

**MINUTES**  
**SHARON BOARD OF SELECTMEN**  
*August 1, 2017*

The meeting of the Sharon Board of Selectmen was called to order at 7:02pm in the Town Hearing Room at the Sharon Community Center with Chairman John J. McGrath, Clerk William A. Heitin, Selectman Walter B. Roach, Town Administrator Frederic E. Turkington, Jr. and Assistant to the Town Administrator Lauren Barnes. The meeting commenced with the recitation of the Pledge of Allegiance.

**Special Police Officer Appointments**

Police Chief Tilden Kaufman appeared before the Board. Chairman McGrath noted that the Board received letters of recommendations from the Chief for the four individuals: Christopher Dumais, Jesse Anderson, Jenna Shulsk and Kristopher Demeris. Chief Kaufman reviewed each of the candidates' credentials and believes they will be excellent additions to the department. The Board welcomed the new Special Police Officers.

**MOTION:** To appoint the recommendations for Special Police Officer as presented this evening  
(Heitin - Roach) 3-0 **PASSES**

**Out-of-State Training Request - Officer Adam Leavitt**

Police Chief Tilden Kaufman appeared before the Board. Joining with him are Deputy Chief John Ford and Officer Adam Leavitt. Chief Kaufman noted that this training has been on the radar for some time, and he feels that now is the right time. Officer Leavitt explained that the training is conducting by Shin Bet, the premier anti-terror agency. He has been actively pursuing this for five years, and he believes this is the best training. He can share this information and knowledge with his colleagues. Deputy Chief Ford reminded the Board that Sharon is becoming pluralistic in a positive way, and this training will be invaluable.

Selectman Roach asked how long the training will be. Officer Leavitt responded that it is a one-week training, with 12 hour training days. Chairman McGrath asked if this is a "train the trainer" type and Officer Leavitt acknowledged that he will be able to share this training with the rest of the department in various ways.

**MOTION:** To accept the Chief's request for out-of-state travel for Police Officer Adam Leavitt  
(Heitin - Roach) 3-0 **PASSES**

**Zoning Board of Appeals Candidate Interview - Stephen Weiss**

Mr. Stephen Weiss appeared before the Board. Mr. Turkington noted that there is a vacancy for an alternate position on the Zoning Board of Appeals. There are two other candidates interviewing for the position at the Board's next meeting. Mr. Weiss reviewed his background and noted that he has lived in Sharon for approximately twenty years, is involved in real estate and would like to give back to the community.

The Board thanked Mr. Weiss for his time.

### **Class II Auto Dealer License Approval – DC Auto Sales**

Roland Deji Ogunlade of DC Auto Sales appeared before the Board. Mr. Ogunlade is working for Fidelity Investments in Rhode Island, and will be moving to Sharon in the near future. His office is at 210 South Main Street. There will be no cars on the property; transactions will be done online.

**MOTION:** To approve a Class II Auto Dealer License as requested  
(Heitin - Roach) 3-0 **PASSES**

### **Historical Society Request - Use of Municipal Parking Lot on September 17**

Shirley Schofield from the Historical Society appeared before the Board. The Society would like to hold their Antique Car Display on Sunday, September 17, and use the municipal lot for the display. She has spoken with the Chair of the First Congregational Church's Executive Board.

Susanne Mullin, Administrative Assistant of the First Congregational Church, expressed that this display is an inconvenience and requested that the first row of public parking be designated for church parking only, and will make sure the parishioners leave by noon.

Mr. Keating noted that last year, they had 46 cars, and there is very little space if the first row is reserved for parishioners. Ms. Mullin added that this display also inconveniences the other churches in the area.

**MOTION:** To approve the agreement from the Executive Board Chair and Shirley Schofield and approve the request  
(McGrath - Roach) 3-0 **PASSES**

### **Four Daughters Compassionate Care Update**

Stanley Rosen and Brian Striar from Four Daughters Compassionate Care appeared before the Board.

Mr. Rosen explained that he and Mr. Striar met recently with Chairman McGrath and Mr. Turkington and would like to discuss that meeting in more detail. He first provided an update on the application process for their medical marijuana dispensary. They hope to be open in late spring 2018. They would like a letter of support for a second medical marijuana location – a cultivation site only; no sales would occur from the 31 Commercial Street location. 40,000 square feet would be available for Four Daughters; the remainder of the square footage is leased by Staples. Staples needs to inform the landlord soon if they intend to renew their lease; if they do not renew, the landlord will require Four Daughters to lease the entire 108,000 square feet.

Mr. Rosen went on to talk about the medical use of marijuana program and provided some data about the strength of the medical marijuana market. There are 11 operational registered medical marijuana dispensaries presently in the state. Time is of the essence due to the leasing option at 31 Commercial Street, and is asking for the Board to sign a letter tonight in support.

Selectman Roach asked if Four Daughters would sublet the additional square footage if they were required to lease the entire 108,000 square feet, and Mr. Striar stated that they would not sublet. In response to a statement by Chairman McGrath, Mr. Rosen stated that they are here tonight to discuss medical marijuana; they have not made a decision about recreational marijuana. Chairman McGrath noted that he and Mr. Turkington met with Mr. Rosen and Mr. Striar just last week and recreational marijuana was under consideration by Four Daughters. Mr. Rosen noted that the regulations are still being written by the state.

Chairman McGrath stated that in last week's meeting, Four Daughters is contemplating using the 31 Commercial Street location to cultivate marijuana for recreational sale. Mr. Striar clarified and explained that as of right now, they are focusing on medical marijuana but would be interested in the recreational marijuana industry. Chairman McGrath believes that it is very likely that Four Daughters will have to seek approval for recreational marijuana in the future.

Mr. Turkington recommends that the Board not take action this evening and spend time crafting a Host Community Agreement. Mr. Turkington believes the best course of action would be to draft a Host Community Agreement to work out the financial benefit to the town as well as to clarify language relative to the difference between medical and recreational marijuana.

Chairman McGrath noted that the Board purposefully granted only one license to Four Daughters, despite the fact that another business expressed interest. Mr. Turkington thinks the Board should move slowly on this. Selectman Roach asked about Four Daughters' timeline. Mr. Rosen said that the deadline to respond to the offer is August 11. Mr. Striar acknowledged that they could seek an extension.

The Board, Mr. Striar and Mr. Rosen all agreed that more discussion is needed and Selectman Heitin suggested that Mr. Turkington meet with Four Daughters.

#### **Sharon Country Club & Diamond Builders - Chapter 61B**

Representatives from the Sharon Country Club, including Club President Pat O'Brien and David Wall, stated that the Sharon Country Club has been in town for 120 years; the "new" course is 95 years old. It is now time for some improvements and in order to do so, they are seeking to sell 32 acres to a developer. There will be eight (8) homes on these 32 acres; much of the land will be deed restricted and cannot be built on. The back taxes and interest is \$49,000. Selectman Heitin has no issue with the proposal and believes the town should decline its right of first refusal.

**MOTION:** To decline the town's right of first refusal for the property as discussed under MGL Chapter 61B (Heitin - Roach) 3-0 **PASSES**

#### **Schedule & Open Warrant - Special Town Meeting - Monday, November 6**

**MOTION:** To schedule the Special Town Meeting for Monday, November 6 at 7:00pm and open the warrant from August 2 at 8:30am through August 10 at 5:00pm (McGrath - Heitin) 3-0 **PASSES**

#### **Town Hall Project Informational Brochure**

Selectman Heitin believes the brochure is well done and informative. Mr. Turkington noted that Foxborough did not have hazmat issues or septic issues; there are a number of reasons why Foxborough's costs are lower. He added that department heads will be touring Foxborough's Town Hall in the near future. Chairman McGrath raised the issue of the design of the proposed building; the small sampling from social media indicated it was "too plain." Chairman McGrath inquired whether the town has attempted to purchase the property next to the fire station. Mr. Turkington replied that the gentleman that lives there has no desire to sell, but pointed out that the town could purchase in the future if the family decides to sell. He went on to say that it may be possible to tie the septic into the Wilber School to help bring costs down.

## Consent Calendar

- I. Vote to approve regular & executive session minutes of July 11, 2017
- II. Vote to assign members to conduct collective bargaining negotiations with the Sharon Municipal Employees Association and Massachusetts Coalition of Police
- III. Vote to schedule Employee Development Day for Friday, October 27, 2017 and to close Town offices
- IV. Vote to approve the block party request by Andrea Pannone of 7 Robin Road to close the road at the intersections of Ames Street and Woodland Street on Sunday, August 6, 2017 from 4:00pm to 8:00pm with public safety access at all times
- V. Vote to approve the following banner requests:
  - i. Sharon Soccer Association – August 7-21, 1st Position
    - a. Request second week if spot is vacant – August 14-21
  - ii. DJJ Foundation Annual 5K – September 18-25, 1st Position
    - a. Request second week if spot is vacant – September 25-Oct 2
- VI. Vote to approve the Sharon Soccer Association's request to place lawn signs on public property until September 9, 2017
- VII. Vote to approve out of state travel for Fire Chief James Wright, Sean McGuire, Andrew Solden and Pat McGovern to attend the pre-delivery inspection for the ladder truck in Appleton, WI from August 2-4, 2017
- VIII. Vote to award East Foxboro Street and Mohawk Street Water Main Replacement projects to Celco Corporation in the amount of \$775,248.57
- IX. Vote to approve and sign the employment agreement for new Finance Director/Town Accountant Krishan Gupta

**MOTION:** To approve the August 1, 2017 consent calendar, as read and understood  
(McGrath - Heitin) 3-0 **PASSES**

## Town Administrator's Report

Mr. Turkington reported the following as ongoing or upcoming meeting items:

- Reviewed the list of potential Special Town Meeting warrant articles
- Finance Director Krishan Gupta is coming in tomorrow to meet with staff and begins officially on Monday, August 7
- Work on the draft trash RFP continues and the bid will go out in the fall

## Topics not reasonably anticipated forty-eight (48) hours in advance of the meeting

**MOTION:** To approve the banner request for Cub Scouts Registration – August 21-28, 2017 in first position  
(McGrath – Heitin) 3-0 **PASSES**

Chairman McGrath noted the combined efforts of the Police, Fire and Recreation Departments on the search for a potential lost child. While it was a false alarm, all three departments worked well together.

Selectman Heitin reminded residents that the 23<sup>rd</sup> Annual Square Jam is this Thursday, August 3 in Post Office Square from 6:00pm to 8:30pm.

Selectman Heitin also announced that the Town of Sharon is now on Twitter; the handle is: @townofsharonma

## Adjournment

**MOTION:** To adjourn at 8:23pm  
(McGrath - Heitin) 3-0 **PASSES**

### List of Documents

- Special Police Officer letters of recommendation from Chief Kaufman for Max Simon, Christopher Dumais, Jesse Anderson, Jenna Shulsk, & Christopher Demeris
- Request letter from Chief Kaufman for out of state Advanced Homeland Security Training in Israel including sample agenda and FAQs
- Zoning Board of Appeals candidate application for Stephen Weiss
- Class II Auto Dealer application package for Roland Ogunlade d/b/a DC Auto Sales
- Request from Stanley Rosen of Four Daughters Compassionate Care (FDCC) to be on the agenda
- FDCC facility location proposal
- FDCC Host Community Financials – revised as of October 20, 2015
- *The Beacon* – Final marijuana law rewrite changes tax rates, opt-out process
- Map – How each Massachusetts city, town voted on legalizing marijuana
- July 11, 2017 Board of Selectmen Minutes
- Block Party Application from Andrea Pannone of 7 Robin Road and comments from Chief Wright
- Banner request applications: DJJ Foundation & Sharon Soccer Association
- Request from Chief Wright for out of state travel
- Memo from Superintendent of Public Works Eric Hooper – recommendation to award East Foxboro Street and Mohawk Street Water Main Replacement
- Report of the Town Administrator
- Miscellaneous Correspondence