

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, March 25, 2021

Time: 11:15 AM

Zoom Meeting

Meeting Called to Order at 11:15 AM



I. ROLL CALL

1. Peter Teitelbaum	Chair, BoS Representative	absent
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

- a. Kenneth Buckland acting as Chair
- b. Motion to appoint Richard Swenson Clerk pro-tem by Judith Whiteside, second by Richard Swenson. Vote: 4-0-0
 - i. Peter Teitelbaum absent
 - ii. Judith Whiteside Aye
 - iii. Derek Sullivan Aye
 - iv. Kenneth Buckland Aye
 - v. Richard Swenson Aye

II. AUTHORITY BUSINESS

- 1. Discussion and Possible Vote: Plan for Master Developer for Tremont Nail Factory Reuse
 - a. Review of BoS presentation 3/23 by Bentley – BoS did not finalize
 - b. Next step is a land disposition agreement, which will include oversight, design, and financial details.
 - c. The WRA needs to do a public outreach
 - i. A public hearing at WRA? Evening meeting?
 - ii. Specific outreach to Historic Society/Commission
 - iii. Sewer Commission communication
 - iv. Kenneth Buckland will generate a workplan
 - d. Outstanding CPC obligations need to be reviewed with Town Council, action on Peter Teitelbaum to contact Mr. Bowen. –
 - i. no update
- 2. Discussion and Possible Vote: Execution of Lease and Host Community Agreement for Aspen Blue LLC, at Tremont Nail Factory
 - a. The HCA will be updated to reflect annual charitable donations
 - b. The lease is finalized
 - c. Kenneth Buckland will forward updated HCA and lease to Town Council for review, after which we will vote to send to BoS for approval
 - d. Special Permit will be required from the BoS as the granting authority

- i. Kenneth Buckland will reach out to the BoS to suggest the process for executing the special permit, including a public hearing.
- 3. Discussion and Possible Vote: Town Meeting Information Outreach
 - a. FQA sheets for WV1-R and HRE, Kenneth Buckland will forward initial draft to Richard Swenson, who will work to finalize it.
 - b. Swenson to follow up with Steve Ruiz and WCTV.
- 4. Ongoing discussion of WRA-related properties
 - a. Decas School
 - i. BoS is mulling over the solicitation proposal. Action is on BoS to determine next step.
 - b. 4 Recovery Road
 - i. Waiting on RFP responses
 - c. Bay Pointe Country Club
 - i. Kenneth Buckland had a meeting with Building Commissioner and Tim Fay about clubhouse renovations.
 - ii. One goal is to increase the parking area, trees will need to be reviewed. Judith Whiteside volunteered to attend site visit.
 - d. Tremont Nail Factory
 - i. See item II-1 and II-2 above
 - e. Littleton Drive
 - i. CPC article for \$830K is on the TM warrant.
 - ii. Some FinCom members had issue with CPC \$\$ going to private companies/developers. Charlie Adams and Bernie Pigeon have been put in contact with each other to coordinate information sharing.
 - iii. Solicitation of support letters have been requested from Rep Giffords, Sen Pacheco, BoS, WRA, Planning Board, Housing Authority, Housing Trust, CPC, FinComm, ZBA, Town Administrator.
 - f. Downtown
 - i. Kenneth Buckland reported that the Danny Warren/Baker property project is moving along well.
 - 1. Danny is scheduled to present to WRA next week.
 - 2. An open house will be held Saturday/Sunday from 12 to 3.
 - 3. Danny Warren has reported that chapter 91 permitting is moving well
 - ii. WV1-R zoning article advocacy.
 - 1. Suggested that 2 people go on WCTV to advocate. Swenson has reached out to Steve Ruiz – no response yet
 - 2. Frank Mulligan has written an article on WV1-R
 - g. Other properties
 - i. Everett School
 - 1. Do we donate to Turning Point – no update
 - ii. Town List
 - 1. No update

iii. West Wareham School

1. TNF – first right of refusal – request for position has been sent to TNF by town council – no update.

h. Clerk's Report

- i. All items covered 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, 7/8/2020, 7/30/2020, 8/5/2020

- a. No update

6. Review task list

- a. All items covered during the course of the meeting

III. **48 HOUR BUSINESS**

Any Authority business not reasonable anticipated within 48 hours of the posting of this meeting

1. none.

IV. **CORRESPONDENCE**

1. none

V. **SIGNING OF DOCUMENTS**

1. none

VI. **MEMBER COMMENTS**

1. none

VII. **ADJOURNMENT**

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

- a. Vote: 4-0-0

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

- b. Meeting adjourned at approximately 3:15 PM

VIII. **UPCOMING MEETINGS**

- a. Tentative WRA meeting August 20, 2020, at 2:00 PM

Submitted by _____

Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk _____

WAREHAM TOWN CLERK
2021 APR 5 AM 5:51