

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, May 6, 2021

Time: 11:00 AM

Zoom Meeting

Meeting Called to Order at 11:01 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. Discussion Land Disposition Agreement Negotiations with Master Developer of Tremont Nail Factory
 - a. Process will be to have Bentley produce a draft to initiate the negotiations.
 - b. Judith Whiteside moved to ask Bentley to generate an LDA to start negotiations, seconded by Kenneth Buckland. Vote: 5-0.
 - i. Peter Teitelbaum Aye
 - ii. Judith Whiteside Aye
 - iii. Derek Sullivan Aye
 - iv. Kenneth Buckland Aye
 - v. Richard Swenson Aye
2. Discussion and Possible Vote: Town Meeting Input for Spring and Proposed Articles for Fall Town Meeting
 - a. Richard Swenson asked if we should consider not postponing the WV1-R.
 - b. Kenneth Buckland suggested that we could double up with a WV URP in the fall
 - c. General feeling was that we should stay the course, and plan on the fall for WV1-R with an URP proposal.
3. Report: State/DHCD Approval of Slum & Blight Studies
 - a. Kenneth Buckland was hoping to have documentation saying it was approved, but it hasn't arrived yet.
4. Discussion and Possible Vote: RFP for Urban Renewal Plans for Downtown and Onset Villages
 - a. Discussion around the relationship between the S&B studies and an URP. Kenneth Buckland reported that yes, the S&B study approval provides the justification to start executing an URP.
 - b. Discussion around a letter of scope that has been received from a consultant who assists towns execute URPs.
 - c. Discussion around possible grant money to help fund the cost of consultants

- i. Richard Swenson moved to authorize Kenneth Buckland to apply for a Community Development Grant specifically for a URP consultant for WV, seconded by Judith Whiteside.
Vote: 5-0.
 - ii. Peter Teitelbaum Aye
 - iii. Judith Whiteside Aye
 - iv. Derek Sullivan Aye
 - v. Kenneth Buckland Aye
 - vi. Richard Swenson Aye
- 5. Discussion and Possible Vote: Permitting and Disposition of 'CEDA' Parcel at Bay Pointe
 - a. Kenneth Buckland reported that one method to advance on the development project would be to split off 5 acres for the condo development project, and only permit that property.
 - b. General feeling of the WRA was that this proposal was not in Wareham's best interest.
 - c. Kenneth Buckland will invite a BayPointe representative to next WRA meeting to explain in more detail.
- 6. Ongoing discussion of WRA-related properties:
 - a. Decas School
 - i. Discussion on asking the BoS to authorize the WRA to post an RFP, based on the SRPEDD recommendations, as decided last meeting.
 - 1. General feeling was that the BoS must come up with a process to determine the future use of Decas School, and the RPF/SRPEDD approach was too blunt.
 - 2. BoS will be asked at 5/11 meeting what process they suggest for determining the best use of the property, and how the town proceeds after that.
 - ii. General discussion around revenue/costs/services and the conflicts that arise when there are more and more requests for services with less and less revenue.
 - b. 4 Recovery Road
 - i. RFP submission deadline had to be moved to 5/12 due to a posting issue.
 - c. Bay Pointe Country Club
 - i. See item II / 5 above
 - d. Tremont Nail Factory
 - i. See item II / 1
 - ii. No MMATT this year
 - iii. Bentley Bank Reference Request
 - 1. Will be requested
 - iv. Aspen Blue Special Permit
 - 1. Kenneth Buckland has contacted TC for SPGA recommendation, that the BoS will vote on
 - v. Aspen Blue HCA Status
 - 1. not signed, but ready
 - vi. Aspen Blue Lease Status



1. not signed, but ready
- e. Littleton Drive
 - i. TC has been requested to review the Title/roadway easement/ownership issue and Subdivision status (was it rescinded)
 - ii. No update on Tax Credit applications
- f. Downtown
 - i. Judith Whiteside commented that properties are being sold, and improvements being made.
- g. Other properties
 - i. West Wareham School – does TNF wish to exercise their right of first refusal - No update
 - ii. Kenneth Buckland has reached out to local day centers as to any interest in WWS. Lead paint risks will need to be understood. Money may be available.
 - iii. General discussion around CARES act grant money.
7. Clerk's Report
 - a. No further update
 - b. Review Action Item Log
 - i. Status of updated list of town properties
8. Approval of Meeting Minutes: 2/25/2020; 3/31/2020 4/7/2020; 4/15/2020; 4/22/2020; 6/2/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/30/2020; 9/17/2020; 10/15/2020; Executive Session 10/15/2020; 10/22/2020; 10/29/2020; 11/5/2020
 - a. List of open dates needs to be updated

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. Nancy McHale commented:
 - a. She agreed with Judith's Whiteside's comments concerning public education around the balance between services and revenues.
 - b. Suggested that the TNF proposals should be available on the town website.
 - c. Commented that the Department of Natural Resources input seems to be lacking.



- d. Suggested a downtown art show
- e. General discussion with the WRA around the solar by-law article and PILOT agreements, and the fact that we need a sub-committee to generate a comprehensive fall town meeting solar article.
 - i. Mass Audubon has info around solar farm siting, which Nancy will share

VIII. ADJOURNMENT

- 1. Motion to adjourn by Judith Whiteside, second by Richard Swenson. Vote: 5-0-0

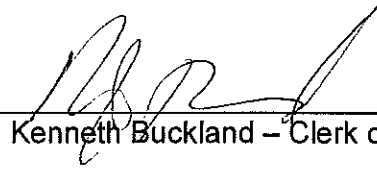
- a. Peter Teitelbaum Aye
- b. Judith Whiteside Aye
- c. Derek Sullivan Aye
- d. Kenneth Buckland Aye
- e. Richard Swenson Aye

IX. Meeting adjourned at approximately 12:13 PM\

X. UPCOMING MEETINGS

- 1. Tentative WRA meeting 5/13/21 11:00 AM

Submitted by _____


Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk _____

WAREHAM TOWN CLERK
2021 MAY 20 PM5:51

