

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: November 16, 2021
Date of Transcription: November 30, 2021
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: Rich Bowen, Town Counsel
Derek Sullivan, Town Administrator

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The Wareham Mites and Wareham Midgets will be playing in the Championships on Sunday, November 21, 2021 in West Bridgewater.

The Veterans Day event at the VFW was a good turnout.

The Class 1, 2 and 3 licenses have been revised and notices have gone out to the Class 2 licensees requesting the required documentation of the \$25,000 bond.

5. CITIZEN'S COMMENTS

None.

6. BOARD'S COMMENTS

Selectman Munise suggested discussing the earth removal article from Fall Town Meeting at a future meeting.

No decision has been made regarding alternatives for the Commuter rail.

7. TAX LEVY HEARING 7:15 PM

MOTION: Selectman Tropeano moved to open the tax levy hearing. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

Present before the Board: Jacqui Nichols, Director of the Assessors; Michele Bissonnette, Town Clerk

Ms. Nichols was before the board with the recommendations to continue with the single tax rates. *(See attachment)*

SELECTMEN MEETING MINUTES-11/16/2021 (CONT'D)

MOTION: Selectman Tropeano moved to close the hearing. 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)

MOTION: Selectman Tropeano moved to set the residential factor at 1.0%. 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)

8. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

None.

9. LICENSES AND PERMITS

- a. Application from Onset Bay Association, PO Box 799, Onset, MA for use of Town property for Christmas in the Village event taking place Saturday, December 11, 2021 from 12-3 pm.

Present Before the Board: Kat Jones

Ms. Jones summarized the events taking place at the Christmas in the Village event.

MOTION: Selectman Tropeano moved to approve the application from Onset Bay Association, PO Box 799, Onset, MA. for use of Town property for Christmas in the Village event taking place Saturday, December 11, 2021 from 12-3 pm. 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)

10. TOWN BUSINESS

- a. Certificate of recognition-Raymond Cardoza and Alfreida Cardoza.

Selectman Whiteside read the certificate of recognition into record.

- b. Certificate of appreciation-Steven Beranger and Theresa Beranger.

Present before the Board: Steven Beranger and Theresa Beranger.

Selectman Whiteside read the certificate of appreciation into record.

- c. Wareham Village Association-Christmas Parade.

Present before the Board: Tracy McGraw

Ms. McGraw stated that the Christmas Parade will be taking place on December 4th and asked that the Board to participate in the parade as Town Crier.

- d. Discussion and vote on the boundary re-precincting changes.

Documentation was provided with alterations and adjustments to certain precincts.

(See attachment)

MOTION: Selectman Tropeano moved to approve the boundary re-precinct changes as presented. 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)

- e. Discussion and possible vote to reconfirm OPEB Funding Policy #21-01.

MOTION: Selectman Tropeano moved to reconfirm the OPED Funding Policy #21-01. 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)

- f. Discussion and vote to appoint custodian for upcoming auctions.

SELECTMEN MEETING MINUTES-11/16/2021 (CONT'D)

MOTION: Selectman Tropeano moved to appoint the Town Administrator as custodian for the upcoming auctions. 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)

g. Review and update on 173 Main Street, Wareham.

A recent notification was received informing the Board that a Downgradient Property Status was prepared and submitted to the Massachusetts Department of Environmental Protection for 173 Main Street and a copy of the full report is on the MassDEP website. Selectman Whiteside stated that this property will be sold by the end of the year and no action is necessary.

h. Discussion and possible vote to establish Decas School Study Group.

Establishment of the study group was not discussed because the study group was established during Town Meeting, however, discussion ensued regarding advertising the vacancy of the member the Board appoints.

i. Ratify hiring of Jennifer McCaffery – Library Assistant (part-time) and Robert Mershimer-Paramedic.

MOTION: Selectman Tropeano moved to ratify the hiring of Jennifer McCaffery-Library Assistant (part-time) and Robert Mershimer-Paramedic. 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)

11. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan stated there are approximately seventy-three pre-lit "remembrance" trees being put up in Besse Park. For a \$25.00 donation to Damien's Pantry, a remembrance tree can be sponsored and decorated in memory of a loved one. The lights in the trees will be on every night for the month of December.

12. LIAISON/INITIATIVE REPORTS

The Buzzards Bay Coalition will be hosting an open house for their restoration work on November 18th at 1pm at the Horseshoe Dam.

The Wareham Redevelopment Authority voted 5-0-0 to request the Board of Selectmen to take a look at what the WRA negotiated with the Bentley Companies for a land disposition agreement for Tremont Nail Factory. Selectman Teitelbaum requested this to be brought up on a future agenda.

The Board of Health is continuing to look at the motel regulations and there was some discussion at the last meeting about working with the Wareham Area Housing Trust to try to help people in need.

13. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes:

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

SELECTMEN MEETING MINUTES-11/16/2021 (CONT'D)

15. EXECUTIVE SESSION

MOTION: Selectman Slavin moved to enter into executive session for M.G.L. 30A §21 (6) Re: Little Harbor-purchase of property. To consider the purchase, exchange, lease of value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.at 8:15 p.m. 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)

Selectman Tropeano lost internet connection during the executive session.

16. ADJOURNMENT

MOTION: Selectman Slavin moved to exit the Executive Session. Selectman Teitelbaum seconded. Roll Call Vote: Selectman Slavin yes, Selectman Teitelbaum yes, Selectman Munise yes, Selectman Whiteside yes.

VOTE: 4-0-0 (Unanimous)

MOTION: Selectman Slavin moved to adjourn at 9:05 p.m. Selectman Teitelbaum seconded. Roll Call Vote: Selectman Slavin yes, Selectman Teitelbaum yes, Selectman Munise yes, Selectman Whiteside yes.

VOTE: 4-0-0 (Unanimous)

Respectfully submitted
Cassandra Slaney
Department Assistant

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

Attest: _____

Patrick G. Tropeano, Clerk

Date Signed: 12-15-21

Documents reviewed and/or used in meeting.

1. Tax Classification powerpoint.
2. Application and supporting documents from Onset Bay Association for use of Town roads for the Christmas in the Village event.
3. Certificate of recognition for Raymond Cardoza and Alfreida Cardoza.
4. Certificate of appreciation for Steven Beranger and Theresa Beranger.
5. Documentation for the boundary re-precincting changes.
6. OPEB Funding Policy #21-01.
7. Downgradient Property Status Opinion letter.
8. Ratify hiring of Jennifer McCaffery and Robert Mershimer.

Date sent to Town Clerk: 12-15-21

Wareham Draft Legal Boundary Descriptions

Wareham Precinct 1.

All of that portion of Plymouth County bounded and described as follows: Beginning at the point of intersection of Wareham St and Marion Road at the Marion/Wareham town line, on the bridge over the Sippican River and proceeding northerly along Marion Rd, to Briarwood Dr, and proceeding easterly along Briarwood Dr to an abandoned road aka Old Marion Rd, and proceeding northerly along Old Marion Rd to Marion Rd aka Route 6, and proceeding northerly along Marion Rd then northeasterly to High St, and proceeding southeasterly along High St to Sawyer St, and proceeding easterly along Sawyer St. to Merchant's Way, then crossing over Penn Central R.R. tracks and continuing from a line of sight to the shoreline to the confluence of ~~proceeding northerly to a nonvisible boundary~~ to the shoreline, and proceeding southerly along shoreline to Sandwich Rd, and proceeding easterly to Sandwich Rd to ~~nonvisible boundary~~ at Donald Nicolson Bridge, and proceeding southeasterly .6 mile along a shoreline ~~nonvisible boundary~~ then south 2.5 miles to the Marion/Wareham town line, and proceeding northwesterly along the Marion/Wareham town line to the point of beginning.

Wareham Precinct 2.

All of that portion of Plymouth County bounded and described as follows: Beginning at the point of intersection of Depot St and Onset Ave, and proceeding northerly along Depot St to Penn Central RR, and proceeding easterly along Penn Central RR to Main Ave, and proceeding northerly along Main Ave, then crossing over Cranberry Highway to Sand Pond Road, and proceeding northeasterly along Sand Pond Rd (gravel) $\frac{1}{4}$ of a mile +/- to intersection of gravel road then going east through Onset Fire District water shed area to the northern portion Monark Rd, (gravel) and proceeding southerly along Monark Rd to Red Brook Rd, and proceeding northerly along Red Brook Rd to the Plymouth/Wareham town line, and proceeding southerly along the Plymouth/Wareham town line to the Bourne/Wareham town line, and proceeding southerly along the nonvisible boundary of Bourne/Wareham town line to Bourne/Wareham town line at Cranberry Highway at bridge at Cohasset Narrows proceeding on nonvisible boundary 1.6 miles, and then proceeding northwesterly along shoreline ~~nonvisible boundary~~ to Onset Ave at Point Independence Bridge, and proceeding westerly along Onset Ave to the point of beginning.

Wareham Precinct 3.

All of that portion of Plymouth County bounded and described as follows: Beginning at the point of intersection of ~~eastern boundary of Precinct #1~~ at Sandwich Road at Nicolson Bridge and proceeding northerly along shoreline ~~a nonvisible boundary along shore line north~~ along Agawam River and then east back to Sandwich Rd at bridge proceeding easterly along Sandwich Rd to Santos Dr, and proceeding northerly along Santos Dr to Cranberry Hwy, and proceeding easterly along Cranberry Hwy to Agawam River, at bridge with herring run ladder and proceeding southerly along the Agawam River to shoreline, and proceeding southerly along shoreline ~~to a nonvisible boundary, then south along a nonvisible boundary~~ towards a line of sight directly north of Freighthouse Drive and approximately .15 miles north from Freighthouse Drive and proceeding southerly to Penn Central RR, and proceeding easterly along

Penn Central RR to Depot St, and proceeding southerly along Depot St to Onset Ave, and proceeding southerly along Onset Ave to the Point Independence Bridge proceeding southerly along a ~~nonvisible boundary~~ .6 mile to the Bourne/Wareham town and proceeding southwesterly along a ~~nonvisible boundary~~ of the Bourne/Wareham town line, 1.6 miles to the Marion/Wareham town line then proceeding northwesterly along the Marion/Wareham town line 3.5 miles +/- ~~to the southern end of Precinct #1~~ then proceed north along a shoreline ~~nonvisible boundary~~ for 2.5 miles and proceeding northwesterly .6 mile along shoreline a ~~nonvisible boundary~~ to the point of beginning.

Wareham Precinct 4.

All of that portion of Plymouth County bounded and described as follows: Beginning at the point of intersection of the Rochester/Wareham town line and Main St, and proceeding northerly along the Rochester/Wareham town line to the Middleborough/Wareham town line, and proceeding easterly along the Middleborough/Wareham town line .5 miles +/- to a visible town of Wareham stone boundary, and proceeding northwesterly to the Middleborough/ Carver/Wareham town line, then proceed southeasterly 2.5 miles, then easterly 1.25 miles +/- along the Plymouth/Wareham town line, crossing over Wankinco River and proceeding easterly along the Plymouth/Wareham town line to Wampanog Rd, South Line Road and Charge Pond Rd, and proceeding southerly along Charge Pond Rd to High Dam Rd, and proceeding easterly along High Dam Rd to Seawood Rd, and proceeding southerly along Seawood Rd to Maple Springs Rd, and proceeding southerly along Maple Springs Rd ~~nonvisible boundary, and proceeding southerly along nonvisible boundary~~ to Plymouth Rd, and proceeding southerly along Plymouth Rd to Cranberry Hwy, and proceeding westerly along Cranberry Hwy to Santos Dr, and proceeding southerly along Santos Dr to Sandwich Rd, and proceeding westerly along Sandwich Rd to bridge over Agawam River then proceeding westerly along Agawam River northern shoreline, ~~to north end of Precinct # 1 at shoreline nonvisible boundary and proceeding southerly along nonvisible boundary~~ and continuing from a line of sight to the shoreline of the confluence shoreline of Agawam River directly north of Sawyer St and proceeding southerly from this sightline to Penn Central RR, and proceeding northwesterly along Penn Central RR to New York New Haven and Hartford RR, and proceeding northerly along New York New Haven and Hartford RR to Main St bridge, and proceeding northerly along Main St to the point of beginning.

Wareham Precinct 5.

All of that portion of Plymouth County bounded and described as follows: Beginning at the point of intersection of the Marion/Wareham town line and Wareham St, and proceeding northerly along the Marion/Wareham town line to the Rochester/Wareham town line, and proceeding northerly along the Rochester/Wareham town line to Main St, and proceeding southerly along Main St to New York New Haven and Hartford RR bridge, and proceeding southerly along New York New Haven and Hartford RR to Penn Central RR, and proceeding southerly along Penn Central RR to ~~nonvisible boundary, at intersection of Precinct 1 and Precinct 4 edge of Wankinco River and proceeding southerly along~~

~~nonvisible boundary~~ to Merchant's Way, and proceeding westerly to Sawyer St, and proceeding westerly along Sawyer St to High St, and proceeding westerly along High St to Marion Rd, and proceeding westerly along Marion Rd Rt. 6 to Old Marion Rd, and proceeding southerly along Old Marion road to Briarwood Dr, and proceeding westerly along Briarwood Dr to Marion Rd, and proceeding southerly along Marion Rd to Wareham St, at Wareham/Marion town line to the point of beginning.

Wareham Precinct 6.

All of that portion of Plymouth County bounded and described as follows: Beginning at the point of intersection of Charge Pond Rd and High Dam Rd, and proceeding northerly along Charge Pond Rd to Wampanog Rd, and South Line dirt road which is the Plymouth/Wareham town line, and proceeding northeasterly along the Plymouth/Wareham town line 2.75 mile +/- ~~to a nonvisible boundary~~, then easterly $\frac{3}{4}$ of a mile +/- to the northeast corner of Wareham town line then proceed southerly to Red Brook stream, and proceed south to Red Brook Road, and proceeding westerly along Red Brook Rd to Monark Rd, and proceeding northerly along Monark Rd to gravel road going west through Onset Water District water shed area to intersection with Sand Pond Road gravel road, then proceed south to Cranberry Highway crossover Cranberry Highway to Main Ave. then south on Main Ave. to Penn Central RR, and proceeding westerly along Penn Central RR for 2 miles +/- to a line of sight directly north of Freighthouse Drive and approximately .15 miles north from Freighthouse Drive ~~nonvisible boundary of Precinct 3~~, and proceeding northerly from this line of sight ~~on a nonvisible boundary~~ to shoreline, and proceeding easterly along shoreline of the Agawam River, and proceeding northeasterly along Agawam River to Cranberry Hwy bridge at Herring run and proceeding westerly along Cranberry Hwy to Plymouth Rd, and proceeding northerly along Plymouth Rd to Maple Springs Rd, and proceeding northerly along Maple Springs Rd to Seawood Rd, and proceeding northerly along Seawood Rd and proceed to High Dam Rd, and proceeding westerly along High Dam Rd to Charge Pond Road to the point of beginning.

Attachment to 11-16-21
meeting minutes

Tax Classification Hearing

11/16/2021

Tax policy for the Town of Wareham FY2022

**We have received final certification of values from the Department of Revenue.
The vote taken tonight is the final necessary vote.**

Tax Classification Hearing

11/16/2021

The purpose of this hearing is to determine whether the Town will continue to utilize a single tax rate for all classes of property or to split the tax rate, shifting the burden toward the Commercial, Industrial and Personal Property(CIP) from the Residential class.

Generally, an 80% Residential vs 20% CIP share of the overall property makeup is considered the minimum division at which to begin to consider a split tax rate. This is due to the fact that with a CIP share lower than 20% any shift results in a very small benefit to the residential and a larger burden for the CIP taxpayer without proper support from the tax base.

We have not yet reached that threshold.

| Fiscal Year | Residential Ratio | CIP Ratio |
|-------------|-------------------|-----------|
| 2022 | 83.6 | 16.4 |
| 2021 | 83.40 | 16.6 |
| 2020 | 83.2 | 16.8 |
| 2019 | 83.2 | 16.8 |
| 2018 | 82.3 | 17.7 |
| 2017 | 82.1 | 17.9 |
| 2016 | 81.6 | 18.4 |
| 2015 | 82.1 | 17.9 |
| 2014 | 81.5 | 18.5 |
| 2013 | 82.0 | 18.0 |
| 2012 | 83.2 | 16.8 |
| 2011 | 83.4 | 16.6 |
| 2010 | 84.2 | 15.8 |

Classes

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Residential

Single Family

Condominiums

Mobile Homes

Multi-family

Apartments

Residential Land

Commercial, Industrial and Personal Property

Office and Retail

Industrial &
Manufacturing

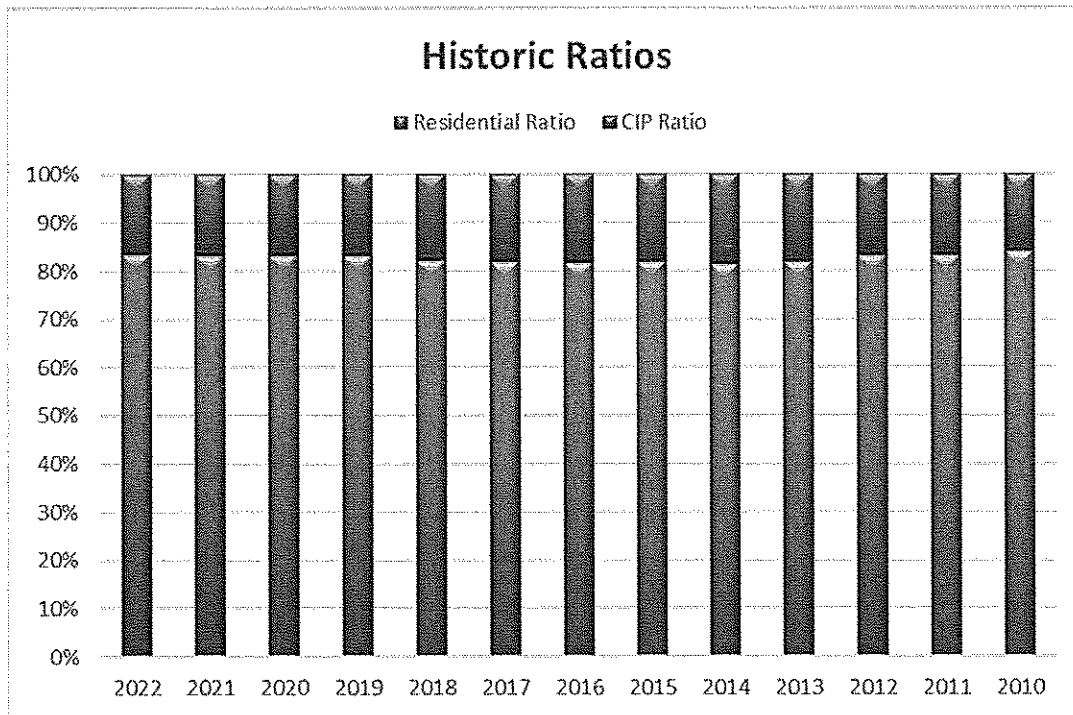
Commercial &
Industrial zoned
Land

Chapter Land

Personal Property

Tax Classification Hearing

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As you can see from the above chart, our Res to CIP ratios have remained steady over the past 12 years.

For Fiscal 2022, our average single-family residential value has risen to \$323,000, average commercial value is \$716,000 and average industrial value is \$694,000. (rounded to nearest 1,000)

Last year our average single family residential value was \$305,000, average commercial value was \$707,000 and average industrial value was \$691,000.

I have used the average Single Family Residential and Commercial values as benchmarks in our shift illustration below:

| CIP Shift | Res Rate | Res Tax | Res save | Comm Rate | Comm Tax | Comm increase |
|-----------|--------------|----------------|----------|--------------|----------------|---------------|
| 1 | 10.87 | \$3,511 | | 10.87 | \$7,783 | |
| 1.1 | 10.66 | \$3,443 | (\$68) | 11.96 | \$8,563 | \$780 |
| 1.2 | 10.44 | \$3,372 | (\$139) | 13.04 | \$9,337 | \$1,554 |
| 1.3 | 10.23 | \$3,304 | (\$207) | 14.13 | \$10,117 | \$2,334 |
| 1.4 | 10.02 | \$3,236 | (\$275) | 15.22 | \$10,898 | \$3,115 |
| 1.5 | 9.8 | \$3,165 | (\$346) | 16.31 | \$11,678 | \$3,895 |

*note: Tax amounts rounded

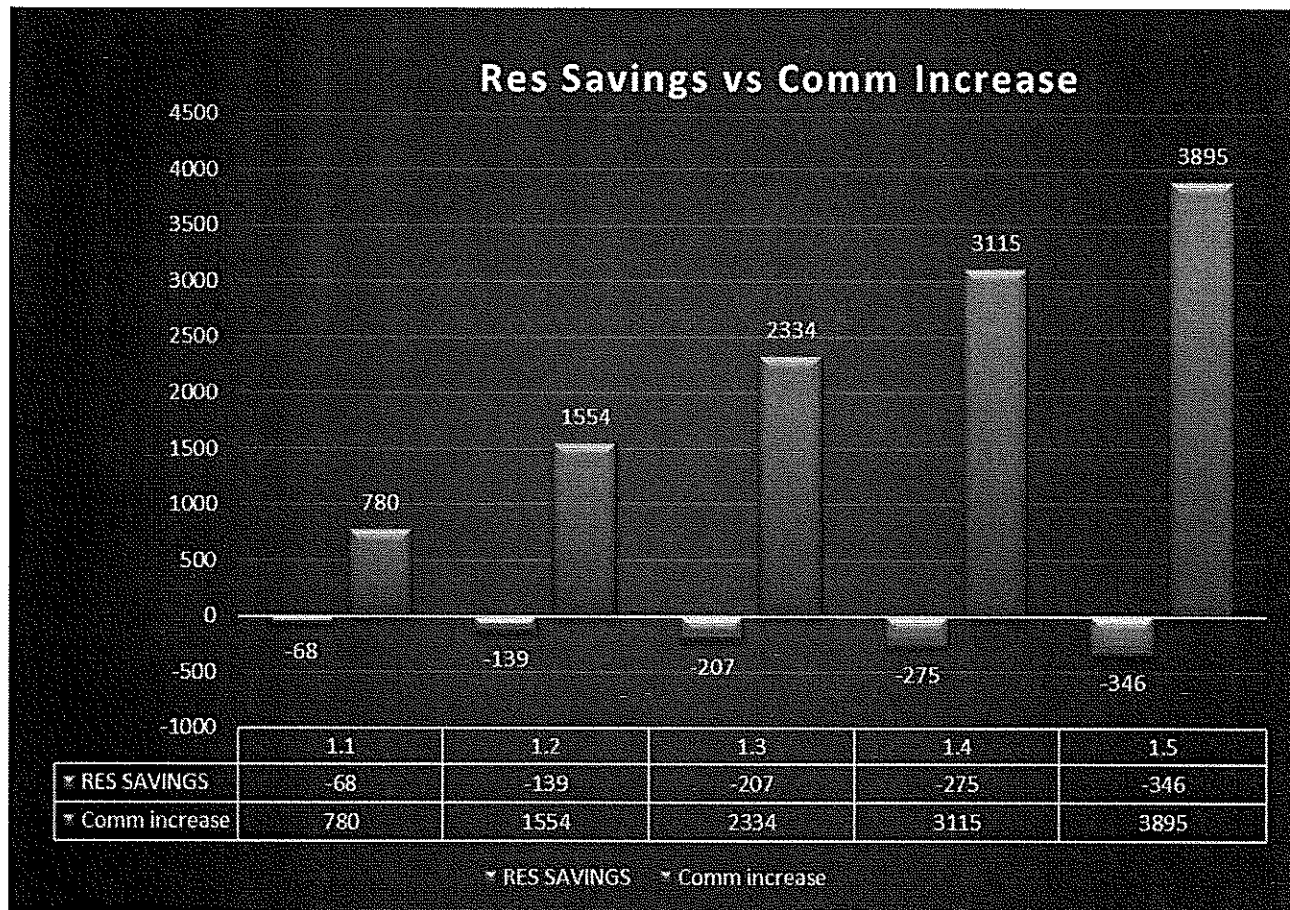
Tax Classification Hearing

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Note: Tax rate is per 1,000. Ex. $323,000 / 1000 = 323 \times 10.87 = 3,511.01$ rounded \$3,511

At the lowest shift point of 1.10, the Residential property would save \$68 and the Commercial bill would increase \$780.

At the highest possible shift of 1.50, the residential property would save \$346 and the Commercial bill would increase \$3,895.



SUMMARY AND CONSIDERATIONS

- A split rate does not increase revenue, it simply shifts the tax burden
- A shift would make Wareham less attractive to new development and small business relocation
- The shift would impact summer cottage residents, as their personal property taxes would increase

- Many of the Town's commercial properties are leased. Landlords typically pass the increases on to tenants, thus impacting our smaller businesses, which are typically locally owned.

Community Comparisons

Additional considerations include the demographics, assessed values and overall tax burden of the properties in our Community.

Statistics available at the Dept. of Revenue website show the Town of Wareham as having one of the lowest Average Single Family Tax bills in the Commonwealth for **Fiscal 2021**. The State average tax bill was \$6,148.

| Municipality | Year | Single Family Parcels | Average Single Family Value | Single Family Tax Bill |
|----------------|-------------|--------------------------|--------------------------------|------------------------------|
| Bourne | 2021 | 7,806 | 476,482 | 5,132 |
| Carver | 2021 | 3,145 | 350,757 | 5,942 |
| Marion | 2021 | 2,264 | 662,421 | 7,499 |
| Mattapoisett | 2021 | 2,957 | 535,916 | 6,945 |
| Middleborough | 2021 | 5,602 | 341,000 | 5,548 |
| Plymouth | 2021 | 19,190 | 389,019 | 6,287 |
| Rochester | 2021 | 1,792 | 431,870 | 5,774 |
| Wareham | 2021 | 9,444 | 304,949 | 3,403 |

Source: Data Analytics and Resources Bureau

Tax Classification Hearing

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Town of Wareham
Average Single Family Home
Value

| Fiscal Year | Value | Count |
|----------------|---------|-------|
| 2022 | 323,000 | 9475 |
| 2021 | 305,000 | 9444 |
| 2020 | 293,000 | 9426 |
| 2019 | 280,000 | 9407 |
| 2018 | 258,000 | 9382 |
| 2017 | 249,000 | 9357 |
| 2016 | 235,000 | 9333 |
| 2015 | 234,000 | 9296 |

Town of Wareham
Average Commercial Value

| Fiscal Year | Value | Count |
|-------------|---------|-------|
| 2022 | 716,000 | 519 |
| 2021 | 707,000 | 519 |
| 2020 | 701,000 | 519 |
| 2019 | 679,000 | 526 |
| 2018 | 670,000 | 531 |
| 2017 | 655,000 | 542 |
| 2016 | 645,000 | 556 |
| 2015 | 619,000 | 559 |

Tax Classification Hearing

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Town of Wareham
Average Industrial Value

| Fiscal Year | Value | Count |
|----------------|---------|-------|
| 2022 | 694,093 | 101 |
| 2021 | 691000 | 102 |
| 2020 | 674,000 | 103 |
| 2019 | 625,000 | 103 |
| 2018 | 621,000 | 105 |
| 2017 | 610,000 | 105 |
| 2016 | 608,000 | 108 |
| 2015 | 603,000 | 108 |