

MINUTES
SHARON BOARD OF SELECTMEN
May 26, 2015

The meeting of the Sharon Board of Selectmen was called to order in the Selectmen's Meeting Room at Sharon Town Hall at 7:00pm with Chairman William A. Heitin, Clerk John J. McGrath, Selectman Walter B. Roach and Town Administrator Frederic E. Turkington, Jr.

Julie Rowe – Sharon Cultural Council Update & Reappointment Interview

Ms. Rowe presented the Board with a report of the activities of the Cultural Council.

Activities

- Granted \$4,275 for 2015 cycle
- Planning 2nd annual reception for grant recipients (June 3 at Lakeside Gallery)

Ongoing Initiatives

- Recruiting new members to replace attrition
- Posting notice in Sharon Advocate
- Placing flyers at Lakeside Gallery, library, other locations
- Promoting with Sharon Moms Club
- Personal recruiting
- Complying with information management requirements of Open Meeting Law

New Initiatives

- Asking SCC members to attend at least one event funded by us
- Increasing visibility
- Creating a sign to advertise grant deadline
- Possible table at Square Jam
- Video
- Developing on-boarding process for new members so they understand their responsibilities and commitment
- Developing knowledge management process to ensure leadership continuity over time
- Increasing communication with other local cultural councils

Selectman Roach asked if the Cultural Council worked with any neighboring communities' Cultural Councils. She replied that they did not but many of the grant recipients may have sought funding from other councils.

The Board thanked Ms. Rowe for her time.

Pole Location Hearing – South Main Street – Verizon & Eversource Energy

MOTION: To open the public hearing
(Roach – McGrath) 3-0 **PASSES**

Thomas Blicharz from UC Synergetic is a right-of-way consultant for Verizon. He explained that the new Cumberland Farms is being constructed and the two poles need to be shifted to make way for the new entrance to the store. No new poles are being added. They are all on public ways and will remain on public ways. Chairman Heitin noted that the Board received a memo from the Town Engineer recommending approval of the relocation request.

Linda Waller, 19 Walpole Street, asked if the installation of the poles will cause pounding and Mr. Blicharz noted that he does not believe so, but if there is ledge underneath the concrete sidewalk, they may require some

drilling. Wayne Silvia of the general contractor has not reported seeing any ledge. She has reported damage to her property as a result of the construction and does not believe that her home is structurally sound.

MOTION: To approve the pole relocation
(McGrath – Roach) 3-0 **PASSES**

MOTION: To close the public hearing
(Heitin – Roach) 3-0 **PASSES**

Approval of Wine Sales – Crescent Ridge Farmer's Market

Mark Parrish, President of Crescent Ridge, came before the Board to request that the Board permit Westport Rivers Vineyard & Winery to sell wine at the Crescent Ridge Farmer's Market for 21 Saturdays, beginning June 13 and ending on October 24. The hours of operation are 10:00am to 2:00pm. They are not planning any changes to the way the market has operated the past two years. He added that Westport Rivers have been a participant since the 2013 season.

Selectman Roach asked if there are problems with traffic and parking and Mr. Parrish noted that during the Farmer's Market they haven't had any issues, but they have secured a police detail for the movie night.

MOTION: To approve the sale of wine at the Farmer's Market
(Heitin – Roach) 3-0 **PASSES**

Sharon Commons Road Modification Plan

Chairman Heitin explained that the Board is hearing the plan for the residential portion of the project.

Michael Khoury represents the applicant, Old Post Road Holdings. It is a modified plan from the road that was approved in 2008. They are getting close to the end of the permitting project and need approval of the location of the roadway, as proposed. They have conferred with DHCD and they are considering the modified roadway proposal. They are asking for the Board to approve the roadway, pending DHCDs review of the sidewalk.

Chairman Heitin reminded those in attendance this is the residential portion of the roadway that is being discussed this evening.

Selectman McGrath asked what changes to the roadway would need to take place if approved and then the commercial side is built. Mr. Khoury replied that discussions continue to work with the commercial developer to integrate the roads into one. Selectman McGrath asked Chairman Heitin how much expense the Town would bear to fix the roadway. Chairman Heitin replied that the Town would not bear any cost and that it would be the cost of the commercial developer. Mr. Khoury noted that the assisted living facility has a separate entrance from South Main Street.

Robert Shelmerdine is the attorney for the commercial developer. He said that the commercial roadway still needs to go through some changes. The bog is being redesigned by the bog owner and that is why there is movement there that Selectman Roach was referring to in an earlier question.

Kelly Killeen from CHA spoke a little bit about improvements to the cranberry bog. He noted that the developers are talking for both the residential and the commercial sides. Selectman Roach asked if this road changes, will the Board need to go back to Norfolk County. Mr. Killeen noted that the first time this happened, there were land takings, so that is why they went to the county, but that is not necessary this time.

Ed McSweeney, 68 South Walpole Street, asked if the million dollar bridge will be built on the bogs. Chairman Heitin said that it is not part of the plan, as he is aware. He asked to meet with the Board on 40R back in February. Chairman Heitin noted that the Board of Selectmen has no authority over 40Rs – the Zoning Board of Appeals is. Chairman Heitin said that the number of bedrooms in the project has decreased.

Peggy McSweeney, 68 South Walpole Street, asked how we got from one big project down to the residential road – three different projects, three different roads. Chairman Heitin noted that we have been talking about a residential road for some time, as noted in the Memorandums of Understanding.

David Spiegel is the trustee for the commercial side. They have been working with the town on a road that will assist both residential and commercial.

The proposed road meets the Town's standards, minus the sidewalk that is under review by DHCD. Mr. Khoury noted that he wants to work with the commercial developer. Mr. Killeen said that they are seeking approval for the 22' roadway. The only area that is different is the area of the bogs. It is the same road and ties in up on the hill.

Mr. Shelmerdine said both sides have been working since the last ZBA meeting and the last BOS meeting over the last six weeks. He said that both sides are close. Chairman Heitin is hopeful that they are talking about a commercial plan at their next meeting.

Selectman McGrath is unsure that everyone is on the same page and isn't ready to move forward on the residential road tonight. Mr. Turkington believes there are two roads.

Mr. McSweeney asked about a 2008 bond for the road. Chairman Heitin said he can't speak to something that happened seven years ago. Mr. Shelmerdine said that there was a bond for the trees.

Selectman Roach asked for clarification as to how close are the two sides to an agreement about the two roads. Mr. Khoury replied that site plan was filed with the town for 9-10 months and we need this temporary road to get approval from the town. There has been no plan filed by the commercial side and the residential side is being unduly held up.

Mr. Turkington provided a summary of the discussions between the town, commercial developer and the residential developer. The road before you would support the residential and if the commercial is built, will support that project with minor modifications. Mr. Spiegel and Mr. Buonato noted that they are in agreement.

Chairman Heitin said that he hears tonight that the commercial and residential developers are close to an agreement.

MOTION: To approve the "135 Old Post Road Access Plan", CHA Project No. 25420, revised date 5/15/15, as presented, contingent upon approval by DHCD of the Pedestrian Access Plan and final review and approval by the Sharon Town Engineer
(McGrath – Roach) 3-0 **PASSES**

The Board took a two-minute recess.

Community Center Usage Fee Reduction Requests Discussion

Chairman Heitin noted there are a number of interested parties in the audience tonight. He said that the town cannot sustain the building without fees, and acknowledges that many of the groups do a lot for the town. The fees as set may be a little too rich and asks the organizations here tonight what they feel are a reasonable cost for their organization to pay. They need to be fair to all groups in town. The Board is open to your suggestions.

Eric Hooper, Superintendent of Public Works, noted that the fee structure set is to allow for a capital fund to maintain the building; the DPW should not be subsidizing the building. Chairman Heitin said that we need to be accommodating but we need to raise some money from the groups using the building.

Ralph Generazzo from the Men's Club asked where the overhead for the new public safety is coming from. Chairman Heitin said that the new building will be extremely energy efficient; the existing buildings are extremely costly to run. Chairman Heitin said that we don't want the Community Center to be neglected.

Mr. Turkington said that the day-to-day operations are covered by taxes, but the events outside of normal business hours are costly and the groups that use should help to maintain the building.

Selectman McGrath believes that the Board should have solicited the comments from the users before considering the fee structure. He thinks the organizations need to look at their finances and offer an amount they can afford.

Mitch Blaustein, Recreation Advisory Committee, said that the Advisory Committee should have a say in the fee structure of the building. He said that in the past, capital needs were met by the Capital Outlay Committee via taxes.

Selectman McGrath believes we need to more aggressively market the Community Center for use by private functions. Chairman Heitin added that there needs to be a balance of public/private use – it's hard because we are a municipality.

COA Director Norma Simons-Fitzgerald said that a wedding planner contacted her last week to get information about the building for future functions.

Mr. Hooper asked about the third-party payment option. Selectman Roach said that we were supposed to market the ballroom and other rooms so that the community groups don't have to pay. If the events are during the day, he doesn't see why organizations are charged but the night meetings are a different story.

Chairman Heitin reiterated that the Board wants to receive proposals from the groups as to what they feel they should pay. They will take these proposals under consideration.

Mindy Kempner asked if the private event rates will be adjusted. Chairman Heitin said that we are competitive with other private facilities. Mr. Turkington said that regardless of whether the building is open when groups are meetings – there is a cost to the town. He explained the tier structure. He noted that the school department does not grant waivers.

Ms. Kempner wants the town to be more aggressive with marketing the building for private use. Chairman Heitin said that we will never make up the difference between private rentals and community group usage. Selectman McGrath noted that if we are too successful with private use marketing, the community groups may be shut out.

A member of the Men's Club noted that the building is too cold during the summer and too warm in the winter – he suggested that the town look into making the building more energy efficient.

Ken Sawyer from the Men's Club noted that the group is from all walks of life – they are interested in helping the town. He believes they need some time to develop a thoughtful proposal, as they came tonight to ask that they not be charged anything at all. He believes there are many ways to fund the needs of the Community Center.

Chairman Heitin said that the town doesn't have money. We are trying to market Sharon Gallery to bring in revenue to the town.

MOTION: To leave the fees the way they are until the BOS can market the building
(Roach – no second)

A representative from the Garden Club asked for a timetable. In response to a question from the chair, they presently do not pay for their meetings or custodial fees.

MOTION: No increase in fees until the situation is resolved for these two groups
(McGrath – Roach) 3-0 **PASSES**

Chairman Heitin said that the Board still needs the group's proposals.

After a brief recess, COA Executive Director Norma Simons Fitzgerald informed the Board that she will be retiring after 25 years in August. It was a difficult decision and has very much enjoyed her time with the Town of Sharon. Selectman McGrath jokingly told her that the answer is no – she cannot retire. He noted the success of the Council on Aging is due to her hard work. Chairman Heitin thanked Norma and noted her tremendous job for the Town. Selectman Roach thanked Norma for her leadership and her years of service.

Consent Calendar

1. Vote to accept regular and executive session minutes of April 28, 2015
2. Vote to appoint Neil Grossman to the Council on Aging Board for a term to expire on December 31, 2016
3. Vote to approve 2015 outdoor water use restrictions
4. Vote to approve employment agreements for executive class professionals
5. Vote to allocate funds for employees working out-of-class
6. Vote to grant room rental waivers for the Sharon Commission on Disabilities October 2015 event and the children's writing group
7. Vote to release certain executive session minutes from January 2013 to present
8. Vote to approve Employee Development Day on Friday, September 18, 2015 and to close town offices for the professional development program
9. Vote to approve Chapter 90 projects for 2015
10. Vote to approve the Southeastern Regional Services Group Contract for Paper Supplies for FY16 as detailed in the SERSG IFB bid for a twelve month period commencing July 1, 2015 in the amount of \$54,607.10
11. Vote to approve the Southeastern Regional Services Group Contract for Water & Sewer Treatment Chemicals for FY16 as detailed in the SERSG IFB bid for a twelve month period commencing July 1, 2015 in the amount of \$121,997.75
12. Vote to approve the Southeastern Regional Services Groups Contract for Office Supplies for FY16 & FY17 as detailed in the SERSG IFB bid commencing July 1, 2015
13. Vote to consent to dual representation by Town Counsel of both the Town of Sharon and the Sharon Police & Fire Historical Society in matters related to the property at One School Street
14. Vote to approve banner requests for the following:
 - Sharon Independence Day Celebration Committee -June 22 – July 6, 2015
 - Cottage Street School PTO March 14 – March 21, 2016
15. Vote to proclaim June 14, 2015 Flag Day
16. Vote to approve a Taxi License for Barbar Saade dba The Right Ride as a sole proprietor with one vehicle to be licensed

MOTION: To approve the May 26, 2015 consent calendar
(McGrath - Roach) 3-0 **PASSES**

Selectman McGrath read the Flag Day Proclamation.

Town Administrator's Report

The Town Administrator reported the following:

- A screening committee must be formed for the search for a new Executive Director of the Council on Aging – appoint on June 23; deadline to apply on June 17; a member of the Council on Aging should be a member.

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

Chairman Heitin explained that after the agenda was posted, the Board received a request for permission to hold a block party on June 13 from 4-9pm on a section of Cow Hill Road. The applicant indicated that the road closure affects three houses and all three homeowners have indicated their support.

MOTION: To approve contingent upon approval of Police and Fire Chiefs
(McGrath – Roach) 3-0 **PASSES**

Chairman Heitin announced that the state requires that every community re-inspect their real estate data periodically. In response, the Sharon Board of Assessors is having all real estate in Sharon inspected over a period of nine years. In addition to meeting state requirements, the objective of this project is to assure the accuracy of the Town's assessing data. Mayflower Valuation Ltd. of Plymouth, a prominent firm in this field, has been hired to work on this project. Inspections will be conducted over nine years. The inspections are done for about six months each year starting in late March or early April. They were first done in 2011 and resumed most recently in May of 2015. A representative of Mayflower Valuation Ltd. goes to houses in a given neighborhood and inspects both the interior and exterior of each house. He has an I.D. card with his photograph on it and does not inspect the interior of a house unless a person 18 years or older is present. If no one is available to let him inspect the interior of a house, he leaves a notice on the doorknob requesting that the resident call the Assessors' Office to set up an appointment to inspect the interior. The Board of Assessors urges the public to be cooperative with this individual and understand that by assuring the accuracy of our assessing information we will be ensuring that every homeowner pays only his or her fair share in taxes.

Board Reorganization

Selectman Roach noted that past practice has been to have the member in their final term serve as chairman, and he would like to continue that tradition.

MOTION: To nominate William A. Heitin chairman
(Roach – McGrath) 3-0 **PASSES**

MOTION: To nominate Walter B. Roach, Jr. clerk
(Heitin – McGrath) 3-0 **PASSES**

Executive Session – 9:17pm

MOTION: To enter into executive session to discuss pending litigation and strategy with respect to collective bargaining, and at the end, to adjourn for the evening. Discussion of any of these in open session would be detrimental to the Town.
(Heitin - Roach) 3-0 **PASSES**

Heitin: Aye
McGrath: Aye
Roach: Aye

Adjournment

MOTION: To adjourn at 9:35pm
(Heitin - McGrath) 3-0 **PASSES**

Heitin: Aye
McGrath: Aye
Roach: Aye