

MINUTES OF THE MEETING WAREHAM REDEVELOPMENT AUTHORITY

THURSDAY, FEBRUARY 23, 2023

Meeting held room 27, Town Hall



Meeting called to order by Chair Butler at 9:10

I. ROLL CALL

Members present:

Judith Whiteside	Select Board Representative
Kenneth Buckland	Planning Director
Dan Butler	Chairman, Citizen-at-Large
Ronald Besse	Select Board Representative

Not present:

Derek Sullivan	Town Administrator
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Also present:

Patricia Wurtz,	Select Board Representative
Julie Moran	Member of Finance Committee
Sherry Quirk	Member of Planning Board
Jane Gleason	Member Planning Board
Wes Cipolla	Reporter, Wareham Week
Linda Scharf	President, WCTV Board of Directors

II. APPROVE MEETING MINUTES

MOTION made by Ms. Whiteside, seconded by Mr. Besse to accept the minutes of February 9, 2023.

VOTE 4-0-0. Unanimous

III. AUTHORITY BUSINESS

a. Discussion and possible vote on a temporary license for Penrose. The Authority members agree that there should be a celebration and public ceremony for this important project at the final closing.

MOTION: Ms. Whiteside moved to grant a Temporary License to Penrose to enable company to initiate construction of the Senior Housing at Littleton Drive. Mr. Besse seconded.

VOTE: 4-0-0 Unanimous

b. Discussion and possible vote on scheduling a closing for the Littleton Drive development.

Mr. Buckland stated that he is hoping to have a closing scheduled no later than the end of March. No vote was necessary.

- c. Discussion and possible vote on the Urban Renewal Plan for Wareham Village. Mr. Buckland explained Innes Associates has provided him with an initial draft of the Plan. He will review the draft, ensure resiliency findings of the Fuss & O'Neill Resilient Main Street Project are incorporated, and forward the draft to the Planning Board, the Select Board, the WRA, and Ms. Moran (Finance Committee). Planning Board review of the URP is required to determine if the URP comports with the Town's Master Plan. Mr. Buckland will coordinate efforts towards that end. Ultimately, Town Meeting action is required to accept an URP. No vote was necessary.
- d. Discussion and possible vote on preparing the WV-1R subdistrict rezoning article for the Planning Board Hearing on February 27, 6 PM, MultiServiceCenter, room 320. Mr. Buckland will deliver a presentation to the Planning Board public hearing on February 27th recommending an article be placed on the Special Town Meeting warrant to create a new Wareham Village Reinvestment subdistrict and to approve new zoning standards for the subdistrict.

A lively discussion about the importance of words, the intent of words, emphasis, and how to possibly amend some of the language in the proposed article ensued. The Authority members decided the Article should be moved to the Special Town Meeting scheduled for April 24, 2023, instead of submitting it to the Spring Town Meeting. Special Town Meeting warrant is scheduled to open on March 17th and close on March 27th. That would ensure that comments and concerns raised in the Planning Board Hearing are considered in any revisions of the article. No vote was necessary.

- e. Discussion and possible vote on Strategic Plan for Revitalization of Commerce in Wareham. Members engaged in discussion about the importance of making the public, and especially the 'stakeholders' and owners of businesses in downtown aware of the upcoming proposed rezoning. The members agreed that a 'trade show' approach to marketing the importance of the plan be held on March 30, 2023, in the Town Hall Auditorium. The times would be from 9 AM to possibly 3 PM to enable local business owners to showcase their business, let the public see the vibrancy of the ongoing revitalization effort, engage local business owners in a "calendarizing" workshop to plan potential summer events for Wareham Village, and afford local stakeholders an opportunity to review a draft of the proposed Special Town Meeting article to create a reinvestment subdistrict within Wareham Village and adjust zoning within the new subdistrict. Funding is needed. **MOTION:** Mr. Buckland made a motion to apply to the Community Events Committee for funds to advertise and support this initiative, seconded by Mr. Besse.

VOTE: 4-0-0 Unanimous

- f. Discussion and possible vote regarding the Reinvestment Plan for 2023/2024. Members agreed that the previous discussions addressed this item. No vote was necessary.

IV. REPORT FROM THE PLANNING DIRECTOR

Mr. Buckland explained that the Master Developer of the Tremont Nail Factory (TNF) property is demonstrating renewed interest in moving forward at pace.

Mr. Buckland stated he had applied to the Executive Office of Energy and Environmental Affairs for a grant of \$250,000 for the removal of Parker Mills Dam.

Mr. Buckland reported that he has been working with the MA Department of Transportation to create two rail crossing, one at either end of Merchant's Way, to encourage access to the riverfront. Discussions also include a possible board walk or 'floating walkway.'

V. MEMBER COMMENTS OR INITIATIVES

This item was covered during discussions regarding the proposed rezoning article.

VI. CORRESPONDENCE.

None.

VII. ADJOURNMENT

MOTION made by Mr. Buckland, seconded by Mr. Besse to adjourn at 10:36.

VOTE 4-0-0 (Unanimous)

Submitted by



Kenneth Buckland, Clerk of the WRA

Date Submitted to Town Clerk

3/9/23

Documents reviewed or used during the meeting.

1. Proposed article to create Wareham Village Reinvestment Subdistrict WV-1R