

MINUTES
SHARON SELECT BOARD
September 24, 2019

The meeting of the Sharon Select Board was called to order at 7:00 pm in the Town Hearing Room at the Sharon Community Center with Chair William A. Heitin, Select Board Member Emily E. Smith-Lee, 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.

Jenks Fountain – John J. McGrath

At the last meeting of the Select Board, Mr. McGrath presented research he had completed in finding an identical fountain to the one purchased by the Town of Sharon 153 years ago to provide water for horses travelling through the center of Town, then called Village Square, and also served as a gathering spot for residents from 1886-1917. It has not been able to be determined what happened to the original fountain, however it is suspected that it was scrapped for the iron as the country had become involved in WWI. During the time Mr. McGrath served on the Board, \$8,000 was raised in the hopes that a replica could be found or made. Since then, Mr. McGrath has located an identical fountain manufactured by Henry Jenks being sold for \$15,000 by an individual in Rhode Island. The seller had put the item on hold and Mr. McGrath seeks support by the Select Board to proceed with negotiating the purchase of the fountain which has great historical significance in Sharon. Mr. McGrath explained that he would provide periodic progress updates for the Board.

MOTION: To grant authority for Mr. McGrath to negotiate the purchase and acquisition of a Jenks fountain.

(Smith-Lee – Heitin) 2-0 **PASSES**

Update on Safer Grant – Chief James Wright

Chief Wright explained that the Sharon Fire Department was officially awarded the Safer Grant for the hire of four additional Fire Fighters. He provided a brief update of what led up to this award and explained that the grant provides funding to offset 75% of the first two years of salaries and health insurance and 35% in year three. Much of the work in soliciting new candidates has been completed as there are stringent time limits for hiring once the funding has been accepted.

MOTION: To accept the Safer Grant.

(Smith-Lee – Heitin) 2-0 **PASSES**

Consideration of Ballot Question for Sharon High School Funding

A ballot question for High School funding will appear on the November 19 special town election ballot. The language, which is required of MSBA, was provided for Board review. Because the ballot is printed ahead of time, the question will be on the ballot regardless of whether the High School is approved at the November 4 Special Town Meeting. The borrowing authorization requires a 2/3 majority vote at town meeting as well as a majority ballot vote.

Ms. Smith-Lee expressed concerns that exit polling at a prior election revealed that many voters were unclear what a “Yes” or “No” vote meant. She understands that MSBA requires exact verbiage but whatever can be done to make clear what the end result of a yes or no vote would be very helpful.

MOTION: To approve the form of the ballot question for the Sharon High School funding.
(Smith-Lee – Heitin) 2-0 **PASSES**

Ordering and Support of Special Town Meeting Articles

A list of articles for Special Town Meeting were provided for the Board. Ms. Smith Lee expressed concern about having the High School funding article toward the end of the meeting. It was explained that the first six items are expected to be discussed and voted without much debate. These articles involve land leases for solar and are important for revenue. The order will be amended as follows:

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|----|-----------------------------------------------------------------------------|---------|
| 1. | Long term lease authorization for solar at Gavin's Pond and East Elementary | Support |
| 2. | Extension of long term lease for solar at landfill | Support |
| 3. | Amendment to sign bylaw | Support |
| 4. | Acquisition of Rattlesnake Hill | Support |
| 5. | High School funding | Support |
| 6. | Acquisition of land on South Main Street | Support |
| 7. | Acquisition of 18 Briar Hill Road | Support |

MOTION: To approve the order of Special Town Meeting Articles as outlined.
(Smith-Lee – Heitin) 2-0 **PASSES**

Hixson Farm Road

The land swap required by the 2012 legislation authorizing the solar use at the landfill was never concluded. Town Counsel drafted a deed of the Hixson Farm property from the Select Board to the Conservation Commission in accordance with the legislation for the Board to execute. While the Board voted in 2012 to authorize the swap, a confirming vote is required this evening to be recorded with the deed.

MOTION: To transfer the care, custody, management and control of such land from the Board of Selectmen to the Conservation Commission for conservation purposes, under the provisions of M.G.L. c. 40, §8C, as it may hereafter be amended and of Amended Article 97 of the Massachusetts Constitution, the following land:

The land in Sharon being shown as Lots A and B on a plan entitled "Plan of land belonging to the Sharon Housing Authority, Sharon, Mass. February 4, 1976, scale 1" = 80', Town of Sharon Engineering Department, Henry L. Munson, P.E., Town Engineer". Said plan is recorded with the Norfolk County Registry of Deeds as Plan 94 of 1977, Plan Book 258. Being the same land described in a deed to the Town of Sharon recorded in the Norfolk County Registry of Deeds in Book 5309, Page 526 on December 1, 1976 and is known as 1 Hixson Farm Road, Sharon Assessors Map 121, Lot 14.

It having been determined that the above-referenced land to be transferred is no longer needed for general municipal purposes and such transfer is authorized and required under Chapter 181 of the Acts of 2012 of the Massachusetts Legislature and the vote under Article 2 of the Town Meeting of November 8, 2010.

(Smith-Lee – Heitin) 2-0 **PASSES**

Vote to appoint members and alternates to Priorities and Capital Outlay Committees

MOTION: To appoint Emily Smith-Lee to the Priorities and Capital Outlay Committees.
(Heitin – Smith-Lee) 2-0 **PASSES**

MOTION: To appoint Bill Heitin to the Priorities and Capital Outlay Committees.
(Smith-Lee - Heitin) 2-0 **PASSES**

Update from Library Reuse Committee – Matt Grosshandler

Mr. Grosshandler presented an update on the work that the Library Reuse Committee has been doing. After a brief update, Mr. Grosshandler explained that numerous options for the Carnegie Library Building and associated grounds at 11 North Main Street were evaluated. The Committee has concluded that the best use for the property is to retain the property and lease the front portion at market rate to an independent operator to create a shared office space of approximately 2,000 to 4,000 square feet; retain a portion of approximately 4,000 to 6,000 square feet of the existing rear of the building for community use as off-hour space; and demolish the remainder of the building. This provides the town with a modest revenue stream while generating a civic benefit that is not currently provided within the Town. It is also in-line with the strategic vision for the Town and Post Office Square as determined by the Master Plan Steering Committee.

The Board agreed that the shared workspace potential is ideal and also mentioned that the Sharon Community Education program may be interested in program space dependent upon the end result of a new High School. The Board felt that this is a great start and thanked Mr. Grosshandler for his update.

Review and approve consent calendar

- I. Vote to approve regular and executive session minutes of August 20, 2019 and September 10, 2019
- II. Vote to approve banner requests for:
 - a. Sharon Health Department, Flu Clinic, October 14-21, 2019, 1st position
 - b. Sharon Council on Aging, New Lakeside Gallery Exhibit, October 7-14, 2019 2nd position, and waive fee
 - c. Sharon Youth Lacrosse Association, Registration Announcement, November 25 to December 2, 2019, 1st position
- III. Vote to approve Sharon Lions Club White Cane Day fundraising event on October 19, 2019 from 9:30 am to 12:30 pm with approval of the Police Chief
- IV. Vote to approve a Common Victuallers License for Olive's Deli and Grill, formerly Charlie's Deli
- V. Vote to elevate Steven Cohen from Alternate to Full Member of the Zoning Board of Appeals for the remainder of his term through December 31, 2019
- VI. Vote to approve and sign the mitigation agreement between 25 Tiot Holdings, LLC and the Town of Sharon for billboard advertising
- VII. Vote to approve and sign the mitigation agreement between Ninety-Five, LLC and the Town of Sharon for billboard advertising

MOTION: To approve the consent calendar.
(Smith-Lee – Heitin) 2-0 **PASSES**

Report of the Town Administrator

Mr. Turkington provided an update on Town Meeting preparation. There was a meeting of the Finance Committee last evening. They have been working through information provided by Town Counsel and various committees. As indicated earlier, they have voted unanimously to support all but three articles which they are still considering. They meet again on October 3. Mr. Turkington has presented a general overview of the potential Rattlesnake Hill acquisition to the Community Preservation Committee to the extent that the deal is being finalized. Community Preservation requires two meetings to deliberate and have scheduled a meeting for October 2. Ms. Smith-Lee clarified that this acquisition will not increase taxes. The state legislature doubled the filing fee for real estate transactions from \$25 to \$50. This funding supports the match that the State provides the Town. There is a limit to what we can borrow against in the future. Sharon can't borrow against State match funds but can use those funds to pay down any debt incurred.

The new Town Hall building is nearly fully furnished. Town Hall staff is presently working on a strategy for lighting and securing the building before and after meetings. Ms. Barnes advised that the abatement of the old Town Hall building is complete and a demolition permit has been issued. The Police and Fire Departments will be conducting training operations in the building before its demolition in early October.

The office is preparing for budget season. Capital Outlay Committee has begun to prepare forms for sending to Department Heads to request funding for FY2021. School Committee is expected to vote on their Capital Outlay representatives at their meeting this evening.

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

Adjournment to Executive Session

MOTION: To enter into executive session at 8:18 pm for the purpose of discussing possible acquisition of Rattlesnake Hill then adjourn for the evening immediately following. Discussion of these items in open session may have a detrimental effect on the bargaining position of the Town.

Roll Call Vote:

Smith-Lee: Aye

Heitin: Aye

2-0 **PASSES**

List of Documents

1. Research materials
2. Fund balance sheet
3. Safer grant budget matrix
4. MSBA Bulletin 11-02
5. Article list
6. Draft articles
7. Correspondence
8. FY2021 Budget committee membership list
9. Library Reuse Committee update/proposal
10. Minutes
11. Banner requests
12. Sharon Lion's Club Correspondence
13. Application materials
14. Correspondence
15. ZBA Membership list
16. Mitigation agreements (2)