

MINUTES
SHARON BOARD OF SELECTMEN
July 12, 2016

The meeting of the Sharon Board of Selectmen was called to order in the Town Hearing Room at the Community Center at 7:00pm with Chairman Walter B. Roach, Clerk John J. McGrath, Selectman William A. Heitin, and Town Administrator Frederic E. Turkington, Jr.

Conservation Commission Interview – Jon Wasserman

Chairman Roach asked Mr. Wasserman to tell the Board a little about himself and why he wants to serve on the Conservation Commission. Mr. Wasserman explained that he has lived in Sharon for eighteen years and feels it is time to give back to the community. He serves as the Director of Finance and Operations for the River School and has had the opportunity to appear before the Weston Conservation Commission and hopes to bring his varied background to the Sharon Conservation Commission. While he has not been to any Commission meetings he has reviewed their agendas and minutes online.

Chairman Roach noted that the Board does not make appointments the same evening they interview candidates and the Board thanked Mr. Wasserman for his time.

Cultural Council Interview – Li Zhou

Chairman Roach asked Ms. Zhou to tell the Board a little about herself and why she wants to serve on the Cultural Council. Ms. Zhou noted that she met Selectman Heitin at another meeting and became interested in serving the community. She and her family moved to Sharon three years ago and Ms. Zhou has been active in school events. She has helped to engage the Chinese community in Sharon and is friends with Julie Rowe, chair of the Cultural Council, and feels she can bring a lot to the Council. She has participated in a couple of their meetings. She noted that she is a non-citizen and has limited opportunities to participate so this is another reason why she would like to serve.

Chairman Roach noted that the Board does not make appointments the same evening they interview candidates and the Board thanked Ms. Zhou for her time.

Master Plan Initiative Discussion

Planning Board member Pat Pannone was present for the discussion. The following information was provided to the Board of Selectmen from the Planning Board:

The Sharon Master Plan is a community-based effort, led by the Planning Board, to explore what the future of Sharon should look like and lay the groundwork for implementation of that vision. The Master Plan is to provide guidance, coordination and a road map for the future development/improvement for the Town of Sharon. Our community can use already completed studies on water, infrastructure, open space and recreation, housing production plan and the Post Office Square Masterplan help to identify the Town's existing conditions which gives a baseline for understanding Sharon's current state. These studies are a valuable tool for understanding how to support future needs, and can be part of answering the question of what does Sharon want to be in 10, 15 and 20 years. This type of long-term visioning occurs through a master plan process, which is a comprehensive study of the Town's future goals and through a process of public engagement and input.

Process - Master Plan Steering Committee (MPSC)

The Planning Board is charged under Massachusetts General Laws Chapter 41, Section 81D to lead the master plan effort. The Board of Selectmen would appoint a Master Plan Steering Committee to oversee the development of a Comprehensive Master Plan. The

committee will be composed of various elected and appointed members of town boards and select citizen stakeholders. This committee will meet under the direct oversight of the Planning Board and will report to the Planning Board on a monthly basis.

All committee members are to be residents of Sharon and appointed to a two (2) year term. The board is to meet monthly at a regularly scheduled time. The board should consist of no more than eleven (11) members. The town boards and committees which are required to appoint one representative include:

- Board of Selectmen
- Finance Committee
- Community Preservation Committee
- Conservation Commission
- Zoning Board
- Board of Health
- Water Management Advisory Committee
- A maximum of four (4) at large citizen stakeholders to be chosen through an interview process after publicly advertising for the positions

All other boards and committees are welcome to submit a representative for consideration to join the board.

Resources

The MPSC will work directly with a consultant to conduct, guide, and document the master plan effort. In addition to the consultant, Town staff assistance by the town engineer & assistant engineer, GIS coordinator and clerical support may be utilized. Residents willing to volunteer their professional services will be greatly welcomed and appreciated. Also, There may opportunity for a student internship to help with the data surveying, collection and documentation.

The Master Plan

The master plan initiative will be composed of three main phases. Understanding, Visioning and Implementation.

Understanding: The MPSC, with the assistance of the consultant, is to review the existing Housing Production, Water Infrastructure Plan, Open Space and Recreation Plan, and Office Square Master Plan and use information from the plans as required to define current conditions. In addition to revising the existing studies, the MPSC and consultant will develop studies on a variety of topics, including socio-economic diversity; current town infrastructure including buildings & roadways; etc.

Visioning: This phase of the master plan effort requires significant community outreach and participation for it to be successful. The board, with the assistance of the consultant, will build community interest and involvement by:

- Interface with community stakeholders through open public meetings, online surveys, interaction at community events, comment sessions, etc.
- Follow up charrettes to review & develop particular topics identified during the public outreach forums
- Solicit advice & recommendations from town boards and committees
- Build consensus and promote awareness & value

Implementation: The MPSC will evaluate the information gathered during the visioning sessions to determine a common interest and direction for the town. The board and consultant will develop a timeline of key milestone dates which list out the action items and recommendations required for the various Town committees to meet the approved goals. Once a well-developed plan is created, a warrant article will be proposed to both present and seek approval of the master plan at Town Meeting.

Funding

The MPSC, sponsored by the Planning Board, will submit a capital request for fiscal year 2018 in an amount as the MPSC recommends to be spent on a consultant to develop the master plan. Since master plans are frequently a phased project, a second warrant article may be requested if additional funding is required to complete the study.

Additional opportunities may be available to assist in funding particular aspects of the master plan such as the Finance Committee reserve fund and grant programs. The Metropolitan Area Planning Council (MAPC) offers grant related financial, planning,

operations and project management services which can be applied to update the Housing Production, Water Infrastructure Plan, Open Space and Recreation Plan, and Office Square Master Plan studies.

The MPSC will post a Request for Qualifications (RFQ) to solicit prequalification information for the master plan consultant. The pre-qualifications should include years of experience with town master planning, list of services to be included and excluded, and resumes of team members. A list of preapproved consultants will be generated from the RFQ and a Request for Proposals (RFP) will be sent out to them to solicit a fee for service. The proposals should include both the services included and those which are not included in the proposed fee.

Conclusion

A master plan is an excellent tool for a community to thoughtfully combine community input along with professional input to create a way forward and a vision for the future of a town that can be used for 10, 15 or 20 years. Even though a town like Sharon may not have much land remaining that is still able to be developed and much of the Town is protected as conservation lands, a master plan is still a critical and needed tool to help identify areas for future improvement and, most importantly, to preserve the aspects of the town which make Sharon such a wonderful place to live.. With the benefit of both active and informed citizens and the DPW's ongoing improvement efforts, the masterplan process will help the town of Sharon realize and succeed in achieving its future goals.

Mr. Pannone explained that the next step is for the Board of Selectmen to establish a Master Plan Steering Committee and then have the various town boards appoint members.

Selectman Heitin noted that the Board of Selectmen will advertise for the four at-large members and then appoint their own representative. Chairman Roach asked about when the first meeting would take place and Mr. Pannone noted that he would like to begin in the fall. He added that obtaining funding wouldn't take place until after the approval from Town Meeting.

The Board thanked Mr. Pannone for his time.

Spring Valley Country Club Potential Housing Plan Discussion

Attorney Daniel Seigenberg, counsel for Spring Valley Country Club, was present for the discussion. Joining Mr. Seigenberg is Steve Robinson, President of Spring Valley Country Club John Novak from Coneco.

Mr. Seigenberg explained that he is before the Board this evening to present the housing proposal and related zoning article and is looking for the Board's support. He added that the investor is from Florida.

The following information was provided to the Board by Attorney Seigenberg:

Purpose

The proposed rezoning would amend the Sharon Zoning Bylaw by creating a new "Recreation and Residential Overlay District" (RROD) and would amend the Sharon Zoning Map by placing the new district on the map overlaying most of the 200+/- Spring Valley Country Club site.

The proposed rezoning would retain the active golf course and golf clubhouse while authorizing construction of up to 54 townhouse style multifamily dwellings.

Certain frontage lots on Tiot Street and Edge Hill Road would remain in the existing R-1 Zoning District requirements and would not be included in the proposed RROD.

The adoption of this zoning article would save Spring Valley Country Club, including the golf course and clubhouse, preserve 180+/- acres as open space by a deed restriction and allow the construction of up to 54 townhouse units instead of a more impactful single family residential development.

Zoning

The Town of Sharon is substantially built-out and lacks large tracts of developable land. The few remaining large and developable parcels have unique characteristics that must be addressed by tailoring zoning requirements to fit each specific parcel. In the past, unique zoning requirements were developed to fit Cannon Forge and Macintosh Farm sites. More recently, unique zoning requirements were developed to fit the Sharon Senior Community site, the Sharon Commons Mall site, the Sharon Residences site, and the Salmon Senior Center Retirement Community site. It is perfectly permissible to tailor zoning to unique parcels. Each of the above successful zoning proposals were reviewed and approved by the Attorney General.

Development Impact Minimization

Absent passage of the proposed Recreation and Residential Overlay District (RROD) zoning, the Spring Valley Golf Course will be developed for single family residences in compliance with the existing R-1 Zoning District. Under R-1 zoning, little if any open space and no active recreation would be provided. With the development of the Spring Valley property for single family homes the Town of Sharon will lose the 200+/- acres of passive recreation open space land which has been utilized for community activities and has approximately 100 Sharon residents as members. The homes to be constructed without the rezoning would be large (5) bedroom homes which will have a significant impact on town services.

The proposed RROD zoning will preserve the majority of the site for active and passive recreation. The development density would be greater under R-1 District development than under the proposed RROD zoning and would cause much greater community impacts. The R-1 Zoning District does not limit the number of bedrooms. The proposed RROD zoning will limit bedrooms to an average 2.15 bedroom per dwelling unit, and thus limiting the number of school age children and impacts on the public schools. While the project will not be age restricted it will be tailored and marketed for older individuals and based on the two bedroom units few if any children are expected to live there.

Zoning Requirements

The current RROD rezoning will place the Spring Valley Golf Course and no other sites in the new district. Given that the new RROD zoning would apply to parcels of 180=/* acres or more, it is likely that the Spring Valley Golf Course site will be the only site considered for this type of development in the future.

The proposed RROD zoning will allow development of a maximum of 54 new townhouse style dwellings on an approximately 180 acre site or a maximum density of over three acres per dwelling unit.

Each application for a Recreation and Residential Overlay District Project must include an 18 hole golf course and golf clubhouse as well as a plan for passive open space. If the golf course is ever abandoned, its land area would be converted to passive open space to guarantee the open space.

The owner will provide a deed restriction in perpetuity preventing any further development in the proposed RROD.

Approval of a Recreation and Residential Overlay District project requires a detailed public approval process by Zoning Board of Appeals with input from Town officials, agencies, and the public and independent review by peer review consultants engaged by the Zoning Board of Appeals.

He explained that they are looking for 48 townhouse style multifamily dwelling, while retaining the golf course and clubhouse.

Mr. Robinson noted that he is a Sharon resident and is President at SVCC. In April 2015, Citizens Bank put their note on the market to be sold. He explained that the group that won the note is a Boston-based company. They are a real estate development company and had no intentions on keeping the country club, which was of concern because they are weddings booked at the facility. He was put in touch with an investor to help buy out the Origins note. They were able to put some temporary financing together to take out Origins to help keep the club going through the end of the year. The intention is to keep the golf course private and to perform some work on the facilities.

Mr. Turkington confirmed that the investor would build the 48 units and asked if the single family homes would be given a membership/access to the country club. Mr. Seigenberg replied that there he isn't aware of any direct connection.

Mr. Novak explained the configuration on the property at SVCC with the proposed townhouses. He explained that there are existing wetlands areas and they try to use the existing disturbed area where the driveway and tennis courts were for the townhouses.

Mr. Seigenberg said that if the zoning article is not supported, then 89 five-bedroom lots would take over the entire parcel, including the fairways. Mr. Novak noted that there is sewer on Tiot Street. Mr. Turkington asked if the sewer tie-in would be an issue and they did not foresee an issue.

Mr. Seigenberg noted that Mr. Robinson spoke with many of the club's members and this proposal is being overwhelming supported by the majority of the club members. Mr. Robinson noted that the members know that doing nothing is not an option and they are trying to come up with the best option possible.

Selectman McGrath asked if there has been a discussion about making the development 55 and over; Mr. Seigenberg replied that they would market it noting the two-bedrooms but not make it officially 55 and over. He added that the investor is not willing to make any of the units affordable.

Chairman Roach asked who the Florida investor is and Mr. Seigenberg replied that it is Jeff Weintraub and the company is Athers Investments LLC.

Mr. Seigenberg is hoping the Board will support this zoning change. Chairman Roach said that the Board has not yet voted if there will be a fall Town Meeting. Mr. Pannone noted that the Planning Board has to hold a hearing within 65 days of the circulation of a zoning by-law amendment.

Mr. Seigenberg noted that he and Mr. Shelmerdine are representing the club. The investor has a different attorney. Mr. Turkington asked who came up with the plan/idea for the townhouses – Dan replied that it was a compilation of the club and the investor but noted that the engineering was paid for by the investor.

Selectman McGrath asked how much the townhouses would sell for and it was noted by Mr. Seigenberg that it is possible it would be \$500-600K.

The Board thanked the gentlemen for their time.

Town Administrator's Contract Renewal Notice Discussion

Selectman Heitin noted that the Town Administrator's contract is up for renewal and the Board needs to vote whether or not to renew the contract.

MOTION: To enter into discussions for a successor contract
(McGrath – Heitin) 3-0 **PASSES**

Consent Calendar

- I. Vote to approve regular & executive session minutes of June 21, 2016 and regular session minutes of July 6, 2016
- II. Vote to not exercise the right of first refusal to purchase the affordable property at 9 Glenview Road and to authorize the Department of Housing & Community Development to engage a resale agent to sell the 9 Glenview Road property.
- III. Vote to approve the banner request from the Cub Scouts to announce their registration and ice cream social from August 29-September 6 in first position

- IV. Vote to approve the landlord authorization for modifications to the existing wireless facility at Massapoag Avenue water tank/Verizon Wireless' Sharon 2, MA
- V. Vote to rescind the appointment of Robert Levin to the Sharon Cultural Council
- VI. Vote to approve the Southeastern Regional Services Group Contract for Water & Sewer Treatment Chemicals IFB for a twelve month period commencing July 1, 2016 in the amount of \$4,640.00, this award is for item #12 of this procurement and replaces the award authorized on May 10, 2016. All other items awarded remain unchanged.
- VII. Vote to close Town Offices on October 21, 2016 for Employee Development Day
- VIII. To approve the banner request from the Sharon Soccer Association for the week of July 18-25 in the first position and approve the request to post lawn signs on public property from July 18 through September 9

MOTION: To approve the July 12, 2016 consent calendar as presented including the Sharon Soccer Association request from the supplemental agenda
(Heitin - McGrath) 3-0 **PASSES**

Town Administrator's Report

The Town Administrator reported the following:

- Wednesday is the deadline for the Request for Services (RFS) for the OPM for the Town Hall project. The design services RFS will be out soon.
- Work is beginning within the railroad station neighborhood based on the feedback and discussion at the last Board meeting. DPW has engaged contractors to paint the crosswalks through the neighborhood with solid paint between the lines; to install two additional street lights in the stretch of Chestnut Street from the driveway entrance to the intersection with Walnut Street; to install delineators to simulate an island at the entrance to the train station; and to install an additional stop sign at Chestnut and Walnut Street, and at the northbound end of Pine Street and South Pleasant Street. Police will conduct dedicated patrols on a random basis. The South Main Street signalization project will be implemented as soon as the company can map the recommendations and adjust the signal control boxes, which is expected to be completed by mid-August.
- He is working with the Town Clerk on ensuring that the Town Hall be accessible for early voting/absentee voting. They are waiting on a quote for metal ramps/installation.
- The Board received a memo from the Historical Commission regarding the library project. He anticipates that the library folks may be on the Board's next agenda after they meet with the Historical Commission on Wednesday.
- With respect to the Spectra natural gas pipeline project, Sharon has not heard from Walpole, Stoughton or Canton as to if they are interested in joining a coalition. Reaching out to our federal legislative delegation is our best bet.

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

Selectman Heitin announced that the 22nd Square Jam will take place on August 4 from 6-8:30pm in Post Office Square and encourages everyone to attend.

Executive Session – 8:02pm

MOTION: To enter into executive session to discuss strategy with respect to pending litigation and at the end, to adjourn for the evening. Discussion of this item in open session would be detrimental to the Town.
(Roach – McGrath) 3-0 **PASSES**

Roach: Aye
McGrath: Aye
Heitin: Aye

Adjournment

MOTION: To adjourn at 8:25pm
(Heitin - McGrath) 3-0 **PASSES**

Roach: Aye
McGrath: Aye
Heitin: Aye