

MINUTES
BOARD OF SELECTMEN MEETING

Tuesday, October 18, 2011

7:00 p.m.

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

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DAVID WLUKA: WARRANT ARTICLE SPONSORED BY MARTHA RAIDER TO CHANGE ZONING TO ALLOW LANDSCAPING/NURSERY BUSINESS USE IN LIGHT INDUSTRIAL DISTRICT

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Mr. Wluka said the parcel that his client, Martha Raider, owns is unable to be developed for the zoning currently allowed. However, a buyer came forward who would like to use the parcel for a landscaping/nursery business. He said that the Town officials that he had spoken to had expressed no objection. He said there is no wetlands issue on this particular parcel. He reviewed the location of the parcel with the Board and stated that there are no abutters. He said his client realizes that all trucks must be washed in a closed system.

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PAUL VITALI – CITIZEN’S PETITION TO CONVERT MANAGEMENT OF A PARCEL THAT THE TOWN OWNS AT THE END OF OAKLAND ROAD FROM BOARD OF SELECTMEN TO CONSERVATION COMMISSION

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Mr. Vitali asked that the Selectmen reconsider their position on the Oakland Road article. He read a letter describing the parcel including the fact that it is contiguous to existing conservation property and near the drinking water supply. Chairman Powell said he said there was no plan for the site for municipal use. He also said when the Conservation Commission owns land and the Town needs land for municipal purchase the Town must exchange land with the Conservation Commission. He said at a later time they may need a parcel at a later time to swap particularly as it relates to the Sacred Heart project and noted that the Town is short on land to swap with the Conservation Commission. He said he has discussed the storing of materials on this parcel with the Conservation Agent and the DPW Superintendent and there are some materials that should be stored there and others that should not be stored on the parcel. He said a plan should be developed for this parcel as it relates to storage of materials. The Selectmen said that 48% of the land in Sharon is Conservation Land. Selectman Heitin said he is willing to limit the storing of materials on the parcel unless there is an unusual situation. Chairman Powell said he believes that they can meet Mr. Vitali’s goal without converting the management of the parcel to the Conservation Commission. The Selectmen agreed with Mr. Vitali’s request that the gate on the parcel be locked at all times and said they believe they can come to an agreement with Mr. Vitali understanding limiting use of property will be set forth in writing for Selectmen’s consideration at upcoming November 1st meeting.

SUI-WEN YANG AND RALPH GENERAZZO: CANDIDATE FOR APPOINTMENT TO THE COUNCIL ON AGING

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Ms. Yang said she is completing her one year appointment and hopes to be reappointed. Mr. Generazzo said he says housing and transportation as two major concerns for the Town. The two new busses are due to arrive in two to four weeks. Both appointees have attended many of the programs and stated that they are well received by the community. Ms. Yang said she believes that the popularity is in part due to word of mouth.

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FY 13 BUDGET: ELECTIONS & REGISTRATION – TOWN CLERK MARLENE CHUSED

Town Clerk Marlene Chused said that Elections & Registration budget of \$117,836.00 is higher than normal because of the federal November election which also includes the March and September primaries. She said she utilizes the tax write-off program to minimize costs and said that the salary line item has increased due to contractual obligations. She said the postage line item has increased and this does not even include the increase announced today by the postal service. She said the Town has purchased new voting machines and rather than connecting an arrow voters will fill in an oval. Selectmen Roach expressed concern about the condition of the voting booths. Ms. Chused said she would closely look at the condition of the booths and would ask Southeastern Regional to assist if additional voting booths are needed. She said she uses 100 voting booths for federal elections. She also said due to shifting population patterns several streets have been redistricted and those impacted will be notified by mail of the change in precinct.

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DAVID SHORE RE CELL TOWER SITING

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Mr. Shore said over the past several months he and his neighbors have been speaking with the Zoning Board of Appeals (ZBA) regarding the AT&T application for a cell tower. He said that AT&T has said that both locations – the Mohawk site and the 411 East Foxboro site - are compromise locations. The Mohawk site is a 79% coverage site and the 417 East Foxboro site is 59% - 62% coverage site. Therefore, they are concerned that the carriers will return for additional locations. He is requesting that the Town convene an advisory group to create a master plan for cell tower citing on Town owned property and to update the cell tower coverage map which created the cell tower overlay district. He feels that the current process pits neighborhood against neighborhood. Mr. Reynolds of East Foxboro Street said that the current map only addresses the needs for cell phones – there are greater uses for this type of technology because of the proliferation of electronic devices. Town Administrator Puritz said that he believes the request of Mr. Shore and his colleagues is much more in the realm of the Planning Board as it is more in the land use area. Selectman Heitin said the problem is the Town does not have a lot of Town land and almost all of these parcels abut a neighborhood. He said cell towers are not allowed to be placed on Conservation Land. The Board said they would take this under advisement and discuss at a future meeting. Chairman Powell said the Selectman cannot impact the special permit application pending at the ZBA.

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APPROVAL OF MINUTES

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The Minutes will be held.

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TOWN ADMINISTRATOR EMPLOYMENT AGREEMENT COMPENSATION

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The Board will be discussing this item in Executive Session.

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POSITION ON ARTICLES

1. Acquire or take by eminent domain land on South Main Street by	BOS	Yes - U
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Gavins Pond Road for highway purpose		
2. Elderly and Disabled Taxation Fund – To accept voluntary donations to assist low income, elderly and disabled pay their property taxes.	COA & Commission on Disabilities	Yes - U
3– Amend Zoning by-laws – New definition of Assisted Living Facilities	Epoch Senior Living	Yes - U
4 –Citizen’s petition to convert management of a parcel that the Town owns at the end of Oakland Road from Board of Selectmen to Conservation Commission	Paul Vitali	No – U
5. Zoning by-law change – PO Square Uses, Site Plan approval and Definition	Planning Board	Yes - U
6 – Zoning by-law change – PO Square Dimensional Standards	Planning Board	Yes - U
7 – Zoning by-law change – PO Square Off-street Parking and Loading	Planning Board	Hold - U
8 – Zoning by-law change – PO Square Affordable Housing	Planning Board	Hold - U
9 – Edit scenic road by-law to include a \$300 fine for cutting down each tree	Planning Board	Hold - U
10 – Rescind authorizations to borrow on assorted items	Finance Director	Yes – U
11 – Zoning Amendment Petition – Route 1 – Change of zoning to allow Landscaping/Nursery Business (675 General Edwards Highway) use in Light Industrial District	Martha Raider	Yes – U
12 – Zoning by-law change –Lot Shape	Planning Board	Yes – U
13 – Authorization to borrow for water department projects	DPW	Yes- U
14 – Accept local motel/hotel rooms tax	Finance Director	Yes - U
15 – Community Preservation Funding Request – Purchase Antique Fire Truck	CPA	Yes - U
1 – To accept deeds in lieu of foreclosing on certain parcels	Finance Director	Yes - U

SUPPLEMENTAL AGENDA

VETERAN’S DAY CELEBRATION

Deputy Police Chief J.J. McGrath and Paul Bergeron came before the Board to unveil plans for an expanded Veteran’s Day celebration. They would like to shut down PO Square, similar to Square Jam, on Friday November 11th from 11am – 1pm to show our appreciation and thanks to all of our Veterans. There will be some current and vintage military vehicles. He said they are asking the Selectmen to support the proposal. The Selectmen unanimously and enthusiastically supported the proposal. Deputy Chief McGrath said anyone who would like to contribute to this celebration in any way is welcome.

VOTED: (Heitin/Roach) Voted unanimously to support the Veteran’s Day Celebration on Friday November 11th from 11am – 1pm at Post Office Square as discussed this evening.

APPROVAL OF SOLAR SALT AND ROCK CONTRACT

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VOTED: (Heitin/Roach) Voted unanimously to approve the Medfield and Consortium bid and award the Solar Salt contract to Eastern Minerals at \$47.20 per ton (a decrease of 43 cents) and to American Rock Salt Co. LLC at \$55.78 per ton (an increase of \$8.58 per ton).

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VOTED: (Powell/Heitin) Voted unanimously to move into Executive Session to discuss Collective Bargaining: MP, Fire Fighters and AFSCME updates, Town Administrator Employment Agreement, Pending Litigation re Glassman, Real Property negotiations for the Mountain Street area and at the end of Executive Session to enter into Open Session to discuss the Town Administrator Employment Agreement. The discussion of these items in open session would be detrimental to the position of the Town.

The Board reconvened in Regular Session at 10:00PM

Chairman Powell announced that they would discuss the Town Administrator's Employment Agreement at the November 1, 2011 meeting.

VOTED: (Powell/Heitin) Voted unanimously to adjourn for the evening

The Board voted to adjourn for the evening at 10:05pm

Powell: Aye

Roach: Aye

Heitin: Aye

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