



## **WAREHAM REDEVELOPMENT AUTHORITY**

### **MEETING MINUTES**

Thursday July 13, 2023, 2023  
9am, Room 27, Town Hall  
54 Marion Road, Wareham, MA 02571

#### **MEETING CALLED TO ORDER AT 9:05AM by Chair Butler**

- I. Members present: Dan Butler, Judith Whiteside, Ken Buckland, Derek Sullivan (arrived 9:13)

Members absent: Ron Besse

Also present: several members of the public including Angela Dunham, Patricia Wurts, Anne Hayes, Linda Scarf, Kathy Pappalardo, Jim Gilbert new executive director of WCTV community cable television), Leighah Beausoleil.

#### **II. RESIDENT COMMENTS:**

1. Mr. Butler read the following aloud and for the record. Comments on non-agenda items are invited and shall be limited to 2 minutes, and there will be no more than 10 minutes of resident comments per meeting. Generally, Authority members will not respond and comments on agenda items are not allowed. This is a meeting held in public, not a public meeting. Public meetings where participation is encouraged on agenda topics will be designated as 'hearings.'
2. Ms. Dunham suggested meetings might be held during evening hours to 'grow' participation. Ms. Hayes echoed her thoughts.

#### **III. AUTHORITY BUSINESS**

1. Update on WRA Internship program. There have been no applicants for the program from either Bridgewater State or UMASS Dartmouth.

**NO VOTE**

2. Mr. Buckland has applied for two grants, one of \$100,000 and one of \$150,000, to enhance the ability to use the property across the RR tracks on Merchants way.

No Vote Taken.

3. Mr. Buckland stated that all outstanding bills owed from the Showcase Wareham event were paid before year end.
4. Mr. Buckland and Mr. Sullivan explained that the second phase of the Coastal Zone Management/Resilient Main Street grant has been postponed pending resolution of some property designations.
5. Mr. Buckland stated that the Planning Board has adopted design and performance guidelines for our new subdistrict, WV-1R, subsequent to the April Town Meeting where the creation of WV-1R and associated zoning changes was adopted.
6. Mr. Buckland reported that two real estate sales offices have relocated to Main Street due to the recent rezoning. The real estate market in the Town continues to be strong.
7. Mr. Buckland explained the 7 step Municipal Urban Renewal Plan Approval Process. (see attached). The first step, Having the WRA make a Declaration of Necessity will be on the next agenda. The possible permitting of air rights will be a lengthy process. The Authority will continue to explore and educate themselves and the public on the issue of air rights.
8. The discussion regarding a 'business association' will be discussed at a later date.
9. Mr. Buckland will forward a copy of the SRPEDD study regarding the 'possibilities' for reuse of the Decas School to members for their review. The SRPEDD report has already been endorsed and forwarded to the Select Board.
10. Mr. Buckland reported that a study on the urban renewal of the East Wareham highway corridor might cost anywhere between \$150,000 and \$180,000. He has not applied for any grants. Mr. Buckland will research which firms might be interested in responding to an RFP for that study and to get an idea of the scope of such a study.

#### **IV. REPORT FROM THE DIRECTOR OF PLANNING**

1. Mr. Buckland reiterated that there is a lot of real estate activity in Town. He reported he has a meeting scheduled for this afternoon with the Bentley Company, the proposed developer of the Tremont Nail Factory (TNF) site. Mr. Butler asked what obligation the Town has with respect to the master developer selected for the Nail Factory, and what obligations Bentley has to the Town? Nothing's happening at TNF. Can, or, should we find a new master developer? Mr.

Buckland stated he'd report back to the WRA regarding his upcoming meeting with Bentley.

2. Mr. Buckland stated that Stone Path Malt continues to grow its business and continues to be interested in developing a brewery facility in Wareham.
3. Mr. Buckland stated Mr. Warren continues his efforts to finish the main development known as Patriot Place so that he may take advantage of the Opportunity Zone Tax Credits before the deadline.
4. Both Mr. Buckland and Mr. Sullivan remarked on the importance of small business for the health of the Town's economy.
5. Mr. Sullivan declared his prowess in Pickleball.

V. **CORRESPONDENCE** – Mr. Butler distributed an email received from one Bridget Cunningham, and his proposed response. (see attached). He will await member suggestions before sending his response.

VI. **APPROVE PRIOR MEETING MINUTES** – June 22, 2023

**MOTION** by Ms Whiteside, seconded by Mr. Buckland to approved as presented.

**VOTE 4-0-0 (Unanimous)**


VII. **ADJOURNMENT**

**MOTION** by Ms. Whiteside seconded by Mr. Buckland to adjourn.

**VOTE 4-0-0 (Unanimous)**

Meeting was adjourned at 9:54 AM

Submitted by \_\_\_\_\_

  
Kenneth Buckland, Clerk of the WRA

Date Submitted to Town Clerk \_\_\_\_\_

WAREHAM TOWN CLERK  
2023 AUG 30 PM12:30

**Documents used or reviewed in the meeting:**

1. Minutes of June 22, 2023
2. E-mail from Ms. Cunningham and draft response.