

WAREHAM REDEVELOPMENT AUTHORITY

MINUTES

Thursday May 25, 2023
9 AM, Room 27, Town Hall
54 Marion Road, Wareham, MA 02571



CALL MEETING TO ORDER

Meeting was called to order by Chair Butler at 9:03 AM

I. ROLL CALL

Members present: Dan Butler, Chair

Judith Whiteside, member, Chair of Select Board

Ronald Besse, member, Select Board

Ken Buckland, Clerk, Director of Planning

Member absent: Derek Sullivan, Town Administrator

Also present: Jonathan Dickenson, Asst Town Planner
Linda Scharf

II. RESIDENT COMMENTS

None

III. AUTHORITY BUSINESS

1. Discussion and possible vote on the Fuss & O'Neill Resilient Main Street Study.

- a. Mr. Besse mentioned that some members of the public were not aware of the hearings, or the links for participation. A robust discussion ensued.
- b. Essentially the Town has three methods of distributing information to the public: the Town website, Wareham Week, and WCTV. The issue of creating a Town Face Book page was discussed, as well as the use of a QR code. Members agreed there is room for improvement in information dissemination, but noted public involvement is the responsibility of the public.
- c. Members agreed that there should be an annual 'Discover Wareham' event, noting the success of the 'Showcase Wareham' event.
- d. Members believe findings of the Resiliency Study must be integrated into the Urban Renewal Plan (URP) prepared by Innes and Associates.

MOTION: On a motion made by Mr. Besse, and seconded by Ms. Whiteside the WRA voted to endorse the Fuss & O'Neill report as a work in progress.

VOTE: 4-0-0

2. Discussion and possible vote on recommended edits/revisions to the draft URP for Wareham Village. Members felt this item had been touched on under agenda item III. 1. Understanding that the Town must submit this document to the State's Department of Housing and Community Development (DHCD), in draft form for a preliminary, informal review, members asked that the tone and approach to property - owners not appear so heavy handed.

MOTION: On a motion made by Mr. Besse, and seconded by Ms. Whiteside, the Authority voted to endorse the draft report and direct Innes and Associates to forward the draft URP to DHCD for preliminary review. **VOTE: 4-0-0.**

3. Discussion and possible vote on Wareham Village URP next steps.
NO ACTION was taken on this item.
4. Status report on the request for an EIN. Mr. Besse reported that he had started the process and planned to meet with Town Counsel to review the application for final submission.
5. Discussion and possible vote on committing WRA funds to hire two college summer/fall interns. Mr. Dickenson led the discussion, informing that a college student might expect \$18 - 23 dollars per hour, while a graduate student might expect \$28 to 33 per hour. He proposed offering stipends based on a \$20 and \$28 hourly rate, respectively. Mr. Dickenson reported he had contacted Bridgewater State as well as Cape Cod Community College for interest. Ms. Whiteside suggested that the UMASS system as well as Massachusetts Maritime should also be contacted.

MOTION: Ms. Whiteside made a motion, seconded by Mr. Besse, to commit up to \$20,000 from WRA funds to hire two interns for up to 10 weeks this summer, to assist the Planning Department and WRA. **VOTE: 4-0-0.**

6. Update on the Cranberry Highway Urban Renewal Plan RFP. Mr. Buckland reported that the RFP will appear in the Central Register next week for up to 6 weeks.
7. Discussion regarding a possible grant application for the Industrial Park Road entrance. This item has been previously discussed, and all members agree that better signage is desirable.

MOTION: Ms. Whiteside made the motion, seconded by Mr. Besse, to commit up to \$10,000 WRA funds, to apply for such grant. **VOTE: 4-0-0.**

8. Grant application for rezoning of East Wareham. Rt. 6 and 28 Corridor. This item has previously been discussed as an area where renewal planning is essential.

MOTION made by Ms. Whiteside, seconded by Mr. Besse, to commit up to \$10,000 of WRA funds as the match for such a grant. **VOTE: 4-0-0**

IV. REPORT FROM THE DIRECTOR OF PLANNING

1. Mr. Buckland informed members there are individuals interested in the redevelopment opportunities for WV1, as passed by Town Meeting. He advised members there should be a discussion of air-rights in the near future, as that could impact the attractiveness of investment opportunities.
2. Mr. Alan Slavin has offered to sponsor a Car Show in Wareham on behalf of the WRA.

MOTION made by Mr. Besse, seconded by Ms. Whiteside, to ask Mr. Slavin to proceed with those plans, and firm up a date. **VOTE: 4-0-0.**

V. MEMBER COMMENTS/NEW INITIATIVES

1. Mr. Besse discussed the need for a Wareham business development association, using the information previously gathered for the Showcase Wareham event as a starting data base. He agreed to develop the idea and provide an update at the next meeting.
2. Mr. Buckland reminded members of previous discussion regarding "Downtown Dollars, a program that has been successful in other areas of the state. While the program has benefits members need to have more information as well as lead time to institute such a program. It was discussed that this potential business development/promotion initiative could be a good project for an intern to develop, implement and manage.

VI. CORRESPONDENCE

None to review.

VII. APPROVE PRIOR MEETING MINUTES

No minutes were approved.

VIII. ADJOURNMENT

Ms. Whiteside made the **MOTION** to adjourn, Mr. Buckland seconded.
VOTE 4-0-0 Meeting was adjourned at **10:23**.

The foregoing minutes were submitted to the Wareham Redevelopment Authority
on 6/8/2023

Attest 
Kenneth Buckland, Clerk

Date approved 6/8/2023

Date signed 6/27/2023

Date submitted to Town Clerk _____

Documents used in the meeting:

1. Fuss & O'Neill Resilient Main Street Report.
2. Draft Urban Renewal Plan