

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: May 3, 2022
Date of Transcription: May 23, 2022
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

REMOTE MEETING DUE TO COVID

2. ROLL CALL

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

Also Present: Derek Sullivan, Town Administrator
Rich Bowen, Town Counsel

Not Present: Alan H. Slavin

3. PLEDGE OF ALLEGIANCE

4. LICENSES AND PERMITS

- a. **HEARING AT APPROXIMATELY 7:15 P.M. – Application from Rare Hospitality International, Inc. d/b/a Long Horn Steakhouse, 2421 Cranberry Hwy, Wareham, MA. for a Change of Officers/Directors under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022.**

Present before the Board: Elizabeth Pisano, representative for Rare Hospitality

MOTION: Selectman Tropeano moved to approve the application from Rare Hospitality International, Inc. d/b/a Long Horn Steakhouse, 2421 Cranberry Hwy, Wareham, MA. for a Change of Officers/Directors under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

- b. **HEARING AT APPROXIMATELY 7:25 P.M. – Application from Onset Village Market, Inc. d/b/a Onset Village Market, 231 Onset Ave., Onset MA for a Change of Stock Interest under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022.**

Present before the Board: Arthur Pearlman

MOTION: Selectman Tropeano moved to approve the application from Onset Village Market, Inc. d/b/a Onset Village Market, 231 Onset Ave., Onset, MA. for a Change of Stock Interest under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-5/3/2022 (CONT'D)

5. TOWN BUSINESS

- a. **Discussion and possible vote regarding the 801 Main Street project information received from DHCD and comments for project eligibility and of waiver for appraisal of land.**

MOTION: Selectman Munise moved to approve the proposal of eight units at 801 Main Street and to waive the requirement of a property appraisal. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

- b. **Discussion and possible vote to authorize the Clerk of the Board of Selectmen to certify that all the conditions for the purchase of the property known as Little Harbor Country Club, authorized at the Town Meeting of February 22, 2022 have been met.**

MOTION: Selectman Tropeano moved to authorize the Clerk of the Board of Selectmen to execute a certification of the satisfaction of the conditions found in Article 1 of the February 22, 2022 Special Town Meeting. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

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

6. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan stated that McNeil Company also known as Northeast Golf has been chosen to help with administration with the golf course.

7. LIAISON/INITIATIVE REPORTS

The Bike Path is moving along as expected and may be expanding the path as well.

11. 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 Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

- c. **Approval of meeting minutes: April 5, 2022; April 8, 2022; April 12, 2022; April 19, 2022; April 25, 2022.**

MOTION: Selectman Tropeano moved to approve the meeting minutes of April 5, 2022. Selectman Munise seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-abstained, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 3-0-1 (Selectman Teitelbaum abstained)

MOTION: Selectman Tropeano moved to approve the meeting minutes of April 8, 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-abstained, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 3-0-1 (Selectman Munise abstained)

SELECTMEN MEETING MINUTES-5/3/2022 (CONT'D)

MOTION: Selectman Tropeano moved to approve the meeting minutes of April 12, 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

MOTION: Selectman Tropeano moved to approve the meeting minutes of April 19, 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

MOTION: Selectman Tropeano moved to approve the meeting minutes of April 25, 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 3-0-1 (Selectman Tropeano abstained)

d. **Approval of executive session meeting minutes: April 19, 2022.**

MOTION: Selectman Tropeano moved to approve and release the executive session meeting minutes of April 19, 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

12. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

13. ADJOURNMENT

MOTION: Selectman Tropeano moved to adjourn at 7:30 pm. Selectman Munise seconded. Roll Call: Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

Respectfully submitted

Cassandra Slaney

Senior Department Assistant

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

Attest: 
Patricia Wurts, Clerk (out of necessity)

Date Signed: 5/3/22

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Application from Longhorn Steakhouse for Change of Officers/Directors.
2. Application from Onset Village Market for Change of Stock Interest.
3. 801 Main Street project information.
4. Bill for the Law Office of Richard P. Bowen.
5. Meeting minutes for April 5, 2022, April 8, 2022, April 12, 2022, April 19, 2022 and April 25, 2022.
6. Executive session meeting minutes for April 19, 2022.

Date sent to Town Clerk: 6-2-22



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Board of Selectmen

Judith Whiteside, Chair
Patricia Wurts, Clerk
Ronald Besse
Jared Chadwick
Alan H. Slavin

MISSED MEETING CERTIFICATION

I, Patricia Wurts, a voting member of the Wareham Board of Selectmen,

was not able to attend the Board of Selectmen Meeting on, Date: May 3, 2022

As required by MA General Laws Chapter 32, Section 23D(a), I hereby certify that I
have examined all evidence received at the missed session, which includes an audio or
video recording of the missed session, or transcript thereof.

Patricia Wurts
Board of Selectmen Member Signature

6/3/2022
Date