

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: March 16, 2022

I. CALL MEETING TO ORDER

The meeting was called to order at 6:35 P.M.

II. ROLL CALL

Members Present: Bernie Pigeon, Chair
David Heard, Vice Chair
Gerald Stefanski, Clerk
Matthew Rose
Dominic Cammarano
Tom Worthen
Joseph Smith
Norma Scogin

Member Absent: Stuart Novick

NOTE: Mr. Pigeon introduced new member Norma Scogin.

III. FINANCE COMMITTEE MATTERS

A. Review of Petitioned Articles for ATM

1. Article 19 – Photo Voltric (Solar) Moratorium.

To be handled later in the meeting.

2. Article 21 – Change to “Indigenous Peoples Day”

To be handled later in the meeting.

3. Article 20 – Affordable Housing

Present before the FinCom: Brenda Eckstrom

Ms. Eckstrom spoke re: this article passing at the last Annual TM, but there were language changes the Attorney General recommended. She has modified the language recommended in this current article. Discussion ensued re: impacts of said article.

4. Article 22 – Amend By-Law, Article 2, Section 2-4, Choosing Order of Articles

Ms. Eckstrom spoke re: the lottery process previously enacted relative to article order at Town Meeting. She noted the quorum requirements at the time. She feels now that there is a zero quorum, it should go sequentially as written in the Warrant & the lottery process is not needed anymore. Discussion ensued re: opinions of pros & cons of said article.

5. Article 25 – Repeal Article 23 of the 2021 ATM, Town Clerk to Appointed Position & Returning the Position to Elected

Discussion ensued re: pros & cons of having the Town Clerk's position be an elected position. Ms. Eckstrom explained her stance on having the Town Clerk's position be elected. She expressed concern re: large salary increases for this position over the years & the Clerk asking the BOS for guidance. She feels the Clerk should answer to the people. Discussion continued. Several FinCom members expressed concern re: the suggestive nature of the article's explanation.

6. Article 26 – Amend Division 1, Article 1 of By-Laws Changing Day and Time of Fall & Spring Annual Town Meetings

Ms. Eckstrom spoke re: intent & purpose of this article. Brief discussion ensued.

NOTE: The meeting went back to Item 2. Article 21 – Change to “Indigenous Peoples Day”.

Present before the FinCom: Jody Santagate

Ms. Santagate stated many other towns have abolished Columbus Day. She wants to change this day to Indigenous Day or Native American Day. She spoke re: letter from the Chairman of the Mashpee Wampanoag Tribe relative to changing the name from Columbus Day to Indigenous Day.

Ms. Santagate stated she is looking for this matter to be a motion to change. Mr. Pigeon explained the Federal government has designated Columbus Day & it is a Federal holiday. He suggested this article be a resolution vs. a motion to change. If it were a motion to change, it would fail because the Federal government has designated this day in 1937. The resolution would be a local resolution. Discussion ensued.

NOTE: It was noted that Article 19 will be discussed next week.

B. Community Preservation Articles for ATM & STM

Present before the FinCom: Joan Kinniburgh, Community Preservation Committee

1. ATM: Article 12 – FY2023 CP Fund Reserves

Ms. Kinniburgh explained this article is a re-appropriation from the CP revenues into the funds required by law, such as administration expenses, open space, affordable housing & historical preservation. She spoke re: anticipated revenues & what proportion of said revenues will go

into each category. She briefly explained where said fund/revenues come from which includes a local surcharge & a State match.

2. ATM: Article 13 – The 801 Village

Present before the FinCom: Nanette Perkins, Affordable Housing Specialist

Ms. Kinniburgh explained the intent of this article is to construct six (6) affordable housing units w/ a 40 yr. deed restriction on the land using a CP grant in the amount of \$300,000. The site is located adjacent to 815 Main St. The total cost for the project is approx. \$2,817,000 in which the CP grant equates to 11% of the total cost. The units are anticipated to be available in the spring of 2023. She noted the makeup of the team associated w/ the development project.

Ms. Kinniburgh discussed the misconceptions of some re: use of CP funds for affordable housing in Town.

Discussion ensued re: the developer's financial investment vs. the rate of return when the units are rented. Mr. Cammarano expressed concern re: giving CP funds to the developer to make a profit. Ms. Perkins noted DHCD funding increasing & how costs are increasing for everything.

Discussion ensued re: average cost for each unit & how long each unit stays affordable. Ms. Perkins stated there will be an affordable restriction for 40 years on these units.

Ms. Kinniburgh briefly discussed the current units at 815 Main St. & amenities.

Ms. Kinniburgh discussed units & the amount of bedrooms proposed for each of the six units. Discussion ensued re: various aspects/details of the project.

3. (STM) Article 7 Beach Mobility Mats

Present before the FinCom: Gary Buckminster, Harbormaster/Shellfish Constable

Mr. Buckminster distributed information to the FinCom members.

Ms. Kinniburgh explained this article deals with the purchase of beach mobility mats using CP funds in the amount of \$60,000.00. Many beach communities in MA are using these mats, but they have also used CP funds to purchase said mats.

Mr. Buckminster proceeded to give a presentation re: the mobility mats, areas designated for their use, the materials the mats are made of, costs of shipping, option for logos on said mats & placement access at specific beaches.

Brief discussion ensued re: need to update the stairs going down to Onset beach & the mobility chairs available at the Harbormaster's office at Onset Beach.

4. STM: Article S6 – Returned Unused Funds From Completed Projects

Ms. Kinniburgh noted \$56,325.00 will be returned (unused funds) from the Lopes Playground project.

5. STM: Article S8 – Tremont Nail Remediation Project

This item was not discussed.

IV. ANY OTHER BUSINESS (Unanticipated Items)

V. NEXT MEETING DATE & TIME

The next meeting date will be on Wednesday, March 23, 2022 at 6:30 P.M., Room 27, Wareham Town Hall.

VI. ADJOURNMENT

MOTION: Mr. Heard moved to adjourn the meeting at 8:21 P.M. Mr. Smith seconded.

VOTE: Unanimous (8-0-0)

Date signed: _____

Attest: _____

Bernie Pigeon, Chairman

WAREHAM FINANCE COMMITTEE

Date copy sent to Town Clerk: _____

WAREHAM TOWN CLERK
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