

MINUTES
SHARON BOARD OF SELECTMEN
September 27, 2016

The meeting of the Sharon Board of Selectmen was called to order in the Town Hearing Room at the Community Center at 5:00pm with Chairman Walter B. Roach, Clerk John J. McGrath, Selectman William A. Heitin and Town Administrator Frederic E. Turkington, Jr.

Discussion Concerning Proposed Development and Zoning Change at Spring Valley Country Club & Consideration of Memorandum of Understanding

Attorney Bob Shelmerdine, representing Spring Valley Country Club (SVCC), was present.

Mr. Turkington explained that the Board has the revised Memorandum of Understanding (MOU) that has two changes from the one they received at the last meeting. The first change is the charge for the connection fee - it is now \$250,000 - and the second is language change in section 9.1.1. The address of the LLC was also added into the document.

The second item for the Board's consideration is the zoning bylaw. Mr. Turkington circulated the last draft of the warrant article change to various town boards for feedback. Individual members offered their own feedback, as none of the boards were able to meet as a group in the confines of the Open Meeting Law. He consolidated all of the comments into the zoning bylaw for 'food for thought.' There are a handful of changes in the zoning by-law since the Board met last week. The three major changes are:

- Addition of 3rd option for wastewater
- Increase in the size of the clubhouse to 80,000 square feet (from 50,000)
- Other changes related to minimum/maximum lot sizes

Mr. Turkington added that these items need to be worked through. The Board needs to determine if they want to pursue with a fall Town Meeting; if so, they can insert a couple of pending warrant articles. The Finance Committee has been preparing a series of questions to Mr. Shelmerdine so they can meet to discuss on October 5 to begin their review. The Planning Board would need to advertise and hold a public hearing.

Chairman Roach asked why he is downsizing the size of the restaurant at the eleventh hour. Mr. Shelmerdine replied that the 10 units on Tiot Street might need an onsite septic system, as they are separate from the rest of the development. Selectman Heitin doesn't believe the zoning by-law change is drafted to allow this. Mr. Turkington wondered if this even needs to be in the zoning by-law change. Mr. Shelmerdine said that their first option is still connecting to Norwood sewer.

Chairman Roach said that if Mr. Weintraub doesn't build, someone will. Chairman Roach said that he received an email, with a Cc to Michael Intoccia. Mr. Shelmerdine replied that when the note was originally purchased when SVCC was trying to find another investor, they found Mr. Weintraub through Mr. Intoccia. Mr. Weintraub is receiving some advice from Mr. Intoccia because Mr. Weintraub is from Florida. Chairman Roach wonders why his name was never brought up before by Mr. Shelmerdine.

Selectman McGrath has known from day one that Mr. Intoccia was involved in this. He has spoken with Mr. Intoccia with the blessing of the Board and the Town Administrator. Chairman Roach wonders if he has been living in a vacuum - this caught him off guard.

Selectman Heitin is concerned about the process. He summarized the activities of the past few weeks. He noted that the MOU is now complete. The zoning bylaw change has changed and will likely continue to change and that concerns him. He believes the MOU is protective of the town, which is important. His bigger concern is that the zoning keeps changing.

Selectman Heitin asked if the major changes to the zoning article are finished and Mr. Shelmerdine replied that it isn't 100%, but it will be 100% complete by the end of next week; some changes are likely. The major changes should be flushed out by the end of this week.

Mr. Turkington asked about the increased size of the clubhouse and asked why the change was made. Mr. Shelmerdine replied that they wanted to make sure there were some options for changes at the site.

Mr. Turkington asked why the requirement of an Operational Management Plan was deleted. Mr. Shelmerdine replied that it is an established golf course, and Mr. Turkington reminded Mr. Shelmerdine that the current course has had financial issues.

Laura Nelson, 236 Edge Hill Road, inquired about a vegetative buffer between her property line and whether this is in the MOU or the zoning article. Mr. Turkington said this can be brought up. Ms. Nelson asked for clarification about the 10 ANR lots and whether they will go to Site Plan Review. She is concerned that there is no guarantee where the affordable lots would be. There was discussion about sewer and Mr. Turkington summarized – the preference is for Norwood sewer for the 58 clustered units, and an onsite septic for the 10. She would prefer that the affordables be mixed within the entire development rather than putting all of them on Edge Hill Road. Ms. Nelson wonders why folks are concerned about having Mr. Intoccia involved in the project. Selectman Heitin said that he doesn't believe Mr. Intoccia can be the developer on this project but he has been involved on a consulting basis. Mr. Turkington added that whoever is the developer – there are surety requirements to protect the town, so we aren't left with an incomplete project.

Matthew MacDonald, 237 Edge Hill Road, wonders when the zoning bylaw and the overlay district be completed so the voters can see it. Mr. Turkington said provided an explanation of the STM process. Selectman Heitin noted that the Board could cancel the Town Meeting if things snowball out of control. Everyone hopes to have comments/feedback addressed by early next week.

There was considerable discussion about the 5 duplexes on Edge Hill Road and whether they are covered under the Overlay District. Mr. MacDonald noted that the neighborhood has an aversion to the three lots becoming five duplexes.

John Beagan, 226 Edge Hill Road, asked if there was different zoning for the residential units within the complex and the restaurant. Mr. Turkington said that the zoning bylaw change would cover both uses.

MOTION: To authorize the Board to sign the Memorandum of Understanding and to support the project subject to final review of the zoning by-law article
(Heitin – *for discussion*)

Selectman Heitin noted that the MOU states that the Board supports the zoning, but at this point, he cannot until the major changes are ironed out. Selectman McGrath asked if Mr. Shelmerdine is comfortable with this. He believes we all need to work in good faith – we need to flush out some issues. Mr. Beagan said that the owner was not in favor the clustered development, according to what Mr. Shelmerdine said earlier. Then why are better off supporting the clustered development? There was considerable discussion about the benefits of single family homes versus this proposed clustered development.

Second to the original motion: McGrath 3-0 **PASSES**

Potential Special Town Meeting Discussion

MOTION: To open the December 12, 2016 Special Town Meeting Warrant effective Wednesday, September 28 at 8:30am and close the warrant on Thursday, October 6 at 5:00pm
(Heitin -McGrath) 3-0 **PASSES**

MOTION: Authorize the Town Administrator to submit articles consistent with topics provided
(Heitin - McGrath) 3-0 **PASSES**

Mr. Turkington added said that the Board needs to decide whether or not to put a zoning article to expand the uses at Sharon Gallery on the warrant. The Board can decide at their October 6 meeting.

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

None

Adjournment

MOTION: To adjourn at 6:02pm
(Heitin - McGrath) 3-0 **PASSES**