

MINUTES
SHARON SELECT BOARD
December 3, 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; Clerk Emily E. Smith-Lee; Member Hanna Switekowski; Town Administrator Frederic E. Turkington, Jr.; and Assistant to the Town Administrator Lauren Barnes in attendance. The meeting commenced with the recitation of the Pledge of Allegiance.

Mr. Heitin began with thanks to Public Safety and DPW for the long hours and hard work they've done in addressing numerous accidents and keeping the streets clear of snow and ice during the recent stretch of inclement weather.

Introduction and welcome - Hanna Switekowski

Chair Heitin introduced and formally welcomed Hanna Switekowski, newest member of the Select Board. He expressed congratulations on behalf of the Board and is happy to have her join them.

Board and Committee candidate interview - Samuel Reef, Candidate for Alternate Member of ZBA

Mr. Heitin explained that Mr. Reef's information was included in the meeting package for the Board. Mr. Reef explained that he is a previous member of the Zoning Board of Appeals. After a hiatus, he now feels that he has the time and ability to rejoin as an alternate member. Mr. Reef has been a real estate attorney for 25 years and moved his practice to Sharon from Brockton. The business has been here for 7 years.

Ms. Smith-Lee asked how much of Mr. Reef's real estate practice is in Sharon and how he expects to manage any conflicts. Mr. Reef explained this was a major part of his departure from ZBA in the past. He will recuse himself from any topics for which he may have any interest. He believes strongly that anyone holding a seat on a Board or Committee should do so per the ethics training required with the position.

The Board thanked Mr. Reef for meeting with them. Chair Heitin explained that it is the Board's policy not to make appointments on the same evening as a meeting with a candidate, rather it will be done at the following regularly scheduled meeting of the Select Board.

Update on Sharon Gallery, South Main Street roadway improvements

There was a vote at Town Meeting to allow land taking by eminent domain for easements for turning along south side of South Main Street, west of entrance opposite Sharon Gallery. The 192 unit apartment complex is involved as they need access to their site for potential Cos in April. There may be additional easements for construction purposes only. Apartment complex owner is looking to pave. Mr. O'Cain is reviewing the ZBA decision. Town Counsel has been asked to review a list of issues in order to proceed.

Final design and final approval on what needs to be made available is the holdup on the project. It is hoped that DOT will take responsibility and won't have to go to town meeting again. If DOT will not, actions in the Town's control to move this along will be have to be undertaken. This situation was unknown to the Board until just recently. This new information reinforces the idea that this intersection is failing now.

Update and discussion on Jenks fountain

Building committee declined to locate the proposed fountain at Town Hall or the site of the new library. Mr. McGrath and Mr. Turkington have investigated other sites such as Keating Park or in front of the existing library as the Deborah Sampson statue will be relocated. A balance of \$2,000 is needed for final payment to purchase the fountain. There will likely be ancillary costs for restoration and the addition of a lantern. Ensure that electricity is provided at whatever location Board chooses. It is being investigated whether Community Preservation funds may be able to be utilized for some expenses due to the historic nature of the fountain.

Restoration costs would include the cost of a foundation as well as sandblasting and powder coating to protect it for next 100 years. Mr. McGrath stated that he continues searching for center column and the lantern portion will be donated as gift from the McGrath family.

Consideration of reactivation of Economic Development Committee

At last meeting, Mr. Heitin asked for information about previous committee. A mission statement as drafted about 10 years ago was provided along with prior membership. The Board would like to review the list and reach out to past members to gauge potential interest. After interest is determined, the Board can decide what capacity may be necessary. At that point, a Committee could be developed and finalized with Select Board. The Board sees as an opportunity to drive master plan implementation. Office staff will help to draft a new mission statement. This topic will be added to the next agenda for an update at that time.

Discussion and selection of Solar Design Review candidates

The Board received a number of interested candidates and a complete list was provided in the meeting package. It was explained that the Board may or may not take position tonight on selection. The Board received an eloquently drafted memo from the Energy Advisory Committee regarding tasks and involvement of Solar Design Review committee. Mr. Heitin found memo outline to be very a important for candidates to consider.

There has been some back and forth at various Select Board meetings between whether smaller groups opposed to one larger group represented by several individuals would be more advantageous. Ms. Smith-Lee questioned how selection would be made and feels some variation of a lottery system might be appropriate. The Board feels that it is important to have direct input from abutters. PTO representatives could bring adequate knowledge. There should also be representation from the Sharon Soccer Association. Consensus was that a 7 member group representing the solar sites collectively is the best option. It was mentioned that all Energy Advisory Committee meetings are public, open meetings and any individual not chosen as a representative should still attend.

Ms. White explained that she is the Energy Advisory Committee who is responsible for posting and recording the meeting minutes. It was agreed that the Solar Design Review group would be an ad hoc group advisory to EAC. Thus, Energy Advisory will continue to chair meetings, post meeting notices, and record minutes.

It was decided that the interested candidates for solar design review would be contacted by email requesting that they come to a consensus on two representatives for Gavin's Pond and three for East Elementary prior to the December 17 meeting when the Select Board would consider and make appointments.

Letter to community regarding 66 North Main Street

Mr. Heitin explained that the Board of Library Trustees asked for an update and draft a letter on status on the once potential purchase of land at 66 North Main Street. It was further explained that the status was previously noted in past public in meetings but the Board has drafted a memo with help from Town Administrator.

Ultimately, the two parties were unable to come to a mutually beneficial resolution. The drafted memorandum memorializes this for the Board of Library Trustees.

Discussion of paving on North Main Street

Discussions have been ongoing and the Town has been trying to address an issue with a resident of North Main Street involving a trench patch which occurred as a result of two water main breaks a number of years ago. It appears that something involving the trench repair appears to be inadequate resulting in a situation during the colder winter months where, when large trucks drive over two patches, houses in close proximity experience shaking and shuddering. Town officials have monitored this situation for a few years. The residents in the area has requested that a portion of the road in the area be repaved. Town officials would require some form of indemnification on the part of the affected residents.

The Board inquired whether there may be other options. Mr. Turkington explained that engineers have studied and monitored this issue. Several Town officials, including Mr. Turkington, have visited with the affected neighbors to have an understanding of their experiences. The Board is satisfied that impact has been validated and acknowledges that there is the potential that the pipe may be carrying vibration from the road. If the residents feel that paving is the solution, the Town will need assurances from homeowners.

Ms. Smith-Lee questioned whether this area is near enough to be studied in conjunction with the Cheryl Drive, Canton Street intersection. As this work couldn't begin until April anyway, there is a possibility that it may be able to be coordinated with Cheryl Drive and Canton Street.

Consider Select Board representative to collective bargaining negotiations

There are several collective bargaining units whose contracts are up for renewal. In the past, the Board has typically assigned someone to work with the Town Administrator during negotiations. It may not necessary to necessary attend meetings but if a representative could be available for a possible conference call, it is often helpful to have the Board's input to reinforce the position of the Town.

It was agreed that Hanna Switekowski would assist with the Library negotiations; Emily Smith-Lee with Firefighters and Management Professionals; and William Heitin with Department of Public Works.

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

A deal has been outlined and a memorandum of understanding has been presented for the Board to sign tonight. Waiting on commitment level from Commonwealth. Discussions regarding the purchase and sale agreement, placement of four homes, and the level of paving for those homes are ongoing. It is the intent of Board to raise money to fund the Town's portion on December 20. Closing would take place early to mid-January. The State will then come up with their portion.

Next Tuesday, there will be a meeting of Board to approve short term bond sale. The developer is obligated to provide a Title Examination and National Heritage designation. The Developer is also working with Health Department on septic and perc testing.

Mr. Turkington has not yet seen a signed copy of this agreement from the Brickstone representative. They have approved, and the Board should sign their copy which will be held until a signed agreement is received from Brickstone.

MOTION: To approve and sign the Rattlesnake Hill Memorandum of Understanding.
(Smith-Lee-Switlekowski) 3-0 **PASSES**

Town Administrator's Report

Mr. Turkington advised that he has received approval from Green communities for tennis court lights at Deborah Sampson. He would like to credit Silas Filer for all the work he did in seeing this to a successful conclusion. The work will be happening anytime now.

There is a vacancy on Finance Committee as Hanna has resigned so as to begin her work with the Select Board. The vacancy must be posted for the Finance Committee Nominating Committee. They will decide whether Hanna's replacement on the Finance Committee will serve until Town Meeting or the seat left vacant leave vacant. Not sure whether 4 seats to reelection in spring.

Draft IMAs have been sent to Norwood for a shared Energy Manager. The Board will have a copy to execute at the next meeting.

MMA annual trade show and workshops has been announced. The annual trade show date are Friday and Saturday, January 24 and 25. If the Board would like to attend, Town Hall staff will coordinate registration.

Priorities Committee is scheduled to meet on Thursday night. A draft agenda will be sent. It is expected that the target amount will be 2.94% which is the same as last year's budget.

Recreation Advisory Committee is looking for feedback on a possible beer garden at the Lakeside Concert Series at the Veteran's Memorial Park. The Board sees no problem with trying it. They are aware that there are mixed feelings about this possibility. The Recreation Advisory Committee is looking to get back some pizzazz around the concert series. TIPS trained, fenced area. It was felt that Memorial park lends itself as a safe place for this trial. The Board expressed concerns such as the need for TIPS training and a police detail.

MOTION: To approve a potential beer garden during lakeside concert chosen the Recreation Department, with an option for a second, subject to a full plan and report for submitted in advance for approval by Select Board.
(Heitin-Smith-Lee) 3-0 **PASSES**

Review and approve consent calendar

- I. Vote to approve minutes of November 12, 2019
- II. Vote to approve banner requests:
 - a. Sharon Adult Center New Lakeside Exhibit, December 2-7, 2019 in 1st position and waive fee
 - b. Sharon Community Chorus Annual Pops Concert, June 1-8, 2020 in 1st position
 - c. Sharon Youth Baseball and Softball Association Registration, January 6-13, 2020 in 1st position and February 3-10 in 2nd position
- III. Vote to waive the ballroom rental fee for the After Grad event at the Sharon Community Center on June 7, 2020
- IV. Vote to approve naming of bocce courts in tribute to Walter "Joe" Roach and Ralph Generazzo as suggested by Recreation Advisory Committee
- V. Vote to appoint Hanna Switlekowski as Alternate to the Capital Outlay and Priorities Committees
- VI. Establish account and allow sponsorship for pickleball courts.

MOTION: To approve the consent calendar with items I and VI being held.

(Smith-Lee-Switekowski) 3-0 **PASSES**

MOTION: To approve the minutes of November 12, 2019.

(Smith-Lee-Heitin) 2-1 **PASSES WITH ONE ABSTENTION**

MOTION: To approve the establishment of an account for donations for pickleball courts and allow sponsorship for pickleball teams.

(Smith-Lee-Heitin) 3-0 **PASSES**

Adjournment

MOTION: To enter into Executive Session at 8:09 pm and adjourn immediately following.

Roll Call Vote: **3-0 PASSES**

Heitin: Aye

Smith-Lee: Aye

Switekowski: Aye

List of Documents

- Application
- ZBA Membership List
- Charge given to former EDC
- EDC Minutes of April 30, 2009
- Memoranda
- List of interested parties
- Draft letter
- Correspondence
- Letter of intent
- Minutes
- Banner requests