

Town of Sharon
Community Preservation Committee
Meeting Minutes of 4/3/14
Approved 4/17/14
Sharon Town Hall
Filmed by SCTV

Committee Attendees

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

Others

Greg Meister	Joe Roche
Cheryl Weinstein	Peter O'Cain
Eric Hooper	Bill Heitin
Lauren Barnes	

Meeting Initiation

Chair Snow called the meeting to order at 7 PM. He said the first topic is the acquisition for Rattlesnake Hill.

Rattlesnake Hill

Mr. Heitin said the Development Agreement was signed by the Board of Selectmen and is in the hands of the Conservation Commission. He said as soon as they vote it will be made public.

Ms. Bingham asked why it couldn't be released and Mr. Heitin commented that it is not final yet.

Mr. Heitin said that the Development Agreement looks at the entire acquisition of land. The developer wants access to the leaching field, which would be held by Con Comm so they need an easement for storm water. This could be on the gifted or purchased land. He said he wants to bring an option forward, other than a conventional subdivision.

Cheryl Weinstein of Coach Lane suggested that a 40B of 120 units would be fewer children than the 98 home proposals. Mr. Heitin said the 40B is still in litigation. Mr. O'Cain commented that they could revisit HACK approval with the State they are looking at potential of 250 units and this would more than likely be approved.

Mr. Heitin said we are trying to bring more certainty. This would include 220 acres of conservation land for 3 million dollars. The BOS is bringing this option and is asking for the funds to fulfill this deal based on monies for open space and recreation. He said the real estate market is hot and we need to control the land and minimize what gets developed.

Mr. Snow said the exact portion of land to be utilized does not have to be decided on now. This is non-binding. The CPA term open space is more general than what the Con Comm does with the land they acquire which is passive recreation. The CPA uses passive and active uses of land.

Mr. Heitin estimated 30 of the 65 acres being purchased would be used for recreation purposes.

Mr. Snow said the Town would decide later when the restriction is written up.

Mr. Meister asked to see the Development Agreement and Mr. Heitin said he could see it at the Con Comm meeting.

Mr. Geller said this vote would actually occur at Town Meeting when the citizens can decide. We are just saying if the Town wants to proceed, then the CPC will fund it.

Ms. Bingham said she feels there is an attempt to send a message that a broad section of people think this is good. She said the Planning Board has not yet voted and she has not seen the agreement.

Mr. Heitin said the CPC funds for Rattlesnake Hill are separate from other Town Meeting articles. He said that the developer could use Con Comm land under an easement. The Audubon would need to be hired to oversee the easement. This is an all-inclusive agreement with the 220 acres. Legally they would have an easement on the 65.6 acres but it is highly unlikely just purely part of the negotiations. He said the 3 million dollar price is a negotiated amount with part of the terms allowing the developer to use some of the property.

Ms. Bingham questioned the 2006 deal. Mr. Heitin said that then a fire station was going to be built and it was a better financial deal for the Town. He said the BOS with guidance from the Con Comm asked for a cluster type housing to maximize open space.

Greg Meister said that in the cluster subdivision there was not an agreement on his part but rather it makes sense for the developer. From an environmental point it is the worst place to put it; he said he feels like this is a take it or leave it deal.

Mr. Snow asked why this location is objectionable.

Mr. Meister said because of the habitat and species and previous feedback from Natural Heritage and other agencies.

Mr. O'Cain said this is being filed as a definitive subdivision plan. We are not the final say. MEPA and Natural Heritage need to review this property first. If Natural Heritage does not permit the process that's economically feasible then the developer can decide.

Mr. O'Cain again clarified the main question that everyone is concerned about is, what will happen to the land promised to the Town if the 98 homes are not built.

Mr. Roche said he would contact Attorney Gelerman's office and request a copy of the Development Agreement.

Ms. Desberg commented that we need to think about what has gone on at this property over the years.

Mr. Rabinovitz said we are the money source.

Ms. Weinstein says it does not say that they won't pursue the 40B in the current Development Agreement.

Mr. Geller said if zoning is set, then the 40B goes away.

Mr. Meister said he is not yet decided and wants to see the agreement. He would have liked feedback from Natural Heritage first.

Mr. Snow said that some topics do not relate to CPC. We have a specific proposal in front of us and we need to act properly in accordance with this. He said some may want to wait to vote in order to review the new Development Agreement but commented that there is nothing in the agreement that has CPC impact.

Mr. Rabinovitz made a motion to continue the vote on Rattlesnake Hill until the next meeting in order to see the Development Agreement. The Committee voted 5-0-0 in favor of postponing the vote.

Operating Budget

Chair Snow moved that the CPC recommend an appropriation from the CP general category to fund the 2015 CPC operating budget. Ms. Bingham seconded the motion and the Committee voted 5-0-0 in favor.

Minutes

Ms. Desberg moved to approve the CPC minutes of 3/27/14 as written. Ms. Bingham seconded the motion and the Committee voted 4-0-1.

Other

Chair Snow reviewed the language for the other appropriations which includes the Hixson Farm window replacement project, the Community Center entry gate, The Sharon Public Library windows and grills project and the custom built pergola.

Next Meeting

4/10

Adjournment

Ms. Bingham moved to close the meeting at 8 PM. Ms. Desberg seconded the motion and the Committee voted 5-0-0 in favor.