

SHARON BOARD OF SELECTMEN
Draft until approved at the next regular meeting

A regular meeting of the Sharon BOS was held on November 12, 2019 at 2:00PM at the Town Hall. Present were First Selectman Colley, Selectman Jones, Casey Flanagan, members of the Sharon Housing Authority, members of the Sharon Energy & Environment Commission, Road Foreman Reid, Hilltop Road residents, Lieutenant Mancini from Troop B, Nancy Green, Harding Bancroft, Eliza Klose, other residents, reporter Hawken, Brent Prindle taping for Channel 6 and the secretary.

First Selectman Colley called the meeting to order at 2PM.

To be added to the agenda: Sharon Fire Department Ladies Auxiliary request to place Memory Tree in Town Hall lobby (11a) and set date & time for a Special Board of Selectmen's meeting (11b). Mr. Jones made a motion to approve the agenda with these additions, seconded by Mr. Colley, with all in favor.

Mr. Colley told the attendees that when the Board gets to any agenda item and if they wish to speak, just let him know.

Mr. Jones made a motion to approve the 11/22/19 minutes as submitted, seconded by Mr. Colley, with all in favor.

Road Foreman Jamie Reid was present to discuss with the Board a purchase of a new Ford 550 truck at a total cost of approximately \$130,000. He explained the reasons for the replacement of the current 2011 Ford 550 truck and the need for having a truck of this size. The truck cab and newer type of chaise were explained. He has received two quotes and Mr. Colley is looking at a low interest loan with payments spread over 5 to 7 years. The 2011 truck would be auctioned off, with those funds going back into the Equipment Replacement Account. With all questions answered, Mr. Jones made a motion that the BOS recommends to the Board of Finance a lease to own a new Ford 550 per the specs from Mr. Reid at a cost not to exceed \$125,000 with the best loan terms over 5 to 7 years obtained by Mr. Colley, seconded by Mr. Colley, with all in favor.

Members of the Sharon Housing Authority (Wm. Manasse – Asst. Treasurer, Patricia Whelan – Treasurer and Meg Szalewicz - Vice Chairman) were present to request the Town to assist them with a financial situation of Sharon Ridge. Mr. Manasse explained the structure of the complex – Sharon Ridge & Sharon Ridge Expansion – and the different funding agencies (CHFA and USDA). Mrs. Whelan gave a condensed version of their financials and stated that they are trying to get a sponsorship with a 501 3 c in order to be able to apply for grants. They have a cash flow problem in that most of their Reserves have been used to make repairs to units that tenants have destroyed; eviction procedures of these tenants; and unpaid rent by these former tenants. Mr. Manasse reviewed the issues that they are dealing with: the water system that covers both complexes have 3 storage tanks which 1 has failed and using a 30 year water pump. If the system fails, they would have to truck in water. A repair to the water system has been negotiated at a cost of \$52,300 (Expansion would pay \$13,075 with the Ridge getting a 0% interest loan for 10 years of \$39,225). The SHA should be able to make the monthly payments but they feel they would not qualify for a loan unless it is backed by the Town. The split pump heating systems have failed (these supply both heat and air conditioning). They are defective from the manufacturer, with no recourse by the SHA. To replace all 20 units, the cost is \$204,000. Eversource will give a grant in the amount of \$115,000 with the balance being a 0% loan payable over 4 years. Again, they would need the Town to back the loan. Mr. Manasse explained that he has requested CHFA to defer loan payments for

4 years but they have not responded to this request; and rent increases are capped at 2% a year which has been done for this fiscal year. Mrs. Szalewicz commented on the current financial situation; that there is now a good Site Administrator; and that there has never been a request for any support from the Town. The Eversource portion of this situation needs to be responded to by the end of December. What the SHA is looking for is help in securing these 0% loans by the Town agreeing to co-sign the loans. After some discussion, Mr. Jones made a motion that the BOS recommends to the Board of Finance that the Town assists to secure the loans needed by the SHA to replace the water tanks and the HVAC systems by agreeing to co-sign the loans, seconded by Mr. Colley, with all in favor. If approved by the BOF, a special town meeting will be needed for the decision of the Town.

Lynn Mattoon and Doug Rick of the Sharon Energy & Environment Commission were present to begin the discussion of placing solar on the Town Garage roof. They are aware that the roof of the Garage will need to be replaced first. World Energy Efficiency Services has stated that based on bill data they believe they could offset close to 100% of the energy used at the Town Garage and around 50% of the energy used at the school with solar. To complete site visits to both sites, provide us with the preliminary designs & product specifications, project feasibility reports and financial analysis on both sites it would cost \$1,000. Various funding options were explained. The Commission will review all the data/options and give the BOS a recommendation. Mr. Colley will include this topic in the next newsletter to get feedback from the residents. Mr. Colley has received one proposal for the roof replacement and will need to get additional ones. It makes good sense to coordinate any solar installation with the roof replacement.

A request has been received from John Brett for permission to allow for the existence of a stone wall that runs along the property of 33 Drum Road and its' subsequent right-of-way to remain. The wall has been in existence for quite some time but recently refurbished (2015) to ensure its structural integrity and definition. Photos were provided showing the location in the right-of-way. Per Town Ordinance, both the BOS and the Planning and Zoning Commission must approve this request in order for the stone wall to remain. The Road Foreman has not seen any problems with maintenance of the road in this area nor problems with plowing. After some discussion and review of the photos, Mr. Jones made a motion that the BOS approves the existence of the stone wall that runs along the property of 33 Drum Road and that it may remain, seconded by Mr. Colley, with all in favor.

Lieutenant Mancini and residents of Hilltop Road were present with concerns of speeding on their road. This is a recurring issue and residents of the road signed a request to propose some type of physically effective speed enforcement device be installed on the road. In 2002 a firm was hired to do a speed survey on the road – these results were reviewed. A survey was just conducted with basically the same results. – 86% of the vehicles clocked exceeded the legal speed limit. The BOS along with the residents need to consider solutions – suggestions were to place signs showing that speed is an issue and getting portable signs stating the issues that one resident volunteered to put out and bring in each day. The Lieutenant thanked the individuals for reaching out to him and he pointed out that it is the State DOT that sets the speed limits on roads. He offered that if he can be given an explicit list of usable driveways for a Trooper to park to conduct radar, he will work with the Troopers to get this done at various times – hopefully during the busy hours noted on the survey. Just being seen in the area will help. Through a loan program with the State, the speed and traffic data was collected and a flashing speed sign will be temporarily placed this week. Truck traffic is another issue. Hilltop Road has never been officially made a “No Thru Trucks” road and the State has said that if deliveries are made anywhere in Town, they can use the road – this is loop hole. Various options were commented on: speed humps/bumps which would cause other issues; speed hump/bump just by the school; experimenting with making the road

one-way except for emergency vehicles & buses, which would be more dangerous; flashing speed sign that would just flash "too fast" & not the speed; and placing a "speed enforcement" sign. Mr. Jones and Mr. Colley both commented that there is a sign replacement plan in progress for the whole town. Completion depends on the Road Crew and their schedule. The BOS and those present expressed that they are actively interested in speeding on this and other roads in Town. The BOS will try different things to see what will work. They thanked the Lieutenant and the residents for coming to this meeting and for their cooperation with the issues.

The Town Attorney, Randy DiBella, has looked over the draft letters done by the Conservation Commission with the suggested revisions from the BOS concerning the recreational easements that will be sent to property owners along the easements. He has made some recommended changes as well. The BOS thanked the Conservation Commission for keeping the ball rolling on this process and for making the letters as clear and legal as possible. Mr. Jones made a motion that when the final letters are available, the letters are approved to be mailed out certified mail to the affected property owners, seconded by Mr. Colley. The Conservation Commission, with the voluntary assistance of Jim Gillespie, will be submitting the list of owners. Vote taken on motion – carried unanimously.

The Tax Collector has submitted one tax refund request – MV overpayment by Toyota Lease Trust in the amount of \$157.68. Mr. Jones made a motion to approve the request, seconded by Mr. Colley, with all in favor.

The Sharon Fire Department Ladies Auxiliary has submitted a request for permission to again this year place a "Memory Tree" in the lobby of the Town Hall that faces Main Street. This fundraiser has individuals donating \$5 for each individual name one would like to have placed on the tree. There is an assortment of ornaments and the "Memory" can be either in honor or memory of an individual. Anyone interested should contact Tina Pitcher in the Selectmen's Office. Mr. Jones made a motion to approve the request, seconded by Mr. Colley, with all in favor.

There are various appointed positions whose terms expire November 19, 2019. A Special Board of Selectmen's meeting needs to be set to make these re-appointments. Mr. Jones made a motion to set the Special Meeting for Tuesday, November 19, 2019 at 1:00PM, seconded by Mr. Colley, with all in favor.

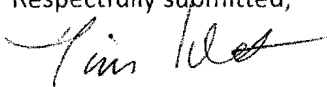
Community Update:

Mr. Colley explained the rare occurrence with our election in that Jessica Fowler was voted to be on the Board of Finance effective November 5, 2019 and she could not serve on both Boards, hence her not being at this meeting. Casey Flanagan, who was on the Board of Finance and will be on the Board of Selectmen but not until November 19, 2019 is here but can't participate as a Board member. Mr. Jones expressed how very helpful Ms. Fowler has been with various issues and how she taught him to look at different angles of topics and to ask questions. Mr. Colley offered that the Board will be different without her knowledge but her knowledge will help her on the Board of Finance. And vice versa, Mr. Flanagan's knowledge from the Board of Finance will help him on the Board of Selectmen. They thanked Ms. Fowler for her years of service on this Board.

There will be a forum on Broadband/internet issues held Sunday, November 17, 2019 here at the Town Hall at 11AM. The forum hopes to educate residents on the issues of both topics.

Jennifer Dubray, our Assistant Assessor, has passed the Municipal Assessor II exam. This course is very difficult and time consuming. Congratulations to Jennifer.

With nothing further, Mr. Jones made a motion to adjourn, seconded by Mr. Colley, with all in favor.
The meeting was adjourned at 3:23.

Respectfully submitted,

Tina Pitcher, Town Secretary

RECEIVED
2019 NOV 14 A 11:44
SHARON TOWN CLERK
