

**MINUTES**  
**SHARON BOARD OF SELECTMEN**  
*February 28, 2017*

The meeting of the Sharon Board of Selectmen was called to order at 7:03pm in the Town Hearing Room at the Sharon Community Center with Chairman Walter B. Roach, Clerk John J. McGrath, and Town Administrator Frederic E. Turkington, Jr.

**Review Annual Town Meeting Articles with Citizen Petitioners & Proponents**

Transfer of land at Gavins Pond from Selectmen to Conservation – Alice Cheyer

Petitioner Alice Cheyer was present, who read the following statement regarding her citizen petition: "Our warrant article for the May 2017 Town Meeting asks the Selectmen to create a new deed for the land near Gavins Pond that would formalize the protection of its natural biodiversity and water resources. As you know, the Gavins Pond parcels (F and F1) were acquired by the town in 1986 "for aquifer protection purposes, including the Gavins Pond water supply well site." But, by an informal agreement and a subsequent lease, the Selectmen permitted construction of two soccer fields there in 1991-1993. Athletic fields are not the best use for protecting the aquifer, and parking lots actually detract from this purpose. The fertilizers (and formerly, pesticides) used for maintenance, and the automotive fluids leaked by parked cars, add potentially harmful chemicals into the aquifer. Irrigation draws the aquifer down, notably in summer when water resources are most strained by hot weather and high use. The land, -63 acres, is composed of forest, meadows, pond, and streams. It is in the Groundwater Protection district and overlies the Billings Brook aquifer and the town's well #7. Sharon's aquifers are the only source of our water supply, including our drinking water, so it is very important to protect both the quantity and quality of the aquifers. It has also been designated by the state Natural Heritage program as priority habitat for several rare wildlife species of plants, butterflies, insects, and turtles, which contribute to the area's biodiversity and rely on this habitat for survival. The natural open space at Gavins Pond is used for passive recreation by walkers, joggers, fishermen, and families. The Town's reputation as a community that values its natural landscapes and water resources is, we believe, a valuable asset: it is an advantage (like good schools) that draws families here--to enjoy outdoor activities, to come home after work to a fresh, cool landscape, and not least, to feel they are contributing to sustainable living. We know it is a goal of the Selectmen to do the best for the Town, and acting to preserve the town's most sensitive bioscapes and water resources is a notable part of that "best." Our warrant article does not try to undo the past. The requested transfer of management to the Conservation Commission does not include the existing soccer fields. They are exempt from the transfer and will stay undisturbed. The Selectmen's support for the transfer could open the way to a permanent easement to the soccer facilities for the sports group. The townspeople rejected proposals to add more soccer fields here in 2003, 2006, and 2016. We support the sports community's request for additional fields for its programs, but not at this location. We ask the Selectmen to support our warrant article—to act affirmatively to preserve the natural landscapes and critical water resources of the Gavins Pond land."

Chairman Roach asked if the town wanted to expand the field or the parking if this article should pass, would that be prohibited. Ms. Cheyer replied that no fields or parking could be constructed – the area needs to be left alone. Chairman Roach asked who the proponents are, and Ms. Cheyer listed six of the proponents will be listed as sponsors of the citizen petition. She is speaking for the neighborhood and conservation.

Selectman McGrath believes Ms. Cheyer put together a path to protect the aquifer. Ms. Cheyer spoke at length about how the fields came to be in the first place. The Conservation Commission voted to support the article by a vote of 5 to 2. Selectman McGrath thanked her for her work on this.

There was considerable discussion about a survey or existing plans.

Linda Orel, 53 High Street, supports the citizen petition. She supports the existing soccer fields and the rotation of those fields, but she supports permanent protection of the area around the soccer fields. Beth Rosen Onkin, 26 Iron Hollow Road, also supports the citizen petition and wants the protection in writing. Chairman Roach asked how Ms. Cheyer how she is going to get the message out. Ms. Cheyer will have literature available at Town Meeting, and will do a PowerPoint presentation. A resident from 7 Iron Hollow noted that once the aquifer is contaminated, it remains contaminated. People are dealing with water problems, and this is a way to protect it now.

The Board thanked Ms. Cheyer for her time.

#### Expansion of uses – Business District D (Sharon Gallery) – Robert Shelmerdine

Attorney Robert Shelmerdine, who represents David Spiegel, was present, along with Carl Chudnofsky of CB Ventures and Tom Houston, the town's zoning consultant. Mr. Shelmerdine explained that the Planning Board is going to be the sponsor of their article to expand the uses in the Business District D. Mr. Houston has been engaged by the Town to work with the article proponent. Mr. Shelmerdine explained that he is appearing before numerous town boards, and interacted with the town's public safety officials.

Mr. Houston has assisted the Town in drafting these zoning changes. The changes are three pronged: increase the business uses in Business District D; modify some of the former design criteria; and increased level of requirements for environmental criteria.

The following is the summary prepared by the Town's consultant:

#### **New Uses Permitted In All Business Districts.**

- ❖ Add financial institutions such as banks, savings institutions, credit unions, and credit institutions; real estate, insurance, investing, or securities firm.
- ❖ Add hair salons.
- ❖ Modify medical use to allow doctor and dentist offices and allow clinics by Special Permit.

#### **New Uses Permitted In Business District D By Right**

- ❖ Add motel, and extended stay facility, if connected to public sewage or to a wastewater treatment plant
- ❖ Add warehouse stores.
- ❖ Add club and membership stores.
- ❖ Add day care or child care facilities.
- ❖ Add stores serving as drop-off and pick-up locations for cleaning and laundry services excluding laundromats and any onsite processing.
- ❖ Add business services including business services not related to the type of business permitted in the District.

#### **New Uses Permitted In Business District D By Special Permit**

- ❖ Add amusement and recreation uses, excluding adult uses, gambling, etc.
- ❖ Add assisted living.
- ❖ Add health care facilities such as hospitals and satellite emergency facilities.

- ❖ Add Health Care Center which may include urgent care facilities, primary care services, specialist services, clinics, outpatient facilities, diagnostic and lab services, day surgery, rehabilitation and sports medicine, mental health, and similar medical services.
- ❖ Add certified home health agencies, clinics, hospices, nursing homes, organ procurement organizations, outpatient facilities, physical therapy and speech pathology facilities, renal dialysis facilities rest homes, satellite emergency facilities, stem cell research facilities, and temporary nursing agencies.
- ❖ Add research & development and laboratory facilities including research and development (R&D) facilities, experimental laboratories, and testing laboratories provided that only domestic wastewater is generated.
- ❖ Add for profit education services including elementary and secondary school, junior college, college, university, and vocational school.
- ❖ Add training and conference center.
- ❖ Add retail postal, parcel post, delivery service, and postal box uses.
- ❖ Add congregate Housing for persons that are aged 60 and over or that are disabled and that have applied to the Sharon Housing Authority.

#### **Current Requirements for Business District D to be Deleted**

- ❖ Delete requirements for lifestyle center development.
- ❖ Delete requirements to incorporate traditional New England architectural style.
- ❖ Delete requirements for buildings to be separated by driveways or pedestrian ways.
- ❖ Delete Requirements for public spaces to have the appearance of a New England village green et al.

#### **New Design Requirements for Business District D.**

- ❖ Must document that all design information has been submitted to the Design Review Committee as of the date of application.
- ❖ All site improvements shall incorporate the green development principals of energy efficiency and sustainability by including those Leadership in Energy and Environmental Design (LEED) Plan for Neighborhood Development (LEED ND: Plan).
- ❖ Site Planning
  - Smart Location ■ Compact Development ■ Reduced Parking Footprint ■ Housing and Jobs Proximity ■ Walkable Site.
- ❖ Environment
  - Sustainability ■ Tree Shading ■ Water Conservation ■ Wetland Waterbody Conservation.
- ❖ Access
  - Multimodal Facilities ■ Bicycle Facilities ■ Transportation Demand Management.
- ❖ Stormwater Management:
  - Low Impact Design ■ Preserve Drainage Patterns and Water Quality ■ Vegetated planting strips to collect and treat runoff.
- ❖ Clarification
  - Requirements for stone or stone veneer is limited to landscape walls and retaining walls.
- ❖ Site lighting shall be designed with lower illumination levels consistent with IESNA recommended practice and shall minimize blue light emissions. Lighting systems shall have automated controls capable of reducing lighting levels outside business hours. All lighting fixtures shall be dark skies compatible, shall limit upward projecting light, and shall be comparable to lighting fixtures having the International Dark Sky Association (ida) Fixture Seal of Approval.

### **Current Design Requirements for Business District D to be Deleted.**

- ❖ Delete requirements for buildings within groups to be spaced less than 100 feet apart.
- ❖ Delete requirements that all freestanding buildings shall be separated by pedestrian ways or driveways similar in character to village streets.
- ❖ Delete requirements that parking areas shall be laid out in separate fields with an average size of one-hundred twenty (120) parking spaces and with a maximum size of two-hundred forty (240) parking spaces.

### **Amend Water Resource Protection Districts**

- ❖ Retain the current provisions that allow hotels or motels connected to a public sewerage treatment works in all Business District.
- ❖ Remove the restriction that only domestic wastewater can be treated in any wastewater treatment facility.
- ❖ Add an optional provision that allows hotels and motels to be connected to a private wastewater treatment works authorized by a DEP Groundwater Discharge Permit and a Sharon Board of Health Treatment Works Construction Permit within Business District D.

Chairman Roach asked about protecting the water protection district if medical offices are to be built. Mr. Houston noted that they are already allowed by right. Chairman Roach does not agree with the assisted living option proposed. Mr. Shelmerdine replied that this is about zoning use for this district – he does not believe it is the role of the town to prevent competition; if there is a need for an assisted living facility in the town, it would be in the town's best interest. The proponent is trying to make Business District D a gem for the town. They are trying to make these 59 acres a tax generator for the town and something the town could be proud of.

Selectman McGrath does not have a problem with competition, but wants to look at how the town's resources are affected by proposed changes such as these. He wants some time to digest this information and to see how these changes would impact the town.

Mr. Shelmerdine noted that the Planning Board will be putting forth the article for Town Meeting, and will be meeting in the coming weeks to review its components.

Selectman McGrath commented that the plans presented ten years ago are far different from what is being presented today.

Mr. Chudnofsky noted that change is happening everywhere, and he is looking toward the future. Medical facilities are expanding into the suburbs because not everyone wants to travel into Boston. He is actively speaking with four grocery stores, and hopes one will be the anchor. He believes that many baby boomers in Sharon would benefit from some of the proposed uses. He asks the Board to think hard about some of the changes proposed. He respects the point made by Chairman Roach about competition, but assisted living is hot right now. He stated that if there is an urgent care facility in Sharon, lives will be saved.

Selectman McGrath noted there are 192 units going in there. The town was designed in the 1950s to be a bedroom community with little commercial development, but today's residents are paying the price now. The bottom line is – we cannot lose anymore. To Selectman McGrath's point, Mr. Chudnofsky explained that low-income Sharon residents can benefit from congregate housing.

Chairman Roach noted that the residents are skeptical about whether this development will ever take shape. We need to get the residents back on board. Mr. Shelmerdine reiterated that these proposed uses are only table settings for potential options.

Selectman McGrath reiterated that the town must look at how the Town will be affected by these proposed uses.

Pat Pannone, 7 Robin Road, noted that the change to the overall article is a positive change. In terms of the aesthetics, the Planning Board still has site plan review. He believed that the assisted living was off the table and is now on. He has concerns about the uses that have beds for overnight stays.

Mr. Turkington commented that the Planning Board and the Board of Selectmen can vet these provisions over the next month.

There was a conversation about the definition of congregate housing, and its definition.

The Board thanked Mr. Shelmerdine, Mr. Chudnofsky and Mr. Houston for their time.

### **COA Needs Assessment Survey Results and FY18 Budget Discussion**

COA Director Kathie Medeiros was present for the discussion.

Ms. Medeiros began by explaining that the needs assessment survey was distributed from May to July 2016 to all adults age 55 and over in Sharon. They mailed out 5,553 surveys; 503 surveys were completed (9.95%); 395 were returned as undeliverable.

A larger number of women replied to the survey. The larger number of respondents was in the 65+ categories, who are current users of the Adult Center. She was happy to see that those under 65 replied as they are the future of the Adult Center. Most people who answered the needs assessment were married.

The number of people responding spoke English at home. There are other languages spoken at home which were not identified in the survey such as Urdu, Farsi, French. The number of languages spoken in Sharon goes to show the diversity that exists in this town. This survey was also available in Chinese and Russian.

Employment: The majority of respondents are not employed, most likely are retired. Of those still working, two-thirds expect to retire within the next 10 years. The remaining third have no plans to retire due to either enjoying their jobs or for a financial need.

Living Arrangements: The vast majority still owns their home and lives with their spouse/partner.

Staying in their home: 64% said that they plan on staying in their home for more than 10 years or were unsure. Another 33% plan to be in their homes for another 2-10 years. This shows the consistency of the population who want to remain in Sharon.

This leads into the next slide of reasons for staying or moving. It is important to note that there were 99 people who said they cannot afford to move. There were also 125 people who stated that they could not afford to stay. The main reason for not being able to stay is noted that 289 people noted that property taxes are too high. Other critical reasons also include not being able to maintain their homes, poor health and not driving. Maintaining homes is not just the physical maintenance such as raking leaves, shoveling snow and minor repairs. The health of the person also contributes to this. A majority of homes in Sharon are 2 stories and being able to climb stairs is important as that is where bedrooms and bathrooms usually are. Tasks, such as cleaning, shopping, and doing laundry, are also vital to remain in one's home. If one cannot do these tasks independently and has no family or friends to assist, then the result is another cost to remain in the home.

Services to age in place: Aging in place is the ability to live in one's home safely, independently and comfortably as they age. For some people they are able to do this with some assistance. Tasks, such as cleaning, laundry, and shopping, become more difficult as people age. People may drive locally, but need transportation to get to places like a doctor's office. Transportation resources are more limited when a person lives in the suburbs. Home maintenance, especially care of the outside of the home and yard, is increasingly more difficult for an aging senior who wants to remain in their home.

Accessory Housing: Accessory housing means creating a separate, independent living area by remodeling an existing home. In reference to this question, we were looking at a home owned by the senior completing the survey or a family member. This is a topic that more people are starting to look at as a way to remain in their home, to age in place. Almost 50% of the people who are interested in accessory housing would consider doing it within the next 3 years. (43% actual)

Caregiving: It is important to note how many people are caregivers in the community. Of the 73 who are primary caregivers, 73% of them live with the care recipient. Of those care recipients, 44% are people with dementia. This is huge task for the caregiver. It is vital to be aware that it is the caregiver who also needs the support. They are "on the job" 24/7 with no breaks unless they have support from family, friends, the community.

For whom do you care: 64% of those who responded are caring for either a spouse or a parent. Looking at the number of aging baby boomers, one would expect to see that number grow in the future.

Transportation: Although a significant number of people are still driving, not all of them believe all of their needs are being met. Some of these people are relying on others to assist with their driving needs. They might only drive locally and need assistance when it comes to getting to medical appointments. Living in a suburban area limits many of the options available to people who are in a city/urban area.

Volunteer: Approximately 50% responded that they volunteer in some way. It could be at the Adult Center, the schools, Town Hall to name a few locations where you could find seniors volunteering. It also shows the sense of community awareness that the seniors show of giving back to the community in response to services they receive through the town. There is an active COA Board and Friends of the Sharon COA which are comprised of volunteers.

Participate in the Sharon Adult Center: Of those who completed the Needs Assessment, 200 responded that they participate at the Sharon Adult Center. There is another 195 who stated that they do not use the Adult Center but would consider using it. It is believed that this group is comprised of mostly pre-retirement people. It is thought that people who have no intention of coming to the Adult Center are either reticent of attending or are self-sufficient at this time.

Satisfaction: There is a very strong constituency who are satisfied with the Adult Center. 95% stated that they were moderately to very satisfied with the Adult Center.

Interests: It was confirmed in the Needs Assessment that people in Sharon have a wide variety of intellectual and social interests.

Hobbies: This elaborated the previous slide noting the interests/hobbies of the residents from fitness to social activities.

Life Long Learning: Lifelong learning means staying curious and wanting to learn for the sake of enjoyment throughout one's life. It was noted that this community is truly interested in a program like this. There were a number of intellectual topics that the community is interested in having programming at the Adult Center.

Social Media: This was asked to see how members of the community communicate and stay connected to others using social media. Approximately 50% are active media users with Facebook being the tool of choice. A minimum number use either Twitter or Instagram.

#### What this means:

Taxes, transportation and home maintenance are very important to the senior members of the town of Sharon. We found that most people live in their own home with spouses/partners and many plan to stay in their own home for at least the next 5-10 years if not more. They like the community, have family and friends nearby and feel safe. However, high property taxes, lack of transportation and trouble maintaining their homes challenge these residents' ability to age in place.

More than 200 of the respondents indicated that they currently volunteer. There is an active, supportive Board as well as the Friends of the Sharon COA. The Friends do provide additional funding for programs/activities at the Adult Center.

Nearly 15% of people indicated that they were a primary caregiver and 75% lived with their care recipient. People who are primary caregivers suffer more emotional and physical ill health than non-caregivers. This shows that there is a need for home services/relief for the caregivers. This is something which will continue to increase as the current population ages.

Despite offering a large diversity of programs currently being supported by residents, the Sharon Adult Center found that there is almost the same number of residents who are not participating. Some of this could be due to the number of people who are still working and are unable to take advantage of the current programming.

#### Path forward for the COA:

The staff and Executive Board will study the finding over the next 3 months to identify any driving forces, constraints and resources to address the findings. The goal is to draft recommendations and the feasibility to address the identified needs. These recommendations will be presented to the Town Administrator, Board of Selectmen, Planning Board in the context of the Master Plan, and other concerned town boards, committees and departments. Ultimately we want to find the correct balance between addressing the needs of this rapidly growing sector of the population within the constraints of available resources.

#### FY18 Budget Review

Ms. Medeiros said that the COA would like the hours for the receptionist to be increased from 19 hours to 25-30 hours per week. The receptionist is required to answer telephones and greet walk-ins, many of whom do not speak English or speak with thick accents that our volunteers have difficulty understanding. The receptionist also performs tasks such as data entry, which necessitates access to highly confidential personal information that cannot be given to our volunteers. The receptionist also processes walk-in registrations including the handling of cash and checks. As with all COA staff, the receptionist is certified in CPR and trained in AED use.

Mr. Turkington noted that the impact of increasing hours will be approximately \$15,000, as an increase in hours would trigger fringe benefits. The part-time hours still wouldn't have full coverage at the front desk, and the Finance Committee has reiterated its desire to not add additional FTEs.

The Board thanked Ms. Medeiros for her time.

### **Cultural Council Interview – Tulika Angaian**

Chairman Roach asked Ms. Angaian to tell the Board a little about herself and why she wishes to serve on the Cultural Council.

Ms. Angaian has been a resident for 12 years and is active in the Indian American Association of Sharon (IAAS). She attended last evening's meeting of the Council and to learn more about the role and activities of the Council. She would like to be more integrated with the Town and help to represent the Indian community. She also teaches Indian Bollywood dance.

Selectman McGrath believes Ms. Angaian would be a great addition to the Cultural Council.

**MOTION:** To appoint Tulika Angaian to the Cultural Council  
(McGrath – Roach) 2-0 **PASSES**

### **Consent Calendar**

- I. Vote to approve regular session minutes of February 14, 2017
- II. Vote to approve the Maximum Performance Sharon Triathlon to be held at Lake Massapoag on August 13, 2017 at 8:00am
- III. Vote to approve and sign the 2017 Common Victualler's license for Angel's Café
- IV. Vote to approve banner request by the Sharon Adult Center/COA—with fee waived— re: "New Lakeside Gallery Exhibit" to be hung from March 27-April 3 in 1st position
- V. Vote to approve banner request by the Sharon Community Chorus re: "50th Anniversary Pops Concert on June 9&10" to be hung from June 5-12 in 1st position
- VI. Vote to approve letter to MassHousing relative to Application for Chapter 40B Site Eligibility Letter, 268-292 Edge Hill Road

**MOTION:** To approve the February 28, 2017 consent calendar, as read and understood  
(McGrath - Roach) 2-0 **PASSES**

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

Mr. Turkington reported the following:

- He provided the Board with a list of warrant articles with a draft sequencing. He reviewed the schedule with the Finance Committee last evening. On March 14, the Board will sequence the articles and vote budget adjustments. The Town Hall project may be presented at a special March 22 meeting. The Board will take positions on as many articles as possible on March 14.
- We engaged a consultant to assist with Town Accountant services for a minimum six weeks as Ms. Doherty deals with a medical matter. The consultant will work with the auditors and complete required filings.



#	ARTICLE TOPIC
1	Appoint Finance Committee Members
2	Act on Reports
3	Property Tax Workoff Program - Increase Maximum Credit
4	Personnel By-Law
5	FY2018 Budget & Compensation of Elected Officials
6	Capital Outlay
7	Community Preservation Act Annual Funding & Projects
8	Norfolk County Retirement Annual Assessment
9	Unemployment Fund
10	Funding Other Post-Employment Benefits (O.P.E.B.) Trust Fund
11	Funding Stabilization Fund
12	Revolving Fund Authorizations
13	Property Tax Exemptions
14	Sharon Friends School Fund Records & Appointments
15	Annual Audit Appropriation
16	Heights Elementary Roof Funding
17	Funding Master Plan
18	Schematic design documents for proposed One School Street library location
19	Renumbering and Recaptioning of General Bylaws; Global Revisions; Strikethrough/Underline Revisions to <u>General</u> Bylaws
20	Renumbering, Recaptioning and Revision of Zoning Bylaw; Strikethrough/Underline Revisions to Text of <u>Zoning</u> Bylaw
21	General By-Law Change: By-Law Numbering
22	Zoning By-Law change: Expansion of business uses & change design standards - Business District D (Sharon Gallery)
23	Zoning By-Law Change: As of Right Siting
24	General By-Law Change: Adoption of Stretch Energy Code
25	Creation of a Special Needs Reserve Fund
26	Increase Composition of School Committee from 6 to 7 Members
27	Zoning By-Law Change: Creation of 68R South Walpole Overlay District
28	Citizen Petition: Transfer of Recreational Land to Conservation Commission
29	Citizen Petition: Notification of the Use of Mercury in Dental Amalgam
	ADJOURNED SPECIAL TOWN MEETING OF DECEMBER 12, 2016: Zoning By-Law Change: Recreation and Residential Overlay District – Spring Valley Country Club

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

Selectman McGrath thanked town departments for their assistance and those who participated in last Saturday's Polar Plunge to benefit the Special Olympics.

## Adjournment

**MOTION:** To adjourn at 8:57pm  
(McGrath - Roach) 2-0 **PASSES**

### List of Documents

Review Annual Town Meeting articles with citizen petitioners proponents

1. Proposed Warrant Article - Gavins Pond Land Transfer to Conservation Commission Management
2. Diagram showing Gavins Pond Land
3. Sharon Gallery Warrant Article draft - revision 4

Kathleen Medeiros, COA Director, to present FY2018 Budget and review results of needs assessment survey results

1. Needs assessment and survey summary
2. FY2018 COA budget proposal

Interview Tulika Angaian for consideration to the Cultural Council

1. Board/Committee application

Consent calendar

1. February 14, 2017 minutes
2. Maximum Performance Sharon Triathlon - memo, proposal and permit application
3. Angels Café Common Victualler License - application, proof of insurance, workers compensation affidavit, and copy of check
4. Banner applications - Sharon Adult Center and Sharon Community Chorus
5. Letter to MassHousing relative to application for Chapter 40B site eligibility letter - 268-292 Edge Hill Road

Report of the Town Administrator

1. By-weekly report