

SPECIAL TOWN MEETING

NOVEMBER 4, 2019

Pursuant to the provisions of the Warrant of October 15, 2019 the inhabitants of the Town of Sharon qualified to vote in Town affairs met at the Arthur E. Collins Auditorium at 7:00 P.M

In the absence of the Moderator, Andy Nebenzahl, Marlene B. Chused, Town Clerk opened the Special Town Meeting of November 4, 2019 and nominated David C. Fixler Temporary Moderator, Colleen M. Tuck and Paul A. Pietal, as Assistant Town Moderators. They were sworn accordingly. **VOTED UNANIMOUSLY.**

The Moderator said that in the absence of any objection he would assume there was unanimous consent to allow the following non-voters to address the meeting: Richard Gelerman, Lisa Whelan, Frederic E. Turkington, Lauren J. Barnes, Richard Murphy, Krishan Gupta, Eric Hooper, Peter O’Cain, Lance DelPriore, Kevin Davis, Jeffrey Funk, Kathleen Medeiros, Greg Meister, Lee Ann Amend, Bob Devin, Shaun Provencher, Dr. Victoria Greer, Liz Murphy, Ken Wertz, Anthony Kopacz, Chris Blessen, Chris Sharkey, David Warner, Kevin Nigro, Matt Gulino and Chris Carroll.

VOTED UNANIMOUSLY: That whenever at this Town Meeting a majority or two thirds vote is required by statute, by-law or rule of procedure, a count need not be taken, or recorded by the clerk but may be publicly declared by the moderator. If a vote so declared is immediately questioned by seven or more voters, the count shall be taken, and the vote shall be recorded by the clerk; provided, however, that if the vote is unanimous, a count need not be taken and the clerk shall record the vote as unanimous.

MOVED: That the meeting adjourn at 11:00 P.M. or at the close of the Article then under discussion and to reconvene on Tuesday evening, November 5, 2019, at the Arthur E. Collins Auditorium at 7:00 P.M.

MOTION TO AMEND: By striking “or at the close of the Article then under discussion”. **NOT CARRIED.**

VOTED: That the meeting adjourn at 11:00 P.M. or at the close of the Article then under discussion and to reconvene on Tuesday evening, November 5, 2019, at the Arthur E. Collins Auditorium at 7:00 P.M.

MOTION: To move Article 6 to be the first Article considered at this Special Town Meeting. **CARRIED.**

ARTICLE 6.

MOVED: That the Town of Sharon appropriate the amount of One Hundred Sixty Three Million (\$163,000,000) Dollars for the purpose of paying costs of 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 the (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Sharon Standing Building Committee. To meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. 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; provided further that any grant that 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. 59, Section 21C (Proposition 2½); and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

MOTION: To call the question.

POINT OF ORDER: 2/3 vote required to call the question.

MOTION: To call the question. **CARRIED. 2/3 VOTE DECLARED BY MODERATOR.**

VOTED: That the Town of Sharon appropriate the amount of One Hundred Sixty Three Million (\$163,000,000) Dollars for the purpose of paying costs of 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 the (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Sharon Standing Building Committee. To meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. 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; provided further that any grant that 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. 59, Section 21C (Proposition 2½); and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. **A STANDING VOTE. VOTES IN THE AFFIRMATIVE 1,137. VOTES IN THE NEGATIVE 134. 2/3 VOTE DECLARED BY MODERATOR.**

Temporary Moderator David C. Fixler recused himself from Articles 1, 2 and 3. Assistant Moderator Paul A. Pietal presided for these articles.

MOTION: To move Article 5 taken up immediately. **NOT CARRIED.**

MOVED: That Richard A. Powell be sworn as Assistant Moderator. **VOTED UNANIMOUSLY.**

ARTICLE 1.

MOVED: That the Town 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 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 authorize the Select Board to take any actions and execute any documents necessary or appropriate to accomplish the foregoing;

And further 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;

And further that the Select Board appoint a design review committee of not more than 5 members to participate and assist the Energy Advisory Committee in pre-construction design and planning on each proposed project:

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 Rear Parking Lot - Canopy	45 Wilshire Drive	Map 84, Block 70

MOTION TO AMEND: By striking the following language: Gavins Pond Parking Lot – Canopy, 195 Gavins Pond Road, Map 20, Block 1, Lot 5.

MOTION: To vote on amendment. **CARRIED.**

MOTION TO AMEND: By striking the following language: Gavins Pond Parking Lot – Canopy, 195 Gavins Pond Road, Map 20, Block 1, Lot 5. **NOT CARRIED.**

MOTION: To call the question. **CARRIED. 2/3 VOTE DECLARED BY MODERATOR.**

MOTION: To adjourn this meeting at the conclusion of action under Article 3 to a time and place specified by the Moderator. **CARRIED.**

VOTED: That the Town 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 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 authorize the Select Board to take any actions and execute any documents necessary or appropriate to accomplish the foregoing;

And further 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;

And further that the Select Board appoint a design review committee of not more than 5 members to participate and assist the Energy Advisory Committee in pre-construction design and planning on each proposed project:

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 Rear Parking Lot - Canopy	45 Wilshire Drive	Map 84, Block 70

2/3 VOTE DECLARED BY MODERATOR.

ARTICLE 2.

MOTION: That the Town 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, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition, 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 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.

MOTION: To call the question. **CARRIED. 2/3 VOTE DECLARED BY MODERATOR.**

VOTED UNANIMOUSLY: That the Town 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, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition, 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 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.

ARTICLE 3.

VOTED: That the Town 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 and under the care, custody, management and control of the Select Board, which is declared to be surplus and no longer needed for its current purpose, 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.

MOTION: To adjourn to reconvene Tuesday, November 5, 2019 at 7:00 P.M. in the Arthur E. Collins Auditorium. **CARRIED.**

THE MEETING ADJOURNED AT 11:20 P.M.

Attendance: 1,308

SPECIAL TOWN MEETING

NOVEMBER 4, 2019

The Special Town meeting of November 4, 2019 was adjourned at 11:20 P.M., to reconvene at the Sharon High School, Arthur E. Collins Auditorium on Pond Street on Tuesday, November 5, 2019 at 7:00 P.M. then and there to act on all unfinished business in the November 4, 2019 Special Town Meeting Warrant.

Attest:

Marlene B. Chused
Sharon Town Clerk

NOVEMBER 5, 2019

This is to certify that I have posted a copy of the above notice in accordance with Town By-Laws.

John Ford
Constable
Sharon, Massachusetts

ADJOURNED SPECIAL TOWN MEETING

NOVEMBER 5, 2019

ARTICLE 4.

MOTION: That the Town 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.

MOTION: To amend by deleting the Residential and Recreational Overlay District from paragraph D and also deleting the words “and when the lot is located within 350 feet east of Route I-95 in the Residential and Recreational Overlay District”. **NOT CARRIED.**

MOTION: To amend by adding “lease payments shall be increased by cost of C.P.I. each year”. **NOT CARRIED.**

MOTION: To call the question. **CARRIED. 2/3 VOTE DECLARED BY MODERATOR.**

VOTED: That the Town 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.

ARTICLE 5.

MOVED: That the Town hereby:

(a) authorizes the Select Board to acquire, for open space and conservation purposes, by purchase, 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 337 acres +/- and containing Lots 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. 292 and Lot AA shown on a plan entitled “Plan of Land, Mountain Street in Sharon, Mass.,” dated May 6, 1996, by Youngquist, James & Associates, Inc., recorded with said Deeds, at Plan Book 439, Plan 293 (the “Rattlesnake Hill Land”), but excluding four buildable lots off

Mountain Road in locations to be determined by the Select Board (the Rattlesnake Hill Land, excluding such lots, is referred to herein as the "Property"), and to authorize the Select Board to accept the deed to the Town, of fee simple interest or less; for the purchase price of ten million dollars (\$10,000,000); provided, however, that the expenditure of said funds shall be contingent upon an appraisal as required by G.L. c. 44B, § 5; and provided further, that the expenditure of up to two million five hundred thousand (\$2,500,000) of such purchase price is conditioned upon the receipt of a like amount of gifts, grants, aid, or any other payments, or the grant by the Town of other consideration as further described in paragraphs (c) and (d) below and if all or any portion of such amount is not received, the Select Board is authorized to exclude from the Property such additional land off of Mountain Street or vicinity, not to exceed an additional five buildable lots, as the Select Board determines are equivalent in value to that portion of the said two and one half million (\$2,500,000.00) dollars not received;

(b) authorizes that to meet seven million five hundred thousand (\$7,500,000) of such purchase price for a portion of the Property to be determined by the Select Board, pursuant to the favorable recommendation of the Community Preservation Committee under Chapter 44B of the Massachusetts General Laws ("the Community Preservation Act"), five hundred thousand dollars (\$500,000) shall be transferred, appropriated and expended from the Community Preservation Reserved Open Space Fund and two million dollars (\$2,000,000) shall be transferred, appropriated and expended from the Unreserved/Undesignated Community Preservation Fund balance, and that the Treasurer, with the approval of the Select Board, be authorized to borrow five million dollars (\$5,000,000) pursuant to Section 11 of the Community Preservation Act and to issue bonds or notes of the Town therefor, the debt service on such bonds or notes to be paid in the first instance from revenues to be received pursuant to the Community Preservation Act, and that any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount;

(c) authorizes, to meet up to two million five hundred thousand (\$2,500,000) of such purchase price for the remaining portion of the Property as determined by the Select Board, the Conservation Commission and/or the Select Board to submit on behalf of the town any and all applications deemed necessary for grants, payments 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, including for the purchase of a conservation restriction, and/or any other gifts, payments or grants from any other non-governmental entities; and/or any others in any way connected with the scope of this Article, all in such form and containing such terms as the Select Board may deem advisable, in connection with this transaction, and to expend such amounts for the purposes herein;

(d) authorizes the Select Board to grant a perpetual conservation restriction in the Property, or a portion thereof, meeting the requirements of M.G.L. Chapter 44B, § 12 and

M.G.L. Chapter 184, §§ 31-33, and to accept any grants, payments, or other funds to be applied to such purpose from the Commonwealth of Massachusetts or otherwise;

And

(e) authorizes 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 recommends all actions that may be required of the Zoning Board of Appeals, and/or the Board of Health to accomplish the purposes of this Article.

MOTION: To amend the motion on Article 5 by changing the name of Mountain Road to Mountain Street in any place required in the motion. **CARRIED.**

VOTED: That the Town hereby:

(a) authorizes the Select Board to acquire, for open space and conservation purposes, by purchase, 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 337 acres +/- and containing Lots 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. 292 and Lot AA shown on a plan entitled "Plan of Land, Mountain Street in Sharon, Mass.," dated May 6, 1996, by Youngquist, James & Associates, Inc., recorded with said Deeds, at Plan Book 439, Plan 293 (the "Rattlesnake Hill Land"), but excluding four buildable lots off Mountain Street in locations to be determined by the Select Board (the Rattlesnake Hill Land, excluding such lots, is referred to herein as the "Property"), and to authorize the Select Board to accept the deed to the Town, of fee simple interest or less; for the purchase price of ten million dollars (\$10,000,000); provided, however, that the expenditure of said funds shall be contingent upon an appraisal as required by G.L. c. 44B, § 5; and provided further, that the expenditure of up to two million five hundred thousand (\$2,500,000) of such purchase price is conditioned upon the receipt of a like amount of gifts, grants, aid, or any other payments, or the grant by the Town of other consideration as further described in paragraphs (c) and (d) below and if all or any portion of such amount is not received, the Select Board is authorized to exclude from the Property such additional land off of Mountain Street or vicinity, not to exceed an additional five buildable lots, as the Select Board determines are equivalent in value to that portion of the said two and one half million (\$2,500,000.00) dollars not received;

(b) authorizes that to meet seven million five hundred thousand (\$7,500,000) of such purchase price for a portion of the Property to be determined by the Select Board, pursuant to the favorable recommendation of the Community Preservation Committee under Chapter 44B of the Massachusetts General Laws ("the Community Preservation Act"), five hundred thousand dollars (\$500,000) shall be transferred, appropriated and expended from the Community Preservation Reserved Open Space Fund and two million dollars (\$2,000,000) shall be transferred, appropriated and expended from the

Unreserved/Undesignated Community Preservation Fund balance, and that the Treasurer, with the approval of the Select Board, be authorized to borrow five million dollars (\$5,000,000) pursuant to Section 11 of the Community Preservation Act and to issue bonds or notes of the Town therefor, the debt service on such bonds or notes to be paid in the first instance from revenues to be received pursuant to the Community Preservation Act, and that any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount;

(c) authorizes, to meet up to two million five hundred thousand (\$2,500,000) of such purchase price for the remaining portion of the Property as determined by the Select Board, the Conservation Commission and/or the Select Board to submit on behalf of the town any and all applications deemed necessary for grants, payments 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, including for the purchase of a conservation restriction, and/or any other gifts, payments or grants from any other non-governmental entities; and/or any others in any way connected with the scope of this Article, all in such form and containing such terms as the Select Board may deem advisable, in connection with this transaction, and to expend such amounts for the purposes herein;

(d) authorizes the Select Board to grant a perpetual conservation restriction in the Property, or a portion thereof, meeting the requirements of M.G.L. Chapter 44B, § 12 and M.G.L. Chapter 184, §§ 31-33, and to accept any grants, payments, or other funds to be applied to such purpose from the Commonwealth of Massachusetts or otherwise;

And

(e) authorizes 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 recommends all actions that may be required of the Zoning Board of Appeals, and/or the Board of Health to accomplish the purposes of this Article.

2/3 VOTE DECLARED BY MODERATOR.

ARTICLE 7.

VOTED: That the Town 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 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 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 appropriate \$11,000 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. **2/3 VOTE DECLARED BY MODERATOR.**

ARTICLE 8.

VOTED: That the Town transfer from the Water Department Reserve Fund the sum of \$28,000.00 to be expended by the Select Board as Water Commissioners or the Select Board so that the Town 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 authorize the Select Board to take all actions necessary and to execute such documents as they deem necessary to affect the foregoing.
2/3 VOTE DECLARED BY MODERATOR.

VOTED: That this Special Town Meeting be dissolved at 8:30 P.M.

Attendance: 463