

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: November 24, 2020
Date of Transcription: March 16, 2021
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

This meeting was held remotely due to COVID-19.

2. ROLL CALL

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

Also Present: Derek Sullivan, Town Administrator
Richard Bowen, Town Counsel
Claire Smith, Town Moderator

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The OBA is having a drive through Christmas event on December 13th at the Onset Pier.

Narrows Crossing Restaurant will be serving turkey dinners Monday, Tuesday, and Wednesday for \$14.00 and can be picked up until 8:00 p.m.

5. CITIZEN'S COMMENTS

Present before the Board: Diane Kenney

Ms. Kenney asked if the Special Town Meeting is still taking place on December 19th. Selectman Teitelbaum stated that there will be a declaration postponing it to January.

Present before the Board: Sandy Slavin

Ms. Slavin stated that the decorations on Main Street and the Christmas tree in Besse Park were done by the Wareham Garden Club. She also stated that the Wareham Garden Club will be hosting a faire on Friday, December 5th from 9-12 at the St. Patrick's Hall parking lot on High Street. There will be wreaths, boxwood trees, greens and arrangements. The Wareham Garden Club cookbooks will also be available at the fair for \$14.00.

6. BOARD'S COMMENTS

Selectman Slavin suggested that as liaisons or voting members of committees, information from meetings should be given just to keep one another informed of what is going on.

7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

- a. Conservation Commission
 - i. Lisa Morales

MOTION: Selectman Munise moved to appoint Lisa Morales as an associate member to the Conservation Commission for a term to expire June 30, 2021. Selectman Slavin seconded.

Selectman Slavin stated that Ms. Morales currently has an outstanding code violation on file with Inspectional Services. Selectman Munise stated he reviewed the file and did not find an official complaint. Roll Call: Selectman Slavin-no, Selectman Munise-yes, Selectman Tropeano-no, Selectman Whiteside-no, Selectman Teitelbaum-no.

VOTE: 1-4-0 (Selectman Slavin, Selectman Tropeano, Selectman Whiteside and Selectman Teitelbaum opposed)

- b. Certified Weigh Masters
 - i. Daniel Walecka
 - ii. Brett Walecka
 - iii. David St. Germaine
 - iv. Tobey Gonsalves
 - v. Leonard Bessette
 - vi. Lauren Lefevre
 - vii. Eileen Morris

MOTION: Selectman Whiteside moved to appoint Daniel Walecka, Brett Walecka, David St. Germaine, Tobey Gonsalves, Leonard Bessette, Lauren Lefevre, and Eileen Morris as Certified Weigh Masters for a term to expire June 30, 2021. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-no, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

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

8. LICENSES AND PERMITS

- a. Application from Project Halfshell Inc. d/b/a Quahog Republic, 197 Onset Ave., Onset, MA. for Seasonal Liquor License Extension.

MOTION: Selectman Whiteside moved to approve the application from Project Halfshell, Inc. d/b/a Quahog Republic, 197 Onset Ave., Onset, MA. for Seasonal Liquor License Extension from December 1, 2020 through January 15, 2021. Selectman Slavin seconded. . Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

b. Renewal of the following Year Round Common Victualler All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws:

- i. Gourmet Garden of Wareham, Inc., d/b/a Ginger, 2421 Cranberry Highway, Wareham, MA
- ii. GYJO Inc. d/b/a Lobster Pot, 3155 Cranberry Hwy, Wareham, MA.
- iii. Vel's Inc., d/b/a Vel's Restaurant, 2352 Cranberry Highway, West Wareham.

MOTION: Selectman Whiteside moved to approve the renewal of all of the above Year Round Common Victualler All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

c. Renewal of the following Year Round Retail Package Good Store All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws:

- i. Browne's Package Store Inc. d/b/a Browne's Liquors, 189 Marion Road, Wareham, MA.
- ii. DJP Liquor Corp., d/b/a The Jug Shop, 219 Main Street, Wareham.
- iii. Amar Jyoit Corporation d/b/a Wareham Liquors, 419 Main Street, Wareham.
- iv. D.J. Sullivan, LLC d/b/a Sullivan Wine & Spirits, 260 Marion Road, Wareham.

MOTION: Selectman Whiteside moved to approve the renewal of all of the above Year Round Retail Package Good Store All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

9. TOWN BUSINESS

- a. COVID-19 Update.

Mr. Sullivan stated in the last twelve days there have been fifty-five new confirmed cases. Currently there are one hundred ten new cases and one probable.

- b. Refuse Update.

Discussion and plans are in process. A more detailed update will be provided at a later meeting.

- c. Discussion and vote to request Town Moderator to take up only financial articles at the rescheduled December 12, 2020 Fall Town Meeting.

Mr. Sullivan listed the following financial articles for the 2020 Annual Fall Town Meeting:

Article I Approve and Fund FY21 Capital Plan

SELECTMEN MEETING MINUTES-11/24/2020 (CONT'D)

Article II	Transfer of Free Cash
Article III	Prior Year Bills
Article IV	PEG Access Receipts
Article V	Union Contracts
Article X	Transfer of Decas School
Article XI	McKinney-Vento Funds
Article XIV	Harbor Services Appropriation
Article XVI	CPC – Tremont Nail Remediation
Article XVII	CPC – Fund Reserves
Article XVIII	WPCF State Revolving Fund
Article XXII	Solid Waste and Recycling Fee
Article XXIII	Solid Waste and Recycling Rev. Account

MOTION: Selectman Whiteside moved to authorize Town Moderator to take up only financial articles at the rescheduled December 12, 2020 Fall Town Meeting.

Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

d. Vote to ratify hiring of Ryan Campia – Operator at WPCF.

MOTION: Selectman Whiteside moved to ratify the hiring of Ryan Campia – Operator at WPCF. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

e. Vote to renew animal shelter agreement with Town of Lakeville.

MOTION: Selectman Whiteside moved to renew the animal shelter agreement with the Town of Lakeville. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

f. Accept donation to the Wareham Free Library in the amount of \$1,000.00 from the Friends of the Wareham Free Library, Inc. to pay for the operating expenses and utilities of the Spinney Memorial Branch Library.

MOTION: Selectman Whiteside moved to accept the donation to the Wareham Free Library in the amount of \$1,000.00 from the Friends of the Wareham Free Library, Inc. to pay for the operating expenses and utilities of the Spinney Memorial Branch Library. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

g. Discussion and possible vote to re-establish Bike Path Committee. Selectman Slavin stated that over time members lost interest in the Bike Path Committee but would like to re-establish it for the purpose of developing a bike path from Marion to Buzzards Bay. He suggested having five members in the committee.

SELECTMEN MEETING MINUTES-11/24/2020 (CONT'D)

MOTION: Selectman Slavin moved to re-establish the Bike Path Committee. Selectman Whiteside seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

- h. Continued discussion and votes to recommend warrant articles for 2020 Fall Town Meeting.

Discussion and votes to recommend warrant articles will be discussed at the next meeting.

- i. Discussion and vote on articles for 2020 Special Town Meeting.

Present before the Board: Sandy Slavin, Affordable Housing Trust

Ms. Slavin stated that the committee is seeking a source of funding for the Affordable Housing Trust. There are requests for assistance for supporting affordable housing and there are no funds. The article would be asking for 25% of the net profit of Town property.

Present before the Board: Missy Dzikczek, Wareham Affordable Housing Trust

Ms. Dzikczek supports this article for the Town Meeting warrant. She stated it is a great source of revenue, other towns have done it, and it is money not being counted on.

Selectman Whiteside stated that 25% of the net proceeds from the sale of property effects the overall financial condition of the Town and would like to see a more specified plan of what the Affordable Housing Trust is requesting. Selectman Slavin stated concerns regarding the 25% and suggested a cap. Selectman Teitelbaum requested more information involving more specifications including a possible cap as well.

MOTION: Selectman Munise moved to approve the Affordable Housing Trust article on the 2020 Special Town Meeting Warrant. Selectman Slavin seconded. Roll Call: Selectman Slavin-no, Selectman Munise-yes, Selectman Tropeano-no, Selectman Whiteside-no, Selectman Teitelbaum-no.

VOTE: 1-4-0 (Selectman Slavin, Selectman Tropeano, Selectman Whiteside and Selectman Teitelbaum opposed)

- j. Close 2020 Special Town Meeting Warrant.

MOTION: Selectman Tropeano moved to close the 2020 Special Town Meeting Warrant. Selectman Whiteside seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

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

Selectman Tropeano stated that Dakota Partners, developers of an affordable housing project on the corner of Redbrook Road have given residents eviction notices as of December 1st. The residents are currently reside at the Starlight Motel which is being torn down for the project. Dakota Partners provided a presentation of the project before the Board of Selectmen which included giving the current residents of the hotel allowance to reside in the new building. Selectman Tropeano requested that the

Town Administrator halt all permits in order to allow the current residents a place to stay. Mr. Sullivan questioned the legality of halting all permits. Turning Point reached out to Mr. Sullivan who confirmed this was not a condition. He referred Turning Point to seek legal counsel. Selectman Munise suggested that the Chairman, along with Town Administrator provide a letter stating concern of what has been heard.

MOTION: Selectman Slavin moved to authorize the Chairman to draft a letter to Dakota Partners concerning the eviction notices given to the residents staying at the Starlight Motel. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-no, Selectman Teitelbaum-yes.

VOTE: 4-1-0 (Selectman Whiteside opposed)

10. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan wanted to recognize the Board of Selectman for being responsible for the grants awarded to Turning Point and Damien's Pantry. A sub grant in the amount of \$25,000.00 for Turning Point will help service at risk and homeless clients and a sub grant in the amount of \$21,500.00 for Damien's Place will use the funding for salaries for its warehouse workers, rent, and purchase of food.

Mr. Sullivan also stated that the Salvation Army will not serve as a location for temporary shelter during the winter for the homeless. Work is being done to identify other buildings within the community including at least one town building to see what is available.

11. LIAISON REPORTS/INITIATIVE REPORTS

Selectman Slavin attended a commuter rail meeting and discussed the possibility of the commuter rail not going beyond Buzzards Bay due to lack of traffic control.

There will be a Planning Board hearing on November 28th at 6:00 p.m. via Zoom regarding the proposed hospitality rezoning.

12. CONSENT AGENDA

- a. Confirmatory vote of meeting minutes for November 5, 2020.

MOTION: Selectman Whiteside moved to approve the confirmatory vote of meeting minutes for November 5, 2020 to include correcting the scrivener's error. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

- b. Authorize payment to the Law Office of Richard P. Bowen.

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

VOTE: 5-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-11/24/2020 (CONT'D)

- c. Authorization to sign bills and documents, etc.

13. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 8:52 pm. Selectman Whiteside seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted

Cassandra Slaney

Department Assistant

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

Attest:


Judith Whiteside, Clerk

Date Signed: 3-23-21

Date sent to the Town Clerk: 3-30-21

SPECIAL TOWN MEETING WARRANT
TOWN OF WAREHAM
DECEMBER 19, 2020

WAREHAM HIGH SCHOOL
7 VIKING DRIVE
WAREHAM, MA

7:00 PM

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS

TO EITHER OF THE CONSTABLES OF THE TOWN OF WAREHAM

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the legal voters of the Town qualified to vote in Town affairs to meet in the High School Auditorium, 7 Viking Drive, Wareham, MA on Monday, December 19, 2020 at 7:00 p.m. to act on the following articles:

ARTICLE 1 - HOSPITALITY, RECREATION AND ENTERTAINMENT DISTRICT

To see if the Town will vote to amend the Wareham Zoning By-Law to establish a Hospitality, Recreation and Entertainment District, a copy of which is on file in the office of the Town Clerk, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator.

ARTICLE 2 - RESCIND ARTICLE 84 OF THE 2010 FALL TOWN MEETING

To see if the Town will vote to rescind Article 84 of the October 25, 2010 Fall Town Meeting, said Article authorized the Board of Selectmen to lease the Westfield property and place other restrictions on the property or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator.

ARTICLE 3 - LEASE OF A PORTION OF THE WESTFIELD PROPERTY

To see if the Town will vote to authorize the Board of Selectmen to lease for non-profit recreational purposes a portion of Town Property known as the Westfield property; said portion estimated to be 17 acres+/- of the approximately 77 acre complex, the lease to be for a term not to exceed 30 years, or do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator.

You are hereby directed to serve this Warrant by posting attested copies thereof on or before November 26, 2020 upon the principal town bulletin board outside of the Town Clerk's office.

Hereof fail not and make sure due return of this Warrant with your doings thereon to the Town Clerk at the time and place of said meeting.

Given under our hands this 24th day of November in the year 2020.

WAREHAM BOARD OF SELECTMEN

Peter W. Teitelbaum, Esq., Chairman

Judith Whiteside, Clerk

Alan H. Slavin

Patrick G. Tropeano

James M. Munise

A True Copy

ATTEST:

DATE: November____, 2020

Plymouth, S.S.

Constable of Wareham

Pursuant to the within Warrant, I have notified the inhabitants of the Town of Wareham herein described, to meet at the time and place for the purpose within mentioned by posting attested copies thereof upon the Town's principal bulletin board within the Town on or before November 26, 2020.

Date: November____, 2020

Constable of Wareham

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

Date: November____, 2020

Constable of Wareham

In accordance with the Wareham Charter, Article 2 - Legislative Branch - Section 2-4(d) Town Meeting Warrants, I have hand delivered a copy of the Warrant for the Annual Fall Town Meeting to be held on December 19, 2020 at 7:00 o'clock p.m. to the Town Moderator and the Chairman of the Finance Committee.

Date: November____, 2020

Constable of Wareham