

# **WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES**

Thursday, May 13, 2021

Time: 11:00 AM

Zoom Meeting

Meeting Called to Order at ~ 11:05 AM



## **I. ROLL CALL**

- |                     |                           |         |
|---------------------|---------------------------|---------|
| 1. Peter Teitelbaum | Chair, BoS Representative | absent  |
| 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. Discussion: Remediation of Tremont Nail Factory
  - a. Tracy Costa has reported that soil and river sediment sampling will be done this month

### **DEREK SULLIVAN JOINED AT 11:08**

- b. A barrier at the river may be required
  - c. Any use restrictions will be determined in the July/August time frame
  - d. Kenneth Buckland will engage with Bentley LLC with this status
  - e. The Groundwater 1 (GW1) standard is NOT required
2. Discussion: Land Disposition Agreement Negotiations with Master Developer; Bentley Companies LLC at Tremont Nail Factory
  - a. Local attorney Jilian Morton has been contracted by Bentley to write the LDA, no ETA
  - b. Bentley is considering a housing aspect to the project
  - c. A TNF Museum is being strongly considered
3. Discussion: Outreach for Bentley Companies LLC at Tremont Nail Factory
  - a. Bentley is scheduled to meet with the Sewer Commission, ConCom, Historical Commission, Historical District Commission and the Historical Society.
  - b. Suggested that PB and FinCom be included at a joint meeting
4. Discussion: Permitting of 'CEDA' Parcel at Bay Pointe
  - a. Waiting on Tim Fay to bring plans forward
5. Discussion and Possible Vote: Response to RFP and Disposition of 4 Recovery Road
  - a. No RFP responses
  - b. Kenneth Buckland has solicited input/interest from local daycare centers, no response to date
  - c. The CEDA obligation may not have an expiration date, as previously discussed
  - d. Derek Sullivan reported that ARPA could provide some funding
6. Ongoing discussion of WRA-related properties:

- a. Decas School
  - i General discussion around the lack of process to determine a plan for the future of the site, as well as any other town owned property that is under the control of the BoS.
  - ii Derek Sullivan reminded the WRA that regardless of what is decided, there are significant ongoing maintenance costs, empty or not.
- b. 4 Recovery Road
  - i See item II/5
- c. Bay Pointe Country Club
  - i See item II/4
- d. Tremont Nail Factory
  - i See item II/2 and II/3
- e. Littleton Drive
  - i Pennrose is asking the the Planning Office for clarification on the roadway easements.
- f. Downtown
  - i Kenneth Buckland reported that another developer has met with the Planning Office, expressing interest redevelopment opportunities for Wareham Village
  - ii An MVP grant application has been made for WV
- g. Other properties
  - i No update

**DEREK SULLIVAN LEFT AT 11:52**

- 7. Clerk's Report
  - a. Review Action Item Log
    - i Town Counsel is in the process of making a recommendation to the BoS as to who should be the SPGA for the Aspen Blue TNF steel building special permit
- 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; 4/29/2021; 5/6/2021
  - i Skipped over due to minimum attendance

**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. Judith Whiteside commented that the WRA board should be re-organized. Her proposal is that Kenneth Buckland be chairperson. Will be on next week's agenda.
2. Judith Whiteside reported that the re-appointment of Peter Teitelbaum, Judith Whiteside, and Richard Swenson to the WRA will be on the upcoming BoS agenda for vote.

**VII. CITIZEN COMMENTS**

1. none


**VIII. ADJOURNMENT**

1. Motion to adjourn by Judith Whiteside, second by Richard Swenson. Vote:  
3-0-0
  - a. Peter Teitelbaum absent
  - b. Judith Whiteside Aye
  - c. Derek Sullivan absent
  - d. Kenneth Buckland Aye
  - e. Richard Swenson Aye
2. Meeting adjourned at approximately 12:04 PM

**IX. UPCOMING MEETING**

1. Tentative WRA meeting 5/20/21 11:00 AM

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

  
Kenneth Buckland – Clerk of the WRA

WAREHAM TOWN CLERK  
2021 JUN 9 14:23:50

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

