

MINUTES
SHARON SELECT BOARD
December 3, 2020

The meeting of the Sharon Select Board was called to order at 7:00 pm by Select Board Chair Emily Smith-Lee remotely via Zoom. Select Board members William Heitin and Hanna R. Switekowski 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.

Pole location hearing – 383 Old Post Road

MOTION: To open the pole location hearing at 7:00 pm.
(Heitin - Switekowski)

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

Mr. Ross Bilodeau of Verizon explained that the request for this pole location hearing is to provide utility service to a new Chinese Church at 383 Old Post Road. Based on feedback provided by both utilities, the pole requested is needed and technically required to be in the location requested. Therefore, the Engineering division recommends that the Sharon Select Board approve the location request, as submitted. An opportunity for questions, comments, and concerns from anyone in attendance was afforded however there were none.

MOTION: To close the pole location hearing.
(Heitin - Switekowski)

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

MOTION: To approve the pole location at 383 Old Post Road as discussed.
(Heitin-Switekowski)

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

Supporting local business – Roni Thaler and Avi Shemtov

Ms. Roni Thaler addressed the Board regarding her concerns for local businesses, many of which are struggling due to the COVID-19 virus. She explained she has done a lot of fundraising in Town in the past and businesses have always generously supported Sharon events. With the season of giving upon us, there is an opportunity now to return the favor and support our local businesses by purchasing gift certificates and ordering take out.

The Board agreed that local businesses are essential to a vibrant Sharon community and thanked Ms. Thaler and Mr. Shemtov for spearheading this effort.

Candidate interviews for Economic Development Committee and Energy Advisory Committee

Mr. Moshe Zisblatt introduced himself to the Select Board as a candidate for Economic Development Committee. Mr. Zisblatt grew up in Sharon and is interested in the success of local businesses in Town. He explained that he has watched a few of the Economic Development Committee meetings. Mr. Zisblatt enjoys home improvement projects and works around the house in his free time.

Mr. Matthew Astphan introduced himself to the Select Board as a candidate for the Economic Development Committee. He is new to Sharon having moved here six months ago as a first time home buyer. He grew up in Attleboro and served five years in the Marines. He believes strongly in public service. If not selected to serve on the Economic Development Committee, Mr. Astphan would be interested in serving on another Board or Committee.

Mr. Chris Pimentel met with the Board to express his interest in serving on the Energy Advisory Committee. He has lived in Sharon for 15 years. He currently serves on the Water Management Advisory Committee. Water and energy have been his professional focus. He is the President of the Association of Energy Engineers and feels that the goal of net zero by 2050 is important. Mr. Pimentel enjoys playing guitar as well as playing golf and other sports with his children.

Mr. Dan Spence met with the Board to express his interest in serving on the Energy Advisory Committee. He moved to Sharon in 2017 from Montreal and is originally from Iowa. He has two boys in the Sharon schools. His professional experience is in project management and sales. Mr. Spence appreciates conservation. He might consider serving on another Board or Committee if not selected to serve on the Energy Advisory Committee depending on the time commitment. Mr. Spence enjoys yard work, woodworking, and golf.

The Board thanked the candidates for their time this evening and explained that it is the Board's policy not to make appointments on the same night that they meet with candidates, rather they will do so at a future meeting.

Consider appointment to Registrar of Voters

Ms. Switekowski explained that she will abstain from this discussion as she has in the past due to her affiliation with the town Democratic Committee.

Mr. Heitin began by stating that he was impressed by both candidates at the last meeting. He feels that they would both bring strong support in the role of Registrar. He supports Mr. Johnson for this role and hopes that Ms. Carrigg will consider a role on another Board or Committee in the future.

MOTION: To appoint Brian Johnson as member of Registrar of Voters.
(Heitin – Smith-Lee)

Heitin: AYE
Smith-Lee: AYE
Switekowski: Abstained
2-0-1 **PASSES**

Update on municipal aggregation plan and timetable – Energy Advisory Committee

Mr. Silas Fyler and Mr. George Aronson presented an overview of the plan for municipal aggregation. A program for municipal aggregation uses the bulk purchasing power of the entire community to select an electricity supplier at a competitive rate for the price of the electricity supply and a share of supply from renewable resources.

Proposals were received and the Town entered into an agreement today with Constellation Energy. Residents have the ability to opt out of the aggregation program and remain with Eversource or National Grid at a rate of 11.882 cents per kWh and the minimum amount of renewable electricity required by the state of 18% for 2021.

Residents who opt in will have three choices for power:

- standard or default package with a cost of 11.586 cents per kWh with 20% more renewable electricity than the minimum required
- green or opt up package with a cost of 14.275 cents per kWh with 100% renewable energy
- basic or opt down package of 10.730 cents per kWh and the minimum amount of renewable electricity required of 18%

This provides residents with an opportunity for cost savings, an increase in renewable sourced power, and a balance of cost savings with an increase in renewable sourced power.

It was explained that notification will begin later this month with postcards to residents, followed by the change option selection form being sent in early January and due back in mid-February and the start of the program on March 1.

The Board thanked Mr. Fyler and Mr. Aronson. They emphasized that upfront education about the program is essential. A similar process was followed for the trash program not long ago and over 70% of residents didn't respond.

Mr. Fyler explained that they are required to connect with the Council on Aging for outreach at the Adult Center and all materials, the website, and graphics will be available in ten different languages. The Board would like Energy Advisory Committee to provide updates throughout the process.

Consider reducing or waiving liquor license fees for restaurants

The Board has been approached about an opportunity to help restaurants which have been hit hard due to the pandemic by waiving or reducing the fee for renewal of liquor licenses for 2021. Naturally, they wish to help support business in any way they can. They inquired about the fiscal impact of waiving the renewal fee which amounts to \$15,000 for restaurants. Mr. Turkington replied that the impact is minimal and he is confident that it can be overcome in the budget.

MOTION: To waive the 2021 liquor license renewal fee for restaurants as discussed.
(Heitin - Switekowski)

Heitin: AYE
Switekowski: AYE

Review and approve consent calendar

- I. Minutes
 - a. November 10, 2020 regular session minutes
- II. Vote to approve and sign the 2021 Common Victualler's licenses for:
 - a. American Legion
 - b. BP Foodmart
 - c. Coriander Bistro
 - d. Dunkin' Donuts
 - e. Griddle & Grill
 - f. Mandarin Taste, Inc.
 - g. Mick Morgan's Irish Pub & Restaurant
 - h. Salvation Army
 - i. Sapphire Manor
 - j. Sharon Country Club
 - k. Simcha
 - l. Starbucks/Shaw's Supermarkets
 - m. Ward's Berry Farm
- III. Vote to approve and sign the 2021 Class I Auto Dealers licenses for:
 - a. Herb Chambers Lexus of Sharon
- IV. Vote to approve and sign the 2021 Class II Auto Dealers license for:
 - a. Herb Chambers Lexus of Sharon
 - b. DC Auto Sales
- V. Vote to approve and sign the 2021 Taxi licenses for:
 - a. The Right Ride
- VI. Vote to approve and sign the 2021 Hackney licenses for:
 - a. Barbar Saade of The Right Ride
- VII. Vote to approve and sign the 2021 Alcohol licenses for:
 - a. American Legion
 - b. Bread N Butter
 - c. Coriander Bistro
 - d. Liquor World
 - e. Mandarin Taste
 - f. Mick Morgan's Irish Pub & Restaurant
 - g. Sapphire Manor & Inn
 - h. Sharon Country Club
 - i. Sharon Market
 - j. Sichuan Gourmet
 - k. Simcha
 - l. The Cape Club of Sharon
 - m. VFW Post
 - n. Vinovations
- VIII. Vote to reappoint Board and Committee members for a term expiring December 31, 2023
 - a. Appointment list
- IX. Vote to reappoint Board and Committee members for a term expiring December 31, 2021
 - a. Appointment list

MOTION: To approve the consent calendar holding the Class II Auto Dealers and annual reappointments.
(Heitin-Smith-Lee)

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

The Board discussed the issue raised at their last meeting with the consumer issue at DC Auto Sales. Although they understand the complaint, there are also appropriate avenues for remediation. This is the first complaint and if further complaints are received they will have the opportunity to revisit action regarding the license.

MOTION: To approve the 2021 Class II Auto Dealer licenses for DC Auto Sales and Herb Chambers Lexus of Sharon.
(Heitin-Switekowski)

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

Ms. Smith-Lee voiced her concerns relating to the procedure for annual reappointments. She'd like to hold a vote until the next meeting. Ms. Switekowski and Mr. Heitin expressed that they are prepared to vote this evening.

MOTION: To reappoint Board and Committee members whose term expires December 31, 2020 through December 21, 2023.
(Heitin-Switekowski)

Heitin: AYE
Switekowski: AYE
Smith-Lee: NO
2-1-0 **PASSES**

MOTION: To approve annual one year appointments for a term expiring December 31, 2021.
(Heitin-Switekowski)

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

Report of the Town Administrator

Mr. Turkington provided the following update:

The Department received 12 pieces of correspondence between 12 noon on November 5 and 12 noon on November 30, of which 7 were from or in response to Christine Carr, 36 Beach Street, regarding

the extension of her permit with the Conservation Commission and questioning whether a building permit is required for planned work on her property. The remaining emails consisted of:

- Two emails related to the municipal aggregation program, encouraging the Board to maximize the generation of green energy to the extent it doesn't exceed the current Eversource price.
- Two emails demanding the SC to reinstate Dr. Greer as superintendent of schools.
- One email related to MassDOT grant programs and the allocation of \$20,000 traffic safety grant.
- In addition, members of the Board received announcements of Veteran's Day celebration details and the Sharon Interfaith Thanksgiving Service on November 22, as well as notices of tax rate approval and grant awards.

Fire Chief Jim Wright is recommending the appointment of Captain Mike Madden to serve as Deputy Fire Chief effective December 14. Approval of the appointment and the employment agreement are requested. As you know, Deputy Chief Rick Murphy had triple heart by-pass surgery in September, and while recovering nicely, he will be unable to perform the duties of a firefighter/paramedic. Mr. Murphy is required to submit to involuntary retirement.

MOTION: To accept the appointment of Michael Madden as Deputy Fire Chief and approve the contract as discussed.

(Switlekowski - Heitin)

Heitin: AYE

Switlekowski: AYE

Smith-Lee: AYE

3-0 **PASSES**

The Board wishes to extend their best wishes to Deputy Chief Murphy. They inquired about drafting a letter and inviting him to a future meeting.

Mr. McGrath has requested that the Board reconsider placement of the Jenks Fountain on the green at Town Hall. The Board suggested adding this to a future agenda.

Consider proposal for affordable housing at 303 North Main Street

Mr. Michael Khoury wishes to present a proposal for an affordable housing project at 303 North Main Street to the Board for their input.

The Applicant, Mr. Lande, is proposing to purchase the property, demolish the current repair station located thereon, and redevelop the property as a residential duplex development containing 12 duplex units, two per building, each duplex subject to its own duplex condominium master deed located in the front half of the property, closer to North Main Street, with the access road approaching the northern border of the property. A conceptual plan prepared by the engineer, Bay Colony Group, Inc. of Foxborough was provided for the Board.

The developer has reached out informally to Town officials to see if the Town would be receptive to the project and has received helpful guidance.

The developer has conducted preliminary due diligence on the property, has reviewed the preliminary response action report obtained by the seller from its environmental engineer last year (which reported to the Massachusetts Department of Environmental Protection that the property has been remediated and remains free of material contaminants) and has worked with the engineer to develop the enclosed conceptual plan for the Project. Before the developer undertakes significantly more work and costs in connection with this development, the developer wishes to obtain any preliminary comments that town officials may have with respect to the proposed development.

The developer intends that each of the six duplex buildings will be served by its own septic system (shared by the two the owners of the two units). The Developer is ready to undertake soil analysis and percolation testing in order to confirm the proper location and compliance with septic state and local septic regulations.

As reflected in the conceptual plan attached, the Developer the roadway serving the duplexes would measure approximately 850 feet linear feet and terminate in a cul-de-sac. Since the duplex units will be developed at the front portion of the property on an approximate 4 acre portion of the total 8 acre parcel and would be built outside of the wetlands located in the rear portion of the parcel.

The developer would propose to make 3 units of the Project affordable and would seek approval of the project as under a comprehensive permit pursuant to Chapter 40B of the Massachusetts General Laws and Section 6230 of the Town's Zoning Bylaws. The developer understands that the Town would like the Developer to have the Project approved by the Massachusetts Department of Housing and Community Development under a local initiative program and is willing to do so.

The Board explained the Town is looking for affordable housing. The Zoning Board of Appeals would need to grant a special permit for the project. A deeper discussion is necessary as is outreach with the neighborhood and community as a whole. The Board agreed that Mr. Heitin would represent the Board's interest in future meetings between the project proponent and Town officials.

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

Given the expected approval of a COVID-19 vaccine, the Board would like to have someone from the Health Department or the Board of Health provide an update and what the possible roll-out of the vaccination process may look like for the community at the next meeting.

Adjourn

MOTION: To adjourn to Executive Session for the purposes of discussing strategy with respect to collective bargaining as well as the purchase or sale of real property located at 80 South Main Street at 9:13 pm and not return to open session.

Discussion of these items in open session may have a detrimental effect on the bargaining position of the Town.

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

List of Documents

- Town Engineer recommendation
- Pole petition
- Petition plan
- Order
- Board/Committee applications (4)
- How aggregations work
- Aggregation schedule
- Eversource winter rates
- Memo of November 19, 2020 from Lauren Barnes
- Survey of renewal fees from September, 2020
- Liquor license holder list
- Minutes
- Board and Committee appointments expiring December 31, 2023
- Annual list of one year reappointments expiring December 31, 2021
- Town Administrator's report
- Deputy Fire Chief contract
- Engineering review