

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, June 3, 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 | absent |
| 4. Kenneth Buckland | Planning Director | present |
| 5. Richard Swenson | Citizen at Large | present |

II. AUTHORITY BUSINESS

1. EXECUTIVE SESSION: Title and Land Disposition at Littleton Drive
 - a. Zoom issues/security not working well for executive sessions. Chairman Teitelbaum deferred any executive sessions to live meetings.
 - b. Kenneth Buckland reported that we did not have any information from TC to address the issue anyway
2. Discussion: Outreach for Bentley Companies LLC at Tremont Nail Factory
 - a. Kenneth Buckland that outreach with Historic Commission and District Commission was held 6/2, which was well received
 - b. Bentley is reported interested in property north of Elm Street

Derek Sullivan joined at 11:11

- c. Kenneth Buckland reported that Bentley is available for the June 17th and 19th sessions.
 - d. General discussion on presentation format, generally agreed that an open house approach is preferred
 - e. Kenneth Buckland will follow up on getting the Master Developer RFP response posted on our website
 - f. June 14 is the target date for PB presentation
 - i Swenson will reach out to FinCom with invite
 3. Discussion and Possible Vote:
 - a. This was a typo
 4. Ongoing discussion of WRA-related properties:
 - a. Decas School
 - i Should not be on agenda, will be removed
 - ii Kenneth Buckland reported that he has forwarded Decas SRPEDD report info to Massachusetts Biotechnology Council (<https://www.massbio.org/initiatives/bioready-communities/>) as a potential development site
 - b. 4 Recovery Road
 - i No update
 - c. Bay Pointe Country Club

- i Application for phase 2/3 modification have been submitted to planning board, public hearing targeted for 6/28
 - ii Modifications are considered major, hence the public hearing, although impact to the area is probably reduced
 - iii Kenneth Buckland reported that material costs/contractor availability is impacting BayPointe's development ability
- d. Tremont Nail Factor
 - i See item II/2
 - ii Kenneth Buckland reported that there was a water main break in the TNF courtyard area. Water District and Muni Maint is reviewing the current conditions to develop a plan to repair.
 - iii Bentley engagement on remediation status has been done, and they are aware of potential use restrictions
 - iv Mark Bobrowski has been recommended as SPGA hearing agent, Kenneth Buckland is meeting with him to schedule hearing
- e. Littleton Drive
 - i Motion by Judith Whiteside to pay the Peer Review fee from the 53G account, second by Kenneth Buckland. Vote: 5-0-0
 - ♦ Peter Teitelbaum Aye
 - ♦ Judith Whiteside Aye
 - ♦ Derek Sullivan Aye
 - ♦ Kenneth Buckland Aye
 - ♦ Richard Swenson Aye
- f. Downtown
 - i Richard Swenson reported that he is engaged with a local Wareham resident who has a significant professional marketing background, who may be willing to help with the WV1-R public outreach effort we want to execute this summer. Swenson will report back.
 - ii General discussion around the Train Station management, availability, scheduling, calendar, usage, etc.
 - ♦ Judith Whiteside will investigate how the management of the train station is currently done, and what needs to be done to efficiently utilize the space.
 - ♦ This is not a WRA task
 - iii Lucky Goat Brewery is opening soon as they are about to get their occupancy permit.
- g. Other properties
 - i No update
- 5. Clerk's Report
 - a. Review Action Item Log
 - i All open issues addressed during the meeting
 - b. Approval of Meeting Minutes 2/25/2020; 3/31/2020 4/7/2020; 4/15/2020; 4/22/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/30/2020; 9/17/2020; 10/15/2020; Executive Session; 5/13/2021; 5/20/2021



- i Motion by Richard Swenson to approve the minutes of 5/13/21 and 5/20/21, seconded by Judith Whiteside. Vote: 5-0-0

| | |
|--------------------|-----|
| ♦ Peter Teitelbaum | Aye |
| ♦ Judith Whiteside | Aye |
| ♦ Derek Sullivan | Aye |
| ♦ Kenneth Buckland | Aye |
| ♦ Richard Swenson | Aye |

III. 48 HOUR BUSINESS

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

- 1. Motion by Derek Sullivan to approve the minutes of 5/27/21 and authorize Kenneth Buckland to use those approved minutes to meet the requirements of the boardwalk grant application, second by Kenneth Buckland. 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. Confirmatory vote will be held at next WRA meeting for the 5/27/21 minutes.

IV. CORRESPONDENCE

- 1. none

V. SIGNING OF DOCUMENTS

- 1. none

VI. MEMBER COMMENTS

- 1. none

VII. CITIZEN COMMENTS

- 1. Nancy McHale commented that the train station is a good opportunity for Wareham, and she is going to look into how the WLT can use it.

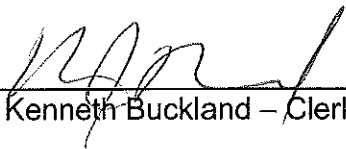
VIII. ADJOURNMENT

- 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 11:48 PM

IX. UPCOMING MEETING



1. Tentative WRA meeting 6/10/21 11:00 AM

Submitted by 
Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk _____

WAREHAM TOWN CLERK
2021 JUN 10 10:45 AM

