

MINUTES
SHARON BOARD OF SELECTMEN
September 24, 2015

The meeting of the Sharon Board of Selectmen was called to order in the Town Hearing Room at the Sharon Community Center at 7:03pm with Chairman William A. Heitin, Clerk Walter B. Roach, Selectman John J. McGrath, and Town Administrator Frederic E. Turkington, Jr.

Chairman Heitin announced he will take one of the agenda items out of order.

Robert Hutton – Historical Commission Interview

Chairman Heitin asked Mr. Hutton to tell the Board a little about himself and why he wants to serve on the Historical Commission. He grew up in Easton and has lived in Sharon for the past three years. He finds learning about his town interesting and wants to be a part of the group. He heard about the opening through word of mouth and from David Martin, a member of the Commission. Selectman Roach asked if he has attended any of their meetings and Mr. Hutton replied that he has.

The Board thanked Mr. Hutton for his time and explained that they do not usually appoint the night they interview, but he will be hearing from the Board soon.

Railroad Station Parking Rate Hearing

MOTION: To open the public hearing at 7:05pm
(Roach – McGrath) 3-0 **PASSES**

Mr. Turkington suggested that the Board consider the process by which to obtain a quarterly parking pass as well as the cost of the pass, and possible ways to increase the number of parking spots.

Chairman Heitin explained that a study was conducted of the fees charged by area communities, and noted that the daily cost of the quarterly pass equates to \$1.67/day, which is far lower than the \$4.00/day rate the MBTA charges. He also noted that it was suggested that we move the pass signup time from 10:00am to 7:00pm, and that is under consideration. He went on to say that some people purchase the pass that rarely use it because it is convenient to not have to pay on a daily basis, even though they may only use it 2-3 days per week. Lastly, he noted that he wants to consider the idea of creating additional parking spaces.

Resident Leonard Segal believed that additional parking was supposed to be created and gain 20 additional parking spaces near the entrance on the northbound side. Chairman Heitin said that the Board has received recommendations by the Town Engineer for additional parking and noted that the Board needs to take the neighbor's concerns into consideration. Mr. Segal believes that a 7:00pm sign-up time during the winter is a bad idea, as the commuter rail is particularly unreliable in the winter and believes 7:00pm is no fairer than 10:00am. He pointed out that the town shouldn't cap the sale of passes – it states on the pass that receiving a pass does not guarantee obtaining a parking pass. Selectman McGrath believes Mr. Segal's suggestions have a lot of merit. Chairman Heitin said that we do get complaints, especially during the winter months, from commuters who cannot get a parking spot even though they have a pass.

Mr. Turkington said that the issue is about supply and demand. The majority of communities charge a daily rate, often discounted, as opposed to a quarterly pass. There is no perfect solution and he welcomes input from the public. Selectman Roach would like to look at the additional parking Mr. Segal spoke about. He would also like to renegotiate with Eastern Bank for the use of their excess parking spaces.

Selectman McGrath asked how many additional parking spaces we could get at the One School Street building. DPW Superintendent Eric Hooper replied that while he doesn't have an exact number, he thinks it is possible to add additional spaces but believes that the demand is just so great. Selectman McGrath noted that the traffic through the neighborhood near the train station is a real problem.

Paul Lauenstein, 4 Gavins Pond Road, inquired about carpooling. Chairman Heitin said that it was tried via a shuttle system and it was not well received – no one wanted to participate.

Resident Deena Segal asked about parking at the Wilber School. Chairman Heitin said that the town can inquire, but Beacon Communities controls the site. She also suggested selling 4-month passes instead of 3-month passes. Mr. Segal suggested the elderly housing building on Pleasant Street for additional parking.

MOTION: To close the public hearing at 7:31pm
(Roach – McGrath) 3-0 **PASSES**

The Board will take the information and comments under consideration and make a decision in the near future.

Water Usage & Supply Discussion – Conservation Commission Chair

Conservation Commission Chairman Peg Arguimbau explained that the Commission is here tonight to discuss some water issues, including a recommendation that the Board impose a water ban. She explained that the Water Management Advisory Committee (WMAC) had a presentation by Weston & Sampson about the creation of infiltration basins, and they are interested in exploring that idea. The Commission would also like to help with the creation of an irrigation system by-law that is being discussed by the WMAC. Lastly, they want to finish the survey of groundwater monitoring wells, as they believe this will help with the interpretation of the days and will help to find out what's really going on with the groundwater.

Conservation Administrator Greg Meister said that the Conservation Commission is asking the Board to consider a one-day/week water ban. Chairman Heitin said that the Board will not be taking a position on this tonight. Chairman Heitin said that he invited WMAC Chairman David Crosby tonight because his committee is already doing some of the work that Ms. Arguimbau spoke about.

Mr. Crosby explained that the Committee is reviewing the data from the monitoring wells on a monthly basis and they are not seeing the issues that the Conservation Commission is raising. He added that as part of the town's withdrawal permit, they do a survey of wetlands near the wells and they don't see any issues. Additionally as part of the Master Plan, they are looking at recharging the aquifer using stormwater and where the stressed basins are. He commented that one of the discussions the WMAC is having is whether making the potential emergency connection to the MWRA a permanent connection.

Ms. Arguimbau noted that area communities impact us by what they do with their water, such as Foxborough and Mansfield. She feels this needs to be addressed through communication between communities.

Mr. Meister believes that there is sufficient data present now – the Town should impose a water ban now.

Chairman Heitin thinks that a joint meeting between the WMAC and the Conservation Commission is a good first step and Selectman McGrath thinks this meeting should take place as soon as possible.

There was a discussion of where the groundwater monitoring wells should be placed and the reading of the data. Mr. Meister said that they were concerned about impacts before the monitoring wells were placed.

Paul Lauenstein, 4 Gavins Pond Road, noted that some of the groundwater monitoring wells have shown a distinct downward turn.

Selectman Roach suggested that the consultant participate in the discussions between WMAC and the Conservation Commission. He added that the Water Department is not adequately staffed to drive around, looking for residents breaking the by-law. He suggested that software be used to monitor usage.

Medical Marijuana Dispensary Discussion

Brian Striar, CEO and Stan Rosen, COO from Four Daughters Compassionate Care, Inc. were present for the discussion. Mr. Striar provided the Board with his background, as did Mr. Rosen.

They have filed with the Commonwealth an Application of Intent, a Request for a Certificate of Registration to Operate a Registered Marijuana Dispensary in the Commonwealth, to be located at 1200 Providence Highway. They are seeking a letter of support or a letter of non-opposition from the host community, as per a requirement from the Commonwealth.

Mr. Rosen spoke of the 2012 ballot initiative and the support it received from Sharon residents and the neighboring communities. He pointed out that only certified physicians can write prescriptions. He also spoke at length about the state process. There are 100,000 residents that qualify for a medical marijuana card, with approximately 12,000 in Norfolk County. They expect to have 500 patients per year and explained that patients aren't limited to going to one dispensary but people tend to keep with the dispensary they go to. He then spoke about the costs associated with applying with the state.

The process requires a letter of support or a letter of non-opposition from the chief governing body. He said that they would build a state-of-the-art medical marijuana dispensary. They will enter into a host community benefit agreement and will also contribute to local non-profits. They met with the two chiefs, as well as the Walpole Police Chief, and they made a commitment to work with law enforcement to ensure a mutually agreeable solution.

Selectman Roach asked what the chiefs thought of the presentation and Mr. Rosen said that the Police Chief would communicate his thoughts with the Board of Selectmen, which the Board indicated he has done. Mr. Rosen said that security is a top concern, for employees, customers and the general public. He spoke about some of the security features they intend to institute, such as onsite security guard, video surveillance, biometric/keyboard access control and compartmentalized security zones within the facility.

Selectman Roach asked about more information about how customers who can't get to the dispensary can still get the marijuana. Mr. Rosen replied that certified caregivers can obtain the marijuana. The other option is a delivery program of sorts, which is strictly regulated by the state.

Selectman Roach asked how many plants would be grown in the dispensary. Mr. Striar estimates that 1,000-5,000 plants will be grown in the facility. He explained that a dispensary cannot grow more than they need – establishing a patient base will determine the number of plants. Every plant has a barcode and everything is monitored. Mr. Rosen noted that the state does random checks.

Selectman McGrath said that he read Chief Kaufman's comments. One of the issues for law enforcement is the potential for recreational marijuana down the line. He also brought up that nearby businesses may have concerns. He suggested that the Town Administrator work with Mr. Striar and Mr. Rosen on explaining the concerns of the Police Chief.

Mr. Rosen pointed out that this, if approved by the Board and the state, they will need to go before the Zoning Board of Appeals for a Special Permit to conform with the Town of Sharon's Zoning By-Laws.

Resident Leonard Segal asked about the physical certification process. He replied that a multi-hour certification process must be conducted.

James Leaver, 373 Massapoag Avenue, is supportive of the proposal. He himself is a patient likes the location and the fact that the applicants are from Sharon and not from out-of-state.

The Board welcomes public comment and will take a position on October 6.

Special Town Meeting Discussion

Chairman Heitin said that based on the information the Board has, there is no reason for a Special Town Meeting, as he noted that the items can wait until the Annual Town Meeting in May. He added that this will save the town money as well.

Review Draft of Board of Selectmen's Goals & Objectives

Chairman Heitin asked for comments from the Board. The Board was comfortable with the goals and objectives as presented by Mr. Turkington.

MOTION: To accept the goals and objectives for October 2015 through September 2016
(Roach – McGrath) 3-0 **PASSES**

Consent Calendar

- I. Vote to approve regular and executive session minutes of September 8, 2015
- II. Vote to appoint Tahera Sajid to the Sharon Cultural Council
- III. Vote to approve the request by the Sharon Lions Club to hold their fall White Cane Day fundraising event on Saturday, October 10 from 8:45am – 12:00pm in Sharon Center
- IV. Vote to approve the request by the Sharon Historical Society to hold an Antique Car Display from 12:00pm -4:00pm on Sunday, October 4, 2015 at 16 High Street
- V. Vote to approve the banner request from Sharon Youth Lacrosse for October 19-26 in second position and November 9-14 in first position

MOTION: To approve the September 24, 2015 consent calendar
(McGrath - Roach) 3-0 **PASSES**

Town Administrator's Report

The Town Administrator reported the following:

- Capital Outlay forms were distributed today to town departments and the school department. The first meeting will be at the end of October.
- On October 6, the Board will interview two finalists for the Council on Aging Director position.
- The negotiations with the police union continue.
- Treasurer/Collector Alicia McOsker has given her letter of resignation and the Board can discuss the position vacancy in executive session.
- On October 6, there will be a further discussion on medical marijuana discussion. Also, if the Board wishes to make a decision on railroad parking rates, it should be done so before November so it can go into effect on January 1.

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

MOTION: To approve the letter of support for Thomas O'Rourke to serve as the Three Rivers Interlocal Council on the MPO
(Roach – McGrath) 3-0 **PASSES**

Chairman Heitin wishes to thank Selectman Roach and the 250th Anniversary Committee for their tremendous work in the events over the past weekend. A bonfire in late October will take place to round out the 250th anniversary events.

Executive Session – 8:41pm

MOTION: To enter into Executive Session to conduct contract negotiations with nonunion personnel, discuss pending litigation and to discuss strategy and negotiations with respect to collective bargaining, consider the purchase, exchange, lease or value of real property and at the end, to adjourn for the evening. Discussion of any of these items in open session would be detrimental to the Town.

(Heitin – McGrath) 3-0 **PASSES**

Heitin: Aye

McGrath: Aye

Roach: Aye

Adjournment

MOTION: To adjourn at 9:30pm

(Heitin - Roach) 3-0 **PASSES**

Heitin: Aye

McGrath: Aye

Roach: Aye