

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

DATE: THURSDAY, MARCH 15, 2018

I. CALL MEETING TO ORDER

The meeting was called to order at 6:36 P.M.

II. ROLL CALL

Members Present: Bernie Pigeon, Chairman
David Heard, Vice Chairman (Arrived at 6:47 P.M.)
Ellis Bailey, Clerk
Stuart Novick
Dominic Cammarano (Arrived at 6:53 P.M.)
Gerald Stefanski
Glenn Lawrence (Arrived at 6:45 P.M.)
Pat Rumney

Members Absent: Joan Fontes

III. CITIZENS PARTICIPATION

No-one came forward for Citizens Participation.

IV. FINANCE COMMITTEE MATTERS

A. Review 2018 Annual & Special Town Meeting articles.

1. Community Preservation articles.

To be handled later in the meeting.

2. Petition: Article 17 – Commercial Aquaculture Regulation (Annual).

No-one was present to represent this article.

3. Petition: Article 15 – Discontinue Portion of Cedar Island Rd. (Annual)

Present before the FinCom: Pam Lynch, Cromesett Park

Ms. Lynch explained she is looking to discontinue a portion of Cedar Island Road which is a paper street and runs between two pieces of property she owns. She noted she has maintained this roadway that runs through her properties & she parks cars there. She explained the paper street doesn't lead anywhere; it just ends & then there are woods.

Ms. Lynch displayed a map of her property & the paper street.

Mr. Pigeon expressed concern that part of the paper street goes through another property owner's property. Ms. Lynch stated she just wants to consolidate her property. She noted the Town Administrator suggested she come before the FinCom re: this matter.

NOTE: Mr. Lawrence arrived at this time.

Mr. Pigeon suggested Ms. Lynch speak w/ the Planning Dept. re: this matter.

NOTE: Mr. Heard arrived at this time.

Mr. Novick suggested Ms. Lynch speak w/ an attorney, especially when & if Ms. Lynch plans to sell her property & risk a problem w/ the title.

Brief discussion ensued.

**4. Petition: Article 16 - South Shore Community Action Council, Inc.
(Annual)**

No-one was present to represent the article.

Mr. Pigeon stated he spoke to the Council's representative & at this point in time, the organization is supported by multiple entities & the Town of Dennis is the only town that has donated.

Mr. Pigeon stated he told the representative considering the financial state of the Town, the chances are slim that they will receive any money from the Town.

NOTE: Mr. Cammarano arrived at this time.

Mr. Pigeon distributed statistical data on the organization.

5. Petition: Article 18 - Fund Council on Aging Director (Annual)

Present before the FinCom: Laurie Yuleon

Ms. Yuleon submitted responses from Mr. Francis Urciuoli (petitioner) re: requests from the FinCom. She proceeded to read a statement into the record in support of this article.

Mr. Pigeon discussed the issue of the FY2019 budget which currently has a shortfall. He noted there are difficult decisions that need to be made re: the budget. He understands the reasoning for the COA Director position.

Present before the FinCom: Joe Smith

Mr. Smith stated he understands the budget restraints of the Town. He noted there is a lot of mis-information amount senior citizens & he understands the Town has to set priorities. He explained that senior citizens make up approx. 34% of the Town's population. 11% of the Town's population are children which in turn get more than 2/3rds of the budget.

Mr. Smith asked that the COA Director position be looked at now & in future budget cycles. He again noted that the demographics of the Town include many seniors.

Brief discussion ensued.

NOTE: The meeting went back to item A. Review 2018 Annual & Special Town Meeting Warrant articles – 1. Community Preservation articles.

Present before the FinCom: Sandy Slavin, Community Preservation Committee
Barbara Smith, Community Preservation Committee

Special TM Warrant article: Stoney Run Main Street Preserve

Present before the FinCom: Nancy McCallem, Wareham Land Trust

This article deals w/ a project that is part of a larger plan to increase & ensure protection of, and access to, Stoney Run watershed. Stoney Run is a stream which runs through existing Town conservation land, Conant Hill Boy Scout property (donated to the Wareham Land Trust) and by Shaw's before it drains into Broad Marsh and thus, the Wareham River and Buzzards Bay. There are considerable upland available for future trails. This property (6.63 acres) is w/in easy walking distance from residential areas of central Wareham. This project is in furtherance of the goals & provisions of the Open Space & Recreation 2017-2024 Plan.

Ms. McCallem noted there is one change re: acquiring property south of this property thus, creating a linkage/connectivity along Stoney Run. She stated the Wareham Land Trust is looking for \$91,500 to purchase the property & they are looking at other funding as well. She noted the total cost of the property is \$86,000, but there is a need for extra money for consulting, environmental studies, etc.

Ms. Slavin stated the Wareham Land Trust is returning some money to CP, so the net cost is much lower.

Ms. McCallem displayed a map of the property.

Discussion ensued re: why this property is in Land Court & the fact that the Land Court has approved the Land Trust's proposal for purchase. Ms. McCallem stated a Conservation Restriction will be placed on the property as well.

Special TM Warrant article: Return Unused Funds from a Completed Project

These projects have been completed & closed. Unexpended funds need to be returned to the CP funds.

Brief discussion ensued re: the amount to be returned.

Special TM Warrant article: Return Unused Funds from a Project Never Implemented

Two projects were never started. Unexpended funds need to be returned to the CP Undesignated Fund account.

Ms. Slavin explained that the \$20,000 to be returned for the Historic District mapping may be reduced at Town Meeting because some engineering was done & a bill has been received. The money for this project has been sitting around since 2011.

Mr. Novick stated there needs to be something in place that makes sure these projects are taking place. Discussion ensued.

Special TM Warrant article: Restoration of Tremont Nail Freight Building

A 2009 Menders, Torrey & Spencer report suggests this building was built prior to 1896. The report recommends the freight building should be stabilized to preserve it for seasonal use. This preservation & restoration project will restore the freight building so it can be used for public & private gatherings.

Mr. Cammarano expressed concern re: this proposal. Ms. Slavin explained this request is for the exterior of the building & the Town Planner has requested a grant for the interior of the building.

Discussion ensued re: what the long-term goal for the Tremont Nail property is.

Article 11 – 2019 Community Preservation Fund Reserves

The CPC is required by law to reserve at least 10% of the fiscal year's estimated revenue for historical preservation, affordable housing & open space grants & to allocate 5% of this estimated revenue for its administration expenses. The FY2019 estimated revenue is \$900,000. The total amount of this article is \$315,000.

Article 12 – Wareham Wesley United Methodist Church Exterior Preservation Restoration

The Wesley United Methodist Church was built in 1843. This restoration & preservation project includes removal of hazardous material from the exterior of the building, installation of clapboard and prime/paint the exterior of the building. The building is a gathering place that provides social support to several non-religious organizations.

Ms. Slavin stated that Town Counsel has advised the CPC that this article should be tabled at this time.

Article 13 – Restoration of Onset Pier

The total cost for the restoration of the Onset Pier is estimated at \$5.5 million. The project includes the expansion of the pier for recreational use & ADA compliant facilities.

Ms. Slavin stated this article request is for \$250,000 for the Onset Pier Restoration Plan.

Discussion ensued re: other funding sources for this project.

B. Vote on 2018 Annual Town Meeting articles.

This item was not handled.

C. Review Town Meeting deadlines.

1. **Thursday, March 15, 2018 – Last day to submit 2018 Special TM Warrant articles.**
2. **Tuesday, March 20, 2018 – BOS to close 2018 Special TM Warrant.**
3. **Wednesday, March 21, 2018 – FinCom to receive 2018 Special TM Warrant.**
4. **Wednesday, March 28, 2018 – Last day for FinCom to vote on articles.**
5. **Monday, April 2, 2018 – Warrant to printer.**
6. **Monday, April 23, 2018 – Town Meeting**

V. ANY OTHER BUSINESS (Unanticipated Items)

VI. APPROVE MEETING MINUTES: MARCH 7, 2018

This item was not handled.

VII. NEXT MEETING DATE & TIME

The next FinCom meeting will be held on March 20, 2018 at 8:30 A.M. in Room 320 of the Multi-Service Center.

VIII. ADJOURNMENT

MOTION: Mr. Cammarano moved to adjourn the meeting at 8:08 P.M. Mr. Heard seconded.

VOTE: Unanimous (8-0-0)

Respectfully submitted,

Kelly Barrasso, Transcriptionist

Date signed: _____

Attest: _____
Ellis Bailey, Clerk
WAREHAM FINANCE COMMITTEE

Date copy sent to Town Clerk: _____