

TOWN OF SHARON



2019 SPECIAL TOWN MEETING WARRANT

With Report & Recommendations of the Finance Committee

Monday, November 4, 2019

7:00 P.M.

**Sharon High School
Arthur E. Collins Auditorium
181 Pond Street**

Registered voters are asked to bring this report to the meeting for use in the proceedings

Registered voters planning to attend Town Meeting needing an ASL (American Sign Language) Interpreter are asked to call the Town Clerk's Office at 781-784-1500 x1201 at least two weeks in advance of the meeting

SPECIAL TOWN ELECTION

Tuesday, November 19, 2019

7:00 A.M. – 8:00 P.M.

Sharon High School Gymnasium, 181 Pond Street

OPEN WARRANT MEETING

Informal discussion of warrant articles

Monday, October 28, 2019

7:30 P.M.

Select Board Meeting Room, Town Hall, 90 South Main Street

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*Sharon Community Television covers government meetings.
The meetings are on Channel 22 and are posted on their website.
To view the schedule or to watch online, visit www.sharontv.com*

WARRANT INTRODUCTION

It is the responsibility of the Finance Committee to make recommendations to the voters on all matters that come before Town Meeting. In May of each year, Annual Town Meeting must adopt a town budget for the upcoming fiscal year that begins July 1 and ends June 30. In the fall, a Special Town Meeting may be convened to consider issues such as zoning by-laws and amendments as well as other timely matters brought before the voters to debate and vote. This Warrant is your guide to the items you may reasonably expect to deliberate and vote on November 4th at this Special Town Meeting.

Voters will consider eight Articles, many of which will have a long-term financial impact on the Town. The Warrant includes requests for significant appropriations, including construction of a new high school and a major land conservation acquisition. Other Articles to be considered would create additional revenue opportunities, such as solar energy lease projects and additional billboards along I-95.

Articles 1, 2 & 3 all relate to authorizing Town leadership to enter into long-term leases of up to 30 years and enable the Town to sign onto long-term solar power projects located on the former landfill property on Mountain Street, the Heights Elementary School roof, the East Elementary School parking lot, and Gavins Pond parking lot. Town Meeting previously authorized the leasing of any Town property greater than 2 acres to third parties for the generation of solar energy. These Articles authorize leases of up to thirty years to third parties that will construct, operate and maintain solar photovoltaic energy systems at those locations, generating revenue to the town in the form of lease payments and producing renewable energy at the same time.

Article 4 is a request to amend the Town's General Bylaws to permit billboards in Business District D and Residential & Recreational Overlay District within 350 feet east of I-95. These zones cover two properties - the Sharon Gallery and the Cape Club of Sharon - and the property owners have entered into agreements with the Town to share in the rental income from any billboards constructed on these sites.

Article 5 is a request to fund the acquisition of Rattlesnake Hill for conservation purposes using a combination of Community Preservation Act funds and State funds. This acquisition can be accomplished without a debt exclusion and without an increase in current property taxes or the existing CPA tax rate.

Article 6 requests funding for the construction of a new high school to replace the existing building that is too small, outdated and does not meet Americans with Disabilities Act (ADA) requirements under Federal law and Massachusetts School Building Authority (MSBA) established standards for classroom size and other requirements. The MSBA administers the State's school construction reimbursement program and through participation in this process, roughly one third of the total cost of the project will be funded by the Commonwealth. Funding for the Town's share of this project will require a debt exclusion to increase property taxes. Debt exclusion is a two-step process: approval of this Article requires a two-thirds vote at Town Meeting and *also* a majority vote at the polls at the Special Town Election in November 19, 2019 for the project to proceed.

Article 7 is a request to acquire approximately 500 square feet of land on South Main Street and subsequently convey it to the Commonwealth of Massachusetts for the purpose of traffic improvements at the intersection of Old Post Road and South Main Street. This action is proposed to facilitate the development of the Sharon Gallery project.

Article 8 is a request to acquire a parcel of land located at 18 Briar Hill Road to provide a staging area and buffer for the installation of a replacement water tank to be located on the adjoining parcel.

Members of the Finance Committee have dedicated considerable time to understanding these requests and their implications for the citizens of Sharon. Within this Warrant you will find a summary of their findings and their recommendations.

THE FINANCE COMMITTEE

Daniel Lewenberg, Chair; Patricia-Lee Achorn, Ira Miller, Vice-Chairs; Anja Bernier, William Brack, Arnold Cohen, Gordon Gladstone, Charles Goodman, Ann Keitner, Edward Philips, Anil Ramoju, and Hanna Switekowski

A Message from the Finance Committee...

Sharon Visual Budget

Our Town employees and elected officials understand that budgets are the road maps they must follow. Insiders live and breathe the budget. They toss around terms like “enterprise fund” and “capital outlay,” but most community residents lack insight into the world of municipal finances. It has long been a goal for the Finance Committee to increase transparency and accessibility to financial information for Sharon residents. We see Sharon Visual Budget as a tool for deepening the conversation about fiscal matters in Sharon.

This website will allow Sharon residents to see our budget priorities, how their own tax dollars are spent, and understand the issues behind important financial decisions without having to mine data from dozens of spreadsheets. We believe that this tool will provide the ability to foster informed conversations about these priorities with our officials, our boards and committees, and with each other.

To access the Sharon Visual Budget, go directly to:

<https://sharon.vb2.visgov.com/> or

Sharon Visual Budget can also be accessed from the Finance Committee page on the Town website, www.townofsharon.net via the link at the upper left “Sharon Visual Budget”.

Please note that Internet Explorer does not support full aspects of Sharon Visual Budget. You are advised to use Google Chrome, Firefox, or other search engines.

**TOWN OF SHARON
COMMONWEALTH OF MASSACHUSETTS
SPECIAL TOWN MEETING
NOVEMBER 4, 2019**

Norfolk, ss.

To either of the Constables of the Town of Sharon in the County of Norfolk, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said town, qualified to vote in elections and in town affairs, to meet at the Arthur E. Collins Auditorium at Sharon High School, 181 Pond Street, Sharon, Massachusetts on **Monday, November 4, 2019, at 7:00 P.M.**, then and there to act on the following articles:

Article 1: Long Term Lease Authorization for Other Solar Locations & PILOT with Lessee/Operator of System

Sponsored by: Select Board

To see if the Town will vote to transfer the following land described below, from the board or department that currently has custody of such land and held for their current purposes to the same custodial board or department and to the Select Board to be held for their current purpose and for the purpose of leasing portions of such land for the installation of solar photovoltaic energy facilities and supplying solar energy, for a term commencing upon execution and continuing through a period not to exceed thirty (30) year after the date on which such facilities achieve commercial operations, and on such other terms and conditions, and for such consideration, as the Select Board deems appropriate; and to authorize the Select Board to enter into such leases and/or to grant such access, utility, and other easements in, on, and under said land as may be necessary or convenient to construct, operate and maintain such solar photovoltaic energy facilities and supply solar energy, and to authorize the Select Board to take any actions and execute any documents necessary or appropriate to accomplish the foregoing;

And further to authorize the Select Board, pursuant to G.L. c. 59, § 38H, to negotiate and enter into power purchase agreements, payment in lieu of tax agreements with the lessee/operator of the solar photovoltaic energy facility, to be developed at the such properties, and any other documents and agreements related thereto, upon such terms and conditions as the Select Board shall deem to be appropriate;

Property Description	Street	Assessor Parcel
Heights Elementary School – Roof Installation	454 South Main Street	Map 59, Block 93
Gavins Pond Parking Lot - Canopy	195 Gavins Pond Road	Map 20, Block 1, Lot 5
East Elementary School Parking Lot - Canopy	45 Wilshire Drive	Map 84, Block 70

or take any other action relative thereto.

FINANCE COMMITTEE RECOMMENDATION:

Approval of this Article would authorize the Town to enter into lease agreements with operating terms of up to 30 years, which would allow for the installation of solar photovoltaic energy facilities (aka solar panels) on various town properties, and to enter into associated easement agreements, power purchase agreements and “payment in lieu of tax” (PILOT) agreements. During the initial phase, solar panels would be installed in the following locations:

1. Former Sharon Landfill on Mountain Street (for legal requirements, separately covered by Article 2 of this warrant)
2. East Elementary School Parking lot (canopy style installation)
3. Heights Elementary School roof
4. Gavins Pond Soccer Fields Parking lot (canopy style installation)

The Town may opt to add other locations and projects which are of a more complex and thus time consuming nature, such as the parking lot next to the Sharon train station, at a later date.

Town Meeting previously authorized the leasing of any Town property greater than 2 acres to third parties for the generation of solar energy. Over the past 17 months, the Energy Advisory Committee has conducted an in-depth analysis of the feasibility of installing solar panels across town properties. In the process, every Town owned property was evaluated and for a variety of reasons, such as age and slope of roofing (e.g. Public Safety building and East Elementary roof), ownership of land (part of the parking lot next to the train station is owned by the MBTA), and size, the above mentioned 4 sites were selected as the most suitable candidates to embark on this process.

As part of the process, the Energy Advisory Committee involved various groups, committees, abutters, etc., who would potentially be affected by these projects, such as the School Administration, School Committee, Sharon Soccer Association, Fire Department, Conservation Commission, Town Engineer/DPW, Select Board, and has incorporated their concerns into the planning process.

The vendors for the 4 projects were selected on the basis of proposals provided through two competitive bidding processes. For the larger projects at the Landfill, Gavins Pond and East Elementary, the Committee issued a Request for Proposal (RFP) and received a total of 11 qualifying bids, from which the Town selected the proposals of Distributed Solar Projects LLC (DSP) as most advantageous. The Memorandum of Understanding (MOU) with DSP allows for development at additional canopy sites on Town property over the next two years on the basis of the same Price Proposal without a new RFP. For the small Heights Elementary rooftop project, the Committee recommended award of the project to Solect Energy Development LLC (Solect) as the most advantageous responder to a state-wide procurement for small rooftop projects for electricity sold behind-the-meter for public buildings.

All affected town buildings and lands would remain town property but under the lease agreements, the chosen vendors would install the solar panels at their own cost and sell the

generated energy to Eversource. For the Heights Elementary roof project, the Town would directly purchase the generated energy at a reduced rate. As the owners of the installations, the vendors would also assume liability for them. The lease agreements, as currently drafted, have a 20 year term that commences after the permitting and installation process has been completed. Such process is estimated to realistically take anywhere between 12 and 24 months, but could take longer. At the end of the lease term, the town will have the option to either enter into 2 more subsequent lease terms of 5 years each, or request the removal of the installations at the cost of the lessee.

Incentives for solar installations are classified via so called “SMART Blocks”. Block 4 currently provides for the highest possible financial compensation to the Town. Block 8 would result in substantially less compensation to the Town. Incentives decline 4% as each Block reaches capacity. Eligibility is first-come first served, so time is the driving factor in determining in which block a project will be. The Energy Advisory Committee expects that approval of this Article in November 2019 would put the above mentioned projects into either block 5 or 6.

In addition to the positive effect on slowing down climate change generated by adding more renewable energy sources to the power supply, approval of these projects would generate substantial revenues to the Town during the lease term. The Energy Advisory Committee estimates these to be as follows:

<i>Site</i>	<i>PPA/Lease Year 1*</i>	<i>PILOT</i>	<i>Overall 20-yr total*</i>
Landfill (DSP)	\$526,000/year to \$694,000/year	\$64,150/year	\$10,600,000 to \$15,200,000
East Elementary (DSP)	\$27,750/year to \$43,500/year	\$5,040/year	\$592,000 to \$953,000
Gavins Pond (DSP)	\$48,750/year to \$74,750/year	\$9,360/year	\$1,050,000 to \$1,686,000
Heights Elementary (Solect)	\$20,399/year to \$30,761/year	\$3,300/year	\$473,000 to \$725,000
Total	\$622,899/year to \$843,011/year	\$81,850/year \$1,637,000 over 20 years	\$12,715,000 to \$18,564,000

* Compensation depends on which SMART Block the project will be in. High value ranges assume SMART Block 4 and low value ranges assume SMART Block 8. DSP overall 20-yr low-value totals include additional 10% discount for unforeseens.

DSP projects include \$20,000 payment on site lease execution; \$1,000 payment on execution of the canopy MOU; and quarterly payments in advance of commercial operation of \$3,040 per quarter for the landfill, \$613/quarter for Gavins Pond and \$353/quarter for East Elementary. It is important to note, that in addition to Town Meeting approval, certain other approvals are required for the projects to come to fruition. These are:

- Post-closure use permit for the landfill from the Massachusetts Department of Environmental Protection, to be reviewed by the Solid Waste Division of the Southeast Regional Office in Lakeville.
- Interconnection service agreements (ISAs), including required system improvements, from Eversource for all projects. The ISA acquisition process requires demonstration of right, title and interest in land through property ownership or a site lease.
- Eligibility for the Massachusetts SMART program from the Massachusetts Department of Energy Resources. Eligibility requires evidence of having obtained an ISA.
- Special legislation to amend legislation passed in 2012 that restricts the term of leases on the Sharon municipal landfill property to ten years.

The Energy Advisory Committee has advised the Town that the projects, as envisioned, should qualify to receive all required external approvals but there is no guarantee of that since such approvals are out of the control of the Town.

Contracts with vendors are comprehensive and cover such items as a requirement that any worker involved at installing panels at the schools will have passed a CORI (Criminal Offender Record Information) background check. Installation at the schools and the soccer fields will be timed not to interfere with school operations and soccer training/games. No parking spots will be lost due to the installation of the canopy style solar panels. Instead, the installations will provide the added benefit of shelter from rain, sun and snow. Installations are designed to withstand New England weather, as far as snow/rain amounts and wind are concerned. Installations very similar in design have already been installed in many locations across Massachusetts, including at multiple schools (for example Lincoln-Sudbury Regional High School).

The Select Board voted 2-0 in favor of approval.

THE FINANCE COMMITTEE VOTED 10-0-0 IN FAVOR OF APPROVAL.

QUANTUM OF VOTE: 2/3 vote

Article 2: Long-Term Lease Authorization for Solar Energy at Former Landfill, PILOT with Lessee/Operator & Amend Chapter 181 of the Acts of 2012 to Authorize Select Board to Enter into Leases up to Thirty Years

Sponsored by: Select Board

To see if the Town will vote to authorize the Select Board to petition the General Court of the Commonwealth of Massachusetts to amend Chapter 181 of the Acts of 2012, to increase the operating term of authorized leases from ten (10) years to thirty (30) years, commencing upon execution and continuing through a period not to exceed thirty (30) years from the date on which such facilities achieve commercial operations, and to authorize the Select Board to enter into any and all necessary agreements to let and/or lease the former landfill property, located off

Mountain Street, shown on Assessors Map 63, Parcel 14, for a period of thirty (30) years on such terms and subject to such conditions as the Select Board shall deem appropriate, for the purpose of leasing to a third party to finance, develop, own and operate a solar photovoltaic energy system and supplying solar energy; and to authorize the Select Board to grant such access, utility, and other easements in, on, and under said land as may be necessary or convenient to construct, operate and maintain such systems; and to authorize the Select Board to take any actions and execute any documents necessary or appropriate to accomplish the foregoing;

And further to authorize the Select Board, pursuant to G.L. c. 59, § 38H, to negotiate and enter into a payment in lieu of tax agreement with the lessee/operator of the solar photovoltaic energy system to be developed at the former landfill property, upon such terms and conditions as the Select Board shall deem to be appropriate,

or take any other action relative thereto.

FINANCE COMMITTEE RECOMMENDATION:

Approval of this Article would authorize the Select Board to petition the General Court of the Commonwealth of Massachusetts to amend Chapter 181 of the Acts of 2012, to increase the operating term of leases from ten (10) years to thirty (30) years. The aforementioned legislation is specific, and limited, to the location of the former Sharon Landfill, located at 156 Mountain Street (about 0.5 miles past the Middle School when approaching from the town center). While this legislation already authorized the Select Board to enter into agreements for the Landfill property "... to be used for the production of renewable energy resources and leasing in conjunction therewith.", it also stipulates that "The board of selectmen may lease such parcel on such terms and conditions as it deems appropriate, for not more than 10 years, to a third party developer to finance, develop, own and operate a utility scale solar project".

The solar energy industry has undergone significant changes since this legislation was enacted, and the Energy Advisory Committee has advised the Town that a 10 year limit on lease agreements for solar panel installations is no longer feasible. The reason being that a 10 year limit would not provide the vendor with enough time to recoup installation costs. This term limit of 10 years would not be long enough to entice the vendor to take on the financial risk associated with the installation. As discussed under Article 1 of this warrant, the Town seeks to enter into lease agreements for proposed solar panel projects across town. The landfill is the "anchor site," which has a 20-year operating term with an option for 2 additional subsequent leases with terms of 5 years each. The Select Board is seeking Town Meeting authorization to petition the General Court of the Commonwealth of Massachusetts to allow lease agreements at the Landfill site with an operating term of up to thirty (30) years). The Commonwealth is trying to expand renewable energy sources for the power supply and is well aware of the need for longer term lease agreements. The Energy Advisory Committee advises that the legislature is likely to look favorably on such a petition.

The Select Board voted 2-0 in favor of approval.

THE FINANCE COMMITTEE VOTED 10-0-0 IN FAVOR OF APPROVAL.

QUANTUM OF VOTE: Majority vote

Article 3: General Bylaw Change: Amend Chapter 43: Legal Affairs to Authorize the Town Administrator, with Approval, to Enter into Land Lease Agreements up to Thirty Years

Sponsored by: Select Board

To see if the Town will vote to amend the General Bylaws by adding a new section 43-5 to Chapter 43, Legal Affairs, regarding leasing of land by the Select Board and Town Administrator, as follows:

§ 43-5. Authority to lease land.

The Town Administrator, subject to approval by the Select Board, is hereby authorized to solicit, award and enter into lease or license agreements for the use of land owned by the Town which is declared to be surplus for a period of up to thirty years, inclusive of any renewal, extension or option provision, without the necessity for further authorization by Town Meeting.

Nothing herein shall be construed to limit the Town's, the Town Administrator's or the Select Board's authority to solicit, award and enter into such a lease or license agreement for a longer term pursuant to any applicable law, including, without limitation, (1) G.L. c. 40, § 3, authorizing the Select Board to enter into leases for the use of municipal buildings for a period of up to thirty years; and (2) any action by Town Meeting authorizing the Town Administrator or the Select Board to enter into a specific lease or license, or category of leases or licenses.

Or take any other action relative thereto.

FINANCE COMMITTEE RECOMMENDATION:

Approval of this Article would authorize the Select Board to enter into leases with a term of up to 30 years, for the use of land owned by the Town that is declared to be surplus, without the necessity for further authorization by Town Meeting, as well as any town property greater than two acres to third parties for the generation of solar energy.

Articles 1 and 2 of this Warrant discuss in detail the need for the ability to enter into leases with a term up to 30 years, to make the lease of Town land and property feasible for the installation of solar panels. While approval of Articles 1 and 2 would enable the Town to move ahead with the projects described under those Articles, approval of this Article would give the Select Board the general authority to lease Town land for up to 30 years for additional solar generation projects.

The Select Board voted 2-0 in favor of approval.

THE FINANCE COMMITTEE VOTED 10-0-0 IN FAVOR OF APPROVAL.

QUANTUM OF VOTE: Majority vote

Article 4: General Bylaw Change: Amend Chapter 221: Signs to Permit Billboards in Business District D and Recreation & Residential Overlay District

Sponsored by: Select Board

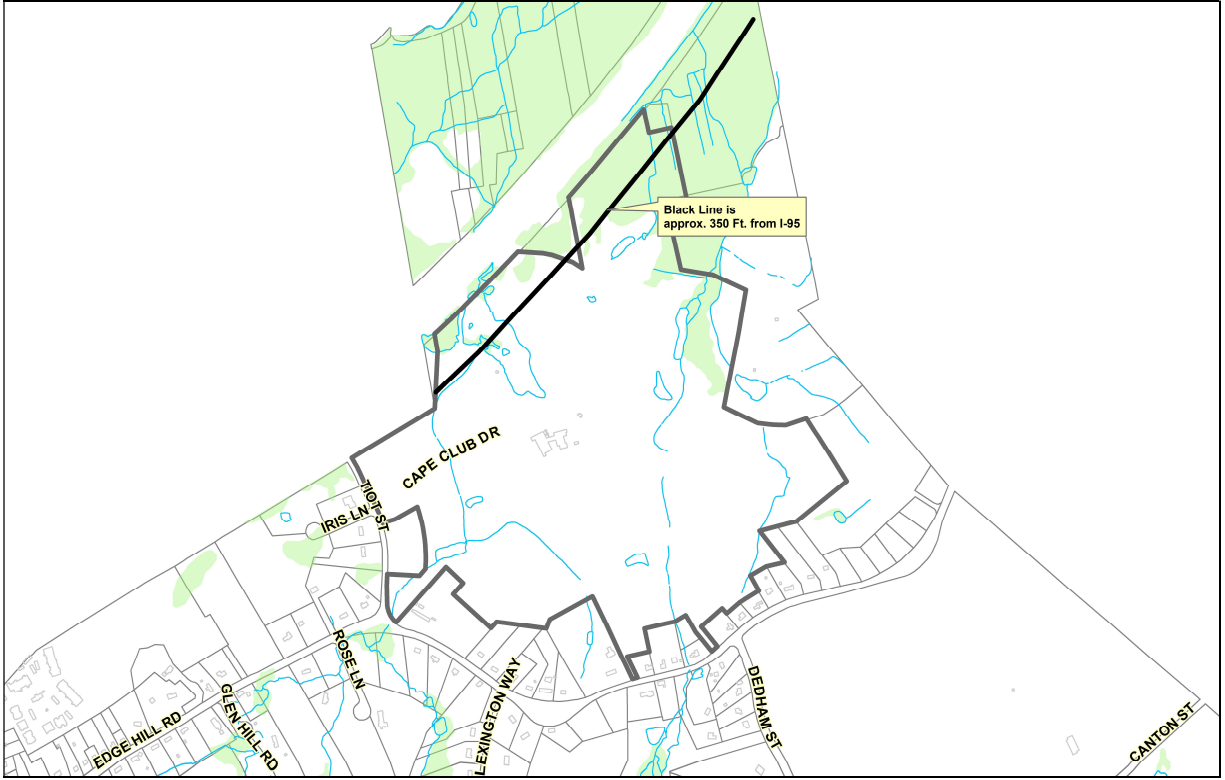
To see if the Town will vote to amend Chapter 221: Signs, of the Town's General Bylaws, by adding Business District D and the Residential and Recreational Overlay District to the districts in which billboards are allowed, by amending Section 221-17.D, as follows:

D. Billboards. In the Light Industrial District, Business District D and the Residential and Recreational Overlay District, billboards are permitted by sign permit, subject to design review and hearing, as provided in Article II herein, as follows:

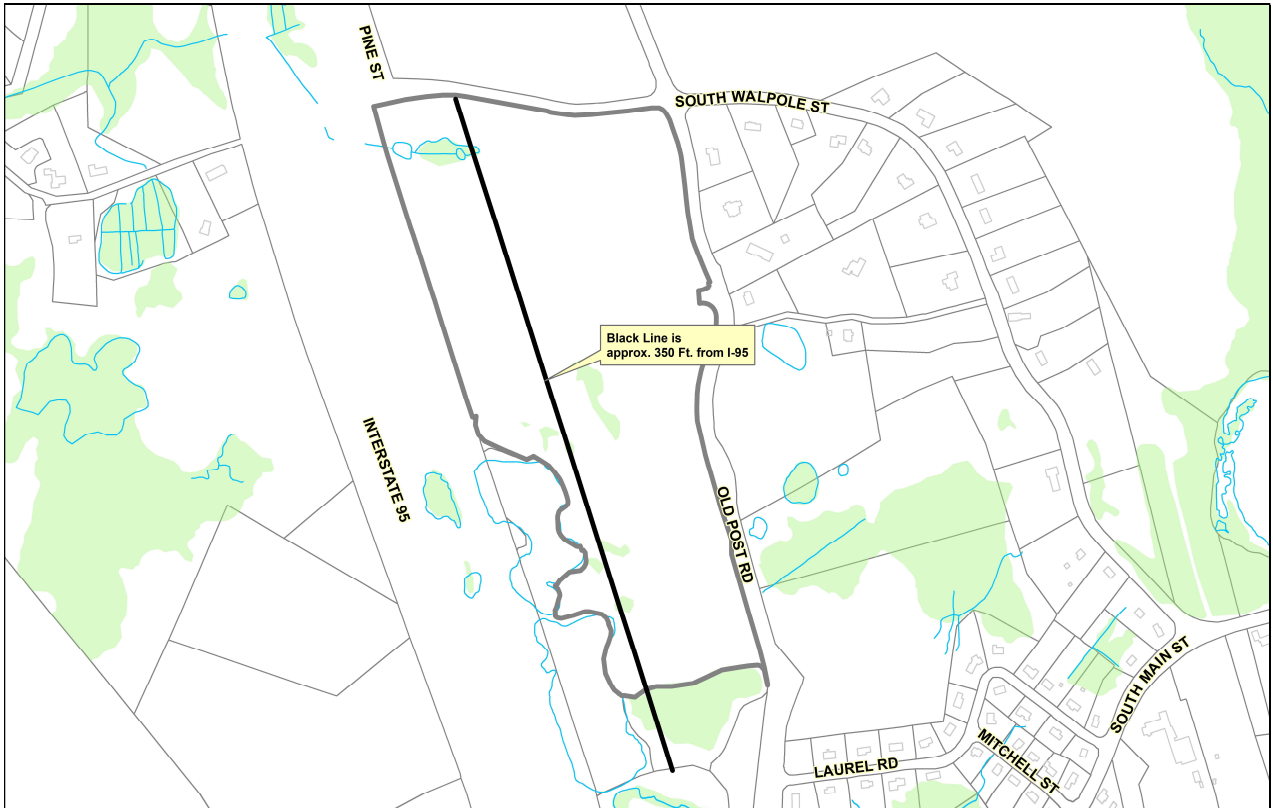
- (1) Number: one freestanding pylon sign per lot meeting the minimum area requirements when lot is located west of Route I-95 and is in the Light Industrial District, and when the lot is located within 350 feet east of Route I-95 in the Residential and Recreational Overlay District and 350 feet east of Route I-95 in the Business District D.

Or take any other action relative thereto.

Residential & Recreation Overlay District



Business District D



FINANCE COMMITTEE RECOMMENDATION:

Approval of this Article would authorize the General bylaw change to amend Chapter 221 that permits constructing billboards in Business District D and Recreation & Residential Overlay District within 350' east of I-95. Ninety-Five LLC and 25 Tiot Holdings LLC have proposed to locate up to four billboard faces each (total 8) on privately owned properties located in the Business District "D" Zoning District and Recreation & Residential Overlay Zoning District respectively, as identified in Exhibit "A". The parties (private owners of the land, Ninety-Nine LLC, 25 Tiot Holdings LLC) and their advisors have conducted extensive discussions over the past several months regarding potential adverse impacts of the billboards upon the Town and ways to avoid, minimize or mitigate them.

Based upon Ninety-Five LLC and 25 Tiot Holdings LLC's agreement to undertake mitigation actions as per the agreement, the Town has agreed to cooperate with them in the completion, permitting and approval process for the Billboards. Within 60 days of obtaining all final permits for each billboard face,, Ninety-Five LLC and 25 Tiot Holdings LLC will make a lump sum payment to the Town of \$125,000.00 per digital billboard face. Thereafter, commencing on the sooner of (i) twelve months after state and local permit approval, or (ii) six months after billboard face is constructed and in use, with operating electrical service to the Billboard's face, both Ninety-Five LLC and 25 Tiot Holdings LLC shall make monthly payments to the town, of \$893.00 per each digital billboard face (total of \$893.00 X 8 = \$ 7144.00 per month), for the term of twenty-five years.

Upon review of these agreements and the revenue that will be received, the Finance Committee recommends approval of the General bylaw change to amend Chapter 221 to construct up to eight billboards as mentioned above.

The Select Board voted 2-0 in favor of approval.

THE FINANCE COMMITTEE VOTED 9-0-1 IN FAVOR OF APPROVAL.

QUANTUM OF VOTE: Majority vote

Article 5: Acquire Rattlesnake Hill for Open Space Purposes

Sponsored by: Select Board

To see if the Town will vote to

(a) authorize the Select Board to acquire by purchase, gift, eminent domain or otherwise, on such terms and conditions as the Select Board may determine, all or a portion of the property known as Rattlesnake Hill, situated in Sharon, Massachusetts, located on the easterly side of Mountain Street, consisting of 339.40 acres +/- and containing Lots AA, 6, 7, 15, 16, 17, 21, 22, 23, 24, 25 and 26 as shown on a "Plan of Land, Mountain Street in Sharon, Mass.," dated May 6, 1996, Youngquist, James & Associates, Inc., recorded in the Norfolk Registry of Deeds on May 30, 1996 in Plan Book 439, Plan No. 293, or as the same may be more

particularly described, and to authorize the Select Board to accept the deed to the town, of fee simple interest or less; the anticipated purchase price is ten million (\$10,000,000.00) dollars, of which seven million five hundred thousand (\$7,500,000.00) dollars is anticipated to be raised from the Community Preservation Fund and two million five hundred thousand (\$2,500,000.00) dollars is anticipated to be funds of the Commonwealth.

(b) transfer, appropriate and expend, pursuant to the favorable recommendation of the Community Preservation Committee, under Chapter 44B, the Community Preservation Act, the sum of \$500,000.00, to be transferred from the Reserved Open Space Fund and \$2,000,000.00 from the Unreserved/Undesignated Community Preservation Fund balance, and the treasurer, with the approval of the Select Board, be authorized to borrow an additional sum of money as authorized under the Community Preservation Program pursuant to Massachusetts General Laws, chapter 44B section 11;

(c) authorize the Conservation Commission and/or the Select Board to submit on behalf of the town any and all applications deemed necessary for grants and/or reimbursements from the Commonwealth of Massachusetts, or the United States, under the Self-Help Act (M.G.L. Chapter 132A § 11), or any other state or federal programs including those in aid of conservation land acquisition, and/or any other gifts or grants from any other non-governmental entities; and/or any others in any way connected with the scope of this Article, and to grant any mortgages and easements necessary or as the Select Board may deem advisable, in connection with this transaction;

(d) authorize the Select Board to grant a perpetual conservation restriction in said parcel of land meeting the requirements of M.G.L. Chapter 44B, § 12 and M.G.L. Chapter 184, §§ 31-33; and

(e) and to authorize the Select Board to undertake any and all actions, enter into any such agreements and execute such documents as may be necessary to accomplish the foregoing.

Or to take any other action relative thereto.

FINANCE COMMITTEE RECOMMENDATION:

Approval of this Article would permit the Town to acquire the property known as Rattlesnake Hill for “open space purposes” without increasing property taxes to make the purchase. Rattlesnake Hill is a 337± acre parcel owned by Brickstone Sharon, LLC, located off of Mountain Street. Brickstone has "as of right" ability to build a conventional subdivision of 83 single family homes.

There is a long history regarding the Town’s efforts to protect some or all of this parcel for conservation purposes. Most recently, the 2014 Annual Town Meeting considered a “Conservation Gift” of 154.08± acres of land for “general municipal purposes” adjacent to a planned 98-unit cluster subdivision and the purchase of an additional 65.68± acres of the land within the site for a purchase price of \$3,000,000.00 for conservation and/or recreation.

The current proposal presented to Sharon voters is to purchase most of the property for \$10.0 million: \$7.5 million funded by Town of Sharon Community Preservation Act (CPA) fund

available reserves and borrowing, and \$2.5 million from the Commonwealth of Massachusetts (\$1.0 million from the Department of Conservation and Recreation (DCR), \$1.0 million from the Department of Fish and Game (DFG) and half a million dollars from other State resources). Brickstone would retain four (4) single family Form A lots located along Mountain Street with the remainder of the 337 acres to be held by the Town of Sharon for “conservation purposes.” The land would be subject to a conservation restriction under Article 97 of the Commonwealth Constitution assuring preservation in perpetuity.

The use of CPA funds for the purchase would be as follows: \$500,000.00 from the Open Space and Recreation reserve funds, \$2,000,000.00 from the Undesignated Community Preservation Committee (CPC) reserves and \$5,000,000 to be borrowed against future CPC revenues (Open Space and Recreation, and Undesignated) for 20 years.

The CPA funds would still meet the 10% requirements on the three designated CPA categories (Open Space and Recreation, Historic, and Housing). The CPC accounts have sufficient reserves and projected surcharge income to support the endeavor. This purchase would not require any increase to the existing property tax rate or the CPA surcharge. CPA required funding for the Historic and Housing categories would not be impacted by this proposal.

In making a recommendation to the Town, the Finance Committee considered the following:

- Rattlesnake Hill is a diverse environment including wildlife and eleven certified vernal pools. It is contiguous with the 1,843-acre DCR Borderland State Park. Together Borderland and Rattlesnake Hill would preserve over 2,000 acres of wildlife protection space in eastern Massachusetts.
- At an elevation of 431 feet, Rattlesnake Hill is the highest point between Cape Cod and the Blue Hills and the last such parcel of land in eastern Massachusetts available for conservation protection. As demonstrated by the DCR and DFG investments, there is State level interest in the acquisition of this open space.
- The Developer analysis from 2014 projects that the additional homes under the four legally available development options would increase enrollment in the Sharon Schools by 100-360 students. The Town would have to invest in additional school facilities and infrastructure to accommodate the influx of these students.
- The previous owner of the parcel submitted a plan under General Laws, chapter 40B to develop approximately 240 acres of the parcel by building 250 residential units, 25 percent of which would be affordable. The Board of Appeals conducted public hearing required by the 40B law, and granted the special permit, but limited the development to 120 residential units (25% of which would be affordable.) The developer appealed this decision to the State Housing Appeals Committee, where the matter is still pending. Purchase of the property would put an end to that litigation.

The Select Board voted 2-0 in favor of approval.

The Community Preservation Committee voted 7-0-0 in favor of approval.

THE FINANCE COMMITTEE VOTED 10-0-0 IN FAVOR OF APPROVAL

QUANTUM OF VOTE: 2/3 vote

Article 6: New High School Funding

Sponsored by: School Committee

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the Sharon Standing Building Committee for the Sharon High School project which will include the design, engineering and construction of a new high school facility and athletic facilities located at 181 Pond St, Sharon, MA, including the payment of all costs incidental or related thereto, which shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”). The Town acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town. Any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) forty-eight and ninety five one hundredths percent (48.95 %) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA, provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. Chapter 59, Section 21C (Proposition 2½) or take any other action thereto.

FINANCE COMMITTEE RECOMMENDATION:

Approval of this Article will appropriate funds, authorize borrowing, and allow Sharon residents the opportunity to vote at the November 19, 2019 Special Town Election to pass a debt exclusion and construct a new high school to replace the deteriorating, non-compliant, undersized existing building that was built in 1958. The projected cost of the new high school is approximately \$163 million. The cost to the town for the project is expected to be approximately \$110 million. The remaining \$53 Million will be paid by the Massachusetts School Building Authority (MSBA). Failure to approve this Article would remove Sharon from the MSBA funding process, forfeit \$53 Million of state aid, and leave the Town responsible for 100% of the costs to renovate and/or rebuild the current high school.

Background

The Town of Sharon has been developing a strategy and plan to address the chronic and severe physical issues at the current high school for well over 6 years.

In 2013, the district commissioned an existing conditions study by the architectural firm of Symmes Maini & McKee Associates (SMMA) to determine future capital needs at SHS. The resulting report highlighted significant concerns. A primary concern was that few spaces meet current educational requirements as established by the MSBA. Also of concern were numerous

building deficiencies, outdated systems (plumbing, electrical, etc.), as well as areas that do not comply with the Americans with Disabilities Act (ADA).

In the spring of 2016, the district began exploring the likelihood of securing state funding for renovating the existing facility or building a new high school by submitting a Statement of Interest (SOI) to partner with the MSBA. Over eighty schools submitted SOI's. In February of 2017, SHS was one of only three high schools to be invited into the MSBA's 2017 Eligibility Period, which is a 270-day timeframe during which the district must secure community support to enter into a Feasibility Study Agreement with the MSBA.

In the fall of November 2017, the Town passed a Warrant Article to appropriate \$1,900,000 on behalf of the School Committee to enable the Sharon Standing Building Committee (SSBC) to engage an Owner's Project Manager (OPM statutorily required) and an Architect (collectively the Project Team) to prepare a feasibility study, schematic designs and cost estimates for alternative programs to rectify existing conditions and design a cost effective result that will serve the educational needs at the high school into the future. A School Building Committee (SBC) was formed to make recommendations to the SSBC (responsible by Town by-law for all aspects of the building from design through construction closeout).

After the Town Meeting vote in the Fall of 2017, the School administration along with PMA Consultants (the OPM) and Tappé Architects (the Architect) went through an extensive interview process with all stake holders, including the School Committee, the high school principal, department heads and teachers as well as town departments, to develop a detailed educational program, generate an initial space summary, document existing conditions, establish design parameters, develop and evaluate alternatives and recommend the most cost effective and educationally preferred solution to MSBA for its consideration. The public input process included dozens of public meetings between the fall of 2017 and the summer of 2019 with students, teachers, administrators, parents, the general public and other stake holders.

On November 21, 2018, the OPM and Architect submitted, on behalf of the SBC and based on the recommendation of the School Administration and with the approval of the SSBC, the preliminary design program and preferred schematic report for approval by the MSBA Board of Directors. On March 19, 2019, the School Committee voted to submit the preferred schematic report to the MSBA with the recommended building option, which was approved by the MSBA. As a result, beginning on March 22, 2019, the project team developed the schematic plans and the cost estimates for further MSBA approval.

On September 3, 2019, the SBC and the SSBC approved the Preferred Schematic Report for submittal to the MSBA. On September 4, 2019, the School Committee voted to submit the Project Scope and Budget to the MSBA. The MSBA meets on October 30, 2019 to review the Project Scope and Budget. If approved, a Project Scope and Budget Agreement will be generated by the MSBA that documents the project scope, budget, schedule, and final MSBA financial participation. Upon issuance of the Project Scope and Budget Agreement, the Town will have 120 days in which to secure Town Meeting approval of the entire cost of the project, approval of which must be validated by a subsequent positive ballot vote (similar to the voting at an election).

A full history of the High School Building Project and design information regarding the proposed new High School can be found at the Sharon High School Building Project web site at <https://www.shsbuilding.com>.

Significant Issues with the Existing High School

There are four fundamental areas of concern with the existing high school that result from it being over 60 years old: (1) inadequate physical space and facilities; (2) unsafe and failing physical conditions; (3) lack of access to learning and other legal compliance issues; and (4) failure to meet educational standards.

History

The high school consists of a core building constructed in 1958 augmented by renovations in 1962 and 1997 with modular classrooms added in 2009 and 2010. The total square footage of the current high school is 168,000 square feet. At the time of the 1997 renovation there were 858 students. Today, there are 1,107 students in the school and projections are that there may be as high as 1,352 students in 2025. MSBA and the School Committee have agreed on a facility to accommodate 1,250 students.

Inadequate Physical Space and Facilities

The current high school is too small. The current 168,000 square foot facility is designed to accommodate a maximum of 975 students under current educational standards. In fact, currently there are over 1,107 students with projected future class sizes to be approximately 1,250. Anyone who has students in the high school or has been to high school events or been in the high school during the day understands the overcrowding issue. Students have to eat lunch in the hallways because the cafeteria is too small. The hallways are very narrow and are almost impassable between class periods. The science classrooms fail to meet the state educational standards for science class room size. There are inadequate Science, Technology, Engineering, Arts and Math (STEAM) classrooms. There are not enough class rooms for special education, insufficient teacher preparation space, lack of locker room, showers and changing facilities in the gymnasium, and other significant space issues.

The High School Is Unsafe and Physically Failing

The building suffers from the deterioration and obsolescence typical of a sixty year old building. The basic infrastructure (heating, cooling, plumbing and electrical systems) is inadequate, prone to failure and often difficult to get repair parts since some of the equipment is so old that the manufacturer has gone out of business. The electrical panel is over 60 years old and spare parts and fuses cannot be found. There are chronic moisture issues. The temperature cannot be

regulated easily, especially when it is very hot or cold outside. The lighting in many areas is inadequate.

The current high school is also very difficult to secure with so many exterior doors, entrances and windows that can't be locked.

The High School is Inaccessible and Out of Compliance

The building is not ADA compliant. Doorways (including those to restrooms) are too narrow to permit transit of a wheelchair; stairs obviously prevent the use of wheelchairs and are difficult for students with other permanent or temporary disabilities to navigate. The auditorium is a prime example of obstacles that a person with disabilities has to overcome to participate in school functions. Additionally, the high school is the primary designated shelter for the town in case of emergency. While the Town has not yet been cited for non-compliance, there are statutory provisions for significant fines that may be levied against the town for continuing non-compliance.

The High School Does Not Meet Educational Standards

MSBA has established standards for classroom size based on the usage of the classroom (lecture, science labs etc.). Of sixty seven rooms in the high school only ten meet the criteria (core classroom spaces average 450-500 square feet; current standard is 850-900 square feet). For example, the standard for science labs is 1,400 square feet. Two existing labs meet criteria while nine do not, averaging 700 square feet. The small room size poses a challenge to teaching students in a manner consistent with current curriculum guidelines. Also, neither the gym, the auditorium nor the cafeteria meets the guidelines.

The Design Options

The OPM and Architect presented three options to the SBC and the SSBC regarding the replacement of the existing high school, a pure renovation option, a hybrid renovation and new construction option and a new construction option. The renovation option was deemed to be a significant waste of money as it would result in facility that was still inadequate and would not be able to pass MSBA standards. The hybrid construction option was also rejected as it would cost approximately the same as a new high school, but without the significant benefits of a new school.

Features of the new High School

The plan is to build the new high school where the existing baseball field and tennis courts are located, retaining the existing football field and constructing the parking and bus and car drop off where the existing high school is located after demolition. Details of the design can be found at <https://www.shsbuilding.com>.

Community Benefits

The facility layout is designed to improve traffic concerns on Pond Street, provide for better access and egress by creating a dedicated, separate bus lane along with a student drop off lane. The design includes renovating the existing wetlands at the corner of Pond Street and Beach Street and taking advantage of the site views of Lake Massapoag.

Other benefits to the community from the new high school include housing the Adult Education Center with separate access for the public without allowing access into the high school. The new high school is also designed to the highest environmental standards and the roof is being designed to include the future possibility for solar power generation.

Educational Features

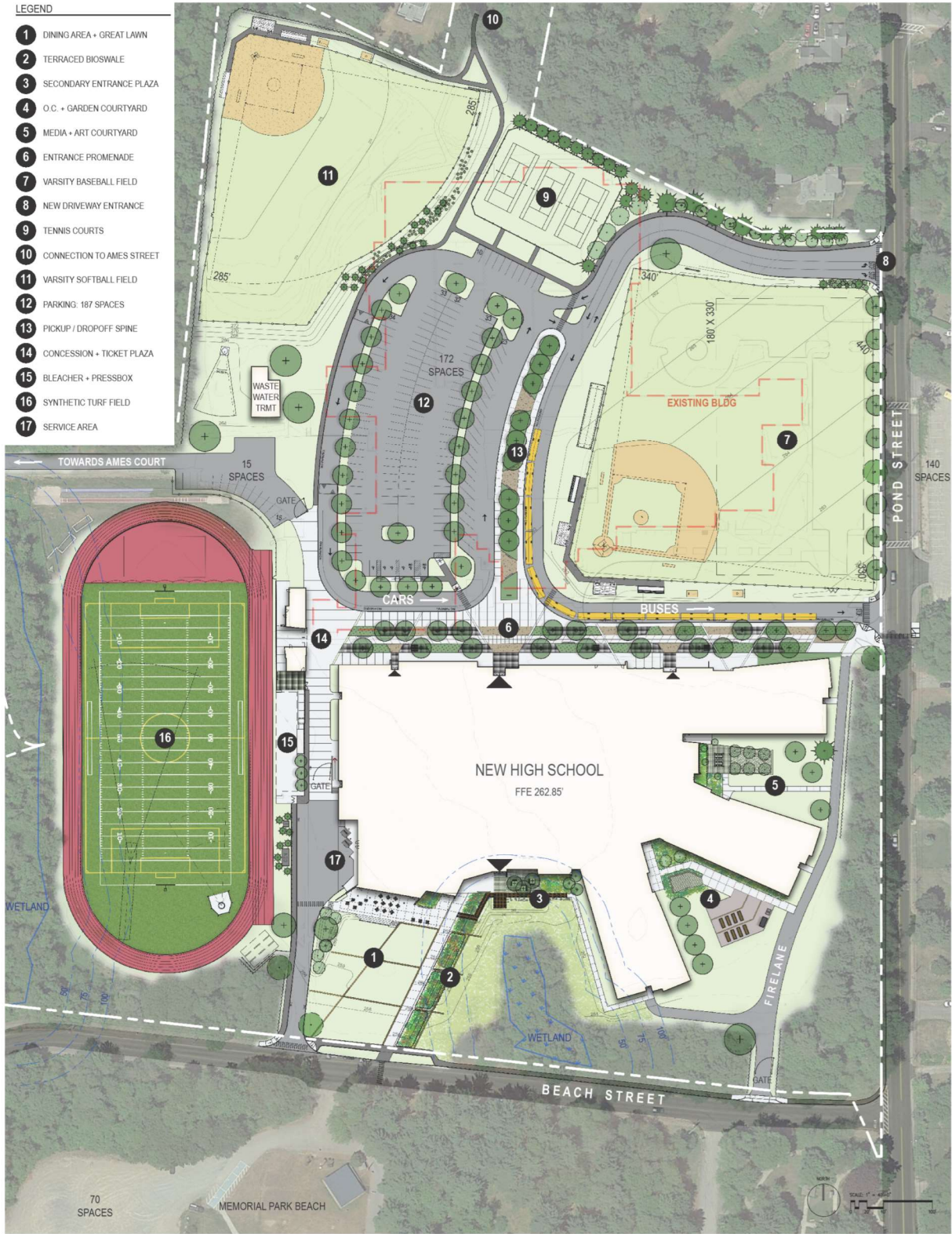
The new high school will consist of two floors with three wings extending from a core center building. The new facility is designed to meet Sharon's educational needs, while also meeting the state educational standards, both today and for the next 50 years. The design includes facilities for all elements of the STEAM program, including science labs, engineering space, computer aided design and maker program space, space for student collaboration, a black box theater, and dedicated music and art rooms. The new high school includes connections with the environment with a working wetland, board walk and outdoor educational space.

There is substantial information available on line, as noted above.

Below are three schematics – the site plan, the first floor plan and the second floor plan.

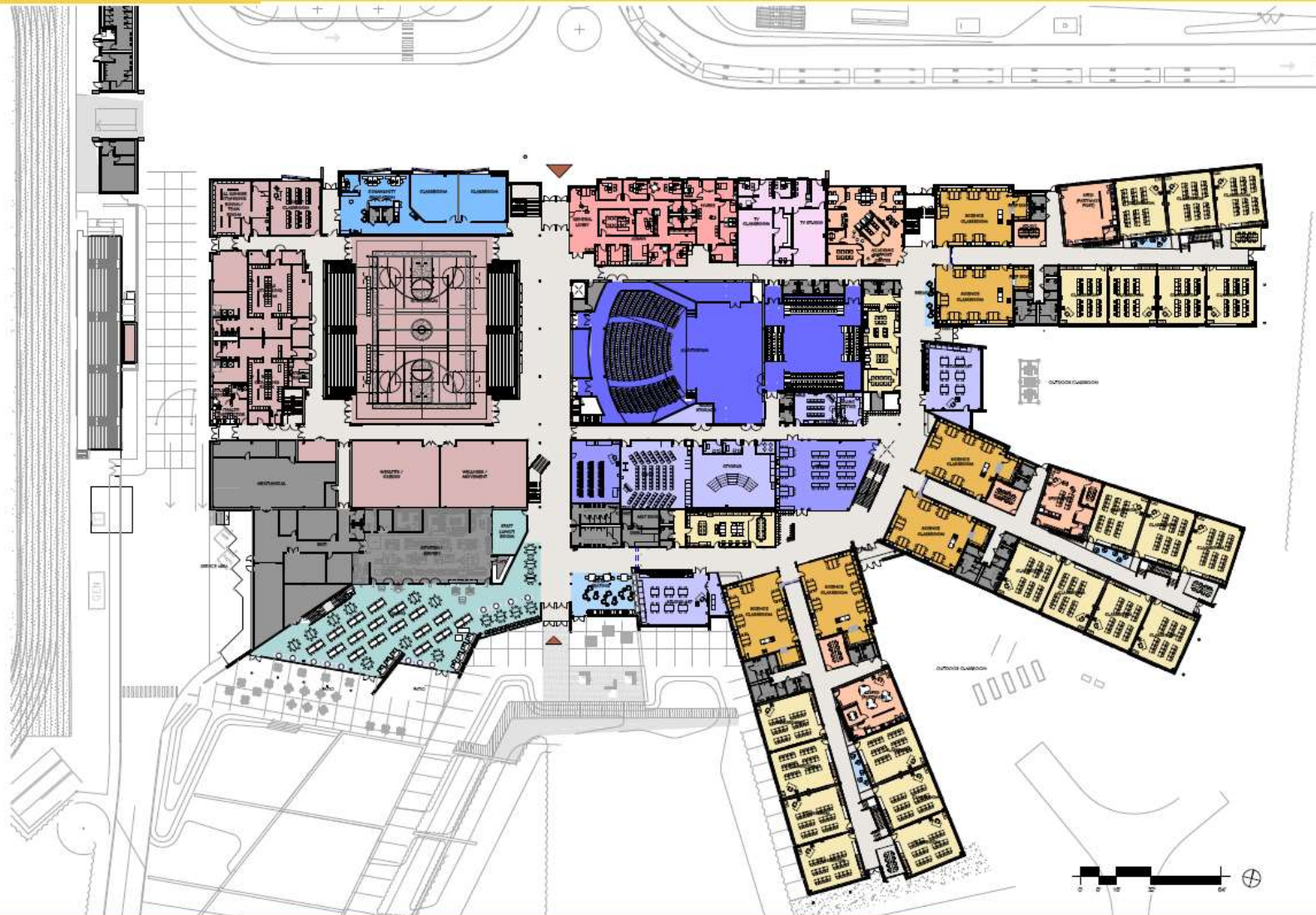
LEGEND

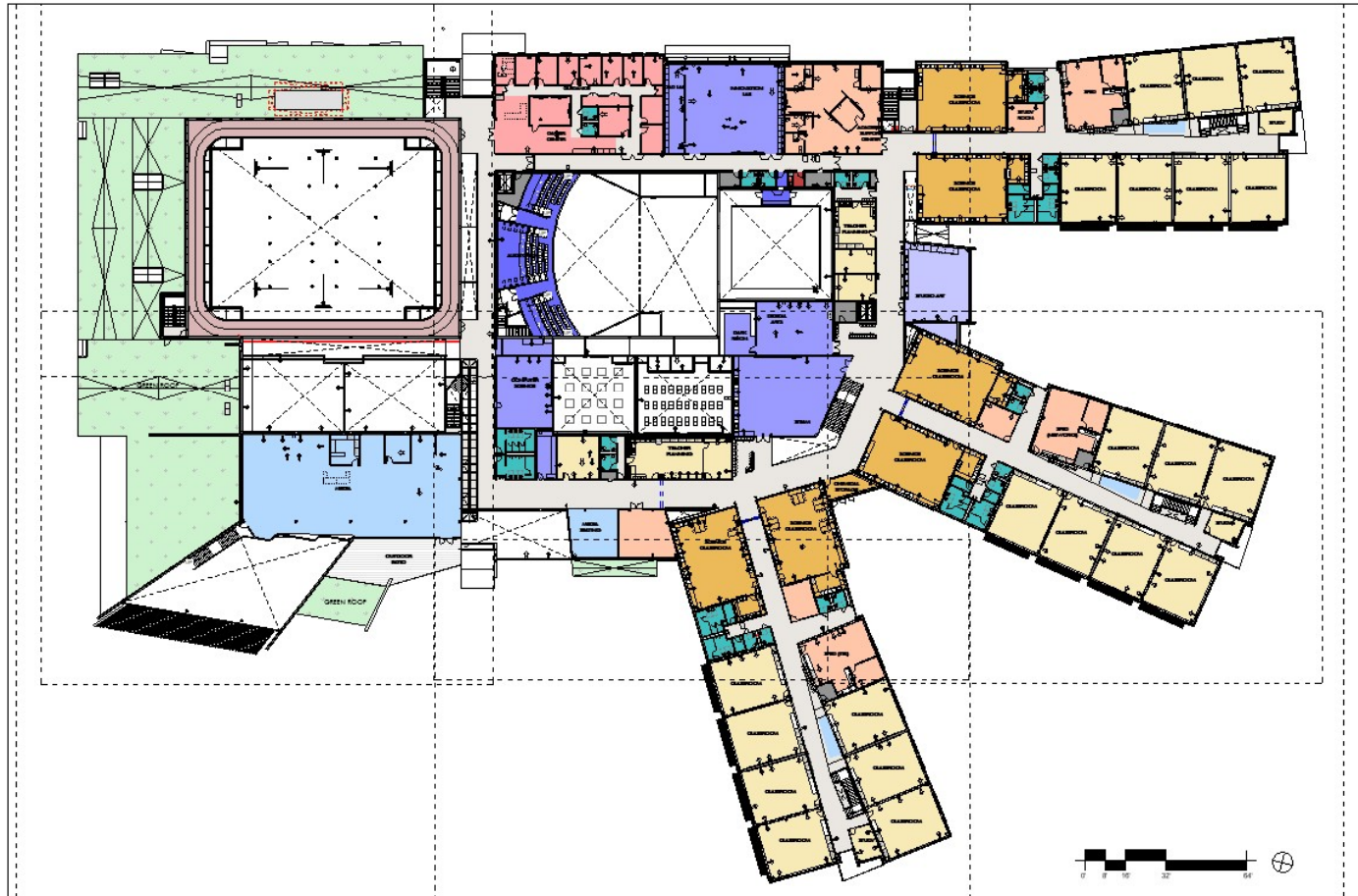
- 1 DINING AREA + GREAT LAWN
- 2 TERRACED BIOSWALE
- 3 SECONDARY ENTRANCE PLAZA
- 4 O.C. + GARDEN COURTYARD
- 5 MEDIA + ART COURTYARD
- 6 ENTRANCE PROMENADE
- 7 VARSITY BASEBALL FIELD
- 8 NEW DRIVEWAY ENTRANCE
- 9 TENNIS COURTS
- 10 CONNECTION TO AMES STREET
- 11 VARSITY SOFTBALL FIELD
- 12 PARKING: 187 SPACES
- 13 PICKUP / DROPOFF SPINE
- 14 CONCESSION + TICKET PLAZA
- 15 BLEACHER + PRESSBOX
- 16 SYNTHETIC TURF FIELD
- 17 SERVICE AREA



SHARON HIGH SCHOOL, SHARON, MA
 SITE PLAN JULY 23, 2019







Financial Background

The Finance Committee believes that it is important for the voters to understand the high school building project in the greater context of the overall planning process, other building activities, and projects that the Town has undertaken or will undertake in the near future. The fact is that the infrastructure of Sharon in terms of the old fire and police stations, Town offices, library, and high school reached well past useful life seemingly all at once, requiring action to update these facilities in a relatively narrow time period. This of course creates challenges for the Town, to manage the impact of the necessary construction projects over a short period of time in such a way as to mitigate the impact on the taxpayers, while providing the necessary infrastructure to maintain essential town services of public safety, administration, library services and secondary education. The Town has been very successful leveraging available state aid for infrastructure projects, including financial support of the library and high school projects. More importantly, the Town's aggressive approach to debt management over the last few years has resulted in a financial situation in which capital needed to finance critical large building projects like the library and new high school is available to the Town at reasonable interest rates.

Because the Finance Committee, Capital Outlay Committee, Select Board and School Committee, with the advice and guidance of the Town Administrator and Finance Director, have worked very hard to manage the Town's capital planning and debt service positions, it is possible to address our aging infrastructure. The steps being taken ensure that this needed rebuilding can occur and will bring Sharon forward for the next 50 years.

The overview of the Sharon Town Debt Service Projections applied to the Sharon High School capital project represents a conservative scenario. For example, the construction estimate includes over \$6,000,000 of contingencies. The Town will only borrow the money as needed. In addition, these projections do not take into account the likelihood of cash revenue that may be applied to the project thus reducing the debt burden as outlined below. Notably, the Continuing Education Center will pay for its space from its revenues. The cost of the Continuing Education Center space in the new high school is anticipated to be approximately \$3,000,000.

Sharon Town Debt Service Projections (September 2019)

Current debt Service is based on existing debt as of March 2019; projected regular capital of borrowing of \$3,132,565 at 3.5% in February 2020 for 15 years; and \$2,000,000/year for regular annual capital needs 2021 onwards.

Library borrowing of \$10,000,000 at 3.5% in Spring 2020 for 20 years (total project cost of \$17,500,000 net of estimated \$7,500,000 state contribution and library fundraising).

Projected High School borrowing - \$30,000,000 at 3.5% in Spring 2020; \$50,000,000 at 3.5% in Spring 2021; \$27,000,000 at 3.5% in Spring 2022 for 20 years. Total estimated cost \$163,000,000; Total borrowing \$107,000,000; State (MSBA) contribution \$53,000,000; and \$3,000,000 from Community Education, pending final negotiations. The analysis below does not reflect potential offsets or revenue enhancements from commercial growth as retail marijuana sales, Sharon Gallery, etc.

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
1 Current Debt Service	8,563,949	8,618,367	8,205,743	7,370,286	6,376,568	6,128,243	5,884,199	5,678,710
Projected Debt Service - Annual Capital								
2 Equipment		-	318,477	514,501	705,859	892,549	1,074,574	1,251,931
3 Projected Debt Service Library			850,000	832,500	815,000	797,500	780,000	762,500
3 Current + Projected	8,563,949	8,618,367	# 9,374,220	8,717,288	7,897,426	7,818,292	7,738,772	7,693,141
4 Current + Projected debt service Net of State Grants	6,613,323	6,667,745	8,130,195	8,109,234	7,897,426	7,818,292	7,738,772	7,693,141
5 Tax Levy <i>(2019 Actual; 2020 Budget; 2.5%/year growth thereafter) (Including library debt service)</i>	67,566,100	69,603,949	72,194,048	73,960,149	75,770,840	77,627,236	79,530,480	81,481,742
6 Tax Rate/\$1,000; on current valuation of 3,480,994,400 <i>(2019 Actual; 2020 Budget; 2.5%/year growth in tax rate thereafter) (Including library debt service)</i>	\$19.410	\$19.995	\$20.739	\$21.247	\$21.767	\$22.300	\$22.847	\$23.408

NUMBERS BELOW ARE NON-CUMULATIVE

7 High School Debt Service Projection:	\$2,550,000	\$6,747,500	\$8,902,500	\$8,715,250	\$8,528,000	\$8,340,750
8 Projected increase in tax rate per \$1,000	\$0.733	\$1.938	\$2.557	\$2.504	\$2.450	\$2.396
9 Projected Incremental Tax Rate Impact (see 6 above)	3.53%	9.12%	11.75%	11.23%	10.72%	10.24%

- Borrowings are projected at 3.5% interest rate with level principal payments. For example, \$1,000,000 borrowed for 20 years will result in 20 equal payments of \$50,000 principal plus interest on the outstanding balance.
- The projected numbers are non-cumulative in this model.
- Borrowings for the Library and the High School projects will be limited to the actual expenditures.
- The High School debt will be borrowed over three years. Fiscal Year 2023 will see the highest tax rate impact and will decline thereafter.

Line 1: Current debt service for Fiscal Years 2020-2026 based on existing long-term debt as of March 2019 (latest borrowing).

Line 2: Projected debt service on regular capital needs. The Town will borrow \$3,132,565 at 3.5% in February 2020 for 15 years. This is based on 2015 May ATM authorization. The Town and is expected to borrow \$2,000,000 per year for its regular annual capital needs in 2021 and onwards.

Line 3: The dollar impact of borrowing \$10,000,000 for the library in the Spring 2020 at the projected rate of 3.5%. Estimated project cost is \$18,000,000. The state is contributing \$7,500,000. The project was approved at the 2019 Annual Town Meeting and a subsequent ballot vote.

Line 4: Reflects the debt service net of state (MSBA) grants for the past school projects. They are expiring in 2022. Under the current model of MSBA school projects financing, the Town will receive reimbursements regularly as the project is executed. Regular MSBA reimbursements for the high school are built into the model.

Line 5: The normal tax levy is expected to grow at the annual rate of 2.5%. It includes the impact of library debt service.

Line 6: The normal tax rate will grow as the tax levy grows and total property valuation varies. Tax rate growth projected at 2.5%.

Line 7: The dollar impact of borrowing \$107,000,000 for the high school project at 3.5%.

Lines 8: Projected incremental tax rate impact (non-cumulative). To calculate the impact on your household tax bill, please multiply the assessed house value in thousands with this factor on line 8. For example for Fiscal Year 2023, the impact on a house valued at \$500,000 is estimated to be \$1,278.50 ($\$500,000 \times \$2.557/1,000$).

Line 9: Projected incremental impact on tax levy and the tax rate (see line 6 above).

Conclusion

Sharon High School is in desperate need of replacement. The current facilities no longer meet the needs of the students or the community. The Town is fortunate to have been accepted into the state school building program and is eligible for approximately \$53,000,000 to support the \$163,000,000 project. The net cost of the high school to the Town is expected to be a maximum of \$110,000,000. The Town is in a financial position to fund this high school building project.

The Select Board voted 2-0 in favor of approval.

The School Committee Voted 6-1-0 in favor of approval.

THE FINANCE COMMITTEE VOTED 10-0-0 IN FAVOR OF APPROVAL.

QUANTUM OF VOTE: 2/3 vote

Article 7: Acquire Land on South Main Street for Traffic Improvements

Sponsored by: Select Board

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase or eminent domain the following interests in land: A permanent utility easement containing approximately 329 square feet; a permanent highway easement containing approximately 427 square feet; and temporary construction easements containing approximately 469 and 2,654 square feet. All said interests to be acquired are located along the south-easterly side line of South Main Street between Interstate 95 and Gavins Pond Road, as generally shown on a plan entitled "Foxborough/Sharon Mechanic Street/South Main Street Preliminary Right of Way Property Plans," dated 10/3/2019, a copy of which is on file in the office of the Town Clerk, and as the same may be more or less particularly described, or as such plan may be later identified or amended.

And to convey such land and easements to the Commonwealth of Massachusetts, or others, without consideration, for the purpose of the widening of South Main Street and the installation of traffic lights and pedestrian signals at the intersection of Old Post Road and South Main Street.

And to authorize the Select Board to undertake any and all actions, enter into any such agreements and execute such documents as may be necessary to accomplish the foregoing.

And to appropriate a sum of money to fund said purchase or taking and any and all fees and costs associated with said fee and/or easement acquisitions, provided that all of said funds are to be reimbursed to the Town by a third party.

Or take any other action relative thereto.

FINANCE COMMITTEE RECOMMENDATION:

Approval of this Article allows the Select Board to acquire by gift, purchase or eminent domain approximately 500 square feet of land along South Main Street between Interstate Route 95 and Gavins Pond Road to complete roadway improvements necessary for the entrance to the Sharon Gallery mixed use development.

Once the Town of Sharon possesses the land in question, it will immediately convey it to the Commonwealth of Massachusetts so that South Main Street can be widened, enabling installation of traffic/pedestrian crossing lights and completion of the entrance to the Sharon Gallery properties. The State is funding upgrades to the roads and intersection with a MassWorks grant from the Executive Office of Housing & Economic Development. Funds associated with the cost of acquiring the land will be reimbursed by a third party.

A safe and signaled entrance to Sharon Gallery is a necessary component of the development. The Finance Committee recommends passage of this Article.

The Select Board voted 2-0 in favor of approval.

THE FINANCE COMMITTEE VOTED 10-0-0 IN FAVOR OF APPROVAL.

QUANTUM OF VOTE: 2/3 vote

Article 8: Acquire 18 Briar Hill Road

Sponsored by: Select Board

To see if the Town will raise and appropriate or transfer from available funds a sum of money to be expended by the Select Board as Water Commissioners or the Select Board so that the Water Commissioners may acquire by gift, purchase or eminent domain under Massachusetts General Laws Chapter 79 and/or Chapter 40, §39B, for general municipal purposes, including without limitation, water supply and resource preservation and protection, including well head protection purposes, the fee in the following parcel of land or portions thereof:

A certain parcel of land known and numbered as 18 Briar Hill Road, shown as Map 24, Parcel 35 on the Sharon Assessors Map and as more particularly identified in a deed recorded in the Norfolk Registry of Deeds in Book 9325, Page 216, containing 45,732 square feet of land.

And to authorize the Select Board to take all actions necessary and to execute such documents as they deem necessary to affect the foregoing; or take any other action relative thereto.



FINANCE COMMITTEE RECOMMENDATION:

Approval of this Article would authorize the Town to raise and appropriate funds for the purchase by the Select Board as Water Commissioners, or by the Select Board so that the Water Department can purchase, an unimproved and unbuildable 45,732 square foot parcel of land located at 18 Briar Hill Road. The parcel abuts a parcel of land owned by the Town where a Town water tower is presently situated. The existing water tower is in bad condition, requires expensive maintenance, and is obsolete. The Town intends to build a new water tower on the site, after which the existing tower will be torn down.

The Water Department has met with abutters and has taken measures to meet their concerns. Purchase of the 18 Briar Hill parcel is advantageous because it: (a) will provide an area for staging of construction equipment, employee vehicles, and construction materials; (b) will provide a permanent vegetated buffer between the tank lot and abutters; (c) will provide more flexibility to relocate the access driveway to address abutters' concerns; and (d) will provide a greater buffer area around the tank for security purposes.

Funds for the purchase will come from the Water Department's reserves so there will be no impact on the tax rate. The agreed purchase price for the parcel is \$28,000.

The Select Board voted 2-0 in favor of approval.

THE FINANCE COMMITTEE VOTED 10-0-0 IN FAVOR OF APPROVAL.

QUANTUM OF VOTE: 2/3 vote

And furthermore, in the name of the Commonwealth you are hereby required to notify and warn the inhabitants of Sharon who are qualified to vote in Elections to vote at:

Precincts 1, 2, 3, 4 & 5
Sharon High School, 181 Pond Street, Sharon, MA
on Tuesday, November 19, 2019 from 7:00am to 8:00pm for the following purpose:

To cast their votes in the Special Town Election for the candidates for the following office:

1 Member Select Board – To Fill Vacancy

And for the following ballot question:

QUESTION NO. 1

Shall the Town of Sharon be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to design, engineer, construct and equip the new Sharon High School and athletic facilities located at 181 Pond St in Sharon, MA, including the payment of all costs incidental or related thereto?

YES _____ NO _____

Hereof fail not, and make due return of this Warrant with your doings thereon at the time and place of said meeting. And you are directed to serve this Warrant by posting attested copies of the same in accordance with the Town by-laws.

Given under our hands this 15th day of October, A.D., 2019

SELECT BOARD
TOWN OF SHARON

William A. Heitin, Chair

Emily E. Smith-Lee, Clerk

A True Copy: John Ford, Constable
Sharon, Massachusetts
Dated: October 15, 2019

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SHARON, MA 02067**

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