

MINUTES
BOARD OF SELECTMEN MEETING
October 23, 2012
7:00 p.m.

The meeting of the Board of Selectmen was held at 7:00 p.m. in the Sharon Town Hall with Chairman William A. Heitin, Selectman Walter Joe Roach, Selectman Richard Powell and Town Administrator Benjamin Puritz.

DAVID KENT: CANDIDATE FOR SHARON CULTURAL ARTS COUNCIL

Mr. Kent said he works as a consultant in the art world. He has worked in galleries and has been involved in other areas regarding art. He said he moved to Sharon about two years ago and would like to get involved in the community. He said he has sat on Cultural Councils in other communities and thought it would be a good way to utilize his expertise. He said he attended last week's Sharon Cultural Arts Council Meeting.

KATHLEEN PETZE: DISCUSSION REGARDING PLACE A FOUR-WAY STOP SIGN ON THE CORNER OF BRADFORD AND DUNBAR STREETS

Ms. Petze explained that her child had almost been hit by a car playing on her street. She said because there are no sidewalks and cars tend to hug the sides of the street. She said the nearby location of the Temple also add to the foot traffic and cars. She said there are no speed signs on the Bradford Avenue and the stop sign on Dunbar Street facing South Main is on a telephone pole. She said she submitted a petition with over 50 signatures from people in the neighborhood who would like a four-way stop sign installed on the corner of Bradford and Dunbar Street. Ms. Petze said that a child was almost killed there last year. Selectman Powell said the input from Chief Bernstein and DPW Superintendent Hooper advises the Selectmen that the placement of a stop sign at this location will not meet state standards. He also spoke about moving the Stop Sign that is located on the telephone poll to its own poll. Selectman Roach suggested that the Selectmen hold a hearing regarding this issue and ask Chief Bernstein and Superintendent of Public Works Eric Hooper a chance to attend as well. Town Administrator Puritz said that prior to a hearing he would like Chief Bernstein and Superintendent Hooper to meet with Mrs. Petze to try and resolve the situation. All were in agreement.

APPROVAL OF MINUTES

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Chairman Heitin said this item would be held until the next meeting.

OPEN AND CLOSING OF THE WARRANT, SEQUENCING OF ARTICLES AND SIGNING OF WARRANT

Chairman Heitin said this item would be held until the next meeting.

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APPROVAL OF COMCAST FRANCHISE CONTRACT RENEWAL

Chairman Heitin said that the Board had invited Verizon to submit an application to provide cable service. Chuck Levine, Chair of the Cable Advisory Committee said that there were no substantial changes in the agreement. He said that the five documents for the Selectmen to sign include: the license itself, INET

decommissioning agreement, INET maintenance overcharge agreement, two letters from Comcast acknowledging the senior discount and the confirmation of overpayment which Comcast is now going to give to SCTV.

The Board was very complimentary of Mr. Levine's leadership efforts over the past year.

VOTED: (Powell/Roach) Voted unanimously to sign the agreement with Comcast for the Cable License Renewal from October 23, 2012 – October 22, 2022

APPROVAL OF BANNER REQUESTS

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VOTED: (Heitin/Roach) Voted unanimously to approve the banner request by the Temple Sinai Sisterhood from November 19 - November 26, 2012 for Craft Fair

VOTED: (Heitin/Roach) Voted unanimously to approve the banner request from Sharon Garden Club from May 11 – May 18 2013 for Annual Plant Sale

CONSIDER APPROVAL OF WARRANT ARTICLE TO MODIFY CERTAIN PROVISION REALTIVE TO AFFORDABLE HOUSING AT SHARON COMMONS RESIDENTIAL ZONE.

Attorney Robert Shelmerdine explained that he was representing owners and developers of the parcel. He introduced Susan Gittleman, Executive Director of B'Nai Brith Housing, Robert Bonato and Scott Hickey of the Wellesley Companies who own all of the parcels and Sharon Ricciardi whose firm will develop the assisted living facility. Town Counsel Richard Gelerman and Associate Town Counsel Cindy Amara were both in attendance.

Chairman Heitin said that if this request is approved there will be a slight modification to the existing 40R zoning to allow for Assisted Care living facility. He said even if this is approved by Town Meeting the applicant will still need to go through the Town's permitting process. Attorney Shelmerdine reviewed the proposed development plan for both the commercial and residential sections of the entire parcel. He also reviewed the road layout with the Board and said he would come before the Board in several weeks as the Selectmen are the Road Commissioners.

Attorney Shelmerdine said he was at the meeting to speak primarily about the zoning changes. He provided the Board with a red-lined version and reviewed the six changes with the Board. Selectmen Powell asked about adding the Assisted Living as an "as of right" use. He said he would like to know the restrictions for additional Assisted Living facilities in the overlay district. The changes are solely focusing on the front section which would then allow the developer to build an Assisted Living Facility. Mr. McSweeney, an abutter, asked if they could put Assisted Living in Parcel A. Chairman Heitin said that is not the case as it only relates to Assisted Living in Parcel B.

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SUPPLEMENTAL AGENDA

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AWARD OF BID FOR MEMORIAL PARK BEACH RESTROOMS

Chairman Heitin explained that Town Engineer O’Cain was asking the Selectmen to approve the “Agreement” and “Notice to proceed” for the Memorial Beach Restroom Renovation Project. The project was approved by the Capital Outlay Committee and won support at the 2012 Annual Town Meeting. The project would result in the repair, replacement and installation of all new fixtures and ceiling lighting at Memorial Park Beach in both the male and female restrooms. He said the low bidder was Valenza Construction of Foxboro, Massachusetts in the amount of \$61,000.

VOTED: (Heitin/Roach) Voted unanimously to award the bid to Valenza Construction of Foxboro, Massachusetts in the amount of \$61,000

ACCEPTANCE OF CONSERVATION RESTRICTION FOR 16 & 20 DEBORAH SAMPSON

Chairman Heitin said that the Board had received a memo from Conservation Administrator Greg Meister requesting the approval of a Conservation Restriction for a 15,530 square foot parcel on 16 & 20 Deborah Sampson.

VOTED: (Heitin/Roach) Voted unanimously to move the approval of the Conservation Restriction as requested by Conservation Administrator Meister

DISCUSSION REGARDING SACRED HEART WARRANT ARTICLE

Sacred Heart Chair Karen Friedman said the Sacred Heart Committee is proposing that the building be demolished. She believes that this is what is wanted almost unanimously. She said the request is going to be in two phases. Phase 1 will be the demolition of the building, removal of the debris and funding for a landscape architect who will provide the Town with a layout and design and then leave the land in good condition for a field. She said Phase 2 would incorporate the building of the field. Ms. Friedman said that there is just not enough time to look into all of the issues includes drainage and the size and type of field, hence the Phase 2. Selectman Roach said that he wants the field to be able to be used by others than the sports people. For instance if someone wants to fly a kite they should be able to do so. Alice Cheyer raised the issue regarding field use. Amanda Deni, Interim Recreation Director said organized groups be permitted to use the field.

VOTED: (Powell/Roach) Voted unanimously to discuss Collective Bargaining –SMEA Negotiations and Real Property acquisition and negotiation associated with Mountain Street. Discussion of these items in public session would be detrimental to the Town and at the end of Executive Session will adjourn for the evening.

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The meeting adjourned at 8:40 p.m.

Heitin: Aye

Roach: Aye

Powell: Aye