

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, May 20, 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 at 11:05 |
| 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; Bentley Companies LLC at Tremont Nail Factory
 - a. Motion by Judith Whiteside to have Kenneth Buckland and Derek Sullivan represent the town in negotiations with the Bentley LLC LDA. Vote 5-0-0.
 - i Peter Teitelbaum Aye
 - ii Judith Whiteside Aye
 - iii Derek Sullivan Aye
 - iv Kenneth Buckland Aye
 - v Richard Swenson Aye
2. Discussion: Outreach for Bentley Companies LLC at Tremont Nail Factory
 - a. Bentley presented to the ConCom 5/19/21 as part of their outreach program, was generally well received
 - b. Outreach continues with Historical agencies
 - c. Bentley is discussing options to the north side of Elm street
 - d. Sewer does need about \$15K of repair per Sewer Commissioner
 - e. FinCom/PB presentation by Bentley is on the table.
 - f. General discussion around outreach resulted in concurrence that a public workshop event, post June town meeting, should be pursued for public and non-involved town agencies.
3. Discussion and Possible Vote: Letters of Support from the WRA for URP grant
 - a. Motion by Judith Whiteside to have Kenneth Buckland generate and send a letter of support for the URP grant from the WRA, second by Kenneth Buckland. Vote 5-0-0.
 - i Peter Teitelbaum Aye
 - ii Judith Whiteside Aye
 - iii Derek Sullivan Aye
 - iv Kenneth Buckland Aye
 - v Richard Swenson Aye
4. Ongoing discussion of WRA-related properties:
 - a. Decas School
 - i No update

- b. 4 Recovery Road
 - i Smither's is showing interest, which was well received
 - c. Bay Pointe Country Club
 - i BayPointe has hired architects for the townhouse project on the CEDA property.
 - ◆ Expect to see initial concepts in approximately 45 days
 - d. Tremont Nail Factory
 - i See items II/1 and II/2
 - e. Littleton Drive
 - i Roadway easement issues in the hands of TC, no update
 - f. Downtown
 - i Application for URP grant will be sent 5/24/21
 - ii Award expected to be announced in approximately 60 days
 - iii A consultant will require 4 to 5 months
 - iv Implementation will consist of:
 - ◆ Zoning change at town meeting
 - i. General belief that any zoning changes developed by a URP consultant could probably not be ready for Fall 2021 town meeting
 - ii. Discussion around how any potential URP zoning changes would mesh with the current WV1-R redevelopment zoning article
 - 1. Should current WV1-R go ahead at Fall 2021 TM
 - 2. Should all WV1 zoning articles be merged and presented at 2022 Spring TM
 - ◆ Acquisitions of necessary property
 - v General discussion about public outreach efforts, and how to make them successful
 - ◆ Richard Swenson commented that it was his opinion that previous public outreach efforts by the WRA have been ineffective due to lack of public participation
 - ◆ Peter Teitelbaum commented that future public outreach efforts should consider an event/entertainment type approach to help draw participation
 - vi General discussion around utilizing the Tremont Nail Advisory Group (TNAG) to help advocate for local business engagement
 - g. Other properties
 - i No update
5. Clerk's Report
- a. Review Action Item Log
 - i Updated list of town owned properties is not available due to lack of resources to generate. This and associated tasks will be removed from AI log.



- ii All town owned properties that are not under direct control of the WRA will be removed from AI until such time that the controlling entity request WRA engagement.
- 6. 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; 4/29/2021; 5/6/2021
 - a. Motion by Richard Swenson to approve the minutes of 6/2/20, 10/15/2020; 10/22/2020; 10/29/2020; 11/5/2020; 4/29/2021; 5/6/2021, second by Judith Whiteside. Vote 5-0-0
 - i Peter Teitelbaum Aye
 - ii Judith Whiteside Aye
 - iii Derek Sullivan Aye
 - iv Kenneth Buckland Aye
 - v Richard Swenson Aye

III. 48 HOUR BUSINESS

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

- 1. Kenneth Buckland reported that the WRA needed to approve a payment to Greenfield Environmental, regarding Peer Review for Littleton Drive. Payment will be made by Pennrose.
 - a. Motion by Judith Whiteside to authorize Pennrose's payment of \$11,068.75 to Greenfield Environmental for Littleton Drive Peer Review, second by Kenneth Buckland. Vote 5-0-0
 - i Peter Teitelbaum Aye
 - ii Judith Whiteside Aye
 - iii Derek Sullivan Aye
 - iv Kenneth Buckland Aye
 - v Richard Swenson Aye

IV. CORRESPONDENCE

- 1. none

V. SIGNING OF DOCUMENTS

- 1. none

VI. MEMBER COMMENTS

- 1. Judith Whiteside requested that we think about a "Meet Me on Main Street" event, and possibly include public outreach on zoning/URP projects.

VII. CITIZEN COMMENTS

- 1. Nancy McHale comments:
 - a. Public outreach is critical for town meeting articles to be successful
 - b. Suggested that we reach out to local community organizations and churches to utilize their network



- c. Nancy also asked if the town email notification system could be used for public notification.

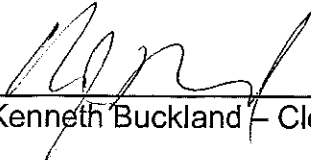
VIII. ADJOURNMENT

1. Motion to adjourn by Richard Swenson, second by Judith Whiteside. Vote:
5-0-0
 - a. Peter Teitelbaum Aye
 - b. Judith Whiteside Aye
 - c. Derek Sullivan Aye
 - d. Kenneth Buckland Aye
 - e. Richard Swenson Aye
2. Meeting adjourned at approximately 11:52 PM

IX. UPCOMING MEETING

1. Tentative WRA meeting 5/27/21 11:00 AM

Submitted by _____


Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk _____

