

# **WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES**

Thursday, January 21, 2021

Time: 2:00 PM.

Zoom Meeting

WAREHAM TOWN CLERK  
2021 FEB 4 PM 4:20

Meeting Called to Order at 2:03 PM

## **I. ROLL CALL**

- |                     |                           |         |
|---------------------|---------------------------|---------|
| 1. Peter Teitelbaum | Chair, BoS Representative | present |
| 2. Judith Whiteside | BoS Representative        | present |
| 3. Derek Sullivan   | Town Administrator        | present |
| 4. Kenneth Buckland | Planning Director         | present |
| 5. Richard Swenson  | Citizen at Large          | present |

## **II. AUTHORITY BUSINESS**

1. Discussion and possible vote regarding Littleton Drive Project Entitlements and Execution
  - a. Kenneth Buckland met with Sewer Commission, who stated that the moratorium is in place until July, and we can re-apply then.
  - b. As part of the 40B process, the sewer permit is under the control of the ZBA.
  - c. Pennrose will be able to move forward with a permit from the ZBA
  - d. ConComm hearing has been postponed, as Pennrose asked for an extension
2. Discussion and possible vote regarding zoning articles for redevelopment for Town Meeting
  - a. Hospitality Recreation and Entertainment Overlay
    - i Public hearing 2/1/21 at Planning Board
    - ii Latest version has incorporated all the feedback received, specifically the size of the district, and Planning Board control of housing development
  - b. Decas School and Wareham Crossing Overlay
    - i Kenneth Buckland reported that the BDOD is not applicable to the Decas property, and needs tweaking if it includes Wareham Crossing, which is the goal. Suggestion is to create a new one
    - ii Kenneth Buckland has engaged SRPEDD, asking for help in drafting a new overlay article
    - iii Discussion around sharing our research regarding using Decas as a location for housing
      - ◆ SPREDD has said the site is better for commercial
      - ◆ Pennrose has suggested the same, also indicated that the current building structures are not adaptable to housing
      - ◆ Kenneth Buckland will ask SRPEDD to present the proposal and market research to the BoS on 2/9/21

- c. Downtown Village
  - i Kenneth Buckland reported that of 3 potential developers, none have a conceptual plan at this time that we could use to share visions for the WV1-R zoning changes
  - ii Judith Whiteside discussed how the WRA can market the visual concept of WV1-R, Kenneth Buckland suggested an updated version of the visual preference survey, which will be available by 3/1/21, be used to advocate the zoning change
- 3. Ongoing discussion of WRA-related properties
  - a. Decas School
    - i See II-1 above
  - b. 4 Recovery Road
    - i Baystate Labs, LLC is the name of the business
    - ii HCA is moving forward
      - ◆ 2/2/21 BoS request for permission to negotiate an HCA with Baystate Labs, LLC
      - ◆ 2/9/21 BoS HCA presentation and request for approval
      - ◆ Kenneth Buckland will coordinate with Baystate Labs, LLC regarding BoS schedule
    - iii Building will be expanded
    - iv CDBG report from Peter Sanborn outlines the current status of CDBG funds, we can't sell until 2023.
    - v Plan is to lease for 5 years (per RFP), but WRA's overall goal is to sell and not be a property owner
  - c. Bay Pointe Country Club
    - i No update from Tim Fay on lease agreement
  - d. Tremont Nail Factory
    - i Environmental sampling will be done 1/25 and 1/26
    - ii Master Developer RFP responses due 1/27
    - iii Part of the roof sign has fallen
    - iv Town council has reviewed and approved HCA, lease still under review
  - e. Littleton Drive
    - i See II-2-b above
  - f. Downtown
    - i See II-2-c above
  - g. Other properties
    - i None
- 4. Clerk's Report
  - a. Urban Renewal Plan
    - i No update
  - b. Review Action Item Log
    - i Request for an updated list of town property is still outstanding
    - ii All other open AIs were addressed during the course of the meeting

5. Approval of Meeting Minutes: 2/11/2020; 2/18/2020; 2/25/2020; 3/3/2020  
3/10/2020; 3/17, 2020; 4/15/2020; 6/2/2020; 6/9/2020; 6/16/2020,  
7/1/2020, 7/30/2020; 8/13/2020; 9/17/2020; 10/1/2020; 10/15/2020,  
10/22/2020, 10/29/2020, 11/19/2020

a. Motion to approve minutes of 1/14/21 by Judith Whiteside, second  
by Kenneth Buckland

i	Vote: 5-0-0	
ii	Peter Teitelbaum	Aye
iii	Judith Whiteside	Aye
iv	Derek Sullivan	Aye
v	Kenneth Buckland	Aye
vi	Richard Swenson	Aye

III. **48 HOUR BUSINESS**

1. none

IV. **CORRESPONDENCE**

1. none

V. **SIGNING OF DOCUMENTS**

1. none

VI. **MEMBER COMMENTS**

1. none

VII. **ADJOURNMENT**

1. Motion to adjourn by Richard Swenson, second by Judith Whiteside

a. Vote: 5-0-0

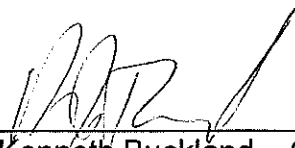
i	Peter Teitelbaum	Aye
ii	Judith Whiteside	Aye
iii	Derek Sullivan	Aye
iv	Kenneth Buckland	Aye
v	Richard Swenson	Aye

b. Meeting adjourned at 2:51 PM

VIII. **UPCOMING MEETINGS**

a. Tentative WRA meeting January 28, 2021

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

  
Kenneth Buckland – Clerk of the WRA

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

