

MINUTES
SHARON BOARD OF SELECTMEN
August 22, 2017

The meeting of the Sharon Board of Selectmen was called to order at 7:04pm 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.

Club Alcohol License Public Hearing - 25 Tiot Holdings, LLC d/b/a The Cape Club of Sharon

MOTION: To open the public hearing at 7:05pm
(Heitin - Roach) 3-0 **PASSES**

Attorney Robert Shelmerdine and Cape Club of Sharon Manager Ken Elworthy appeared before the Board. Attorney Shelmerdine noted that a complete application for a new club alcohol license was submitted to the Board, the public hearing was duly advertised, and abutters were notified. He explained that there is an existing liquor license in the name of Spring Valley Country Club, and he and Attorney Gelerman spoke and determined that once this new license is approved, the old one will be surrendered. Mr. Elworthy will be the manager on record for the alcohol license.

Laura Nelson, 236 Edge Hill Road, is a member of the Finance Committee but speaking as a private citizen. She asked about the number of people that can be served under the license. Attorney Shelmerdine replied that it is a private club and Selectman Heitin added that an alcohol license does not specify as such.

There are 272 present members of the Cape Club of Sharon, according to Mr. Elworthy, in response to a question from Selectman Roach.

Ed Glebus, 252 Edge Hill Road, asked about the hours. Selectman Heitin noted that it is a full liquor license, and the hours will be 10:00am to midnight each day, which Chairman McGrath pointed out is slightly different from the existing license; the existing license hours for Sunday are 12:00pm to 12:00am. Mr. Glebus expressed concern about people being overserved. Mr. Elworthy noted that staff is trained in serving alcohol and recognizing people that have drunk too much. They have a procedure to call a car service if someone is unable to drive home. He went on to say there will be beverage vehicles on the course, as it has in the past, in response to an inquiry about alcohol on the course.

Elaine Glebus, 252 Edge Hill Road, asked if private caterers will be serving. Mr. Elworthy replied that we very rarely outsource a caterer.

Attorney Shelmerdine noted that the Fire Department has completed their inspection of the property, and it passed.

MOTION: To close the public hearing at 7:15pm
(Heitin - Roach) 3-0 **PASSES**

MOTION: To approve, with the condition that this license will not become effective until the ABCC has accepted the return of the existing liquor license for the premises, and has notified the town and/or the applicant of that return and also has issued its approval of the new license. The existing license may continue to be operable until it is returned to the ABCC
(Heitin - Roach) 3-0 **PASSES**

Zoning Board of Appeals Candidate Interview – Matthew Grosshandler

Mr. Matthew Grosshandler appeared before the Board.

Chairman McGrath asked Mr. Grosshandler to tell the Board a little about himself and why he wants to serve on the Zoning Board of Appeals. Mr. Grosshandler shared his background, including that he has been in the commercial building industry for over twenty years, is active in community organizations, including the Cub Scouts, and has lived in Sharon since 2014. Selectman Roach asked if he has attended any of the Board's meetings; Mr. Grosshandler replied that he hasn't attended within the past six months, but has in the past. Mr. Grosshandler is excited to give back to Sharon, and appreciates the Board's consideration. Chairman McGrath noted that the Board typically does not make a decision the night they conduct interviews, but will make a determination at their next meeting.

The Board thanked Mr. Grosshandler for his time.

Zoning Board of Appeals Candidate Interview – Siobhan Grillon

Ms. Siobhan Grillon appeared before the Board.

Chairman McGrath asked Ms. Grillon to tell the Board a little about her and why she wants to serve on the Zoning Board of Appeals. Ms. Grillon shared her background, including her background in commercial real estate, specializing in seniors housing finance. She served on the Zoning Committee for Beacon Hill and has lived in Sharon for two years. She feels she can bring a lot based on her real estate and development background. Selectman Roach asked Ms. Grillon if she has attended any of the Board's meetings, and she replied that she has not. She moved two years ago and now feels she has the time to devote to the Board. Selectman Heitin and Ms. Grillon spoke about the demand for more senior housing. Chairman McGrath noted that the Board typically does not make a decision the night they conduct interviews, but will make a determination at their next meeting.

The Board thanked Ms. Grillon for her time.

Discussion – Proposed Medical Marijuana Growth Facility License Application & Host Community Agreement

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

Mr. Turkington explained that he posed some questions to Town Counsel about the anticipated process relative to the regulation of recreational marijuana. The current law would allow Sharon to either ban, via townwide ballot, or allow one marijuana facility. Mr. Turkington is proposing a moratorium on recreational marijuana until at least June 30, 2018. Some considerations for the Board to consider are the impact of recreational marijuana establishment rules and locations on medical marijuana dispensaries, does Sharon want a second medical marijuana facility and a second medical marijuana facility could restrict the town's options to limit the number of recreational establishments at the ballot.

Mr. Rosen said that they cannot tie up the lease of the building while the Cannabis Control Commission promulgates its regulations. It is their intention to only grow medical marijuana for their facility at 1200 Providence Highway. They do not know what will shake out down the road. He explained their lease option at 31 Commercial Street. Mr. Rosen added that they have thrown out some figures relative to the host community agreement, and Mr. Turkington has compared them to what other communities have agreed upon.

Chairman McGrath said that when Four Daughters came before the Board for their medical marijuana dispensary at 1200 Providence Highway, they indicated that site would be able to cultivate the necessary quantity of medical marijuana, but it was just stated that the growth on Commercial Street would go to the 1200 Providence Highway. Mr. Striar explained that Mr. Rosen misspoke; the Commercial Street site would not be solely for 1200 Providence Highway; they would be seeking dispensaries in other communities to sell their marijuana.

Selectman Heitin asked about their timeline; Mr. Striar believes the real estate agent and their client have been understanding and appear willing to work with them.

Selectman Roach asked about potential alterations to the new building. Mr. Striar replied that it could cost \$4 million for the 40,000 square feet and another \$10+ million for the remaining 60,000 square feet.

Selectman Heitin believes that the Board needs to wait to hear from Town Counsel and wants to continue the conversation after that.

Mr. Striar asked if the Board would consider issuing a letter of support. Chairman McGrath said that he does not want to see a recreational marijuana facility in town, and notes that there are some concerns and the Board needs more information. Mr. Striar noted that the interpretation of the law varies widely between Four Daughters and the town. Mr. Striar stated that it is not their intention to sell recreational marijuana out of 31 Commercial Street.

Chairman McGrath thanked Mr. Striar and Mr. Rosen for their time.

Special Town Meeting Discussion

Selectman Heitin has no issues with any of the articles. Mr. Turkington noted that one of the proposed articles is to propose a temporary moratorium on the sale and distribution of recreational marijuana, at least until June 30, 2018. Mr. Turkington noted that the town's consultant is working on language for Article 7. It is still unknown if this article will be ready for the November 6 Special Town Meeting. Lisa Whelan from Gelerman & Cabral is looking into the easement for Crescent Ridge, and whether it is needed.

MOTION: To approve the article list, numbers 1-8
(McGrath – Heitin) 3-0 **PASSES**

Article		Sponsor
1	General By-Law Change: Authorization of Departmental Revolving Funds & Model Bylaw *	Board of Selectmen
2	Application of bond premium *	Board of Selectmen
3	OPEB Trust Fund Statute Reacceptance *	Board of Selectmen
4	Crescent Ridge Easement	Board of Selectmen
5	Town Hall project funding	Board of Selectmen
6	High School schematic design funding	School Committee
7	Zoning By-Law Change: Expansion of Business Uses & Change Design Standards in Business District D	Planning Board
8	Zoning By-Law Change: Temporary Moratorium on the Sale and Distribution of Recreational Marijuana	Planning Board

* Municipal Modernization Act provision

Consent Calendar

- I. Vote to approve regular session minutes of August 1, 2017
- II. Vote to approve the Remote Participation Policy
- III. Vote to approve the Banner Request from the Sharon Adult Center for the Lakeside Gallery Exhibit from September 18-25, 2017 in second position and to waive fee
- IV. Vote to approve the Banner Request from Sharon Youth Lacrosse for October 23 - October 30 in 2nd position and November 27 - December 4 in 1st position
- V. Approve and execute the collective bargaining agreement between the Town of Sharon and Local 888 SEIU, Sharon Library Employees for the period: July 1, 2017 - June 30, 2020
- VI. Approve and execute lease with First Baptist Church for municipal parking
- VII. Vote to approve and authorize Chairman McGrath to sign Notice of Memorandum of Understanding and Release of Notice of Memorandum of Understanding between the Town and 25 Tiot Holdings, LLC

MOTION: To approve the August 22, 2017 consent calendar, as read and understood
(McGrath - Heitin) 3-0 **PASSES**

Town Administrator's Report

Mr. Turkington reported the following:

- He met today in a productive meeting with representatives from Civil Defense, the Recreation Advisory Committee and the Recreation Director to discuss the erection of a small building adjacent to the tennis courts at Deborah Sampson Park to accommodate an additional bathroom, storage space for the Recreation Department and a small workspace for Civil Defense.
- The fire union is meeting tomorrow on the tentative agreement, so we are awaiting a status update and potential counter-proposal.
- He met with representatives from the dispatchers association. There is a coverage problem during the dispatcher's meal breaks and state EMS communication requirement of proper staffing. They are working on a solution.
- Anticipated agenda topics for September 5 meeting: discussion of final figures from the Standing Building Committee about the Town Hall project as well as marketing the project; and approval of 2018 meeting schedule.
- He is finalizing the solid waste bid package for final approval, and is beginning to meet with waste haulers now.

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

MOTION: To approve the Annual Muscular Dystrophy Association "Fill the Boot" fundraiser request by Sharon Firefighters
(Heitin - Roach) 3-0 **PASSES**

Selectman Roach noted that the location will be moved to Post Office Square, and will take place on August 26 & 27.

Adjournment

MOTION: To adjourn at 7:54pm
(Heitin - Roach) 3-0 **PASSES**

List of Documents

- 25 Tiot Holdings, LLC club alcohol license application package
- Board/Committee Application for ZBA - Matthew Grosshandler
- Board/Committee Application for ZBA – Siobhan Grillon
- Email from Fred Turkington re: regulation & control of marijuana establishments (non-medical) by cities and towns and update on meeting with Stan Rosen & Brian Striar
- October 21, 2015 Selectmen letter of support for Four Daughters Compassionate Care, Inc. to operate a registered marijuana dispensary to DPH
- October 6, 2015 (revised October 20, 2015) Four Daughters Compassionate Care, Inc. host community agreement & financials
- Massachusetts medical marijuana use of marijuana program graph/data
- 31 Commercial Street property card
- Medical marijuana grow facility license application and host community agreement
- November 6, 2017 STM article list & draft articles
- August 1, 2017 Board of Selectmen Minutes
- Town of Sharon Board of Selectmen Remote Participation Policy
- Banner request applications: Sharon Adult Center – Lakeside Gallery Exhibit, Sharon Youth Lacrosse – Registration
- Collect bargaining agreement between the Town of Sharon and Local 888 SEIU, Sharon Library Employees – July 1, 2017 - June 30, 2020
- Release of Notice of Memorandum of Understanding between the Town and 25 Tiot Holdings, LLC
- Lease with First Baptist Church for municipal parking
- Report of the Town Administrator
- Miscellaneous Correspondence