

MINUTES
SHARON BOARD OF SELECTMEN
September 13, 2018

The meeting of the Sharon Board of Selectmen was called to order at 7:00pm in the Town Hearing Room at the Sharon Community Center with Chairman William A. Heitin, Clerk Walter B. Roach, Jr., Selectwoman Emily E. Smith-Lee, Town Administrator Frederic E. Turkington, Jr. and Assistant to the Town Administrator Lauren Barnes. The meeting commenced with the recitation of the Pledge of Allegiance.

Girl Scouts – Bronze Award Presentations

The young ladies receiving their Bronze Award this evening are:

Julia Dunn
Sophie Foulger
Claire Gladysz
Sophie Hu
Lila Mandel
Madelyn Moses
Vivian Whitehead

Julia explained to the Board that the Bronze Award is the third highest awards in Girl Scouts.

Selectwoman Smith-Lee presented each of the young ladies with their award and Selectman Roach presented the pin. The Board congratulated the seven young ladies on their accomplishments.

David Wluka – Presentation on Proposed Hotel on Sharon/Walpole Line

David Wluka appeared before the Board and provided the Board with a color rendering of the proposal.

Mr. Wluka explained that the proposed hotel is half in Sharon and half in Walpole, right behind the Applebee's, at 990 Boston Providence Highway. The parcel in Sharon is landlocked and has no utilities. He has been working with town officials and boards in Sharon and Walpole, which have all been great to work with. He added that Mr. Turkington and Walpole Town Administrator Jim Johnson have been speaking about this proposal as well. The key to this is water and sewer, and Walpole wants half of the hotel in Walpole. Mr. Wluka has pushed the hotel as much into Walpole as possible. They are proposing to physically connect the hotel to Applebee's and are trying to avoid variances as much as possible. There will be ample parking for the hotel, which is a LaQuinta-brand hotel and will consist of 116 rooms, and will have an indoor pool and health club. They have hired a traffic consultant to work on curb cuts at High Plain Street and also Route One. On High Plain, it will be a right turn only. For those wanting to go on Route One, they will have to exit onto Route One. The hotel and room tax will go to both communities and is going to work out the numbers and return to the Board with potential revenues. Environmental work has been done and Norwood Engineering will begin doing permit applications. Mr. Turkington said that an intermunicipal agreement will be drafted for sharing revenues with Walpole, and Mr. Wluka added that Walpole Fire Department will be the first responder.

The Board thanked Mr. Wluka for sharing this proposal.

Proposed Veterans Monument Further Discussion

Chairman Heitin explained that at an earlier meeting, JJ McGrath presented an idea for a veteran's monument at the site of the new Town Hall. He admits that he has not had a chance to meet with Standing Building Committee Chairman Gordon Gladstone to see if it was feasible. Selectman Roach noted that some of the people he spoke with felt that the monument should be for community volunteers, as there are several veterans' monuments already at the Town Hall site. Selectwoman Smith-Lee wondered when a decision would need to be made. Mr. Turkington said that if it is Town Hall site, it would need to be talked about in the next few months. He wonders how electricity and water could be integrated into the project, if it were a fountain. Mr. Turkington noted that there is a commitment to replant 8 commemorative trees. Selectwoman Smith-Lee asked if there is a structured way to put this out to the public, but does not believe this has been vetted to the community. Chairman Heitin suggested a survey on the website/social media or even assemble a committee/group, and added that this should go to the Standing Building Committee for their feedback, as well the landscape architect. Mr. Turkington believes the first step is to talk to the chair of the Standing Building Committee. Mr. Turkington provided a brief timeline of the building project.

Chairman Heitin suggested asking Mr. Gladstone to attend a Board meeting. Mr. McGrath noted that a committee could consist of the Veterans Agent, a member of the Historical Commission and a member of the Board of Selectmen. He reminded the Board that the money that was granted to the town was given for a specific proposal – to honor veterans of specific wars. If there is going to be change of the initial proposal, we would need to reach out to the Simoni Foundation to see if they would like to continue their donation.

This matter will be discussed at a future meeting.

Town Hall Project Update

Assistant to the Town Administrator Lauren Barnes provided the Board with the first weekly activity update of the new Town Hall project. Ms. Barnes shared the following information with the Board:

Pre-Construction Meeting

- Held on September 4
- Attended by Fred, me, Gordon Gladstone, Kevin Paton and Steve Medeiros from BKA Architects, Kim Joyce (Senior Project Manager) and Jim Campisano (Project Superintendent) from Colantonio, Inc.
- Mobilization efforts thus far:
 - Removed trees
 - Installed silt fence
 - Installed fencing
 - Took existing conditions photos and drone video
 - Installed new field office trailer for Colantonio – OPM will have their own trailer
 - Installed new traffic pattern signage & striping (done Friday afternoon)
- Mailbox was relocated on Wednesday by USPS to the right of the front stairs, if you are facing the building – only accessible by foot; no drop off
- Signage indicating the East Chestnut Street lot is for Town Hall parking only was installed on Thursday, September 13
 - Employees have been instructed to fill up that lot first
- Once mobilization is complete, the first three weeks will be focusing on drainage and septic issues
- Steel arriving on November 11
- Hours: 7:00am – 3:30pm, Monday through Friday
 - As late as 5:00pm only if necessary
 - Weekends only if needed as the project progresses

- Weekly regular meetings will take place on Tuesdays
- A dedicated page has been set up on the town's website – a tab on the main page aptly labeled “New Town Hall Project”
 - The weekly activity reports prepared by Colantonio will be posted there. They provide a summary of the prior weeks' activities and a list of the following weeks' activities

The Board asked if a groundbreaking ceremony was scheduled; they felt it would be appropriate to hold one. Ms. Barnes will speak with the team about this request.

Consent Calendar

- I. Vote to approve regular session minutes of August 21, 2018
- II. Vote to approve and execute the grant of a Conservation Restriction to the Town of Sharon from Sharon Residences, LLC for the property located at 635 Old Post Road, Lot 1, Sharon, MA
- III. Vote to approve and execute the grant of a Conservation Restriction to the Town of Sharon from Donnell W. Murphy, Trustee of Sharon Park South Realty Trust for the property located at 1145 (Formerly 1125) and 1225 General Edward Highway (Route 1), Sharon, MA
- IV. Vote to authorize out of state travel and vehicle use for Superintendent of Public Works, Eric R. Hooper, P.E. to attend and present at the New England Water Works Association Annual Conference from September 16-19, 2018 in Stowe, Vermont
- V. Vote to approve the request of J.J. McGrath to waive the rental fee for the Community Center ballroom on November 10, 2018 for the Marine Corps Birthday Ball -- custodial fees to be paid
- VI. Vote to approve the following banner requests:
 - a. HUGS Sharon Domestic Violence Awareness Month, October 8-15, 1st position
 - b. Sharon Garden Club, May 6-13, 2019, 2nd position
- VII. Vote to approve the 2019 Board of Selectmen Meeting Schedule
- VIII. Vote to authorize the Sharon Lions Club's White Cane Day Fundraising event on Saturday, October 6, 2018 in Sharon Center from 9:30am to 12:30pm, pending Police Chief's approval
- IX. Vote to authorize the 28th Annual Rodman Ride for Kids to pass through Sharon on the designated route and use of Memorial Park Beach as a water stop

MOTION: To approve the September 13, 2018 consent calendar
(Smith-Lee - Roach) 3-0 **PASSES**

Town Administrator's Report

The Town Administrator reported the following:

- With respect to the status of the cranberry bogs, the Conservation Commission has been in conversation with David Spiegel. Mr. Spiegel has made a commitment to clean up the bogs and the Conservation Commission to identify another farmer to lease the bogs.
- The Town received paperwork from the state to obtain the \$30,000 earmark for SSPARC.
- The preliminary study for train station is ready and was provided to Transportation Advisory Committee.
- The FY2020 capital forms were sent to department heads today.
- The state's Outdoor Advertising Board is holding a hearing on October 11 for the proposed billboard at 10 Merchant Street.
- He met with John Carroll from Carroll Advertising; he is looking to reactivate two billboard proposals. More information will be available soon.

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

Selectman Roach spoke highly of the 9/11 memorial at the Fire Station and the ceremony that took place there on Tuesday.

Selectwoman Smith-Lee read the following announcement from the Board of Assessors:

During the month of September the Board of Assessors is having commercial, industrial, exempt, residential of four units or more and mixed-use properties in Town inspected. The purpose of this project is to assure the accuracy of the Town's assessing data and to satisfy a state requirement that we inspect improvements throughout the Town.

A representative of Vision Government Solutions goes to each building and inspects both the interior and exterior. They will have an I.D. card with their photographs on it and will not inspect the interior of a property unless a person 18 years or older is present.

The Board of Assessors urges the public to be cooperative with these individuals and understand that by assuring the accuracy of our assessing information we will be ensuring that every taxpayer pays only his or her fair share.

Supplemental Agenda

MOTION: To approve the Common Victualler's license for Eagle Square Hospitality dba The Square Kitchen & Bar at 1 Pond Street
(Heitin - Roach) 3-0 **PASSES**

Chairman Heitin suggested that the Board, if they were comfortable with extending the collective bargaining agreement with the police superior officers, not go into Executive Session to discuss and vote now. The Board members agreed.

MOTION: To approve the collective bargaining agreement between the Town of Sharon and the Sharon Police Superior Officers Association for July 1, 2016 to June 30, 2021
(Heitin - Roach) 3-0 **PASSES**

Executive Session

The Board did not enter into Executive Session.

Adjournment

MOTION: To adjourn at 7:55pm
(Heitin - Roach) 3-0 **PASSES**

List of Documents

- Girl Scout Bronze Award Presentation summary
- Dave Wluka – plans for proposed hotel on Sharon/Walpole Line (Corner of High Plain Street and Route 1)
- J.J. McGrath – June 11 correspondence regarding proposed monument
- August 21, 2018 Board of Selectmen regular session minutes
- Conservation Restrictions:
 - 635 Old Post Road, Lot 1, Sharon
 - 1145 and 1225 General Edwards Highway, Sharon
- Eric R. Hooper, P.E. – memo request for out of state travel & vehicle use
- John J. McGrath – request letter for ballroom fee waiver for Marine Corps Ball

- Banner Requests Forms:
 - HUGS Sharon – Domestic Violence Awareness Month
 - Sharon Garden Club – Annual Plant Sale
- Sharon Board of Selectmen 2019 Meeting Schedule
- Michael Levine, Sharon Lions Club -- request to hold White Cane Day fundraiser in Sharon Center
- Amy Branco Rossman – request for the Annual Rodman Ride to pass through Sharon and use Memorial Park Beach as a water stop
- Report of the Town Administrator
- Miscellaneous Correspondence