

MINUTES
SHARON BOARD OF SELECTMEN
April 22, 2014

The meeting of the Sharon Board of Selectmen was called to order in the Selectmen's Meeting Room at Sharon Town Hall at 7:30pm with Chairman Walter "Joe" Roach and Selectman William A. Heitin.

Rattlesnake Hill Development Opportunity Discussion

Ms. Patricia Gips from Patricia Gips Associates was present for the discussion. She began by saying that has been a real estate broker for 25 years and is focused on residential properties. She is aware of the property and its challenges and has worked with Striar and Brickstone in the past. The potential developer is familiar with both single family and 40B developments and would work with the Town.

Selectman Heitin noted that Ms. Gips seems to be hesitant to share the developer's name and Ms. Gips replied that it is Pulte Home Corporation – they have done single family and 40Bs. They are easy to work with, do their homework and are conscious of the environment. Per the Chairman's request, she provided some examples of work Pulte has done in Reading, Acton, Natick and Canton. They are a national company and are publicly traded.

Chairman Roach asked if she has done a LIP (Local Incentive Program) in other towns and she said that she has been involved in the process and it usually works out quite well. Selectman Heitin added that Sharon has done three – Wilber School, Avalon Bay and a parcel on the south side of town. He went on to say that it is our preference and we have tried to manage the growth in the town and manage the amount of affordable units. Selectman Heitin noted that Town Meeting is in a couple of weeks and a proposal is before Town Meeting to go forward with a clustered development and Ms. Gips noted that they prefer to do single family but are not opposed to a 40B.

Selectman Heitin said that we would like to continue the discussion regardless of how Town Meeting turns out. Ms. Gips noted that the developer is willing to work with the Town. The Board thanked Ms. Gips for her time.

Brickstone Development Agreement – First Amendment Execution

Town Counsel Dick Gelerman and Cindy Amara were present for the discussion.

Attorney Gelerman reviewed the components of the first amendment to the development agreement. He added that we are looking into the issue of whether or not we need to provide protection for those with shallow drinking wells.

Chairman Roach asked how many more meetings we will have relative to Brickstone. Attorney Gelerman replied that the Plannig Board is meeting on April 30 and the Conservation Commission on May 1.

MOTION: To approve the first amendment to the Brickstone Development Agreement, as discussed (Heitin – Roach) 2-0 **PASSES**

The Board took a 2 minute recess to sign the document. The Board returned to open session at 7:50pm.

Community Gardens Discussion

Ron Goldstein and Dave Berger from the community gardens were present for the discussion.

Chairman Roach noted that the Board would like to get a better understanding of the community gardens. Chairman Roach asked how many plots are there and Mr. Goldstein noted that there are approximately 80. Mr. Berger noted that the plot is 25x30.

Chairman Roach asked about the fee and where it goes. Mr. Goldstein said that the half plot is \$10 and \$20 for a full plot. They also charge extra for the hay. The money has been designed to cover the cost of plowing in the spring and fall. They bring in manure so people can do side dressing and they have a system of water lines and sometimes there may be a breakage. They supply wheelbarrows as well.

Mr. Goldstein noted it is a public charity but don't file tax returns. There is some subsidy on the hay, as the cost of the hay has risen.

Chairman Roach noted that the DPW Superintendent has some questions. Mr. Berger said that only hand watering is allowed and it is monitored very carefully. Mr. Goldstein said that the issue of water was discussed and the fact that they use water and a water bill of \$700 is not outrageous but they have never received a bill. If they receive a bill, then their obligation is to pay it and if necessary, they will raise the fees to cover the cost. Mr. Berger noted that it has been an odd situation, as they have talked about it but have never received a bill. Mr. Goldstein considers the gardens a recreational offering of the town. They want to be treated like everyone else in town.

Selectman Heitin asked if a Sharon resident wanted to get a plot, how would a person get one. Mr. Berger replied that in the past, it was difficult to get people to participate. But these days, they had to cut the garden size in half to accommodate as many people as possible. Mr. Goldstein noted that there is some turnover, but there may be 20 new gardeners this year. Mr. Berger said that when a new gardener comes in, he shows them the garden and explains the rules and regulations of the gardens. Mr. Goldstein said that all they ask of DPW is to shut the water on and off. This year, they asked DPW to deliver the compost that was donated by Ward's, but DPW declined to assist us. Chairman Roach noted that the gardens did receive the compost.

Chairman Roach asked if they have ever considered having a lottery system for new plots. Mr. Goldstein said that he isn't aware of any instance of having to turn people away. Mr. Berger said that some older gardeners are slow in returning their money, so some plots are given to new people. Mr. Goldstein said that if it became a real issue, they would consider a way to accommodate. There is a lot of turnover. Mr. Berger said that there are some people who have been grandfathered in with more than one plot. Selectman Heitin doesn't think the gardens are publicized and people don't know where to go to ask for a plot. They put flyers in the library and a notice on cable but they aren't quite sure how the gardeners find them. Chairman Roach asked if there are any gardeners from out of town and Mr. Berger noted that there are 6 or less gardeners that come from out of town, and several of them are former Sharon residents.

The Board asked if the gentlemen could provide them a list of their members. They just wanted to learn more about the gardens.

Former Recreation Advisory Committee member Mitch Blaustein provided some background: the community gardens used to come before the Recreation Advisory Committee every other year or so but when former Recreation Director David Clifton left, the gardens appeared to have fallen through the cracks. Mr. Goldstein believes it is a great idea for the gardens to have someone to go to in the town. Chairman Roach noted that town staff is stretched thin and can't accommodate all of the needs of the various community groups.

The Board thanked the gentlemen for their time.

Block Party Request Form Acceptance

Chairman Roach noted that #1 was crossed out.

MOTION: To approve the Town of Sharon block party request form, as presented
(Heitin – Roach) 2-0 **PASSES**

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

None.

Executive Session – 8:23pm

MOTION: To enter into Executive Session to discuss real property transfer and pending litigation, and at the end, to adjourn for the evening. Discussion of any of these items in open session would be detrimental to the Town.

Roach: Aye
Heitin: Aye

Adjournment

MOTION: To adjourn at 8:50pm

Roach: Aye
Heitin: Aye