

WAREHAM REDEVELOPMENT AUTHORITY
MEETING MINUTES

Thursday, September 3, 2020

Time: 2:00 P.M.

Room 27

Wareham Town Hall

54 Marion Road

Wareham, MA 02571

WAREHAM TOWN CLERK
2020 OCT 22 PM4:29

CALL MEETING TO ORDER

I. ROLL CALL

All five members present.

II. AUTHORITY BUSINESS

1. Discussion of Land Disposition Agreement for Littleton Dr.

Member Sullivan spoke about the negotiations with Penrose that lead to an additional 6 proposed dedicated senior housing units. Francis Goyes of MassHousing discussed the history of the process dating back to last year. Charles Adams of Penrose stated that the company was very pleased to have been selected as the developer and was eager to get moving on the project.

Motion to approve Land Disposition Agreement by Member Sullivan. Second by Member Whiteside.

VOTE: 5-0-0

2. Discussion of Real Estate Development Trends, Available Properties in Wareham, and Possible Responses

Clerk Buckland informed the Authority that development of warehouse space was a new growth area, due to COVID and other factors. He stated that spaces of 2,000-4,000 s.f. and spaces over 20,000 s.f. were in great demand. Member Whiteside asked where such space should be developed. Clerk Buckland suggested that the Authority propose a zoning change warrant article that would allow warehousing in commercially-zoned areas. Member Swenson said that the Master Plan and Economic Development Strategy documents should be used to promote such development.

**MEETING RECESSED AT 2:30 P.M. DUE TO FIRE ALARM,
RESUMED AT 3:15 P.M.**

3. Ongoing discussion of WRA-related properties:

a. 4 Recovery Road

No additional information.

b. Bay Pointe Country Club

No additional information.

c. Tremont Nail Factory

Clerk Buckland stated that the woodworker was interested in a ten year lease.

MEMBER WHITESIDE LEFT THE MEETING AT 3:25 P.M.

d. Littleton Drive

See above.

4. Discussion of Downtown, WV-1 rezoning for redevelopment

No additional information.

5. Discussion of other articles for Town Meeting

Continued discussion of warehouse zoning.

Motion to authorize draft article for warehouse zoning by Member Swenson.

Second by Member Sullivan.

VOTE: 4-0-0

6. Discussion and possible vote on Chap 40R designation for Downtown

Clerk Buckland described M.G.L. c.40R processes that would allow the Authority and/or Town to receive credits in exchange for including affordable housing in development plans for Wareham Village. Member Sullivan objected on the grounds that affordable housing should be developed elsewhere and that housing in Wareham Village should be market rate.

Motion to not seek adoption of M.G.L. c.40R by Member Swenson. Second by Member Sullivan.

VOTE: 4-0-0

7. Clerk's Report

No additional information.

**8. Approval of Meeting Minutes: 2/11/2020; 2/18/2020; 2/25/2020; 3/3/2020
3/10/2020; 3/17, 2020; 4/15/2020; 6/2/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/8/
2020, 7/30/2020, 8/5/2020, 8/13/2020**

9. Review task list

No additional information.

III. 48 HOUR BUSINESS

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

None.

IV. CORRESPONDENCE

V. SIGNING OF DOCUMENTS

VI. MEMBER COMMENTS

VII. ADJOURNMENT

Motion to adjourn by Member Sullivan. Second by Member Swenson.

VOTE: 4-0-0

Date signed: 10/22/2022
Attest: [Signature]
Kenneth Buckland, Clerk

Date copy sent to Town Clerk: _____