

MINUTES
SHARON SELECT BOARD
July 13, 2021

The meeting of the Sharon Select Board was called to order at 7:30 pm by Select Board Chair William A. Heitin remotely via Zoom. Select Board members Hanna R. Switlekowski and Emily Smith-Lee were in attendance as was 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.

Interviews for Governance Study Committee

The Sharon Select Board conducted interviews of candidates for the newly established Governance Study Committee on June 23. The following candidates were not available that evening to meet with the Board and it was agreed that time would be set aside for those interviews at the start of the next meeting. The Board previously received applications and responses to a questionnaire from Ron Goodman, Kevin Haskins, Sara Monahan, and David Wluka.

Each candidate was afforded the opportunity to introduce themselves and share responses to the following four questions.

1. What prompted you to seek appointment to this particular committee?
2. How do you envision the committee operating in order to cover a large number of subjects, to provide opportunities for public input, and to update the Select Board on the work of the committee?
3. Part of serving on a board/committee is collaborating with others who might not share the same perspectives of a particular topic. How will you share your perspective in a constructive way that assures civil discourse and deliberations?
4. Please articulate your thoughts on open town meeting vs. representative town meeting form of legislative body. Do you have an open mind to be persuaded of the merits of the other format?

The Board thanked Mr. Goodman, Mr. Haskins, Ms. Monahan, and Mr. Wluka for stepping forward to help with this work. The Board will make a decision on all appointments before the end of the meeting this evening.

Interviews for Sharon Cultural Council and Council on Aging Alternate

The Board was introduced to Aaron Glick, candidate for Sharon Cultural Council, and Jeff Shapiro, candidate for Council on Aging Alternate.

Mr. Glick explained that he recently moved to Sharon from New York and would like to become involved in the community. He enjoys arts and culture and felt that Cultural Council would be a good fit. He has attended a recent meeting. He noted that as the Council is predominately female, he can represent a minority demographic for the group. In his spare time, Mr. Glick enjoys soccer, painting, and hiking.

Mr. Shapiro explained that he is a longtime Sharon resident and has been active with the Men's Club and Tennis Club. He seeks appointment to the Council on Aging as an opportunity to give back to the community. In his spare time, Mr. Shapiro enjoys playing tennis, being physically active, and traveling.

The Board stated it is their policy that appointments are not made until the meeting following interviews. The Board thanked both candidates for their willingness to serve the Town in this way as well as for their time this evening.

Health Department regional services grant review

The Board was introduced to Ms. Leandra McLean, Public Health Nurse Administrator who provided an overview of a presentation which was included with the Board's meeting materials. She advised that

collaboration began in February with surrounding towns for shared health services such as inspectional housing, restaurant and hotel services. Foxborough will be the lead agency and the grant is renewable until 2033.

The Board felt there was no better time, historically, for shared services in the area of public health and is grateful for the hard work on this program.

MOTION: To approve and support the public health excellence grant program for shared services as presented.
(Heitin-Switekowski)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Proposed LIP housing development – 303 North Main Street

Mr. Mike Khoury of of Madoff and Koury, LLC introduced the Board to Yuriy Lande, proponent for a low-income housing development at 303 North Main Street, the site of Annex Auto repair shop. The lot is a pre-existing non-conforming lot. The proponent seeks to building a 15-unit affordable, townhouse style condominium project. It was explained that Town staff has reviewed and has help to shape the draft of this project. Concerns centered around impact on Town services such as schools as well as traffic and flooding impact. It is expected that there may be the potential for up to 45 children. The same marketing specialist who was involved in the ELI apartments project is being used for this development as well. DHCD is receptive to residents and employees having preference in the application process. Bay Colony has worked hard to ensure there is no adverse impact from this project. Five acres of wetland will be donated to the town.

Ms. Switekowski asked whether the abutters have been notified. Mr. Khoury stated that an outreach meeting is being planned at this time.

The Board preferred to table a vote either in support or otherwise for this project until the next meeting to allow time to hear from residents should they care to share their concerns.

Potential participation in regional housing services office

Mr. Turkington advised that staff has been participating in a regional effort to explore the potential for creating a regional housing service office (RHSO). Towns in the study phase are Hopkinton, Medfield, Randolph, Sharon, Wrentham, Bellingham, Canton, Milton, and Norwood. A copy of the completed survey of housing status and potential work that could be performed on Sharon's behalf by such an entity was included in the meeting materials for the Board to review as well as a memo from MAPC on the best practices of the other RHSO in greater Boston.

Mr. Turkington further reported that the Affordable Housing Trust Fund has a current balance of \$281,630 as of April 30, 2021 which is funded from a Planning Board agreement with the Castle Drive subdivision. It doesn't appear that if there have been any new subdivisions since 2009, that similar conditions have been imposed. There is also \$491,000 dedicated Community Preservation funding for affordable housing initiatives.

Deliberate and appoint members of Governance Study Committee

The Board deliberated on the merits of all candidates who expressed interest and took the time to meet with the Select Board to share their ideas in this area. Mr. Heitin proposed a slate of six or seven candidates. Ms. Switekowski and Ms. Smith-Lee shared their thoughts on those candidates put forth as well as the candidates that they stood out to them. A consensus was achieved on eleven candidates.

The Board expressed their gratitude to all who stepped forward for consideration. They hope that candidates who are not selected for this task will continue to stay involved with the work of this committee.

MOTION: To appoint the following to the Governance Study Committee: Peg Arguimbau, Robert Carver, Keevin Geller, Ron Goodman, Matthew Keenan, Phillip King, Sarah Monahan, Paul Pietal, Ganesh Rangarajan, Maureen Silverleib, and David Wluka.
(Heitin-Switekowski)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Police Chief search process

Mr. Heitin explained that this topic was a continuation of the Board's past discussions on the Police Chief search process. He stated that the Town has invested in training, education, mentoring for development of qualified internal candidates to progress into the role of Police Chief. The discussion this evening will be limited to hiring a consultant to help with the process. The Board expects to solicit public input as the process proceeds.

Mr. Heitin further explained that due to ongoing litigation, discussion regarding complaints against the Sharon Police Department should not be undertaken in a public forum as it jeopardizes the litigating position of the Town.

Mr. Turkington explained that of the five recruiting firms which were asked to provide quotes, two were received. Both firms will evaluate candidates and assess their responses to written questions, an essay, a quickly produced press release, and development of a budget. A background check will also be performed. PSC was selected as it is thought that the firm provides the best value.

MOTION: To approve a contract with PSC for the Police Chief search process.
(Heitin-Switekowski)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Maximum useful life of departmental equipment to be financed

MOTION: That the maximum useful life of the departmental equipment listed below to be financed with the proceeds of a portion of the \$4,667,979 borrowing authorized by the votes of the Town passed May 2, 2021 (Article 6) is hereby determined pursuant to G.L. c.44, §7(1) to be as follows:

| <u>Purpose</u> | <u>Article No.</u> | <u>BorrowingAmount</u> | <u>MaximumUseful Life</u> |
|-------------------------------|--------------------|------------------------|---------------------------|
| Departmental Equipment (DPW) | 6C | \$435,000 | 15 Years |
| Departmental Equipment (Fire) | 6L | \$86,964 | 15 Years |
| School SPED Vans | 6K | \$70,000 | 10 Years |
| School Department Furniture | 6J | \$40,000 | 20 Years |

(Switekowski – Smith-Lee)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE

Review and approve the consent calendar

- I. Vote to approve the regular session minutes of June 22, 2021 and June 23, 2021
- II. Vote to approve out-of-state travel for the Recreation Director to attend the 2021 NRPA Conference in Nashville, TN from September 21 to 23, 2021
- III. Vote to appoint Police Chief Donald Brewer as Constable with a term expiring December 31, 2024
- IV. Vote to support candidate for Citizen of the Year, Kiana Pierre-Louis
- V. Vote to support the first co-recipients of the Sheila Miller Staff of the Year award, Chief James Wright and Meg Dussault

MOTION: To approve the consent calendar.
(Switlekowski-Smith-Lee)

Heitin: AYE
Switlekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Report of the Town Administrator

- PFAS update. The carbon filter system has been installed, tested and is operational at well #4 as of June 28. The hand-held watering restriction ended on that date and the water tanks have been refilled. DPW is seeking proposed permanent filtering solutions and preparing a financing plan using retained earnings and borrowing that would require a town meeting vote (special town meeting November 15 if held). One option being explored is purchasing rather than leasing the temporary carbon filter system until a permanent solution can be approved at the 2022 annual town meeting. For comparative costs, we are also exploring the MWRA connection through Norwood for a supplemental water supply during the summer months if well #4 is taken off-line.
- Railroad parking pass sale. Based on the expected increase in businesses resuming in-person operations after the Labor Day weekend, we will be offering a special one-month parking pass for \$50.00 for the month of September. The sale will be on Thursday, August 12 at 7:00 p.m. We only had about 100 sales on June 3 for the July-September quarter, but that was more than double the sales for April-June.
- Marijuana delivery operator license inquiries. We have received inquiries from two separate, pre-qualified firms seeking information about offering marijuana delivery service in Sharon. According to the Cannabis Control Commission regulations, communities which allow any retail establishments must allow for delivery. If the business chooses to base itself in Sharon, they are subject to a host community agreement and must be located within the zone allowing retail establishments. They may pre-purchase and store for later delivery marijuana products, but provide appropriate security safeguards. We can't prohibit locations based on our limit of one retail establishments as delivery operators don't count as retail establishments despite the security concerns that come with warehousing for later delivery (as distinguished from pick-up and delivery from Verano/Four Daughters facility). I am researching whether we can limit the number of Sharon-based delivery facilities.
- VINOvations, the wine shop at 2 Merchant Street, has closed and the owner indicates he will consider re-opening in another town. That makes another beer and wine license available.
- The home next door to Town offices, 94 South Main Street, was foreclosed upon earlier this week. We are investigating to determine which bank is involved, what plans are for disposition, and other

information that might guide whether it is a property of interest to the Town for future use (expansion of Town offices in 30 years, parking, green space, etc.).

- Other current vacancies. The senior clerk position in the Assessor's office has been filled by Sharon resident Kate Young, who starts on July 19. We are conducting second interviews with the finalist for the administrative assistant for the building and zoning division within DPW. Interviews have been scheduled for the position within the Treasurer's office that coordinates the administration of employee benefits, as well as the animal control officer position.
- SSBC project representative Maureen Doherty is retiring. Ms. Doherty notified the SBC that she would be leaving on July 31. I am awaiting word from Mr. Gladstone whether he wants to fill that expanded position or hire an administrative assistant.
- Lt. Jeffrey Penders completed work on the application for this year's round of Community-Oriented Policing grants. If awarded, it would help cover the cost of officers hired effective September 7 and potentially an additional patrol officer or school resource officer at the middle school if desired by the School Committee and administration. It is a very competitive program, especially after COVID-19 revenue losses, but we thought the funding opportunity worth the extensive effort required to submit the grant.
- REP for police chief assessment services. Two proposals were received of the five firms which were invited to submit. Municipal Resources of Plymouth, NH and Public Safety Consultants of Pocasset, MA. Public safety Consultants has conducted more chief and deputy chief assessment centers, and we have favorable experience with the firm conducting past promotional examinations and entry-level screening processes. Chief Brewer recommends PSC over MRI after a review of the submissions. I concur with Chief Brewer and recommend that you authorize me to contract with Public Safety Consultants for the police chief assessment process.
- Support for the Governance Study Committee. We should discuss at a future meeting how best to support the new committee. Will members be relied upon to post agendas and take minutes or should we recruit an evening administrative assistant? Research into peer towns — conducted by administrative assistant or members? Special counsel to offer opinions on legal structure and questions?

Staff has received or exchanged 15 pieces of correspondence between 12 noon on June 17 and 12 noon on Tuesday, July 6. Topics included: continuing advocacy for traffic mitigation measures and sidewalk installation on Old Post Road; applications and advocacy for applicants for Governance Study Committee; and questions regarding PFAS levels in water supply:

- A total of five notes of support were received for appointment of Keevin Geller and one for Paul Pietal as members of the Governance Study Committee;
- A total of four emails exchanged between residents of Old Post Road and Town officials concerning a request to install sidewalks on Old Post Road and other measures to address traffic concerns on Old Post Road;
- Two emails exchanged between a resident and Water Superintendent regarding PFAS testing and treatment plan for well #4 (the FAQ on the website has been updated regularly in response to questions and comments left in the portal);
- An email regarding water conservation measures; and,
- Three emails exchanged between a resident and the Town Administrator regarding the parcel on Massapoag Avenue with deed restricted access to residents on Massapoag Lane.

Topics not reasonably anticipated within 48 hours in advance of the meeting

Adjourn

MOTION: To adjourn at 9:48 pm.
(Smith-Lee – Switlekowski)

Heitin: AYE
Switlekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

List of Documents

- Candidate applications
- Correspondence
- LIP Application
- Renderings
- Housing Trust revenue statement
- TRIC best practices
- Candidate list
- Charge and composition
- Correspondence
- Request for Proposals
- Draft job posting
- Minutes
- Memoranda
- Correspondence
- Nominees
- Town Administrator's report
- Update on Well 4