

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: August 20, 2019
Date of Transcription: August 28, 2019
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Patrick G. Tropeano, Chairman
Mary Bruce, Clerk
Alan H. Slavin
Peter W. Teitelbaum
James M. Munise

Also Present: Derek Sullivan, Town Administrator

Not Present: Rich Bowen, Town Counsel

3. PLEDGE OF ALLEGIANCE

4. TOWN BUSINESS

- a. Meeting with NOTOS Group LLC regarding potential development.

Present before the Board: Tom O'Connell, Founder of NOTOS Group, Kevin Roche, Mackenzie O'Connell, Bill Whitfield, Will O'Connell, and Attorney Jeffrey Tocchio.

Atty Tocchio presented the plan on the Graziano parcel located south of Route 25 which consists of approximately 300 acres and has been under agreement with NOTOS Group since March of 2019. After a number of studies he felt it was necessary to come before the Board and describe in detail the status of the project which will consist of a horse race track, Wareham Gatemen field, electronic gaming, a hotel and creating an interchange to limit traffic overflow.

Attorney Tocchio stated that the parcel would consist of a one mile thoroughbred horse track, dirt on the outside turf and barns for five hundred horses. This was designed by GH2 Equine Architects. There are also horse health facilities programmed by a NYRA head veterinarian officer.

Also shown on the site plan is a new Wareham Gatemen field. It is a higher level field that will include parking, seating, and proposed various parking fields.

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The proposed gaming would consist of non table game types. When numbers were run with the gaming component, they found that this makes the economics work for the revival of thoroughbred horse racing.

The proposed hotel works into the programming in the overall sight for sports recreational multi use, whether it's people coming through to go to a Gateman game or visiting other areas. There are restaurants on site as well.

The center of the horse racetrack will consist of playing fields maintained and used for regional and local teams.

Attorney Tocchio also reviewed the projected revenue and numerous job opportunities.

The Board discussed their concerns which included the overflow of traffic and potential public safety issues along with the impact it could have on residents.

5. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 8:18 p.m. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

Respectfully submitted

Cassandra Slaney

Department Assistant

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

Attest:


Patricia A. Wurts, Clerk out of necessity

Date Signed:

9/14/22

Date sent to the Town Clerk:

9/14/22

DOCUMENTS REVIEWED AND/OR USED IN MEETING

1. Notos Group, LLC presentation.