

**MINUTES**  
**SHARON BOARD OF SELECTMEN**  
*December 15, 2015*

The meeting of the Sharon Board of Selectmen was called to order in the Town Hearing Room at the Community Center at 7:05pm with Chairman William A. Heitin, Clerk Walter B. Roach, Selectman John J. McGrath, and Town Administrator Frederic E. Turkington, Jr.

**Sharon Gallery Road Layout & Development Agreement Discussion**

Kelly Killeen, CHA; Attorney Robert Shelmerdine; Michael Khoury, Madoff & Khoury, and Bob Buonato were in attendance.

Chairman Heitin explained that this is the road development plan for Sharon Gallery and the residences. He said that there is a retail and residential component. The town has been working with the two parties.

Attorney Shelmerdine represents the commercial developer, David Spiegel, who could not be here today. He stated that CHA has put together a roadway plan for access of the commercial side and will also access the 192 residential units. This roadway will serve as the main roadway into both. This plan has been reviewed and revised several times. Chairman Heitin noted that Town Engineer Peter O'Cain will do a final review in the next 24-48 hours, although Mr. O'Cain has been working with CHA on the revised plan.

Mr. Killeen reviewed the road proposal with the Board. He noted that Mr. O'Cain asked for a comparison of the impacts from the 2011 plan versus today's plan, which Mr. Killeen provided. He added that they addressed each of the comments the Town Engineer made in his November 30 memo.

Selectman Roach asked about timeline for when the state will address the lighting at the terminus on South Main Street. Mr. Killeen said that the plans are 75% completed and will be submitted to MassDOT. Attorney Shelmerdine noted the Board that the plan presented tonight is for Old Post Road. Anything in the state layout needs to be approved by MassDOT.

Mr. Turkington asked Mr. Killeen to describe to the Board the highlights between the road approved in June versus this new plan. Mr. Killeen said that a bog was relocated and as a result, the roadway was straightened out at the South Main Street. The roadway will be 32 feet wide, the center median is gone from the 2011 plan, and the sidewalk extends to South Main Street.

**MOTION:** To approve the road layout contingent upon the Town Engineer's final approval as well as the signatures on the joint venture development agreement  
(McGrath - Roach) 3-0 **PASSES**

Michael Khoury, Old Post Road Holdings & Salmon Development, said that Salmon will need to seek a sewer easement and Chairman Heitin noted that Mr. O'Cain has already been in touch with the county. Mr. Turkington will reach out to Mr. O'Cain.

**Town Offices ADA Compliance/Improvements Discussion**

Chairman Heitin said that this topic was touched on briefly at last week's Capital Outlay Committee meeting. Mr. Turkington said that Town Meeting authorized funds for an existing condition study of Town Hall, which is not ADA compliant. Kaestle Boos Associates (KBA) came up with several proposals:

- Option 1 - Handicapped Accessibility Only - \$2.73 million

- No additional space would be added for departments
- Option 2 – Addition & Renovation of existing building - \$7.032 million
  - Some parking would be eliminated
- Option 3 – New Town Hall - \$9.84 million
  - Given the age of the existing building and the need to replace current systems, this idea was proposed to meet the needs of the departments and the public.

Mr. Turkington went on to say that KBA were asked to look at the existing of the rear of the fire station and that study work continues. The number of parking spaces would increase from 44 to 63 if the new facility plan was to be approved and the current fire station would be torn down. He said that the next stage would be drawings, if the Selectmen were to move forward with one of the options and the proposals would need to go to the Capital Outlay Committee. He pointed out that the Library and School Departments have anticipated future enhancements that will be requested for their building, and that there will be considerable discussion in the next 7-8 years about space needs on both the town and the school sides.

Selectman McGrath noted that there is a cost difference between Option 1 and Option 3, and that the building is not accessible. Realistically, he thinks the town should look at option 1 and then consider other buildings to spread out town offices. He feels the Town needs to move quickly to make the current Town Hall accessible.

### **Board/Committee/One-Year Appointments**

Chairman Heitin read the names of those listed below:

#### **2015 Board/Committee Reappointments**

*New Term to Expire December 31, 2018*

<b><u>Board of Health</u></b>	<b><u>Water Management Advisory Committee</u></b>
Charles Levine	David Crosby
Jay Schwab	Rory McGregor
	Paul Lauenstein
<b><u>Commission on Disabilities</u></b>	David Hearne
Paul Remy	Anne Carney
Susan Myerson	Christopher Pimentel
<b><u>Community Preservation</u></b>	<b><u>Zoning Board of Appeals</u></b>
Eli Hauser	John Lee
	Barry Barth
<b><u>Conservation Commission</u></b>	
Meredith de Carbonnel (Avery)	
Stephen Cremer	
<b><u>Council On Aging Board</u></b>	
Robert Maidman	
Dr. Madhav Kacker	
Millie Berman	
<b><u>Historical Commission</u></b>	
Bruce Rosenbaum	
Mary Parker O'Toole	
<b><u>Housing Partnership</u></b>	
Susan Saunders	
Alan Lury	
<b><u>Recreation Advisory Committee</u></b>	

Stephen Lesco	
Rick Schantz	
Steven Ferrara	
<b><u>Registrar of Voters</u></b>	
Ronald Rogers	

## 2015 One-Year Appointments/Reappointments

*New Term through December 31, 2016*

Member	Appointed As:
Diane Malcolmson	Animal Control Officer
Edwin S. Little	Animal Inspector
David Skulsky	Auxiliary Police
Joseph X. Kent	Building Inspector
Paul Linehan, Chair	Capital Outlay Committee
Leah Stella	Crossing Guard
Sheila Kahaly	Crossing Guard
Simone Rudinsky	Crossing Guard
Andrea Sullivan	Crossing Guard
Irene Hixson	Crossing Guard
Michael Polimer	Director of Civil Defense
Edward Welch	Fence Viewer
Cynthia Doherty	Finance Director
Edwin S. Little	Norfolk County Advisory Board Representative
Elizabeth Siemiatkaska	Parking Officer
Michael Teixeira	Parking Clerk
Elizabeth Curley	Parking Clerk
Beverly Blacker	Parking Clerk
Leah Stella	Parking Clerk
Joseph Jacobs	Plumbing & Gas Inspector
Mark P. Coyne	Sealer of Weights and Measures
Sean Somers	Special Police
Gale Simpson	Special Police
Kelly Troy	Special Police
Neil McGrath	Special Police
Kal Koblick	Special Police
Greg Serwo	Special Police
Ryan McGrath	Special Police
Richard Gelerman	Town Counsel
Paul Bergeron	Veterans Agent
James B. Delaney	Wiring Inspector

Chairman Heitin held Mr. Lauenstein's reappointment.

Selectman McGrath held Neil McGrath and Ryan McGrath, as he will have to abstain from voting.

**MOTION:** To approve those appointments not held  
(Heitin – Roach) 3-0 **PASSES**

**MOTION:** To appoint Neil McGrath as a Special Police Officer for a one-year term to expire on December 31, 2016  
(Heitin – Roach) 2-0-1 **PASSES** (Selectman McGrath abstaining)

**MOTION:** To appoint Ryan McGrath as a Special Police Officer for a one-year term to expire on December 31, 2016  
(Heitin – Roach) 2-0-1 **PASSES** (Selectman McGrath abstaining)

### Consent Calendar

- I. Vote to approve regular session minutes of December 1, 2015
- II. Vote to appoint Amy Karas as a member to the Commission on Disabilities for a term through December 31, 2018
- III. Vote to approve and sign the 2016 alcohol licenses for:  
American Legion  
VFW
- IV. Vote to approve and sign the 2016 common victualler licenses for:  
7-Eleven Coriander Bistro  
Charlie's Deli Pizzigando  
Assorti Salvation Army  
Best Western
- V. Vote to approve and sign the 2016 taxi licenses for:  
Veterans Taxi d/b/a Sharon Taxi  
The Right Ride
- VI. Vote to approve and sign the 2016 hackney licenses for:  
Raymond A. Harr of Veterans Taxi d/b/a Sharon Taxi  
Barbar Hanna Saade of the Right Ride
- VII. Vote payment for work outside classification for Nancy Weiner and Susan Edinger
- VIII. Vote to approve and sign the Southeastern Regional Services Group Contracts for DPW Services for \$74,632.50 and \$904,314.15
- IX. Vote to approve the banner request of Temple Israel for their "Square Dancing Event" – January 25-February 1 in second position and February 8-16, 2016 in first position

**MOTION:** To approve the December 15, 2015 consent calendar  
(McGrath - Roach) 3-0 **PASSES**

### Town Administrator's Report

The Town Administrator reported the following:

- Bi-weekly report
- Overview of proposed FY2017 operating budget
- Discussion and vote to adjust Town Hall office hours for December 24, 2015
- Consider vote to approve the Agreement for an Intermunicipal Primary Fire Department Dispatch System Between the Town of Sharon, Massachusetts and the Town of Holbrook, Massachusetts

Mr. Turkington and Chief Wright met last week with fire chiefs and town administrators from the towns that comprise the regional dispatch operation in Holbrook to discuss staffing and financial issues. Holbrook is seeking a substantial increase in contributions from member communities phased in over a 2-3 year window, and Canton is considering contracting for fire dispatch. The current budget is not handled as a regional district, so no fringe benefit costs are allocated and there is no formalized method for allocating costs based on calls for service, population and property values as is typically used by regional entity. The fee will be increasing for FY17, but it is still a bargain.

With respect to the FY17 budget, this is a status quo budget. The IT department's budget reflects an increase of four hours to a second part-time person in support of the transition to the new public safety building as well as permitting software to be used by Building, Fire, Assessor, and Water. The Veteran's Agent is seeking a substantial increase in his salary with no change in hours, based on Valor Act training and professionalism required for the position. Utility costs for the Police Department remain in the police budget for FY17. We expect most those costs to the DPW budget in FY18 once the new public safety building is operational to correspond with other town buildings. Mr. Turkington is recommending bringing in a handful of department heads in the first two meetings in January – Police, Fire, DPW, Veterans and COA.

The Board received a request from the SMEA bargaining unit president to close Town Hall at 1:00pm on December 24 while the employees use accrued time off. He asked the Board to consider the precedent being set by this request because Christmas Eve falls on a weekday five out of seven years, the fact that non-union and MP employees work in the Town Hall and that SMEA members are scattered in other town offices. He pointed out the library is closing at 2:00pm. Selectman McGrath said that he is favoring closing at 1:00pm, but defers to Mr. Turkington's knowledge of Town Hall operations. Mr. Turkington believes it is precedent setting. Chairman Heitin suggests that as long as one department is staffed until 5:00pm, that should be a reasonable solution. There was considerable discussion and the Board decided that Town Hall will close at 3:00pm and if employees wish to leave early, they must use accrued time.

**MOTION:** To approve the dispatch agreement as discussed and as drafted for the three-year period  
(Heitin – Roach) 3-0 **PASSES**

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

None

#### Executive Session – 7:50pm

**MOTION:** To enter into Executive Session to conduct contract negotiations with nonunion personnel and at the end, to reconvene in open session. Discussion of any of these items in open session would be detrimental to the Town.

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

Heitin: Aye  
McGrath: Aye  
Roach: Aye

#### Deputy Police Chief Employment Agreement Discussion

The Board returned to open session at 8:20pm.

This item will be held until the next meeting.

#### Adjournment

**MOTION:** To adjourn at 8:20pm  
(Heitin - Roach) 3-0 **PASSES**