

## WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, April 1, 2021

Time: 11:00 AM

Zoom Meeting

Meeting Called to Order at 11:04 AM



### 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. Presentation: Joanne Throwe, of Throwe Environmental on the SNEP Report for downtown Wareham
  - a. Kyle Gray, Dan Nees and Joanne Throwe from Throwe Environmental gave an overview of the SNEP process
    - i. Goal to make Wareham Village an economically and environmentally resilient area.
    - ii. Areas of effort included financing analysis, community assessment, leadership exchange webinars and podcasts, summary of the leadership exchange, and case studies.
    - iii. Key Findings
      1. Embedding sustainability into the community culture
      2. Redevelopment must address diverse community interests
      3. Zoning should stipulate form rather than use
    - iv. Recommendations
      1. Establish a Resilience Officer
      2. Establish a task force to expand the WRA chart to include resilience infrastructure investment
      3. Collaborative approach to stormwater and green infrastructure operations
      4. Adding resilience overlay to all planning efforts
      5. Conduct a zoning review to ensure development and resilience
      6. Pursue form-based zoning/coding
  - b. WRA members engaged with the Throwe team in dialog, specific topics included
    - i. Form Based zoning ideas
    - ii. Waterfront opportunities
    - iii. Solar farm revenue as a way to finance resiliency
    - iv. Task force design and make up
    - v. Federal infrastructure bill opportunities

- vi. Possible guidance and support with current zoning change proposals
  - c. Next steps
    - i. Collaboration between Director of Planning, to help advocate for zoning change proposals
- 2. Discussion and Possible Vote: former Greer Lumberyard, presentation by Danny Warren and possible assistance from the WRA.
  - a. Danny Warren gave an overview of his proposed project on the Baker Product
    - i. 100x40 large 'convention' building that can also be used as a restaurant in the summer
    - ii. 2 other small building for summer only, ice cream/donut shop
    - iii. Will be soliciting other business to participate/use the facilities
  - b. Goal to abut Bessy Park with easy access
  - c. Large amount of illegal drug activity that needs to be addressed for the project to be successful
  - d. Financing is taking advantage of the Opportunity Zone Tax program, which has timing and schedule requirements
  - e. 50 foot waterfront setback requirement is a show stopper
  - f. 176 Main Street is another property that Danny Warren is working on, desire to create a high-end steak house
  - g. Parking space can be managed
  - h. ~500 signatures have been gathered from the neighborhood in support of this project
  - i. Project goes back to Conservation Commission on 4/7/21
    - i. Judith Whiteside suggested that the WRA should vote to support the project
  - j. Motion for the WRA to write a letter of support for this project by Judith Whiteside, second by Derek Sullivan.
    - 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
  - k. General discussion continued about OZ funding opportunities and how Danny Warren's project aligns very well with the WV1-R zoning article
- 3. Discussion and Possible Vote: Authorize an environmental assessment grant application for 274 Main Street
  - a. Former drycleaner building
  - b. Developer interested, but environmental clean up is required
  - c. Assessment money is available from federal funds
  - d. Not a brownfield site
  - e. Discussion around if assessment/remediation is already underway?
    - i. Peter will check DEP site

- f. Authority comments around why the owners of the property weren't responsible for clean up financially
  - g. Will be on next meeting agenda for further discussion
- 4. Discussion and Possible Vote: Plan and Land Disposition Agreement for the Master Developer for Tremont Nail Factory Reuse
  - a. Waiting for BoS to approve the Bentley RFP
  - b. Will be on the 4/6 BoS agenda for approval
  - c. Next step after BoS approval is a workplan
- 5. Discussion and Possible Vote: Execution of Lease and Host Community Agreement for Aspen Blue LLC, at Tremont Nail Factory
  - a. Waiting for BoS to approve the Aspen Blue Lease/HCA
  - b. Will be on the 4/6 BoS agenda to ask BoS if they need more information
    - i. Goal for 4/13 BoS approval
  - c. Kenneth Buckland will distribute latest Lease/HCA to BoS
- 6. Discussion and Possible Vote: Town Meeting Information Outreach
  - a. HREOD is off the table
  - b. Swenson will script a possible zoom for WV1-R that could be shown on WCTV
- 7. 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.
    - ii. Developer has expressed interest, Ken suggested we issue 2 RFPs, one commercial, one housing
    - iii. Peter will take request to BoS on 4/13 to authorize the public outreach program, with the goal of issuing any and all RFPs concurrently.
  - b. 4 Recovery Road
    - i. Waiting on RFP responses, RFP closes 4/22/21
  - c. Bay Pointe Country Club
    - i. Conceptual plan presented to Planning Office for clubhouse and townhouse development
      - 1. Will require building commissioner review
      - 2. Tree removal site visit to be scheduled
  - d. Tremont Nail Factory
    - i. See item II-1 and II-2 above
    - ii. CPC funds repayment – Town Council reported that CPC funds do not need to be repaid.
      - 1. \$50K to MassDev would have to be repaid, and they are interested
  - e. Littleton Drive
    - i. Charlie Adams (Pennrose) presented to FinCom 3/31/21, which was well received
    - ii. DHCP tax credit letters of support are being sent, or have been sent.
    - iii. Kenneth Buckland is meeting with town council today to review access issues.
  - f. Downtown

- i. See item II-6 above
    - ii. Kenneth Buckland will distribute a FAQ sheet to Planning Board today
  - g. Other properties
    - i. Several town organizations are interested in possible space they could use
      - 1. Derek reported that right now the town doesn't have any space.
      - 2. Everett School - Do we donate to Turning Point – no update
    - ii. West Wareham School
      - 1. TNF - first right of refusal request for position has been sent to TNF by town council – no update.
      - 2. Appraisal – do we have BayPointe funds to pay for this? – no update
    - iii. Town List - No update
- 8. Clerk's Report
  - a. Review Action Item Log
    - i. All items covered during the course of the meeting
- 9. Approval of Meeting Minutes: 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; 12/10/2020; 3/18/2021; 3/25/21
  - a. Motion to to accept minutes of 8/13/20, 3/18/21 and 3/25/21 by Richard Swenson, second by Judith Whiteside.
    - 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
  - b. Richard Swenson requested that the list of minutes to be approved be updated as follows: 2/25/20; 3/31/20; 4/7/20; 4/15/20; 4/22/20; 6/2/20; 6/9/20; 6/16/20; 7/1/20; 7/30/20; 8/20/20; 8/27/20; Executive Session 8/27/10, 9/17/20; 10/15/20, Executive Session 10/15/20; 10/22/20; 10/29/20; 11/5/20; 2/4/21; 4/1/21
- 10. 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. CITIZEN COMMENTS**

1. None


**VIII. ADJOURNMENT**

1. Motion to adjourn by Judith Whiteside, second by Kenneth Buckland.
  - a. Vote: 5-0-0
  - b. Peter Teitelbaum                      Aye
  - c. Judith Whiteside                      Aye
  - d. Derek Sullivan                      Aye
  - e. Kenneth Buckland                      Aye
  - f. Richard Swenson                      Aye
2. Meeting adjourned at approximately 1:15 PM

**IX. UPCOMING MEETINGS**

- a. Tentative WRA meeting 4/15/21 11:00 AM

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

  
Kenneth Buckland – Clerk of the WRA

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

WAREHAM TOWN CLERK  
2021 APR 29 PM 4:28

