynor	1 Year
Crossing Guard	Simone	Rudinsky	1 Year
Crossing Guard	Andrea	Sullivan	1 Year
Crossing Guard	Valeriy	Tsinman	1 Year
Crossing Guard	Julianne	Vachon	1 Year
Director of Civil Defense	Michael	Polimer	1 Year
Fence Viewer	Edward	Welch	1 Year
Finance Director	Krishan	Gupta	1 Year
Norfolk County Advisory Board Representative	Edwin	Little	1 Year
Parking Clerk	Elizabeth	Curley	1 Year
Parking Clerk	Michael	Teixeira	1 Year
Parking Officer	Lisa	Clark	1 Year
Plumbing & Gas Inspector	William	Murphy	1 Year
Sealer of Weights and Measures	Mark	Coyne	1 Year
Special Police	Adrian	Lingo	1 Year
Special Police	Matthew	MacDonald	1 Year
Special Police	Philip	McEnany	1 Year
Special Police	Neil	McGrath	1 Year
Special Police	Jenna	Shulsk	1 Year
Special Police	Gale	Simpson	1 Year
Special Police	Sean	Somers	1 Year
Town Counsel	Richard	Gelerman	1 Year
Veterans Agent	Paul	Bergeron	1 Year
Energy Advisory Committee	Valerie	White	3 Years
Commission on Disabilities	Asma	Abdullah	3 Years
Commission on Disabilities	Lois	Diamond	3 Years
Commission on Disabilities	Susan	Friedman	3 Years
Community Preservation Committee	Marc	Bluestein	3 Years
Conservation Commission	Jonathan	Wasserman	3 Years
Council on Aging Board	Ruth	Palan Lopez	3 Years
Council on Aging Board	Rita	Edeston	3 Years
Council on Aging Board	Doris Ann	Gladstone	3 Years
Council on Aging Board	Neil	Grossman	3 Years
Historical and Historical District Commissions	Robert	Hutton	3 Years
Historical and Historical District Commissions	Gordon	Hughes	3 Years

Historical and Historical District Commissions	Shirley	Schofield	3 Years
Recreation Advisory Committee	Gary	Bluestein	3 Years
Recreation Advisory Committee	Cheryl	Whiting	3 Years
Registrar of Voters	Colleen	Tuck	3 Years
Technology and Telecommunications Advisory Committee	Leonard	Segal	3 Years
Transportation Advisory Committee	Linda	Hager	3 Years
Water Management Advisory Committee	Mark	Altabet	3 Years
Water Management Advisory Committee	Christopher	Pimental	3 Years
Zoning Board of Appeals	Steven	Cohen	3 Years
Lake Management Study Committee	Stephen	Weiss	3 Years

**MOTION:** To reappoint candidates for one year and three year terms as indicated.  
(Heitin-Smith-Lee) 2-0 **PASSES**

#### **Discussion – Reactivation of Economic Development Committee**

Mr. Heitin requested that this topic be added to the agenda. There was formal EDC years ago. The Board is interested in the history of scope and purpose for the defunct committee. The former committee took local position and identified possible locations for commercial or rezoning opportunities. \

Susan Price of 70 Aspen Road was in attendance at the meeting. She was on the former EDC and indicated that the committee studied Post Office Square. There is a report which is referenced in the Master Plan. She expressed support for reactivating the committee. Mr. Turkington advised that staff will research and have materials ready for the next meeting.

#### **Discussion – Solar Project Design Group Selection Process**

Many interested people have come forward to volunteer to work with the Energy Advisory Committee on review of solar designs. Clarification was made that these designs have been prepared and presented. The scope of the design review committee will be to work with the Energy Advisory Committee to provide specific concerns and have all questions addressed by the vendor. The group will convene for a short length of time. The Board is considering whether it is prudent either to have one group with a representative or representatives review every project or small groups for each site. Ms. Smith-Lee would like to have input from the Energy Advisory Committee.

After more brief discussion, further consideration will be given. The Board will take a position and make selections at their next meeting with input and assistance from the Energy Advisory Committee.

#### **Town Administrator's Report**

Mr. Turkington advised that paving and completion of the sidewalks at Town Hall has been delayed due to inclement weather. Paving has been rescheduled for Thursday and the parking lot will be striped on Saturday. Lighting has been installed which is motion sensitive for both safety and security but will also reduce energy.

The formal ribbon cutting for the new building will take place on Thursday, December 19 at 5:00 or 5:30 pm.

There has been positive word from the National Park Service regarding a small parcel of land on Cedar Street owned by Temple Adath which will serve as a suitable parcel for a land swap for the Civil Defense building.

Mr. Turkington met the Norwood Town Manager regarding a shared Energy Manager to implement best practices and work to finalize an Intermunicipal Agreement for the MWRA connection.

The next meeting of the Select Board will be December 3. Priorities Committee will meet on December 5.

#### **Consider agreements and any other matters related to the proposed acquisition of Rattlesnake Hill**

The legal documents continue to be finalized. Final comments were received today from the owner which will be reviewed over the next day or two.

#### **Review and approve consent calendar**

- I. Vote to approve minutes of October 29, 2019
- II. Vote to approve one-time fee for membership in PowerChoice, a non-profit energy procurement consortium and authorize the Town Administrator to sign the membership application.

**MOTION:** To approve the consent calendar.  
(Smith-Lee-Heitin) 2-0 **PASSES**

#### **Adjournment**

**MOTION:** To adjourn at 8:17 pm to ES 7:46 pm and adjourn immediately following.  
(Heitin-Smith-Lee) 2-0 **PASSES**

#### List of Documents

- FY2020 Tax Summary
- Tax recapitulation forms
- Rate survey
- Liquor fees and regulations
- Correspondence from Town Counsel
- Location maps
- Resident correspondence
- Pine Grove resident letter and signatures
- List of Board, Committee and Commission
- List of annual appointments
- List of interested parties
- Minutes
- Correspondence
- Application