

MINUTES
SHARON SELECT BOARD
October 15, 2019

The meeting of the Sharon Select Board was called to order at 7:04 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.

Joint meeting with Sharon Housing Authority – Candidate Interviews

Mr. Heitin explained that notice was given by the Town Clerk that a vacancy exists on the Sharon Housing Authority due to the passing of long-time member, Ralph Generazzo. The Sharon Housing Authority and Select Board must appoint an interim member to fill the vacancy until the Annual Town Election in May, 2020. Ms. Smith-Lee and Ms. Price both commented that they were pleased to have three candidates with such related experience express their interest in this opportunity to volunteer.

Ms. Holly Lite explained that she has been a Sharon resident for 31 years. She has raised two children in the community and has experience with the Finance, Priorities, and Capital Outlay Committees. Her background is in banking with Dedham Savings in the mortgage department, currently serving as Assistant Vice President of the Secondary Market. With this experience, she has gained increased awareness of the housing constraints facing low-to-moderate income individuals and families. Now that Ms. Lite's children are grown, she would like to offer some form of service contribution once again to the community.

Ms. Zannati Rahman is a 33 year resident of Sharon and has raised two children in the community. She recently retired from MassHousing after 20 years and feels she now has the time available to serve the Town. Considering her work experience, she senses that the Sharon Housing Authority would be a suitable environment for her to do so. She is familiar with affordable housing, Section 8 guidelines, and has worked closely in the past with the Department of Housing and Community Development to secure affordable housing loans for qualified homebuyers.

Mr. Edward Rubin explained that although he is a relatively new resident in the community, he feels closely tied to the Town of Sharon as he spent many childhood summers at Lake Massapoag with family. Mr. Rubin became close friends with Mr. Generazzo through the Sharon Men's Club. He would like to honor his friend by serving the Town of Sharon with the Housing Authority. Mr. Rubin is a retired public schoolteacher. He taught Spanish, which he speaks fluently. He has experience in dealing with people who have special physical or intellectual needs.

The Select Board began discussions by stating they felt it prudent to defer to the Housing Authority. Mr. Little and Ms. Price would like the opportunity to consult and deliberate with the remainder of the members of the Housing Authority. All members agreed that Sharon Housing Authority would confer collectively and return to a subsequent meeting to discuss their recommendations.

Zoning Board of Appeals candidate interview – David Young

Mr. Young introduced himself to the Board. He has lived in Sharon for 9 years. He spends his time professionally as a sales leader for GlaxoSmithKlein. He is interested in community and economic development. Ms. Price encouraged him to come forward to fill a vacancy on the board. Although he hasn't attended any ZBA meetings, he actively attends Town Meeting. In his off time, Mr. Young is a DIY hobbyist and he has undertaken a variety of woodworking projects around his home for his family.

The Board thanked Mr. Young for taking the time to meet with them this evening. Mr. Heitin explained that it is the Board's policy not to make an appointment on the evening of interviews; rather it would be at the next scheduled meeting of the Select Board, which is October 29.

Discussion regarding liquor licenses

Mr. Turkington explained that there have been numerous inquiries about liquor licenses now that the bylaw change allowing all alcohol package stores has passed at Town Meeting. The Town is unable to accept applications until Special Legislation has passed. It is anticipated that the State may do so before the end of the calendar year.

It is felt that the Board should consider a plan for acceptance and approval of the expected applications so that there is no appearance of a policy of leverage.

Review and approve Select Board 2020 meeting schedule

A draft meeting schedule was included in the agenda package for the Board to review. Overall, it is understood that the meeting dates are scheduled well in advance of the Board's knowledge of long-term commitments. However, both agreed that the schedule is acceptable at this time.

MOTION: To approve the Select Board 2020 meeting schedule.
(Smith-Lee-Heitin) 2-0 **PASSES**

Review status report of objectives and priorities for November 1, 2018 – October 31, 2019

A copy of an annotated report of objectives and priorities for the past year for Board review. Mr. Turkington provided italicized summaries of the activities conducted this year against the current goals. He also highlighted potential goals for next year such as succession planning, reshaping departments when possible through attrition and retirement; implementation of the master plan; self-funding worker's compensation; and strategic plan for revenue.

Mr. Turkington advised he will draft a report for November 1, 2019 through October 31, 2020 for Board review and discussion at the next meeting.

Consider and execute Memorandum of Understanding regarding acquisition of Rattlesnake Hill

The Memorandum of Understanding continues to be drafted at this time. For background purposes, Mr. Heitin explained that that a deal with Brickstone 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 for \$10 million. Brickstone will retain the right to four buildable lots for single-family homes along Mountain Street. The Town of Sharon will use \$7.5 million of Community Preservation funds toward the purchase and the Commonwealth of Massachusetts will provide \$2.5 million. Were this acquisition be supported at the Special Town Meeting in November, the Town will close on the property in December. The purchase of this property would not affect the tax rate.

Review and approve consent calendar

- I. Vote to approve regular and executive session minutes of September 24, 2019 and October 2, 2019

- II. Vote to approve banner request for SYBSA Registration, November 18-25th in 1st position
- III. Vote to approve two (2) Special One-Day Alcoholic Beverages License Applications for Crescent Ridge Dairy Hay Days on October 19 and 26, 2019
- IV. Vote to approve Special One-Day Alcoholic Beverages License Application for Sharon Adult Center/Hessco Adult Services Tea Dance on November 2, 2019 and waive application fee
- V. Vote to approve the salt contracts for snow & ice control for the 2019/2020 winter season as outlined in the October 10, 2019 memo from DPW Business Manager
- VI. Vote to authorize John McGrath and Town Administrator to purchase a Jenks fountain for \$10,000 and approach Sharon Standing Building Committee for ancillary costs

Mr. Parrish of Crescent Ridge offered clarification by email regarding the Hay Days events at Crescent Ridge Dairy. There was incorrect information provided in the one-day applications. Westport Vineyards will be the sole vendor at the event and will provide only samples of wine to individuals of legal consumption age. Westport Vineyards will also have bottles of wine available for direct sale and off-premises consumption.

Report of the Town Administrator

Mr. Turkington advised that last week, Fire Chief Jim Wright and Civil Defense leaders Mike Polimer and Chuck Levine joined him for a site walk with a representative from Mass DEP. Land was shown which is currently owned by Temple Adath Sharon that abuts the portion of the Deboarh Sampson Park across Cedar Street from the dog park. It is being ascertained from National Park Service whether the parcel will be acceptable as compensatory land to swap for the approved Parcel T site for the civil defense building. If acceptable, a proposal will be brought forth to exchange the Cedar Street parcel for a small abutting piece of land on Harding Street desired by the temple. The exchange would require action at the Annual Town Meeting.

Sharon Cultural Council members along with Sharon High School Art Department staff toured the new Town Hall building with the intent to select locations to display student artwork in the building.

Mr. Turkington has been working on the Intermunicipal Agreement with the Town of Norwood for both the MWRA water connection as well as sharing services with their proposed Energy Manager.

Employee Development Day will be held on October 25 from 8:30 to 12:30. Sharon Town Offices will be closed for the day. The Town Clerk's office will remain open for voter registration.

The next Select Board Meeting will be on October 29. There are three public hearings currently scheduled. The annual Tax Classification hearing will be held at the meeting of November 12.

The Energy Advisory Committee attended and provided an update this relative to the community forum held recently regarding solar leases at several Town locations. Mr. Kamocsay, Mr. Fyler, Ms. White, and Mr. Aronson related that they are exploring amendments and alternatives with the preferred solar vendor based on the feedback that they received at the informational meeting. Resident concerns focused on esthetics and safety impacts due to the height of arrays, bus access, and runoff at the East Elementary School and Gavins Pond field parking lot.

Ms. Crosby of the School Committee expressed that there seems to be some confusion as to the impact of the warrant articles with respect to the proposed solar agreements. The Board and Mr. Turkington clarified that the articles on the Special Fall Town Meeting warrant are specifically to allow the Select Board the ability to enter into long-term lease agreements up to 30 years, not exclusively for solar but also potentially for telecommunications equipment and billboards as well. The sites proposed for solar continue to be investigated.

No agreements have been executed or finalized. The residents in attendance were provided the opportunity to express their concerns. It was agreed that literature would be drafted and available at Town Meeting to help provide clarity.

Adjournment

MOTION: To adjourn at 8:17 pm
(Heitin-Smith-Lee) 2-0 **PASSES**

List of Documents

- Resumés (3)
- Letters of intent (3)
- Application
- Liquor license survey
- Neighboring community liquor license fees
- Draft meeting schedule
- Objectives and priorities report
- Minutes
- Banner Request
- One-day liquor license applications
- Correspondence
- Memorandum
- Bi-weekly report