

**MINUTES**  
**SHARON BOARD OF SELECTMEN**  
*September 19, 2017*

The meeting of the Sharon Board of Selectmen was called to order at 7:00pm in the Town Hearing Room at the Sharon Community Center with Chairman John J. McGrath, Clerk William A. Heitin, Selectman Walter B. Roach and Town Administrator Frederic E. Turkington, Jr. The meeting commenced with the recitation of the Pledge of Allegiance.

**Pinning Ceremony for Firefighter Thomas Kenvin as Lieutenant assuming the full-time EMS Coordinator Position**

Chairman McGrath welcomed Chief Wright and all in attendance. Fire Chief James Wright asked Firefighter Thomas Kenvin to come forward explaining that he will be promoted to Lieutenant and will serve as the department's full-time EMS Coordinator. Chief Wright noted that as paramedic level ambulance service approximately 70% of their work is EMS related and this position is necessary to keep the department operating at high level of service. In this position, Firefighter Kenvin will provide advisement and training on EMS matters. He is a registered nurse and well qualified for the position. Chief Wright explained that Firefighter Kenvin stood out in the promotional process.

Firefighter Kenvin's wife Nicole pinned his badge on him. The Board joined with the Chief in congratulating Lieutenant Kenvin.

**Commission on Disabilities Candidate Interview - Richard Seronick**

Mr. Richard Seronick appeared before the Board.

Chairman McGrath asked Mr. Seronick to tell the Board a little about himself and why he wants to serve on the Commission on Disabilities. Mr. Seronick shared his background, explaining that he has lived in Sharon for almost 40 years and owned his own interior design business. He explained that he had worked with Dr. Stanley Rosenthal, a former chairman of the commission, who tried to get him to join previously but did not have the time back then; now that he has the time he would like to help others with disabilities, as he has one himself.

Selectman Roach asked if he has attended any of the Board's meetings; Mr. Seronick replied that he attended their last meeting and thought the agenda was interesting. Selectmen Heitin noted that the biggest item the Commission is faced with today is the new town hall project and ADA compliance.

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. Seronick for his time.

**Recreation Advisory Committee Candidate Interview - Christopher Valois**

Mr. Christopher Valois appeared before the Board.

Chairman McGrath asked Mr. Valois to tell the Board a little about himself and why he wants to serve on the Recreation Advisory Committee. Mr. Valois shared his background, explaining that he has lived in Sharon for about 5 years and that his wife's family are longtime Sharon residents, he currently works in the financial services industry at State Street in Boston and teaches a few courses at the Harvard Extension School. He took interest in the Recreation Advisory Board as a way to get more involved in the Town and meet new people. He feels he has a good skill set to offer and knows some of the members who have given him some background on the role of the advisory board.

Chairman McGrath asked Mr. Valois what he does for recreation; he explained that he plays men's league hockey and that he and his wife, up until the last few years with the addition of children, are avid bikers; they enjoy the trails and are outdoorsy people; he has also done a few marathons; and also helped out with some trail restoration.

Selectman Roach asked if he has attended any of the Board's meetings; Mr. Valois replied that he has not. 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. Valois for his time.

#### **Discussion and appointment of an alternate member to the Zoning Board of Appeals**

Selectman Roach made the recommendation that Stephen Weiss of 27 Livingston Road be appointed as an alternate member to the Zoning Board of Appeals.

**MOTION:** To appoint Stephen Weiss as an alternate member to the Zoning Board of Appeals  
(Roach - Heitin) 3-0 **PASSES**

#### **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 to discuss the Host Community Agreement.

Mr. Turkington explained that in the Board's supplemental packet they have received a revised copy of the Host Community Agreement with redline changes from Town Counsel that Four Daughters is in agreement with. Mr. Turkington noted that Four Daughters sent over some bullet points of things they would be in agreement to do as follows:

- \$10,000 annual payment to the Sharon Substance Abuse Coalition
- \$200,000 mitigation payment to the Town if they lease just the 40,000 square feet they have the option on currently; that payment will grow to \$500,000 if they lease the entire property if Staples does not renew their lease and they payment would be triggered by the first product sale from the marijuana growing facility; the first payments would be due at the three month and nine month marks to the town
- Additional language was added predicated on them receiving a license for the product
- Reopener provision that if the state allows them to either wholesale the product for recreational marijuana or choose to engage in the recreational marijuana business the agreement would be reopened so that dollar amounts could be readjusted

Brian Striar said that he appreciates the Board's consideration and feels comfortable with the way that Mr. Turkington has laid it out and requests the Board's vote.

Selectman Roach asked for clarification about the payments outlined in the agreement; Mr. Rosen said they would be made on an annual basis. He went on to ask if they had plans to sell recreational marijuana in Sharon; Mr. Rosen replied that they have no intention of selling in Sharon unless the Town approves it.

Chairman McGrath is not supportive of the agreement expressing concerns over a future health crisis caused by the majority of marijuana users smoking versus other methods of use. Mr. Rosen explained that the trend in most states that have approved recreational marijuana is showing other forms on the rise by approximately

25%-35%, such as capsules, tablets, edibles, vapes, creams, salves. He feels the trend is growing because smoking is less socially acceptable today. While not in support of recreational marijuana, Chairman McGrath did note that he fully supports medical marijuana.

Mr. Rosen explained that the second grow facility at 31 Commercial Street they are in the process of drafting a Host Community Agreement has no greater likelihood of becoming partially recreational than the current facility at 1200 General Edwards Highway. He noted that there is a reopener in the agreement for the town to consider recreational marijuana in the future. He reassured the Board that they cannot do anything related to recreational marijuana until the town goes through the extensive multistep process of approving it, ultimately at a Town Meeting. Chairman McGrath feels that recreational marijuana is inevitable whether it be for cultivation or retail distribution.

Selectman Heitin feels it is a good agreement that will bring substantial revenue to the town which is something he has been fighting for as Selectmen for almost fifteen years. He feels there are enough controls in place that it could not directly convert to a recreational operation. Decisions would need to be made at the local and state level before it could happen. He supports the agreement and feels it's a good business opportunity for the town.

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

**MOTION:** To approve Host Community Agreement to the town of Sharon with Four Daughters Compassionate Care for the grow facility and the terms within as discussed limited to medical marijuana (Heitin – Roach) 2-1 **PASSES**

#### **Special Town Meeting Discussion - HELD**

The Special Town Meeting discussion has been held until the next Board meeting.

#### **Discussion – Police Officer Stratford B. Allen Memorial Monument**

Chairman McGrath gave some background on Stratford Allen explain that he was an auxiliary volunteer police officer for the Town of Sharon for more than 20 years, a Navy Veteran of World War I, father, grandfather, husband and civic minded citizen of the town. He volunteered his time and never got paid for his work on the Auxiliary Police Force.

On July 3, 1966, he was assisting the town at the July 3<sup>rd</sup> Independence Day celebration at Deborah Sampson Park, assigned to directing traffic out onto East Foxboro Street. Tragically he was struck by a vehicle and carried approximately 60-70 feet on the hood before he landed on the pavement. Officer Allen succumbed to his injuries three days later on July 6, 1966.

The proposal is for a monument to memorialize Officer Allen for his sacrifice. He is the only officer killed in the line of duty for the Sharon Police Department. There is a portrait and plaque in his honor that hangs at the Sharon Police Department. The monument is a way to formally recognize his sacrifice and that of his family.

Chairman McGrath explained that he has been working on this for quite a while with the consent of the Board and many of the Boards he conferred with and determined the location to be Deborah Sampson Park. It will be made from Pennsylvania slate; a gray granite, and beautifully designed situated to the left of the flag pole. He feels it has greater meaning when a monument is located where a tragedy has occurred.

The funds for the monument were donated and a 50% deposit has been made to get production underway.

Following his brief, the Chairman asked if there were any questions. Mr. Stanley Rosen asked if the monument would be a life-sized rendering of Officer Allen; Chairman McGrath replied that it would be polished granite with an etching of the portrait of him in his uniform with a narrative underneath it. The narrative reads as follows: *Sharon Police Auxiliary Patrolman Stratford B. Allen end of watch July 6, 1966. Auxiliary Patrolman Stratford B. Allen on July 3, 1966 while directing traffic for Sharon's Independence Day Celebration was struck by a motor vehicle and critically injured at this location. He died three days later of those injuries suffered in the line of duty, July 6, 1966, at 74 years of age. Patrolman Allen, U.S. Navy World War I Veteran and volunteer of the Sharon Police Department for many years will long be remembered for his dedication and service to the Town of Sharon. May his sacrifice and the loss to his family, friends and community never be forgotten.*

Chairman McGrath hopes to have a dedication by early October at that location. Mr. Turkington asked if he has been in touch with his family and if they were involved in the planning; Chairman McGrath responded that most of his family members have moved away, but has been in touch with two of the members that will hopefully attend the dedication.

A member of the audience asked who spearheaded the project; Chairman replied that he started the idea while still on the Sharon Police Department. Officer Adam Leavitt approached him about putting a monument for Stratford Allen at the Police Station and they decided to wait and raise more funds to put it at the actual location of the accident. Chairman was asked how much money was raised for the S. B. Allen monument and he replied \$8,000.

Deputy Chief John Ford expressed the importance of this monument and the dangers involved in even something as simple as directing traffic. He applauded Chairman McGrath's efforts on behalf of the Sharon Police Department. Chairman McGrath read a letter of support from Chief Tilden Kaufman.

**MOTION:** To approve the location of the Stratford B. Allen monument at Deborah Sampson Park  
(Heitin - Roach) 3-0 **PASSES**

#### **2018 Board of Selectmen Meeting Schedule**

**MOTION:** To approve the 2018 Board of Selectmen meeting schedule  
(Heitin - Roach) 3-0 **PASSES**

#### **Consent Calendar**

- I. Vote to approve regular session minutes of August 22, 2017
- II. Vote to approve the wine and malt one-day alcohol license for Jill Maron to hold a Bat Mitzvah at the Community Center from 6:00pm-10:00pm on Saturday, September 23, 2017
- III. Vote to approve the one-day alcohol license for Leo LaFarge for a wedding at the Community Center from 2:00pm-10:00pm on Saturday, October 14, 2017
- IV. Vote to approve the one-day alcohol license for A Perfect Taste dba NRM Catering, Inc. for a Bar Mitzvah at the Community Center from 4:00pm-10:30pm on Sunday, October 8, 2017
- V. Vote to approve the Sharon Lions Club's annual White Cane Day fundraiser in Post Office Square on Saturday, October 7, 2017 from 9:30am to 12:30pm
- VI. Vote to approve the Banner Request from First Congregational Church of Sharon - Annual Evergreen Bazaar Banner - November 27-December 4, 2017, in second position
- VII. Vote to authorize the 27<sup>th</sup> Annual Rodman Ride for Kids to pass through Sharon on the route designated and use of Memorial Park Beach as a water stop

**MOTION:** To approve the September 19, 2017 consent calendar, as read and understood  
(Heitin - Roach) 3-0 **PASSES**

## Town Administrator's Report

Mr. Turkington reported the following:

- The Finance Committee is anxious to hear the Boards position on the articles. Their last meeting prior to printing the Warrant is on October 10. Mr. Turkington assured them that the articles the Board sponsored would have favorable support.
- Town Hall financing plan update:
  - previously appropriated 2016 ATM \$600,000
  - non-exempt borrowing \$10,800,000
  - appropriate FY2017 capital borrowing for May 2016 ATM bond premium \$ 245,000
  - unexpended Fire Dept. building repairs capital May 2013, May 2014 ATM \$ 82,000
  - unexpended balance – 2014 ATM, 2015 ATM Town Hall ADA study, repairs \$ 8,400
  - appropriation from free cash \$1,264,600

**TOTAL \$13,000,000**

The tentative budget the that SSBC is voting on tonight for the Town Hall is approximately 13 million and includes an over 1 million dollar contingency that reduces the risk of falling short if bids come in higher than expected.

High School Schematic Design update: Bids were favorable on the Heights Roof project leaving approximately \$700,000 in unexpended funds that along with \$700,000 in reimbursements from MSBA along with \$500,000 in free cash could support the cost of the schematic design for the High School.

This proposal will be reviewed with the Finance Committee and presented to the voters before the Special Town meeting so the voters have the financial profile for both before they vote on them individually.

- The recreational marijuana moratorium proposal would prevent license applications from being considered by the town until state regulations are in place. Under current law, the Town would have the right through a ballot process to approve either a ban or restrict the number to only one facility or if no action was taken, the expectation would be that the zoning regulations would be extended to include recreational marijuana in the same zone on Route One only. The gentlemen from FDCC have some concerns over dates of the moratorium so they aren't at a disadvantage in market place. Before the warrant article is finalized a decision would need to be made for December 31, 2018 or June 30, 2018. Sharon Gallery: the Development Agreement would be contingent on an amendment that would provide for mitigation. A fiscal impact study is being done to determine the tax revenue for the project to be balanced against any children that may live in the residential units. They are willing to put aside funds for a ten year period if the number of students is exceeded based on the impact projections. Mr. Turkington will circulate the impact study once it becomes available. If the Board desires, he will arrange for the Sharon Gallery folks to be present at the October 3 meeting to answer any questions.
- Finance Committee will be making a presentation on the Town Hall Project, Monday, September 25 and requests the Boards attendance.
- Received the tentative decision from the EFSB on the Canton Street station. They received a request from the residents at Macintosh Farms to send a letter since the decision did not incorporate the settlement agreements. The town sent a letter of support to which the EFSB sent a response, again, declining to incorporate the settlement it citing they are not the enforcement agency.
- Received a note from a resident with regard to the Norwood Street project specifically about the width of the road. The Town Engineer took measurements and it is wider than previously structured and meets federal guidelines.
- The Lt. Governor has requested a meeting that will be rescheduled due to conflicts with holidays.

- The Community Center gateway, generously donated courtesy of the Rabb family, is 95% completed and will plan for a dedication sometime this fall.
- Received a letter of request for a meeting to coordinate multi efforts for sustainability and energy. Selectmen Heitin suggested having the effort coordinated by the Energy Advisory Committee.
- Trash specifications for bid are nearing readiness.

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

**MOTION:** Vote to approve request of Sharon Education Foundation for a one-day alcohol license (wine/malt only) for the *Back to the Prom* adult only fundraiser event at Sharon High School on Saturday, October 21, 2017 from 7:00pm to 11:00pm  
(Heitin - Roach) 3-0 **PASSES**

**MOTION:** Vote to approve the banner requests from the Board of Health for their flu clinics on October 6-16 in first position and October 23-30 in second position  
(Heitin - Roach) 3-0 **PASSES**

**MOTION:** Vote to adjust the dates of Sharon Youth Lacrosse banner from October 23-30 to October 30-November 6, 2017 in second position to accommodate Board of Health Flu Clinic banner  
(Heitin - Roach) 3-0 **PASSES**

#### Adjournment

**MOTION:** To adjourn at 7:59pm  
(Heitin - Roach) 3-0 **PASSES**

#### List of Documents

- Board/Committee Application for Commission on Disabilities – Richard Seronick
- Board/Committee Application for Recreation Advisory Committee – Christopher Valois
- ZBA membership spreadsheet
- Zoning Board of Appeals candidate applications: Stephen Weiss, Matthew Grosshandler and Siobhan Grillon
- Email from DPW Superintendent Eric Hooper regarding projected annual water usage for proposed medical marijuana cultivation facility
- Draft Host Community Agreement between the Town of Sharon and Four Daughters Compassionate Care, Inc.
- Email from Lisa V. Whelan, Esq and updated recreational marijuana temporary moratorium bylaw
- Massachusetts medical marijuana use of marijuana program graph/data
- 31 Commercial Street floor plan, property card and draft lease
- Medical marijuana grow facility license application and host community agreement
- Images of Deborah Sampson Park showing placement of the Stratford B. Allen monument
- Email from Fred Turkington
- Rendering of Police Officer Stratford B. Allen & monument
- Morse and Beggs Monument Co. Sales Agreement
- January 24, 2017 correspondence from Selectman J.J. McGrath to Historical Commission regarding S. B. Allen monument
- January 26, 2017 correspondence from Selectman J.J. McGrath to Recreation Director Linda Berger regarding S. B. Allen monument
- August 9, 2017 email correspondence to the Recreation Advisory Committee regarding S. B. Allen monument
- August 17, 2017 email correspondence between J.J. McGrath and Chairman of the Recreation Advisory Committee Gary Bluestein
- Stratford B. Allen police accident report
- Stratford B. Allen obituary
- 2018 Draft Board of Selectmen's meeting schedule
- August 22, 2017 Board of Selectmen Minutes
- One Day Alcohol License Applications:
  - Jill Maron
  - Leo LaFarge – JPN Bartending Service, LLC

- A Perfect Taste dba NRM Catering Inc.
  - Sharon Education Foundation
- Banner request applications: Board of Health Flu Clinic
- Report of the Town Administrator
- Miscellaneous Correspondence