

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: February 1, 2022
Date of Transcription: February 15, 2022
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

Remote meeting due to COVID 19

2. ROLL CALL

Selectmen Present: Judith Whiteside, Chairman
Patrick G. Tropeano, Clerk
James M. Munise
Alan H. Slavin
Peter W. Teitelbaum, Esq.

Also Present: Derek Sullivan, Town Administrator (7:01 pm)
Rich Bowen, Town Counsel

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

Selectman Slavin thanked Municipal Maintenance for their hard work during the storm.

5. TOWN RESIDENT'S COMMENTS

None.

6. BOARD'S COMMENTS

None.

7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

None.

8. LICENSES AND PERMITS

None.

9. TOWN BUSINESS

- a. Application from Onset Bay Association to place signs on town property.

Present Before the Board: Kat Jones

Ms. Jones was seeking approval to place signs on Town property for multiple events scheduled for 2022.

MOTION: Selectman Teitelbaum moved to approve the application from Onset Bay Association to place signs on Town property as requested on the application. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- b. Discussion and vote on Town Administrator's contract renewal.

SELECTMEN MEETING MINUTES-2/1/2022 (CONT'D)

This item will be discussed at a future meeting.

- c. Discussion and possible vote to authorize the RFP for Services and Leasing of the Tremont Nail Factory Property.

Present Before the Board: Ken Buckland, Town Planner

Mr. Buckland explained that this RFP is a resubmission to reflect a long term lease of one 30 year lease as a minimum with two thirty year options as well for a potential 90 year lease. This was proposed in order to earn a return on the investment. This also allowed the ability to identify the risk associated with the Parker Mill Pond Dam.

MOTION: Selectman Tropeano moved to authorize the RFP for Services and Leasing of the Tremont Nail Factory Property. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- d. Discussion and possible vote on Elementary School Debt Authorization.

This item will be discussed at a future meeting.

- e. Discussion and vote to declare intention to hold the 2022 Annual Spring Town Meeting.

Selectman Teitelbaum read the intention to hold the 2022 Annual Spring Town Meeting into record. *(See attachment)*

MOTION: Selectman Teitelbaum moved to declare the intention to hold the 2022 Annual Spring Town Meeting effective February 8, 2022. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- f. Discussion and vote to establish dates for the 2022 Annual Spring Town meeting.

Selectman Teitelbaum read the establishment of dates for the 2022 Annual Spring Town Meeting. *(See attachment)*

MOTION: Selectman Teitelbaum moved to establish the dates for the 2022 Annual Spring Town Meeting. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- g. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

10. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan presented the FY23 Budget report.

The covid cases are trending in a decline.

11. LIAISON/INITIATIVE REPORTS

Selectman Munise will be attending the Carver Wareham Refuse District meeting on February 2nd to discuss the process to hire a new Counsel.

The Decas School Steering Committee met on January 31st and elected a Chairman and Clerk. Meetings will be held on Wednesdays at 7:00 pm via Zoom. The agendas will be posted on the website every week.

SELECTMEN MEETING MINUTES-2/1/2022 (CONT'D)

Selectman Whiteside explained that when Mass Audubon Society walked away from the purchase of Little Harbor Country Club, the Town spent months talking in executive sessions about what to do to and came to the conclusion that the Town offer to purchase the property. The property was for sale for \$2,300,000.00. Mr. Sullivan attended a Community Preservation meeting and was able to obtain funding of \$2,000,000.00 which will relieve any impact on the tax payers. Wareham Land Trust has stepped forward and offered to help in any way they can in terms of making sure the property known as Little Harbor which is fifty-four acres more or less remain as open space and/or recreational space. There will be a conservation restriction on the land and Little Harbor will remain a public golf course. A golf management company will be contracted and responsible for everything with the exception of capital expenditures over a period of time.

12. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Authorize payment to the Law Office of Richard P. Bowen.

MOTION: Selectman Tropeano moved to authorize payment to the Law Office of Richard P. Bowen. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- c. Approval of meeting minutes: January 26, 2021; February 9, 2021; February 23, 2021; May 26, 2021; October 19, 2021; November 23, 2021; December 7, 2021.

MOTION: Selectman Tropeano moved to approve the meeting minutes of January 26, 2021, February 9, 2021, February 23, 2021, May 26, 2021, November 23, 2021 and December 7, 2021. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Tropeano moved to approve the meeting minutes of October 19, 2021. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-present, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-1 (Selectman Munise present)

- d. Approval of executive session meeting minutes: June 1, 2021.

MOTION: Selectman Tropeano moved to approve and hold the executive session meeting minutes of June 1, 2021. Selectman Slavin seconded. Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

13. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn the meeting at 8:26 p.m. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.


VOTE: 5-0-0 (Unanimous)

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted
Cassandra Slaney
Department Assistant

SELECTMEN MEETING MINUTES-2/1/2022 (CONT'D)

The foregoing minutes were submitted to the Board of Selectmen on:

Attest:  Date Signed: 3-22-22
Patrick G. Tropeano, Clerk

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Onset Bay Association request for signs.
2. Tremont Nail Factory RFP.
3. Annual Spring Town Meeting Notice of Intent.
4. Annual Spring Town Meeting establishment of dates.
5. Invoice for the Law Office of Richard P. Bowen.
6. Meeting Minutes for January 26, 2021; February 23, 2021; May 26, 2021; October 19, 2021; November 23, 2021 and December 7, 2021.
7. Executive session meeting minutes for June 1, 2021.

Date sent to Town Clerk: 3-23-22



**TOWN OF WAREHAM
BOARD OF SELECTMEN**

54 Marion Road
Wareham, MA 02571

NOTICE OF 2022 ANNUAL SPRING TOWN MEETING AND TOWN ELECTION

Commonwealth of Massachusetts
Plymouth, ss.

To either of the Constables of the Town of Wareham

Greetings:

In the name of the Commonwealth of Massachusetts and in accordance with the provisions of Division I, Article I, Section 3, of the By-Laws of the Town of Wareham, amended, you are hereby directed to notify and warn the legal voters of the Town of Wareham that the general business portion of the 2022 Annual Spring Town Meeting has been called by the Board of Selectmen to be held at **7:00 P.M. on Monday, April 25, 2022** and the election of officers will be held from **8:00 A.M. to 8:00 P.M. on Tuesday, May 3, 2022.**

The last day for submission of citizen petitioned articles for insertion in the Warrant is **5:00 P.M. Tuesday, March 1, 2022.**

The Warrant for this meeting will close on **Tuesday, March 1, 2022.**

And you are hereby directed to post this notice upon the Town's principal bulletin board on or **before Wednesday, February 9, 2022.**

Hereof fail not and make due return of this posting with your doings thereon to the Town Clerk.

Given under our hands at Wareham this 8th day of February in the year 2022.

A True Copy
Attest

WAREHAM BOARD OF SELECTMEN

Constable of Wareham

Judith Whiteside, Chair

Patrick G. Treopeano, Clerk

James M. Munise

Alan H. Slavin

Peter W. Teitelbaum, Esq.

Plymouth, §

Date: _____

Pursuant to the within notice, I have notified the inhabitants of the Town of Wareham herein described, of the date and time of the 2022 Annual Spring Town Meeting and of the date of the closing for said Warrant by posting upon the Town's principal bulletin board on or before Wednesday, February 9, 2022.

Date: _____

Constable of Wareham

The original posting with return made was delivered to Michele Bissonnette, Town Clerk.

Date: _____

Constable of Wareham



TOWN OF WAREHAM BOARD OF SELECTMEN

54 Marion Road
Wareham, MA 02571

PROCESS FOR CALLING A TOWN MEETING

April 25, 2022 General Business May 3, 2022 Town Election

TUESDAY, February 1, 2022	Board of Selectmen establish all dates for completion of a Warrant for the Spring Town Meeting.
TUESDAY, February 8, 2022	Board of Selectmen vote to hold the Spring Town Meeting on April 25, 2022 and to provide notice thereof on February 9, 2022 (Wareham Home Rule Charter 2-4(a) and (c), and to open the Warrant effective Friday, February 18, 2022. (Wareham Home Rule Charter 2-4(c)) - 10 days notice before Warrant closes.
WEDNESDAY, February 9, 2022	Last day to post upon Town's principal bulletin board and the Town website Notice of Intention of Board of Selectmen to call the Spring Town Meeting for April 25, 2022 and to post the February 18, 2022 opening and March 1, 2022 closing dates of the Warrant. (Wareham Home Rule Charter 2-4(c)) - 24 hours after voting the date Warrant opens.
TUESDAY, March 1, 2022	Last day for articles to be inserted in the Warrant. The last day for submission of citizen petitioned articles for insertion in the Warrant is 5:00 P.M. Tuesday, March 1, 2022, at the office of the Board of Selectmen, Memorial Town Hall, 54 Marion Road, Wareham, Massachusetts. (Wareham Home Rule Charter Section 2-4 (c)) - 10 days or more after Warrant opens.
TUESDAY, March 1, 2022	Board of Selectmen officially close the Warrant. (Wareham Home Rule Charter 2-4(c)) - 10 days or more after Warrant opens.
MONDAY, March 7, 2022	Last day to post upon Town's principal bulletin board and the Town website and deliver a copy of Warrant to the Town Moderator and to the Chairman of the Finance Committee (Wareham Home Rule Charter Section 2-4(d)) - Warrant to be delivered no later than second Monday in March.
MONDAY, April 25, 2022	Commencement of General Business portion of Spring Town Meeting. (By-Law Div. I., Art. I, Sec. 1.) - Spring Town Meeting shall be held on the fourth Monday of April.
TUESDAY, May 3, 2022	Election Day. (By-Law Div. I, Art. I, Sec. 1.) - First Tuesday of May.