

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: October 18, 2022
Date of Transcription: October 26, 2022
Transcribed by: Cassandra Slaney

Remote meeting due to Covid-19

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Judith Whiteside, Chair
Patricia A. Wurts, Clerk
Alan H. Slavin

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

Not Present: Jared S. Chadwick
Ronald S. Besse

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

Selectman Whiteside thanked Selectman Slavin for being in charge of the past two meetings when she was unavailable.

Selectman Whiteside also reminded residents that Town Meeting is scheduled for Monday, October 24th at the Wareham Elementary School beginning at 7:00 pm.

5. BOARD'S COMMENTS

None.

6. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

- a. Old Colony Elder Services-Board of Directors-term to expire June 30 2023
 - i. Sharon Rice

MOTION: Selectman Wurts moved to appoint Sharon Rice to the Old Colony Elder Services-Board of Directors for a term to expire June 30, 2023. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

7. LICENSES AND PERMITS

- a. **HEARING AT APPROXIMATELY 7:15 P.M. – Application from Depot Auto, LLC, 447 Onset Ave., E. Wareham for an Inflammable Fluid License.**

MOTION: Selectman Wurts moved to open the hearing. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

Present before the Board: James Cooley, Owner; Derek Perry, Owner
Mr. Cooley is seeking approval to reopen the gas station at 447 Onset Avenue that he purchased from the estate of Ann Campbell.

SELECTMEN MEETING MINUTES-10/18/2022 (CONT'D)

MOTION: Selectman Wurts moved to close the hearing. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

MOTION: Selectman Wurts moved to approve the application from Depot Auto, LLC, 447 Onset Ave., E. Wareham, MA. for an Inflammable Fluid License. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

- b. **HEARING AT APPROXIMATELY 7:20 P.M- Application from 2900 Cranberry Plaza Enterprise, LLC d/b/a Cranberry Plaza Mobil, 2900 Cranberry Hwy, E. Wareham, convenience store for an Annual Package Goods Store Wine & Malt Only Beverage License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022.**

MOTION: Selectman Wurts moved to open the hearing. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

Present before the Board: George Jreige

Mr. Jreige is seeking approval for a beer and wine license to boost his business.

MOTION: Selectman Wurts moved to close the hearing. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

MOTION: Selectman Slavin moved to approve the application from 2900 Cranberry Plaza Enterprise, LLC d/b/a Cranberry Plaza Mobil, 2900 Cranberry Hwy, E. Wareham, convenience store for an Annual Package Goods Store Wine & Malt Only Beverage License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022 and reduce the fee for the new license to \$1,100.00. Selectman Wurts seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

- c. **HEARING AT APPROXIMATELY 7:25 P.M. – Application for a transfer of an existing Seasonal Common Victualler Wines & Malt Beverages License from Papantoniadis Pizza, Inc. d/b/a Stash's Onset Beach, 182 Onset Ave., Onset, MA., Nicoletta Papantoniadis, Manager to Main Street Deli, LLC d/b/a Onset Beach Patio & Grille, Frank Evangelista, Manager under the provisions of Chapter 138 of the Massachusetts General Law.**

MOTION: Selectman Wurts moved to open hearing. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

Present before the Board: Frank Evangelista, Manager

Mr. Evangelista is seeking approval for a transfer of license.

MOTION: Selectman Wurts moved to close the hearing. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

MOTION: Selectman Wurts moved to approve the application for a transfer of an existing Seasonal Common Victualler Wines & Malt Beverages License from Papantoniadis Pizza, Inc. d/b/a Stash's Onset Beach, 182 Onset Ave., Onset, MA., Nicoletta Papantoniadis, Manager to Main Street Deli, LLC d/b/a Onset Beach Patio & Grille, Frank Evangelista, Manager under the provisions of Chapter 138 of the Massachusetts General Laws for year 2022. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

- d. **HEARING AT APPROXIMATELY 7:30 P.M. - Application for modification of Shellfish Grant No. 5 for Robert Tourigny to add Dennis Pittsley.**

MOTION: Selectman Wurts moved to open the hearing. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-10/18/2022 (CONT'D)

Present before the Board: Robert Tourigny and Dennis Pittsley

Mr. Tourigny is seeking to add Dennis Pittsley to his existing Shellfish grant.

MOTION: Selectman Wurts moved to close the hearing. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

MOTION: Selectman Wurts moved to approve the application for modification of Shellfish Grant No. 5 for Robert Tourigny to add Dennis Pittsley. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

- e. **Application from Scarlet Rose Bistro, 196 Main Street, Wareham, MA. for a Seasonal Liquor License Extension from December 1, 2022 through January 15, 2023.**

MOTION: Selectman Wurts moved to approve the application from Scarlet Rose Bistro, 196 Main Street, Wareham, MA. for a Seasonal Liquor License Extension from December 1, 2022 through January 15, 2023. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

8. TOWN BUSINESS

- a. **Discussion and possible vote regarding the following articles for the 2022 Annual Fall Town Meeting.**

(Presented by Jonathan Dallmeyer, Proponent)

Article 29 - Act On Recommendations Of The Decas School Steering Committee-Citizens Petition

Article 30 - Hear The Report Of The Decas School Steering Committee-Citizens Petition

Mr. Dallmeyer presented information regarding the above articles
(See attached presentation)

MOTION: Selectman Wurts moved to take no action on the above articles. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

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

9. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan sent the contract for the clerical and laborers union.

12. LIAISON/INITIATIVE REPORTS

Nothing to report.

13. CONSENT AGENDA

- a. **Authorization to sign bills and documents, etc.**

- b. **Approval of meeting minutes: August 23, 2022; October 11, 2022**

MOTION: Selectman Slavin moved to approve the minutes of August 23, 2022 and October 11, 2022. Selectman Wurts seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

14. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 7:53 pm. Selectman Wurts seconded. Roll Call: Selectman Slavin-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 3-0-0 (Unanimous)

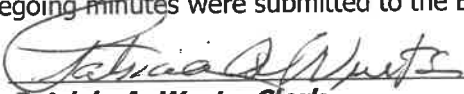
15. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

SELECTMEN MEETING MINUTES-10/18/2022 (CONT'D)

Respectfully submitted
Cassandra Slaney
Department Assistant

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

Attest:


Patricia A. Wurts, Clerk

Date Signed:

11/2/22

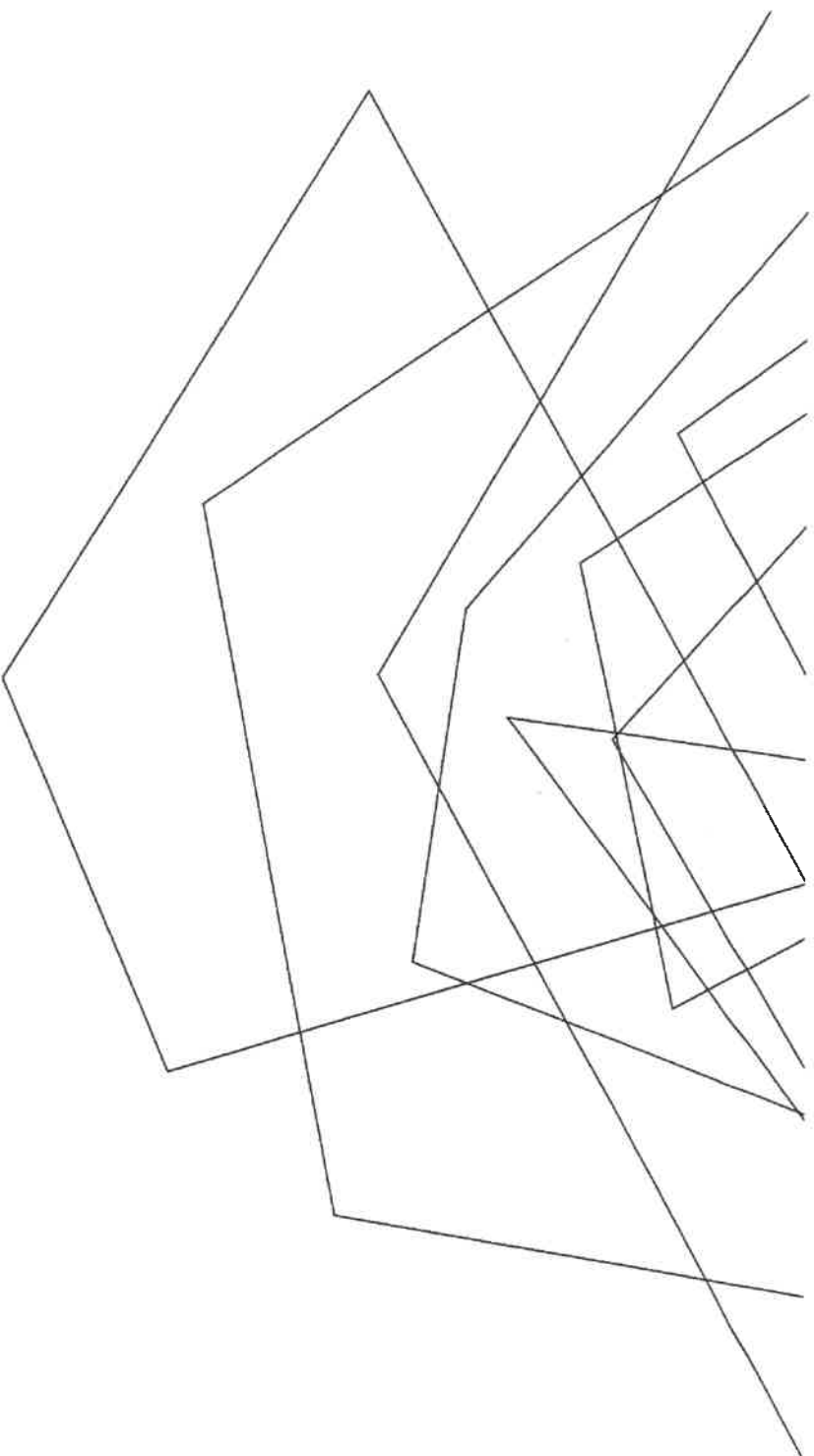
DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Appointment to the OCES.
2. Application for Inflammable Fluids License.
3. Application for Annual Package Goods Store Wine & Malt Beverage License.
4. Application for Transfer of Seasonal Common Victualler Wine & Malt Beverages License.
5. Application for a modification of Shellfish Grant.
6. Application for extension of Seasonal Liquor License.
7. Presentation of Articles 29 and 30 of the 2022 Annual Fall Town Meeting Warrant.
8. Meeting minutes of August 23, 2022 and October 11, 2022.

Date sent to Town Clerk:

11-2-22

Attachment to 10-18-22 Meeting
minutes



ARTICLE 29 + 30

Petitioned by Jonathan Dallmeyer

ARTICLE 29 TEXT

To see if the Town will vote to approve and accept the recommendations of the Decas School Steering Committee as presented and authorize such action by the Town Administrator as is required to implement the committee's recommendations.

If any section or part of a section, provision or application of this warrant article is to be determined illegal, invalid or unenforceable and / or unconstitutional, such determination shall not affect the validity of any other section, provision or application of this warrant article which is operable without the offending section, provision or application.



DECAS STEERING COMMITTEE RECOMMENDATIONS

Summary and Recommendations

The Decas School Steering Committee worked hard developing this feasibility study and we wanted to answer several key questions:

1. Is this idea financially feasible?
2. Is the Decas School suitable?
3. Does the community want this?
4. Will this improve Wareham?
5. Can we get help with it?

After months of work, we can answer those questions.

1. By using extra space to rent to community organizations and social services we can offset or eliminate the cost to the town.
2. The building is architecturally sound and is ready to be used as a community center. There are small updates recommended but nothing that would make the building unsafe.
3. The community overwhelmingly supports the center, especially the senior citizen community. The survey results prove it out.
4. The center aligns with several goals of the Wareham Master Plan. More activities, better facilities, and greater networking will make Wareham better for generations.
5. There is funding available to improve Decas.

The Decas School Steering Committee recommends moving forward with the plan outlined in this report to convert the Decas school into a multi-generational community center for the benefit of the town.

FINANCIAL PROJECTIONS AND ESTIMATES

Budget Forecasts		Income Forecasts	
Heating	\$50,193.36	Available Rental Space	Appx 27,000 square feet
Electrical	\$47,633.63	Regional Average Commercial Rent Rate	\$16 per square foot per year
Water	\$4,304.23	Income Potential (Rate X Sqft)	\$432,000 per year
Sewer	\$13,667.18	Net Income	\$34,394
Annual Safety Inspections	\$1,000.00	Other Sources	
Trash Removal	\$2,000.00	Hourly Event Rentals	\$16,000
Cleaning Services	\$30,000.00	MassDevelopment Collaborative Workspaces Grant	\$25,000
Facilities Operation Manager	\$90,000.00 inclusive of benefits package	Co-working Space Rental Income	\$36,000
Building Maintenance Allowance	\$30,000.00	Sustaining Business Memberships	\$20,000
Expense Subtotal	\$397,616.81	Community Fundraising	\$50,000
Expense per square foot	\$5.23 per square foot	Grants	\$25,000
		Adult Education Program Course Fees	\$25,000
		Grounds and Sports Field Rental Fees	\$5,000
		Solar Canopy Lease	\$40,000

ARCHITECTURAL ASSESSMENT KEY FINDING

Exterior

- Generally good condition
- Some shingling needs to be replaced
- Some sidewalks/curbs spalling
- Some vandalism on South side

Interior

- Generally good condition
- Leaky toilet valve in E-wing
- Portable classrooms have outlived their lifespans
- 2017 AHERA report indicated damaged asbestos tiling removed during roof replacement

Feasibility

- Building is feasible for use as a multi-generational community center

COMMUNITY SURVEY

Support

- 354 responses
- 75% support or strongly support proposal
- Seniors overwhelmingly support proposal

Services/Activities

- Most popular services:
 - CoA
 - Grounds/Playgrounds
 - Social Events (e.g., potluck dinner)
 - Cooking classes

Social Needs

- Insufficient childcare in town
- Difficulty in accessing social services due to transportation or waitlist was reported



DEMOGRAPHIC ANALYSIS

- Wareham is older than Plymouth County (52.6 vs 42.7 median age and 26.5% vs 19.0% pop. Over 65)
- Over 65 population grew significantly between 2010-2020 and could reach 30% by 2030.
- Household income is \$34,000 lower than PC
- 9.8% poverty rate vs 7.2%
- 19.2% disabled population vs 10.4% PC

TOWN MASTER PLAN

Economic Development Goal 1:
Promote new industrial and office
park development at the
interchange of I-195 and Route 26
(Site 21).

The Big Picture: For a city or town, the
term "economic development"
traditionally means "pursuing public
policies and investments that lead to
high-value development and jobs."
Economic development is vital to
"expanding Wrentham's tax base so that
the town can fund the increased
services and improved facilities that
citizens expect. Wrentham should use
every tool at its disposal to focus
commercial, office, and industrial
development in this area.

Natural and Cultural Resources

**Goal 2: Advance Wrentham's
unique cultural events and the
Wrentham Historical Society and
Historical Commission's
preservation efforts.**

The Big Picture: Many public workshop
participants are proud of their town
and its culture and history. Wrentham
citizens should support ongoing and
successful cultural activities.

**Strategy 1: Support a Historic
Preservation Plan to catalogue,
protect, and promote Wrentham's
historic sites, special places, and
special events.**

Communities across Massachusetts
have created plans dedicated to
preserving and promoting their culture
and local history. The local and
regional form of the Historic Preservation
Plan may be community-specific, according to
the Massachusetts Department of
Planning Division. The first step is a
community's preservation planning

Services and Facilities Goal 1:
Support ongoing family-friendly
initiatives

The Big Picture: During working
workshops, Wrentham residents
frequently requested improved
services and facilities: schools, public
library facilities, day care, senior and
disabled services, health care, community
center and ground for living (COA).
Facilities – where commerce thrives.
These public needs and desires are not
unique to Wrentham. Communities
across the Commonwealth are seeking
to increase services with limited public
funds. In this way, it is easy to see a
clear connection between the
Economic Development
recommendations, above, and
Wrentham's Services and Facilities.

Services and Facilities Goal 2:
Support the economic
development and fiscal policies
that are required to fund the local
services and facilities desired by
Wrentham's residents

Sewardship and Services Goal 1:
Build on Wrentham's sense of
community to supplement local
government and "fill in the gaps."

The Big Picture: The working process
for this document revealed a lot of
desired service requests for
Wrentham's local government. While
the economic development and tax
reform strategies discussed above can
generate revenues needed to improve
or restore these services, other
strategies are also necessary –

especially Service and Sewardship. In
addition to making requests and
holding government accountable,
citizens must also be willing to play an
active role in their community.

Services and Facilities Goal 3:
Align local services through
voluntarism

The Big Picture: In the current climate
of shrinking budgets and economic
competition, city and town
departments have been "doing
more with less." One way of
supporting cultural, civic, and
recreation activities is through
voluntarism and public participation.
In fact, given the town's fiscal
constraints and numerous requests for
improved or restored services from
town government, the need for this
type of community Sewardship and
Service is so clear in Wrentham that this
document includes an extra element
on that theme.

**Open Space Goal 2: Prioritize land
conservation that builds on
existing open space networks,
considers "green infrastructure,"
protects water and habitat
resources, and is highly visible to
the public.**

The Big Picture: In addition to planning
for and managing open space,
Wrentham can provide a few initiatives
that build on existing networks to
acquire land for permanent protection.

Building Remediation at Ocean School
Under the Community/Public facilities activity, funding could be used to address some of the items in need of repair identified in the architectural assessment. Section 109(a)(2) of Title I of the Housing and Community Development Act of 1974 specifically allows for CDBG funds to be allowed for these uses.

Building Remediation at Ocean School
Under the Community/Public facilities activity, funding could be used to address some of the items in need of repair identified in the architectural assessment. Section 109(a)(2) of Title I of the Housing and Community Development Act of 1974 specifically allows for CDBG funds to be allowed for these uses.

Section 105(a)(2): Acquisition, construction, reconstruction or installation of public works and facilities, except for buildings for the general conduct of government, and site or other improvements.

- Installation of storm sewers to reduce the burden on an existing public wastewater disposal system
- Reconstruction of deteriorated streets and sidewalks and installation of street lights
- Rehabilitation of a public building for use as a senior center
- Acquisition and rehabilitation of a modernized, expansion of a building to be used as a multi-story senior center for low and moderate-income persons
- CDBG assistance to install new utilities (seweral, water, sewer, on-site septic systems) for a building that will be used as a neighborhood senior center

Appendix A of the 2017 Massachusetts CDBG Program Application Guidance describes the eligible activities for CDBG funds. Item 2 identifies energy efficient improvements as an eligible activity.

2. the acquisition, construction, reconstruction, or installation (including design features and improvements with respect to such construction, reconstruction, or installation that promote energy efficiency) of public works, facilities (except for buildings for the general conduct of government), and site or other improvements;

Community Preservation Coalition
Preserving our past. Building our future.

221 Union Street, Fourth Floor
Boston, MA 02109
Phone 617-267-8999
Fax 617-267-4706

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[October 18, 2022]

Decas Community Center Executive Summary

Introduction

The Decas School Steering Committee was formed by a town vote at the Wareham Fall 2021 Town Meeting to draft and present a feasibility study to the town on the potential municipal uses of the former Decas Elementary School located at 760 Main Street. The Steering Committee was appointed in January of 2022 for a term set to expire at the Fall 2022 Town Meeting on October 24, 2022. The Steering Committee worked to develop a plan to convert the school building into a multi-generational community center with a wide portfolio of services to offer to the town. Keeping the town's financial condition in mind, the Steering Committee developed a funding model via rental income that would eliminate or minimize any revenue or outlay impacts to the town budget. The Steering Committee also hired Jones Payne to perform an architectural assessment of the building to determine the site suitability and identify any outstanding issues that would need to be resolved. Lastly, the Steering Committee commissioned a town survey to gauge support for the proposal and to identify benefits to the town and what services might do the most good for the community. **The Decas Steering Committee recommends that the town move forward with the plans outlined in the Decas Steering Committee Final Report.**

Architectural Assessment

Jones Payne Architects and Planners, Inc. was hired to perform an architectural assessment and determine 1) if the Decas Elementary School property was sufficient to operate as a community center, 2) identify potential room uses and develop a floor plan and property map, and 3) identify necessary upgrades or problems for the community center and develop a prioritized timeline for recommended mitigation of those issues. The final report from Jones Payne was delivered to the Steering Committee in August with several key findings:

1. **The Decas Elementary School is immediately feasible as a community center with no significant upfront costs.**
2. **Asbestos remediation was completed according to the AHREA guidelines in 2017 during the roof replacement and no further asbestos remediation is necessary unless construction or deterioration were to disturb the remaining asbestos.**
3. **Building infrastructure including heating, bathrooms, and building accessibility are sufficient today with no or minor updates required.**
4. **The cost to build a similar building today would be between \$65MM and \$75MM**
5. **The building is naturally cool and on the hottest days of the year the hottest inside temperature measured in the building was 84 degrees.**

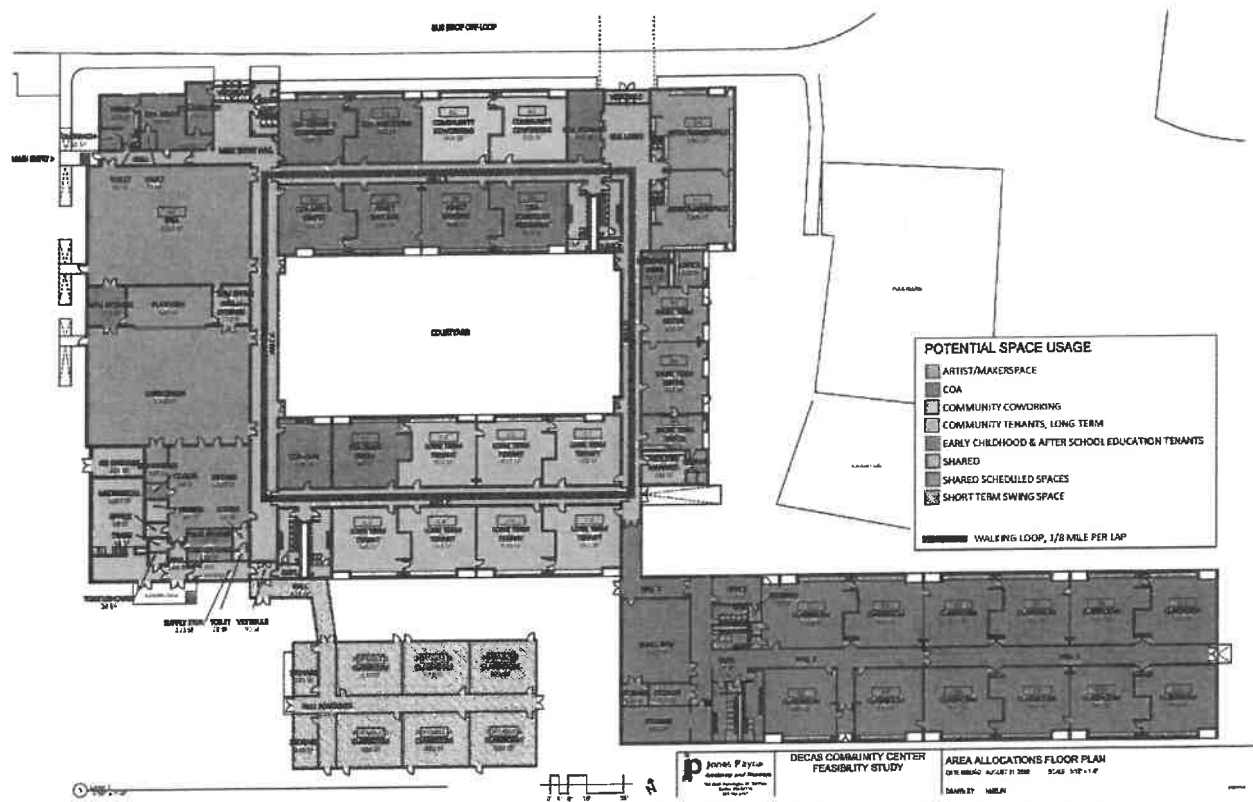


Figure 1 - Notional Floor Plan

Full details including room data sheets evaluating individual room categories, floor plan, property maps, and detailed evaluation materials are available in the complete report.

Financial Planning

The Steering Committee approached the proposal with an intent to minimize or eliminate the cost to the town. Central to this was the strategy to be as efficient as possible with operating costs while raising substantial funds via lease agreements with non-profit organizations, community organizations, and other sources of income. An estimated budget was developed using historical expense data from the school department with labor estimates for building maintenance and operation.

Budget Forecasts	
Heating	\$50,193.36
Electrical	\$47,633.63
Water	\$4,304.23
Sewer	\$13,667.18
Annual Safety Inspections	\$1,000.00
Trash Removal	\$2,000.00
Cleaning Services	\$30,000.00
Facilities Operation Manager	\$90,000.00 inclusive of benefits package
Building Maintenance Allowance	\$30,000.00
Expense Subtotal	\$397,616.81
Expense per square foot	\$5.23 per square foot
Available Rental Space	Appx 27,000 square feet
Regional Average Commercial Rent Rate	\$16 per square foot per year
Income Potential (Rate X Sqft)	\$432,000 per year
Net Income	\$34,394

Figure 2 - Operational Budget Overview

The building expense of \$397,616.81 was evaluated against other towns in the areas that operate community centers and was found to be around the average cost to the towns. The rental rate of \$16.00 per square foot per year was developed by studying current commercial real estate listings with the input of a commercial real estate agent from Jack Conway Realty in Boston. Based on the building floor plan, approximately 27,000 square feet of 62,000 total would be made available to

rent for a total income potential of \$432,000 a year, resulting in a net to the town of \$34,394 for capital improvements to the building. This value does not include any other sources of income, but the Steering Committee did evaluate some other options:

1. Solar canopy leasing could generate \$40,000 a year similar to the Upper Cape Regional Technical School
2. Federal and State grant opportunities through CDBG, ARPA funds, etc. The Steering Committee reached out to state and federal representatives to discuss options. Several Massachusetts towns and cities considered the same thing including Springfield, Cambridge, and Fitchburg.
3. Local fundraising by donations, fund drives, and other charitable activities

To understand the demand for such an operating model, the Steering Committee solicited interested parties to submit letter of interest and come before the Steering Committee in a standing agenda item. To date, the Steering Committee received 7 letters from several organizations of varying sizes including the South Shore Community Action Council, Gateway ABA, Wareham Tigers Athletic Association, and others. Since the Steering Committee lacked the statutory authority to issue official RFPs our outreach was limited to organizations that had expressed interest independently and no organization was solicited by the Steering Committee. **The Steering Committee believes that a formal RFP issuance will allow more interested parties to respond and fill out the remaining rental space at the Community Center.**

Community Survey

As part of the effort to better understand where the community stood on the idea and to solicit additional feedback on a portfolio for the proposed community center. The survey was available through the town website and printed copies handed out at community events during the response period of late June and July of 2022. We received 354 responses total, two of which were paper responses that showed overwhelming support for the Decas Community Center.

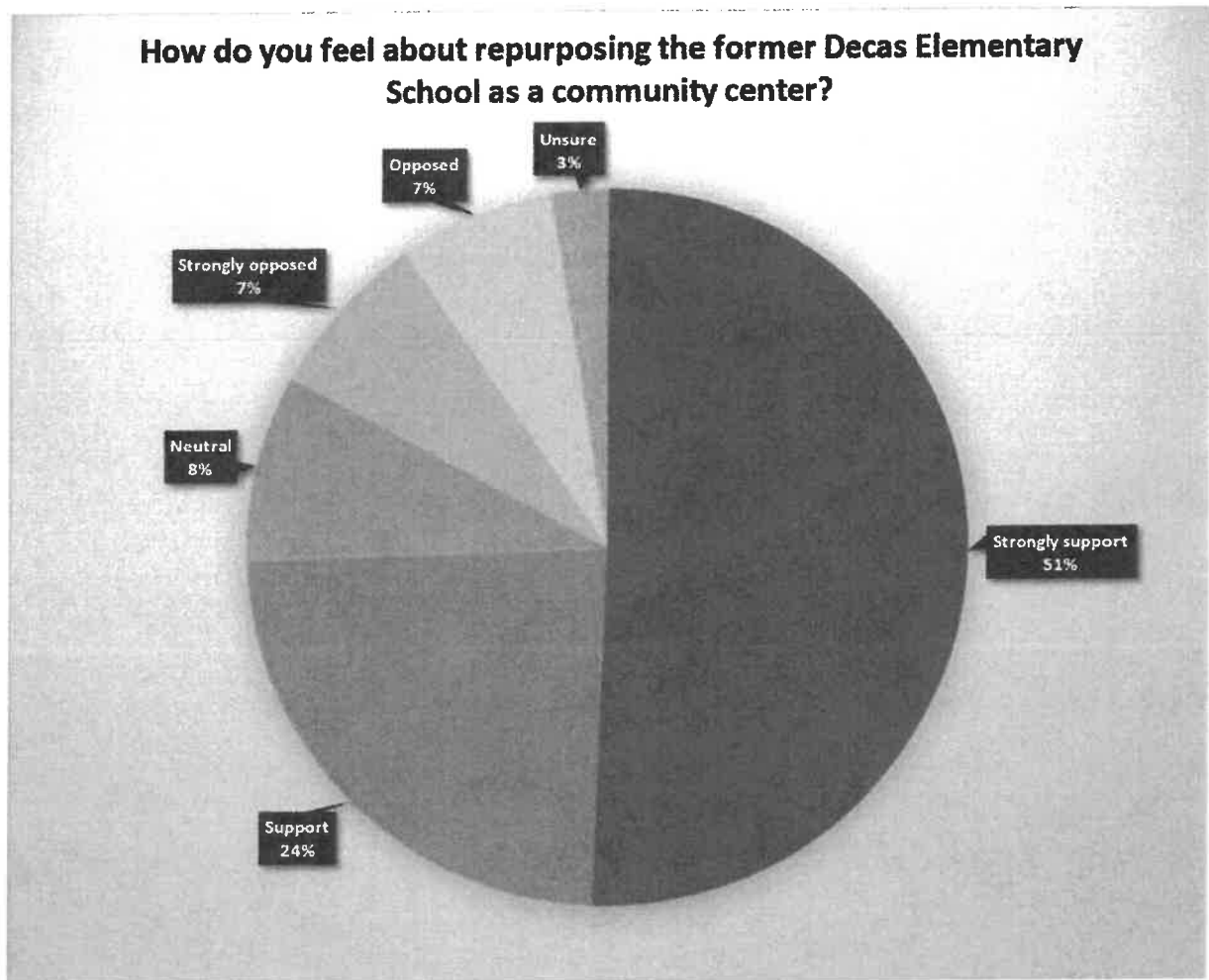


Figure 3 - Response Breakdown for Support Question

The survey also asked respondents to identify what services and activities might be most interesting and useful to the town. The responses illustrated that adult education, Council on Aging, the playgrounds and fields, social community events (e.g. Community potluck), and cooking classes were the most popular activities that would be part of the Decas Community Center.

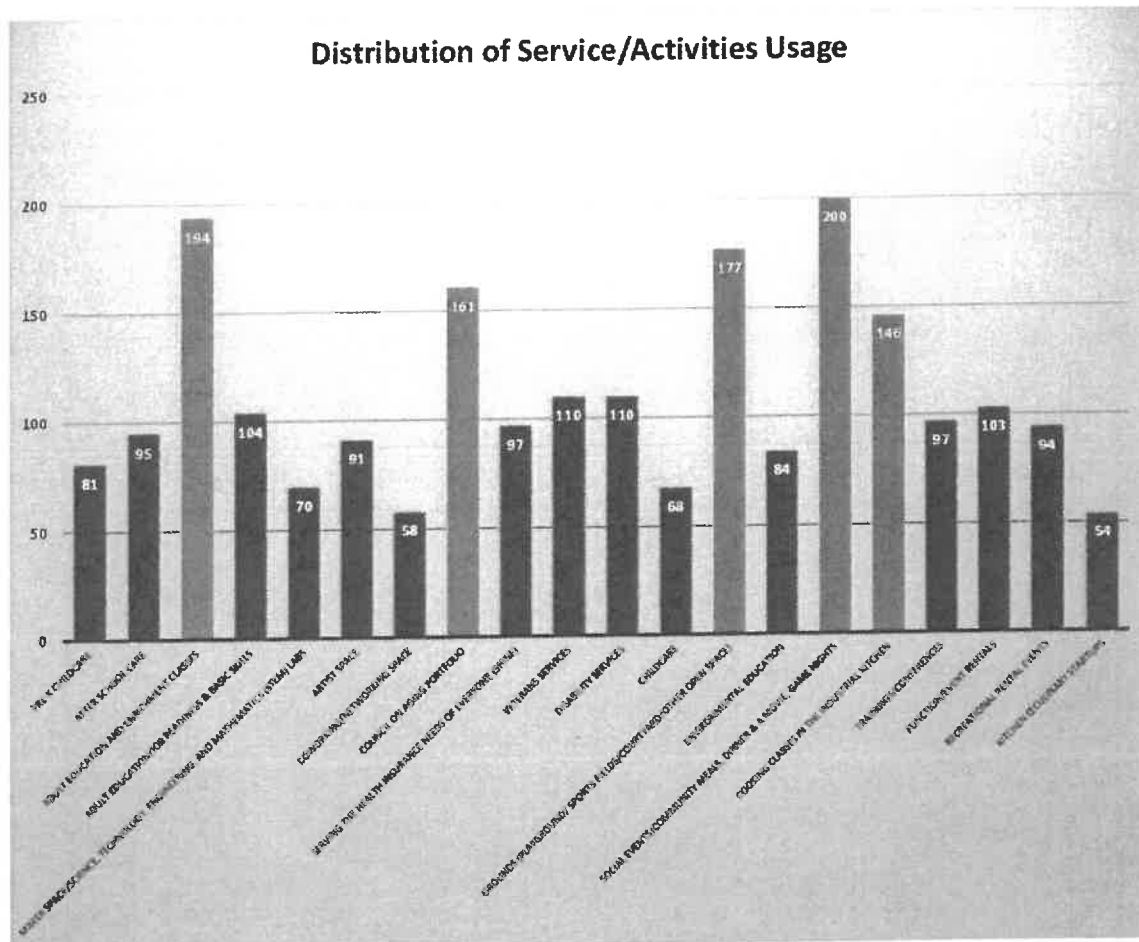


Figure 4 - Distribution of Services/Activities

The survey was also designed to understand the social needs of the town and whether an expansion of non-profit and social service organizations would positively impact the town. The results showed that the respondents were about evenly split about sufficient child/elder care although more respondents said they did not have sufficient childcare. Respondents also reported that they do experience issues with accessing services through things like transportation problems, long waits, and backlogs. The expansion of social services via leasing to such organizations would positively impact these families directly.

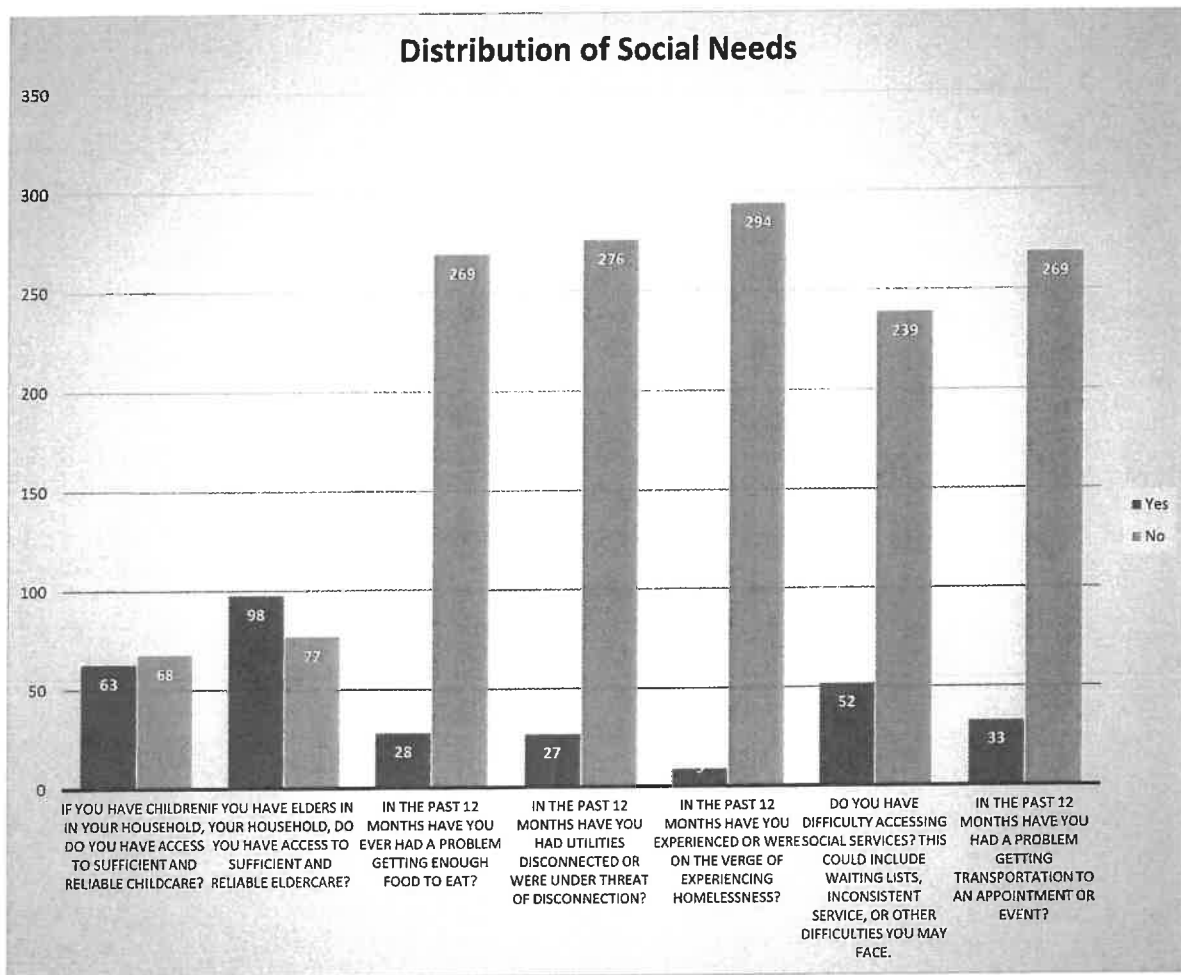


Figure 5 - Distribution of Social Needs

The survey came away with five key findings:

1. **Adult Education is a common want for the town regardless of age**
2. **CoA Portfolio is by far the most wanted service for senior respondents**
3. **As Wareham Families age and grow, services related to leisure with children (grounds, social events) become more important**
4. **As Wareham seniors age, strong support services and activities become more important**
5. **Wareham residents want a robust and varied multi-generational community center regardless of how it is funded**

Further analysis of the results is in the full Steering Committee report and includes breakdowns of support levels by sex and age groups, social service utilization by socioeconomic measures, and word clouds of the open-ended comment questions.

Alignment with Town Vision

In addition to supporting Wareham's designation as an Age Friendly Community, repurposing the Decas building as a multigenerational community center addresses long-standing community needs and desires asserted in Wareham's Master Plan, a blueprint for how citizens would like to see the town develop. According to the 2020 Master plan, Strategy 4: "the town should work with the emerging coalition of nonprofits to pursue a multi-purpose community center that meets the needs of all of Wareham's citizens." The report further asserts that "children and seniors need the support of their community" but are beleaguered by "funding reductions and rising costs."

Whereas the cost of new construction at \$380-650 per square foot is prohibitive in Wareham, repurposing our existing, town-owned, and recently upgraded school building is within reach and is the only practical way to achieve the goals of a community center to benefit future generations. Another 2020 Master Plan goal is to continue to provide small business startup and incubation opportunities. Incorporating a makerspace, coworking space and allowing rental use of the industrial kitchen are innovative 21st century approaches that support small business owners and "new entrepreneurial ventures while spurring innovation and job creation at the local level," according to the Baker administration. Imagine offering these amenities in the same location as childcare and COA activities and you have a recipe for driving success and creating work/life balance for many Wareham families.

The town has been working on a community center for years and is part of the Master Plan. This proposal meets the immediate needs of the town and aligns with the Master Plan in a way that will minimize costs to the town and preserve important landmarks.

Phased Planning and Schedule

In order to facilitate the potential logistics of establishing the community center, the Steering Committee investigated and developed a notional schedule and logistics plan to outline an organized and efficient move into the new building. At the time of this writing, the plan has not been finalized but is presented in DRAFT form for consideration by stakeholders.

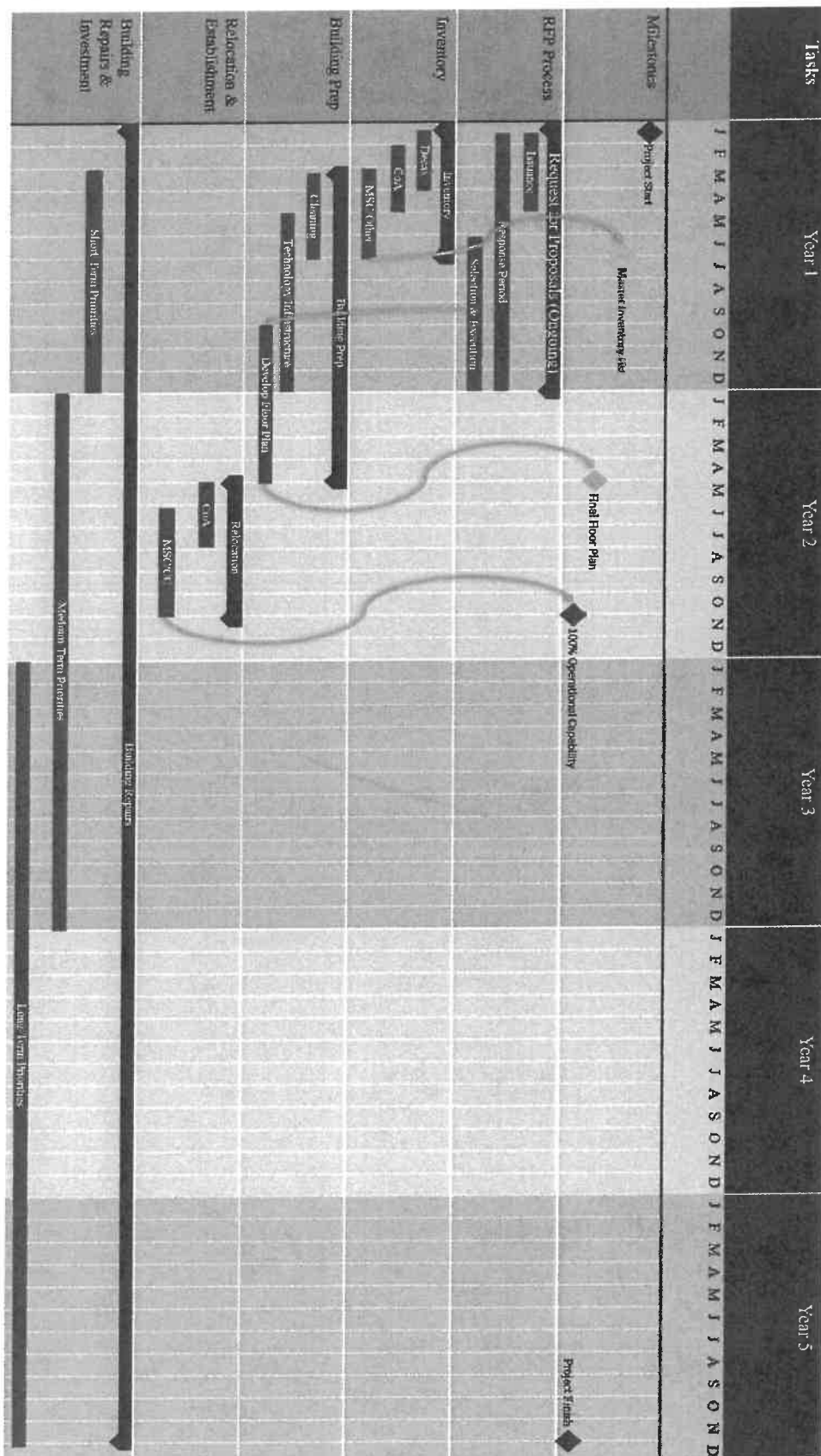


Figure 6 - Notional Schedule

The schedule provides a structured blueprint with realistic timelines to achieve the significant work required to make the community center a possibility. The phases flow as follows:

1. The Town Administrator begins issuing Request for Proposals for tenants, cleaning services, movers, and any other necessary services. The RFP process is ongoing until the building is full and when vacancies may happen.
2. While the RFP process continues the Decas School, Council on Aging, MSC, and any other buildings are inventoried. A Master Inventory List is developed to delineate what is stored where currently.
3. Building preparation begins as the inventory process continues and rooms at Decas are organized. Technology and other infrastructure items are sourced and installed. As RFP responses are received and adjudicated, the Final Floor Plan is developed using the Room Data Sheets from the architectural assessment and the Master Inventory List. This list will indicate who will be in which room and what furniture/infrastructure is required. This list will be updated as the RFP process continues, or tenants turn over.
4. Once the Final Floor Plan is complete, relocation of the CoA and other town services begins. The CoA will be moved into the corresponding space assigned in the Final Floor Plan. The new community spaces like the Maker Space, computer lab, etc. are set up in their respective rooms. Once this is complete, the Community Center is considered 100% operational. This does not indicate the earliest open date since the CoA could begin utilizing the space sooner but instead a milestone in which the community center can be considered open for the general public and activities can be booked/developed.
5. Building Repairs and Investment is an ongoing item addressing the findings of the architectural study. The schedules reflect the triage done by Jones Payne and their specific recommendations.

Since there are many moving pieces and coordinated operations in the community center, daily, weekly, and monthly schedules should be developed where the public would have the opportunity to book rooms and spaces at affordable or zero rates. A hypothetical daily schedule is provided below but by no means is intended to be a rigid or final recommendation. The actual schedule would be dictated by the needs of the center at the time of operation.


 Example Date	
Time	Description
8:00 AM	Building Manager Arrives
8:30 AM	BM Walkthrough and Open Building
9:00 AM	Education Program Students Arrive/Grounds Close
9:30 AM	Council On Aging Gymnasium Activity 1
10:00 AM	Community Kitchen and Breakfast
10:30 AM	Education Program Students Recess
11:00 AM	Adult Education Program 1
11:30 AM	Adult Education Program 2
12:00 PM	Community Kitchen and Lunch
12:30 PM	Education Program AM Students Depart
1:00 PM	Education Program PM Students Arrive
1:30 PM	Council On Aging Gymnasium Activity 2
2:00 PM	Open Art Hour
2:30 PM	Open Art Hour
3:00 PM	After School Program 1
3:30 PM	After School Program 2
4:00 PM	After School Program 3
4:30 PM	Adult Education Program 3
5:00 PM	Community Kitchen and Dinner
5:30 PM	Evening Programming
6:00 PM	Cleaning Services Arrive to Clean
6:30 PM	Community Computer Classes
7:00 PM	Art Show
7:30 PM	Cleaning Services Depart and Building Closed

Figure 7 - Example Daily Schedule

Comparative Analysis

The final major item to consider in this summary is the comparative analysis done by the Steering Committee regarding some of the alternative proposals for the disposition of the Decas School property. The Steering Committee considers the Community Center as the highest and best use given the alternatives being considered for the town. A summary of the rationale is below:

Sale & Redevelopment

The Steering Committee considered the Southeastern Regional Planning and Economic Development District (SRPEDD) report published November 19th, 2020, as the basis for comparison to the community center proposal. Given the Steering Committee's modest allocation of \$15,000, the decision was made to not pursue potentially duplicative work.

To recap the SRPEDD report, the preferred scenario was rezoning the land as a business overlay, teardown the property, and sell to a developer to build a high-intensity lab/flex space in the model of Sensata Tech in Attleboro, MA.

The Steering Committee opposes the plan for the following reasons:

- At the time, the sewer system was sufficient for such development.
 - The current condition of the sewer system would make connections difficult given system capacity. By contrast, the Decas School is already connected to the sewer system and would not add flow.
- The existing asbestos in the building will increase razing costs. The SRPEDD report identifies \$1MM or more to demolish the structure.
- Tax-Increment Financing (TIF) and Chapter 43D overlay will impact tax revenues.
 - Since TIF offsets future tax revenue in exchange for development, the potential for the town is diminished.
- Development would necessarily eliminate the playgrounds and fields.
 - The grounds at Decas were the second most popular item in the community survey. Their removal would significantly degrade the options for our town's youth and athletic groups.
- The SRPEDD report only considered business development and subdivision for a public safety complex. Other municipal uses were outside the scope of the work.
- The SRPEDD report rests on having a developer and business lined up to lease the proposed building.
 - There are already several vacant buildings all along Cranberry Highway, some of which have been vacant for some time.

Public Safety Complex

The other consideration for the property was a potential site for a public safety complex to include Wareham Fire, Police, and EMS services in one new location. Indeed, the police station is insufficient for the size and activity of our police force and is a major issue to address. Like the SRPEDD analysis, the Steering Committee didn't want to duplicate effort and retread ground that the Public Safety Complex Committee (PSCC) was doing but some members did attend meetings and one of our members also served on the PSCC.

The Steering Committee opposes the use of Decas as a Public Safety Complex for the following reasons:

- Most of the site plans that were reviewed by the PSCC involved removal of the playground and fields.
 - As described above, the playground and fields are a popular activity, and their loss would negatively impact the town.
- One of the plans called for a combination PSC and Senior Center. Some of the Council of Aging members we spoke to were hesitant and concerned about the noise of such an arrangement.
- The costs of building a PSC are not feasible without a debt exclusion. Building the facility would necessarily increase taxes for the town.

Conclusions

Based on the work of the Steering Committee up to this point, we feel that the Decas Elementary School property would be ideal for a future community center. To reiterate the points above:

- **The building is in good condition and would require no major upfront costs.**
- **There is sufficient space and interest for leasing to offset or eliminate the cost to the town.**
- **The community overwhelmingly supports the community center and needs a broad and effective range of services and activities as part of it.**
- **The proposal aligns with the town Master Plan and meets the long-term goals of making Wareham a place to work and live.**

Given those reasons and others, we respectfully urge the town to move forward on the proposal and begin the process of converting the Decas school into a multi-generational community center. The full report goes into further detail and includes more information on the survey, architectural assessment, and financial analysis.