

WAREHAM REDEVELOPMENT AUTHORITY

MINUTES

Thursday November 16, 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 9:08 AM

I. ROLL CALL

Members present: Dan Butler, Chair
Judith Whiteside, member, Chair of Select Board
Derek Sullivan, member, Town Administrator
Ken Buckland, Clerk, Director of Planning (9:29)

Absent Ron Besse, member, Select Board

Also present: Liam Mayo (Wareham Week)
Annie Hayes, resident

II. RESIDENT COMMENTS

Ms. Hayes addressed the Authority concerning Global Warming

III. AUTHORITY BUSINESS

1. WAREHAM VILLAGE/MERCHANTS WAY INITIATIVES. Mr. Sullivan discussed the idea of commissioning artwork to be created on structures facing Merchants Way. Specifically mentioned was the seawall behind the Fire Department building. Mr. Fredrickson, intern, has been working on a project regarding the placement, possible consolidation and screening of the many dumpsters on Merchants Way, a clear detriment to hosting any activities between the buildings and the waterfront. Mr. Buckland will continue outreach efforts to business owners, as well as to the possibility of holding farmer's markets on Merchants Way, by contacting Ms. Linda Burke of AD Makepeace. The Town of Bourne has a regular Wednesday market. The Sip and Stroll suggested by Ms. Lorna Brunell is still on schedule for April of 2024. **NO VOTE** was taken.

2. WRA FINANCIAL SUPPORT TO ESTABLISH A WAREHAM VILLAGE MERCHANTS AND RESIDENTS ASSOCIATION. The creation of a 'new' association could be problematic, because of the existence of WVA (Wareham

Village Association), which currently hosts the Christmas parade, and a Scarecrow display. Mr. Butler will make an effort to reach out to Ms. Tracy McGraw of WVA to discuss future WVA plans. **NO VOTE** was taken.

3. **WV COASTAL PATH STEERING COMMITTEE.** In conjunction with the URP (Urban Renewal Plan) for Downtown Wareham, to support the efforts of the Coastal Path Study being conducted by Halvorsen, Tighe and Bond, it may be appropriate to have a steering committee, so that residents have the ability to suggest ideas and discuss proposals. Members will compile a list of possible individuals to be asked to serve. It is not the intent to create a new 'committee' but rather a focus group. The Coastal Path Study will address the issues of recreation, natural resources, the possibility of a fishing pier with an aim of revitalizing Downtown Wareham. **NO VOTE** was taken.
4. **CRANBERRY HIGHWAY URBAN RENEWAL PLAN.** There is no plan at the moment and Mr. Buckland will explore the availability of the "One Stop" program to fund. **NO VOTE** was taken.
5. **DISCUSSION OF THE HAMMOND SCHOOL PLAYGROUND AREA.** Potential resurfacing of Hammond School pickleball courts was discussed. Mr. Sullivan mentioned it cost somewhere in the range of \$30k - \$40,000 to resurface the basketball court. The use of CPC funds was suggested as a way of funding a shade pavilion adjacent to the pickleball courts. **NO VOTE** was taken.
6. **DISCUSSION OF AIR RIGHTS ARTICLE.** Because the URP has not been completed or adopted, and because any such plan must go before the Planning Board, the members decided an 'education campaign' regarding the benefits of creating 'air rights' on Merchants Way may be beneficial to the community. A 'Master Plan' should be created to demonstrate the possible benefits. **NO VOTE** was taken.
7. **TREMONT NAIL MASTER DEVELOPER.** Mr. Buckland stated that the Bentley Company is still interested in the parcel and is waiting to understand the ramifications of the Dam removal. **NO VOTE** was taken.

IV. REPORT FROM THE DIRECTOR OF PLANNING

1. Mr. Buckland stated that he had checked the necessity of MEPA Review, as well as the scope, for an urban renewal project of the size of Wareham Village. A full environmental impact study/report may not be necessary. The review will require an ENF (Environmental Notification Form). Mr. Buckland will research the cost of an ENF review and document.

2. Mr. Buckland has heard that the former Eastern Bank Building may be developed for housing, although no plans have been submitted to the Town.

3. Mr. Buckland stated the property at 174-176 Main Street (former dry-cleaning building) will be renovated and redeveloped, possibly to a restaurant.

V. MEMBER COMMENTS/NEW INITIATIVES

1. Mr. Sullivan presented the idea of 'Artist Shanties,' as a way of encouraging foot traffic not only Downtown, but also in Onset Village. He suggested members look at the Town of Hyannis to see the success of such a program.

2. Ms. Whiteside thanked the WRA for funding the purchase of "Honor Our Veterans" banners which were hung along Main Street for the Veterans Day Parade, held on November 11th. Mr. Sullivan and Mr. Butler both commented on the success of the parade as a community event.

VI. CORRESPONDENCE. None to review.

VII. APPROVE PRIOR MEETING MINUTES

Ms. Whiteside made the **MOTION** to approve the minutes of October 26, 2023, seconded by Mr. Buckland. **VOTE 4-0-0 (Unanimous)**

VIII. ADJOURNMENT

Ms. Whiteside made the **MOTION** to adjourn, Mr. Buckland seconded.
VOTE 4-0-0 Meeting was adjourned at **11:20**

The foregoing minutes were submitted to the Wareham Redevelopment Authority
on 1/4/24

Attest


Kenneth Buckland, Clerk

Date approved

Date signed

Documents used in the meeting.

1. Minutes of October 26, 2023.