

**Town of Sharon**  
**Community Preservation Committee**  
**Meeting Minutes of 10/16/13**  
**Approved 1/30/14**  
**Sharon Town Hall**  
**Filmed by SCTV**

**Committee Attendees**

Corey Snow, Chair	Jane Desberg, Treasurer - absent
Keevin Geller	Susan Rich - absent
Stephen Rabinovitz	Anne Bingham - absent
Marc Bluestein	

**Others**

Alice Cheyer	
Ben Puritz	

**Meeting Initiation**

Chair Snow called the meeting to order at 7:47 PM. He said that he called the meeting to discuss the application for the purchase of land at the Rattlesnake property but since has learned that it is not on the Fall Town Meeting schedule.

**Meeting Minutes**

Mr. Rabinovitz moved to approve the minutes of 10/2 as amended. Mr. Bluestein seconded the motion and the Board voted 3-0-1 (Geller) in favor.

**Rattlesnake Hill**

Mr. Snow said the parcels are not contiguous. On the north side he said is already Conservation Commission land which in effect makes it contiguous, He said we need to determine from the developer if there will be a pathway to connect the pieces. There will be 98 homes, built on 20,000 square foot lots.

The CPC looked at the applications provided.

Mr. Rabinovitz commented that regarding the viability of the project, the homeowners will be responsible for the sewage system via a home owner's agreement and this is a big obligation.

Chair Snow said it is a similar process to owning a condo.

Mr. Rabinovitz expressed his concern regarding talk of multiple developers on the property and a discussion ensued

The appraisal for the property is forthcoming.

Chair Snow said conserving the land is a good thing to do. He said the Planning Board will take a more critical view of the development.

Ms. Cheyer said she does not think the Conservation Commission was asked to provide suggestions and thinks it's a large omission. She said people who care about open space were not included within the discussion with the developer. A discussion ensued amongst the Committee Members.

Mr. Bluestein said it would be nice to have the Conservation Commission look at this to say what we are getting for 3 million dollars.

Mr. Geller said that the Selectmen made this proposal to the developer. The developer was going to do a 40B. He thinks the Selectmen came up with this idea to save land.

Ms. Cheyer said that the 40B case is still in court and this should not be visited until it is resolved in court.

Mr. Rabinovitz said there are uncertainties and we do not know the outcome. It's an avenue to negotiate because of the uncertainty. They are looking for a balance. Both sides have risk and are trying to capitalize on the uncertainties.

Mr. Geller said we need to ask Mr. Puritz the status.

Mr. Rabinovitz said we will need a financial impact statement to analyze long term obligations going forward.

Mr. Puritz joined the meeting and stated that the land was previously contained in a 40 B application by the Zoning Board. In this new proposal 173 acres would be bought, 50 acres would be gifted to the Town and 27 acres could be made more public by providing for connectivity to the Conservation Commission land and trails. He said that the courts felt the Zoning Board conditions were overly restrictive with regards to the 40B and said it's not economically feasible.

Chair Snow asked what is the difference in structure between a 40B and ½ lot homes.

Mr. Puritz said that town houses and detached homes were included within the 120 allowed units under the 40B. Now 98 single family homes are proposed with no smaller than half acre lots. The issue is the average number of bedrooms.

Mr. Rabinovitz asked if the impact of the homes verses the 40B is comparable.

Mr. Puritz said it depends on the number of bedrooms and composition of the layout. There is a Zoning Board approved plan. He felt the carryover capacity of the site is 120.

Ms. Cheyer asked why is a 40B so scary if faced with 98 new homes.

Mr. Puritz said that the taxes are lower with a 40B than conventional homes. With a 40B no other acres could be developed, no connectivity to trails, no land protection.

Chair Snow asked why choose a layout with access only through Mountain Street.

Mr. Puritz said it's just a different configuration and it is at the developers risk that all lots are developed.

Mr. Geller asked if they have indicated if they will pursue the court case for 267 units if this plan does not go through.

Mr. Puritz said they have mentioned that. They can build Form A lots on Mountain Street, the town does not get land and gets exposed to further development.

Mr. Puritz also said they discussed a price of 18 million for the land but is awaiting an appraisal for the open space evaluation only.

Ms. Cheyer asked if the 40B goes with the land.

Mr. Puritz replied that typically they do. This property has changed hands several times. The scale of this proposal is less than the previous ones. A substation is now not being discussed as before. He said he will speak with Town Counsel regarding subsequent deed restrictions.

**Attachments**

None

**Next Meetings**

TBD

**Adjournment**

Chair Snow moved to adjourn the meeting at 10:15 PM and Mr. Geller seconded the motion. The Committee voted 4-0-0 in favor.