

MINUTES
SHARON BOARD OF SELECTMEN
July 26, 2016

The meeting of the Sharon Board of Selectmen was called to order in the Town Hearing Room at the Community Center at 7:02pm with Chairman Walter B. Roach, Clerk John J. McGrath and Town Administrator Frederic E. Turkington, Jr.

Library Building Discussion

Library Director Lee Ann Amend present to provide an update on the 11 South Main Street project. The floor plans are complete and a rendering of the exterior is complete, including another rendering that has not been seen by the Board of Selectmen or the Historical Commission.

Ms. Amend explained at length the floor plans for the lower, first and upper levels. They have tried to change things as the Historical Commission brought issues up. The grant application must be submitted by January 2017. She needs a letter of support from the Sharon Historical Commission. She reminded the Board that their preferred alternate site is One School Street, which has been the preferred alternate site for some time.

Bob Atwood, a member of the Library Building and Selection Committee, showed a rendering of the alternative exterior; the color is different to bring out the Carnegie building. This rendering has not been seen by the Sharon Historical Commission.

Michaela Jergensen, a member of the Sharon Historical Commission (SHC), explained her professional background. The SHC is charged with reviewing projects that affect the local historic district, which is listed on the National Register of Historic Places. This library proposal is simply too large and does not conform to the Secretary of the Interior standards. She added that the One School Street building has sufficient space but noted it has lost its sense of historical integrity and its massing is off, so it could be considered to be torn down. The One School Street site would have sufficient parking and would fit in with the streetscape of the downtown, as the SHC would have design review.

Mr. Turkington asked what the difference in roles between the Massachusetts Historical Commission (MHC) and the Secretary of the Interior. Michaela replied that MHS is the state appointed preservation office. Every state must have a state-appointed preservation office in order to receive federal funding. They would have project review and project planning for projects such as this, because this would receive state funding and they must ensure it complies with the Secretary of the Interior standards. They have thirty days to do that, but very often they are not given enough information in the project notification form, so it goes through a lot of processes, so delays could occur. Mr. Turkington asked if the MHC will generate the letter more quickly with or without the town's historical commission input. Ms. Jergensen replied they will if the local historical has no comment, if they support or if they are inactive. She added that local historical districts' comments carry weight than a state office because our local laws are more enforceable.

Mr. Turkington asked for confirmation that massing is a disqualifier for this project and Ms. Jergensen agreed. This site does not give them the space they need. There was a brief discussion about the 1979 addition. Ms. Jergensen added that the proposed library expansion could put Sharon in danger of losing federal and/or state funds for future historic projects if current projects in the historic district do not meet the Secretary of the Interior's standards for rehabilitation.

Mr. Turkington asked if the town were to relocate the library and vacate the Carnegie building, how would the SHC see that building in the context of the overall town center. Ms. Jergensen replied that it would still be under the review of the SHC but you can have a long term lease of the property and it could be eligible for the same state and federal tax credits as the Wilber School.

Mr. Turkington asked what would the maximum square footage that building could be but Ms. Jergensen noted that a third story is a non-starter. There was a lengthy discussion about the massing at the current library site; Ms. Jergensen noted that massing is judgmental as there are no published standards. Mr. Turkington pointed out that other communities have expanded their historical libraries recently, but Ms. Jergensen said that those buildings may or may not be in their historical districts. Mr. Turkington if the MHC would be willing to provide the town a guideline on acceptable massing. Ms. Jergensen replied that it is a building by building decision, which makes it difficult to provide an answer.

Selectman McGrath asked if the present library right now, if we go back to the 1979, but it was today, would the 1979 addition be allowed. Ms. Jergensen replied that she wouldn't have, due to the massing and the way it lays on the lot, but it does have the same height as the Carnegie building, so that has it going for it. She added that the proposed design has a third floor, cuts into the Carnegie building and goes out too far. Cheryl Weinstein, Chair of the Board of Library Trustees, added that this new building takes into account our current and growth needs.

Mr. Turkington summarized that massing is the deal breaker and Ms. Jergensen agreed; the SHC does not want it on this site because it is too small. Mr. Turkington noted that the One School Street building is not in the historic district and Ms. Jergensen noted that there is a movement afoot to add it to the historic district, but that process is lengthy. Mr. Turkington asked if a third story could be added to the Carnegie building itself and Ms. Jergensen replied that is not acceptable to standards.

Mr. Atwood said that if we were to use One School Street, some of the materials could be incorporated, which would be difficult; some of the materials could be used, or they could recreate the look of the 1882 building.

Mr. Turkington asked if the One School Street building were to be demolished before it is added to the historic district, would SHC have any say, and Ms. Jergensen replied that the SHC can put a hold for one year because it is over 100 years old.

Selectman McGrath does not believe that the One School Street building should be demolished. He understands that they wanted to support the use of One School Street as a library because they cannot support the plans for the existing library site, but he feels the SHC may be off mission a bit but offering an alternative. He added that he believes that One School Street has had fewer changes than the Carnegie building has and that the building in its current form has a lot of history.

Ms. Jergensen noted that most of the SHC believes that the loss of the Carnegie building is more significant than the loss of One School Street, and that is why they felt that they were fulfilling their mission when they offered the One School Street option.

Jim Grasfield, Chair of the SHC, commented that it was never the desire of the SHC that they ever wanted to do anything to One School Street. They have supported a binary choice – the library told them they don't have any other options. Absent the library decision, they would be looking to preserve the One School Street building.

Mr. Atwood said that the Library Building Committee is stymied as to where to go and that they don't necessarily agree with the massing issue. If the Town of Sharon wants a modern library for the future, then the people in this room need to come together to compromise to get a new library somewhere. He doesn't see the

town making the commitment to bringing a modern library to town. They feel it is important to have a location in the downtown.

A discussion took place about the siting of a library in the Deborah Sampson Park area, specifically the Community Gardens. Selectman McGrath said that the site was explored for the new public safety building, so he believes it is possible that could be an option.

Mr. Turkington asked Ms. Amend to meet with MHC and show them the plans and see if they can provide a ruling about massing. Michaela said that even if MHC says it is okay, the SHC can still say no. Mr. Turkington said that he is hearing "work together" from the SHC.

Mr. Turkington asked the Board if they want him to look at alternate sites, and Selectman McGrath believes the Community Gardens site should be explored. Mr. Levin pointed out that it is not in the town center, which is a negative.

Mr. Turkington said that he'll provide some additional information to the Board for the August 9 meeting. He noted that he and the Board understand the time constraints, but needs to obtain more information about One School Street, such as preventative maintenance and what we can use the building for in the interim, possibly 5-8 years.

Ms. Amend added that if the School Street site were approved, we need to do lots of tests to determine if the site is even acceptable. The Library Building Selection Committee is concerned with the interior, and the SHC is concerned with the exterior. Mr. Turkington appreciates the willingness of the SHC to work together on this potential site. Selectman McGrath brought up how a library at One School Street would affect the neighbors.

Consent Calendar

- I. Vote to approve regular & executive session minutes of July 12, 2016
- II. Vote to approve the Sharon Cross Country Music 3k race to be held on Sunday, October 30 at 9:00am
- III. Vote to appoint Jonathan Wasserman to the Conservation Commission for a term through December 31, 2016
- IV. Vote to appoint Li Zhou to the Sharon Cultural Council for a term through June 30, 2019
- V. Vote to waive the residency requirement allowing Jay Schwab to remain on the Board of Health
- VI. Vote to approve the following banner requests:
 - a. David Jonathan Jose Foundation - 4th Annual run/walk banner from September 6-12, 2016 in second position
 - b. Unitarian Church of Sharon - 64th Annual Bean Supper banner from September 6-12, 2016 in first position
 - c. David Jonathan Jose Foundation - 4th Annual run/walk banner from September 19-26, 2016 in first position
 - d. Sharon Soccer Association - Registration banner from August 6-15, 2016 in second position
 - e. Sharon Girl Scouts - Registration banner from August 29 - September 6, 2016 in second position
- VII. Vote to approve the one-day alcohol license for Courtney Smith and Cocktails, LLC for a wedding reception on Saturday, August 20, 2016 (all alcoholic beverages)
- VIII. Vote to support the Recreation Advisory Committee's decision to name Phyllis Bernstein as the 2016 Citizen of the Year

MOTION: To approve the July 26, 2016 consent calendar (holding item #8 for separate vote)
(McGrath - Roach) 2-0 **PASSES**

Town Administrator's Report

The Town Administrator reported the following:

- Spectra Energy provided some materials to the Board to clear up some miscommunication about the gas pipeline project. Also, a subsidiary of Spectra has requested to perform site borings and Mr. Turkington request they provide the list of parcels so they can be reviewed by the Town.
- The Standing Building Committee is short-listing firms for OPM services for the Town Offices/Fire Station Rehabilitation and Renovation Project.
- In response to concerns about the traffic in and around the railroad station neighborhood, the Department of Public Works engaged contractors that have painted the crosswalks through the neighborhood with solid paint between the lines. Another contractor will install two additional street lights in the stretch of Chestnut Street from the driveway entrance to the train station and will install an additional stop sign at Chestnut and Walnuts Streets (creating a three-way stop) and at the northbound end of Pine Street at South Pleasant Street. Police are conducting dedicated patrols on a random basis and the South Main Street signalization project will be implemented as soon as the company can adjust the signal control boxes based on recommendations after studying the traffic flows, which we expect to be completed by mid-August.
- Interviews are underway for the Elections & Registration Secretary position.
- Monday, October 24 is the next three-board meeting
- The August 9 agenda includes a discussion of parking adjustments to improve safety near Ames Street playground; a further discussion on the library expansion and potential use of the One School Street building; and determine representatives to the Capital Outlay and Priorities Committees.

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

MOTION: To appoint Matt Baldassari as the Board's representative to the Standing Building Committee for the Town Hall project
(McGrath – Roach) 2-0 **PASSES**

Selectman McGrath believes Phyllis Bernstein, Manager of the Sharon TV, is an excellent selection as the 2016 Citizen of the Year.

MOTION: To support the Recreation Advisory Committee's decision to name Phyllis Bernstein as the 2016 Citizen of the Year
(McGrath – Roach) 2-0 **PASSES**

Selectman McGrath announced that the 22nd Square Jam will take place on August 4 from 6-8:30pm in Post Office Square and encourages everyone to attend.

Selectman McGrath thanked the DPW for promptly removing the branches as a result of strong storms. He also thanked Police and Fire for their hard work in the past several days, dealing with numerous issues around town.

Executive Session – 8:26pm

MOTION: To enter into Executive Session to discuss strategy with respect to collective bargaining and to discuss strategy with respect to pending litigation relative to Kramer public records request to which the Town is a party, and at the end, to adjourn of the evening. Discussion of this item in open session would be detrimental to the Town.

(McGrath - Roach) 2-0 **PASSES**

Roach: Aye
McGrath: Aye

Adjournment

MOTION: To adjourn at 9:06pm
(McGrath - Roach) 2-0 **PASSES**

Roach: Aye
McGrath: Aye