

**MINUTES**  
**SHARON SELECT BOARD**  
*October 2, 2019*

The meeting of the Sharon Select Board was called to order at 4:17 pm in the Meeting Room at the Sharon Town Hall with Chairman William A. Heitin; Select Board Member Emily E. Smith-Lee; Town Administrator Frederic E. Turkington, Jr.; and Assistant to the Town Administrator, Lauren Barnes in attendance.

**Discussion, reorder and vote position on omitted article for Special Town Meeting**

Mr. Turkington explained that an earlier draft of this article was merged with a similar article. It has now been added to the list that the Board had sequentially ordered at the last meeting. This is now Article 3, which puts forth a General Bylaw Change to authorize the Town Administrator, with approval, to enter into land lease agreements up to thirty years.

The Board agreed unanimously on the sequential order of the articles as outlined. They also agreed unanimously to support the previously omitted article.

**Executive Session**

**MOTION:** To enter Executive Session at 4:20 pm to discuss strategy with respect to possible acquisition of all or portion of Rattlesnake Hill for conservation and recreation purposes. Discussion of this item in open session may have a detrimental effect on the bargaining position of the town.

Roll call vote:

Heitin - AYE

Smith-Lee - AYE

2-0 **PASSES**

**Discussion of possible acquisition of Rattlesnake Hill**

The Board re-entered open session to announce that a deal with Brickstone has been negotiated and is nearly complete save for finalizing language in a Memorandum of Agreement. This agreement is for the acquisition of a parcel of land of 337 acres in the amount of \$10 million. Brickstone will retain the right to four buildable lots for single family homes along Mountain Street but the exact locations will be determined later this week. The Town of Sharon will use \$7.5 million of Community Preservation funds. The Commonwealth of Massachusetts will provide \$2.5 million toward the purchase. Were this acquisition be supported at the Special Town Meeting in November, a conservation restriction will be implemented and the Town will close on the property in December. It was noted that the purchase of this property will not affect the tax rate. In addition, there have been changes made to the Community Preservation program by the Commonwealth and the funds used for this purchase will be replenished more quickly as a result.

It was noted that the Board has been diligently involved in looking after the Town's interest in trying to acquire this property and secure funding. This is a tremendous conclusion to a very long process. Sharon's legislative delegation was also instrumental in helping to secure funding from the State. Mr. Heitin expressed that the Board is very happy at the outcome.

Ms. Smith-Lee reiterated that the purchase of this property will not affect the tax rate. The Commonwealth of MA has more than doubled the state match to boost Community Preservation impact for communities. In addition, there have been changes made to the Community Preservation program by the Commonwealth and

the funds used for this purchase will be replenished more quickly as a result. She also thanked Mr. Heitin and Mr. Turkington for their tireless efforts toward and successful ending to preserve a rare and unique piece of property in Sharon while controlling some development in Town with the added benefit of not increasing tax bills.

Mr. Turkington mentioned that the next meeting is not until October 15, 2019. Should the documents come together before then, the Board may wish to consider authorizing one member to sign, or one member and the Town Administrator. If a meeting is necessary sooner, all parties are amenable.

## Adjournment

**MOTION:** To adjourn at 4:35 pm  
(Heitin-Smith-Lee) 2-0 **PASSES**

### List of Documents

- Article list
- Draft article
- Banner request form