

Town of Sharon
Community Preservation Committee
Meeting Minutes of 4/17/14
Approved on 10/2/14
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	

Others

Cheryl Weinstein	Eric Hooper
Bill Heitin	Peter O'Cain
Dick Gelerman	

Meeting Initiation

Chair Snow called meeting to order at 7:35PM

Selectmen Heitin came to the Committee to discuss the development agreement as pertains to Brickstone. He stated he wanted to clarify that if approved for less than 98 units, the current deal remains. He said he had a conversation with the Conservation Commission which spelled out the option to purchase lots for a market price. He discussed the infrastructure and said if monitoring wells are needed the best effort will be done not to place it on the 65 acres the Town would purchase.

Ms. Bingham said she applauds the efforts to address all issues previously discussed. She said she thinks there is still a problem with the development agreement and that the zoning still exists.

Attorney Gelerman said that at the time, the developer may not choose to proceed with 98 unit development and they could proceed with the senior overlay district but they could not proceed with both. When it gets to the point that the 98 units receive all approvals then the developer is committed to sell the 65.68 acres and the 220 acres of conservation land.

Ms. Desberg commented that the CPA money cannot be used for a project with infrastructure placed on it.

Attorney Gelerman stated in order to use CPA funds it has to be in compliance with Chapter 184.31 which forbids placement of advertising or utilities on or above ground.

Cheryl Weinstein of Coach Lane said people at Town Meeting are looking to the CPC for guidance. She feels that the appraisal is not valid because Natural Heritage was not consulted.

Ms. Bingham suggested the vote for approval of funds wait until the Town Meeting.

Chair Snow said it is valid to question whether we should spend \$3,000,000 to buy land and suggested the appraisal we have is valid. He said we have \$293,000 in open space and 1.272 million in unallocated funds.

Ms. Bingham suggested we are mortgaging the future because we would be paying interest on \$3 million dollars.

Chair Snow said this would be a commitment to 5-6 years of CPA revenues going to one thing.

Ms. Desberg said we are trying to do our best to make a decision. She questioned if there is any leeway if Natural Heritage sees a problem and the property is not worth \$3 million dollars.

Chair Snow said that if something came across to cause the valuation to be inaccurate it wouldn't be legal for us to proceed to pay more for land than it is valued at.

Attorney Gelerman said we did the appraisal to know the value of the land. The CPA requires an appraisal prior to acquisition, not for appropriation.

Mr. O'Cain said he felt the appraisal is accurate.

Chair Snow moved to recommend to the Town, an appropriation for recreation and open space purposes, \$3 million dollars for the acquisition of 65 acres more or less as delineated in Exhibit D of the 1st amendment of the Development Agreement for land known as Rattlesnake Hill as proposed by the Board of Selectmen in the application presented to the CPC. Mr. Geller seconded the motion. The Committee voted 5-1-0 in favor of approval.

Minutes

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

Adjournment

Chair Snow moved to adjourn at 8:20 PM. Ms. Bingham seconded the motion and the Committee voted 5-0-0 in favor.