

**MINUTES**  
**Library Reuse Committee**  
*February 22, 2024*

The meeting of the Library Reuse Committee was called to order at the Community Center in the Ballroom at 7:10 PM by Mridula Satyamurti.

*Members Present*

Mridula Satyamurti  
Michael Fillion  
Judy Crosby  
Joel Fishman (via zoom)

*Members Absent*

Gail Ader  
Roni Thaler

**1) Minutes of January 25, 2024 ,Meeting**

Joel Fishman made a motion to approve the minutes and Judy Crosby seconded. A roll call vote was taken and the minutes were approved unanimously 4-0-0 **PASSES**.

**2) Mridula's Meeting with Fred Turkington**

Mridula reported that she met with Fred to discuss questions that had arisen at the committee level. They discussed whether it was feasible to do a swap of the existing library for another parcel in town that is owned by a nonprofit or similar. Fred noted that to make such an approach work, the value of the sites involved would need to be equivalent (or would require a part sale/part swap).

Mridula noted that Fred was clear that the town wants to see the site generate revenue (most likely via a ground lease to a developer who would then rehabilitate and operate the building). The most likely uses from Fred's perspective are adult daycare, childcare, or housing, but he did not rule out other uses. Fred also noted the committee could explore what it might cost to have the town bring the building up to turnkey ready status. There was a brief discussion as to what that might mean and how we could determine the cost to do that.

The committee also briefly reviewed the email exchange Roni had with town administrator regarding whether it was expected that the committee would undertake a request for proposal process prior to the deadline for the November, 2024 committee report to the select board. The email exchange indicated that was not expected to be done by the committee, but there remained some confusion so Judy said she would follow up with Fred to ensure we were on the correct track.

**3) 2006 Town Warrant (amending Sharon Historical Society Lease)/High Street Issues**

Joel reported that Article 36 in the 2006 town warrant (regarding entering into an amendment to lease an additional portion of land on High Street to the Historic Society for the purpose of constructing a carriage house) had no information on the exact location of the leased land or the metes and bounds of same. Town hall (including town

counsel) has confirmed that they do not have a copy of the lease amendment, and there is no record of a memorandum of ground lease amendment being recorded on title. Joel reached out to Don Williams from the Historic Society to see if they have a copy, but has not heard back. Regardless of whether such a lease amendment exists, the carriage house was built pursuant to a building permit issued by the town.

It was discussed that, while Joel has done great work tracking down the status of this issue, town counsel and town administrator need to manage the next steps with the Historic Society (which are expected to include, assuming a favorable vote at town meeting on 5/6/2024, entering into a confirmatory amendment to ground lease with the Historic Society, which lease will also provide for the various easements that may be needed for the existing library to run septic pipes under the land being leased to the Historic Society, as well as any easements required with respect to using the land adjacent to the carriage house for parking for a redevelopment of the existing library).

The committee also discussed the proposed town meeting article that has been drafted by town counsel (and revised to include comments from Joel) to address the High Street property ownership. Finance Committee will consider the article on March 4, 2024 and Joel will attend the meeting to present information on the article. Joel also reviewed an email he plans to send Peter O'Cain regarding the survey being done to determine if the High Street parcel is appropriate for septic use, and it was agreed that we would request the survey be complete and the report delivered no later than April 15, 2024 to ensure sufficient time prior to town meeting to review and address the findings of same..

### **Proposed Joint Meeting with Planning Board**

Judy reported she had reached out to the planning board and was waiting to hear back to confirm a date for a joint meeting (planning to propose 3/14/2024). She also reported that the planning board had confirmed that to use MBTA as of right zoning in the proposed zone, the septic must be located on the same parcel as the housing. There was also a brief discussion regarding other committees that we should plan meetings with, including economic development and the housing authority. Mridula opposed meeting with the housing authority prior to doing a survey of the townspeople to determine whether housing was a desired use for the site. Judy felt there was value in ensuring an inclusive process with all potentially relevant town committees including the housing authority. Discussion ensued, with no consensus being reached.

### **Adjourn**

**MOTION:** To adjourn the meeting at 8:27 pm (motion made by Joel Fishman, seconded by Judy Crosby)  
**VOTED:** 4-0-0 **PASSES**

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