

MINUTES
SHARON BOARD OF SELECTMEN
November 3, 2015

The meeting of the Sharon Board of Selectmen was called to order in the Town Hearing Room at the Sharon Community Center at 7:00pm with Chairman William A. Heitin, Clerk Walter B. Roach, Selectman John J. McGrath, and Town Administrator Frederic E. Turkington, Jr.

Chairman Heitin informed the public that the Massachusetts Department of Transportation will be closing High Plain Street, in order to perform much needed bridge repairs over Interstate 95. Work is scheduled for Friday, November 13th at around 11:00 pm and will continue until the afternoon of Saturday, November 14th. Detours will be in place during the work but avoiding the area is the best option for motorists.

Consent Calendar

- I. Vote to approve the regular session minutes of October 20, 2015
- II. Vote to approve a One-Day Alcohol License for the Friends of Sharon Council on Aging on Saturday, November 21, 2015 (Wine & Malt Only)
- III. Vote to approve appoint Chanie Minkowitz to the Commission on Disabilities for a term through December 31, 2018
- IV. Vote to approve the employment agreement for Kathleen Medeiros as Council on Aging Director
- V. Vote to approve the banner request from the Friends of the Sharon Public Library for May 16-23, 2016 in first position (consider waiving fee)

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

2016 Board of Selectmen Meeting Schedule

Selectman McGrath asked to move the November 1, 2016 meeting date to another day. The Board agreed to make that change.

MOTION: To approve the meeting schedule, as presented this evening, with the exception of the November 1 meeting date
(McGrath - Roach) 3-0 **PASSES**

Selectman McGrath thanked Police Chief Tilden Kaufman and Officers Balestra and Leavitt for assisting with a charity ride. He also announced the Veterans' Day program on Wednesday, November 11 from 11-1 in Post Office Square. The program will take place at noon. He encouraged the residents to attend.

Pinning Ceremony - Firefighters Patrick Sargent & Matthew Laracy

Fire Chief Jim Wright introduced Patrick Sargent and Matthew Laracy, the two new firefighters that recently graduated from the Firefighting Academy and welcomed them aboard. The mothers of FFs Laracy and Sargent pinned on their badges. Members of the Fire Department joined the Board of Selectmen in congratulating the new members.

Joint Meeting with Board of Assessors – Anne Carney – Board of Assessors

Board of Assessors member Richard Gorden was present for the joint meeting. Ellen Abelson was absent from the joint meeting.

Chairman Heitin asked Ms. Carney to tell the Board and the public a little bit about herself. She served as an elected Assessor in the Town of Sharon in the 1970s and has been active in the association. She knows the profession and knows the Vision Appraisal system. She is retired and has the time to spend assisting as a member of the Board of Assessors. She will consider running for a full term.

Mr. Gorden thinks the Board is fortunate to have Anne join the Board of Assessors.

MOTION: To appoint Anne Carney to the Sharon Board of Assessors until the May 17, 2016 Town Election
(Heitin – Roach) 3-0 **PASSES** *Board of Assessors member Richard Gorden voted in favor*

MOTION: To instruct the Town Clerk to include this seat on the ballot of the May 17, 2016 Town Election
(Heitin – Roach) 3-0 **PASSES** *Board of Assessors member Richard Gorden voted in favor*

Tax Classification Hearing

MOTION: To open the public hearing at 7:13pm
(Roach - McGrath) 3-0 **PASSES**

The Board of Assessors is recommending that the Board of Selectmen select a residential factor of “one” for fiscal year 2016. This would result in each property class maintaining 100% of its full value tax share.

The Board of Assessors recommends that the Board of Selectmen choose not to adopt a residential exemption for fiscal year 2016. This would result in each residential property maintaining 100% of its full value tax share.

The Board of Assessors further recommends that the Board of Selectmen choose not to adopt a small commercial exemption for fiscal year 2016. This would result in each commercial property maintaining 100% of its full value tax share.

Administrative Assessor Mark Mazur reviewed the materials/data he provided to the Board, which supports the recommendations of the Board of Assessors.

MOTION: To select a residential factor of “one” for fiscal year 2016
(Heitin – Roach) 3-0 **PASSES**

MOTION: To not adopt a residential exemption for fiscal year 2016
(Heitin – Roach) 3-0 **PASSES**

MOTION: To not adopt a small commercial exemption for fiscal year 2016
(Heitin – Roach) 3-0 **PASSES**

The hearing was closed at 7:22pm

Sharon Gallery Road Layout & Development Agreement Discussion

Attorney Robert Shelmerdine, Sharon Gallery owner David Spiegel and Carl Chudnofsky, President of CB Ventures appeared before the Board.

Chairman Heitin explained that the principals for Sharon Gallery have agreed in concept to develop the commercial road. There have been several drafts of the development agreement and it is the intention of all parties to have the final road layout and development agreement approved on November 17.

Chairman Heitin asked Mr. Shelmerdine about the progress with the development of Sharon Gallery. David With respect to the roadway status, Mr. Shelmerdine is confident the agreement will be ready by November 17. He added that the design they are working on will improve the roadway design that was approved in May 2015. If approved, the roadway could be completed by spring.

Mr. Shelmerdine explained that Mr. Spiegel has a vision for the commercial side. Mr. Spiegel would like to put an upscale movie theater at one end and have a fitness center and other retail in the middle, along with restaurants, and have a high-quality grocer. There are several retail establishments that will agree to coming in once the high-quality grocer signs on. Mr. Spiegel went on to tell the Board that he would create a 55+ community on the north side of the property, which will increase the density in this part of Sharon. He stressed that he wants tenants and does not want a piece of vacant land and wants the town to support the element of residential to help with the viability of the commercial. Mr. Shelmerdine believes that a residential component along with the commercial will be a better draw.

Selectman Roach asked about the type of housing. Mr. Spiegel replied that the housing would be a 55+ community; no rental units. He envisions a park-like area between the residential and commercial. Mr. Spiegel explained that the development would contain 176 units with a maximum of two bedrooms in each.

In response to a question from Selectman McGrath, Chairman Heitin explained that the other, separate project is 192 rental units, which is adjacent to this property. Selectman McGrath noted that a proposal like this came before the town in the past, and the project went away. Now we are dealing with the 192 apartments, which will drain our public safety resources. Selectman McGrath doesn't like the idea of more residential in this commercial development.

Mr. Spiegel explained that there are residential properties near both Legacy Place and University Station, which is driven by the market and residential is preferable along with this commercial. He can't get the key tenants in because there is no residential. Selectman McGrath explained that the residents can't absorb higher taxes, and Sharon needs commercial development. Mr. Spiegel noted that the failure of the previous project has made it more difficult for him to secure retailers. Selectman McGrath asked if the Board were to approve the residential, would the commercial be built up first and then the residential or vice versa. He would not want the residential built first and then the commercial fall through. Mr. Spiegel wants to build the full road, then the residential and then smaller portions of the retail. He would be happy to build the major infrastructure first, but wouldn't want to build specific buildings until he has commitments. The residential component would be built in stages, as demand arises.

Mr. Shelmerdine explained that Mr. Spiegel needs the roadway, which will pique interest in the commercial tenants, but he needs the town's help in developing the 59 acres. Selectman Roach asked about the quality of tenants for this project and Mr. Spiegel replied that they are looking to mid-to-high quality tenants, but those tenants aren't willing to come at this stage.

Selectman McGrath would need to be assured that no residential units be built until some commercial development comes in. Chairman Heitin appreciates Mr. Spiegel and the others coming to discuss the project tonight and he stated that the Board wants to continue the conversations. Mr. Shelmerdine pointed out that the other project is 192 rentals and these units will be luxury condos, owned and for empty-nesters and should not have an impact on the school system, unlike the 192 rentals.

The Board thanked the gentlemen for their time.

Police Management and Supervisory Structure Discussion

Police Chief Tilden Kaufman appeared before the Board to discuss his plan to fill the open Deputy Chief's position and add a fifth Sergeant, which would be a Detective Sergeant. Chairman Heitin noted that the Chief provided the Board with a proposal for the supervisory structure within the Sharon Police Department.

Mr. Turkington wanted to give the Chief the opportunity to review the structure of the department when he first became chief. He noted that succession/promotion was a key theme during the chief search process.

Chief Kaufman noted that the department is two staff members short. He will likely look for two police officers from the civil service list, to bring the department back up to 31. He explained that the age of the command staff is advanced, and there will be turnover in the next several years. If he were to be able to fill the Deputy Chief position, the position would have direct oversight of the Operations Lieutenant and Support Services Lieutenant. He pointed out that he is spending time on things he shouldn't be spending time on. He believes either Lieutenant would be great for the position. He would also like to bring back the Detective Sergeant position. He has lieutenants acting as sergeants, which should not be happening.

Selectman McGrath likes the idea of cleaning up the chain of command as the Chief outlined in the chart. He understands the needs for the Deputy Chief position, given the workload, and hopes the Board can act on this sooner rather than later. Mr. Turkington explained that he and Chief Kaufman spoke at length about encouraging personnel to train/learn more. Chairman Heitin thanked Chief Kaufman for his work in putting together this information and appreciates the challenges the department is facing. Selectman Roach believes we need to act on filling the Deputy Chief position right away.

Mr. Turkington explained that if we promote someone now, we would need to promote a Sergeant, etc. Selectman McGrath believes that the Chief can move around responsibilities in the absence of one of the lieutenants. Chairman Heitin asked the Chief to come forward with a formal structure and candidate for Deputy Chief. Mr. Turkington noted that the Chief will need to interview prospective candidates. Chief Kaufman would like to speak with both lieutenants and will provide the Board with his recommendation.

The Board thanked the Chief for his time.

Town Administrator's Report

The Town Administrator reported the following:

- FY17 department budget submissions were due today. He will have a schedule for the major departments to come in before the Board in December/early January.
- We have certified free cash of \$2,502,888 as of June 30, 2015. The growth from -\$335,000 at the end of FY14 is primarily the result of one-time receipts for assignment of cell tower leases and mitigation funds from billboards.

- The Finance Committee met last week and will be reaching out to schedule another three-board meeting in December or January. They are seeking to have changes in FTEs easily identified for discussion within the operating budget.
- We have completed the promotions within the Treasurer/Collector's Office and are advertising the Financial Assistant position now.
- Please let our office know if any board members would like to attend the MMA Annual Convention and Trade Show in January.

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

Chairman Heitin reiterated that the Massachusetts Department of Transportation will be closing High Plain Street, in order to perform much needed bridge repairs over Interstate 95. Work is scheduled for Friday, November 13th at around 11:00 pm and will continue until the afternoon of Saturday, November 14th. Detours will be in place during the work but avoiding the area is the best option for motorists.

Adjournment

MOTION: To adjourn at 8:13pm
(Roach - McGrath) 3-0 **PASSES**