

WAREHAM REDEVELOPMENT AUTHORITY

Thursday, November 7, 2019

Time: 4:00 P.M.

Wareham Town Hall

54 Marion Road

Room 27

Wareham, MA 02571

I. CALL MEETING TO ORDER

Meeting called to order at 4:14 p.m.

II. ROLL CALL

Members present: Peter Teitelbaum, Chairman
Kenneth Buckland, Clerk
Derek Sullivan
Richard Swenson

III. AUTHORITY BUSINESS

1. Presentation of proposed RFP for Littleton Drive property by MassHousing

Jen Goldson, MassHousing consultant, arrived at 4:36 with her assistant. Francis Goyes Flor of MassHousing called in 4:38. Member Bruce arrived at 4:40.

Ms. Goldson presented the draft RFP document. Member Swenson and Chairman Teitelbaum mentioned that affordable senior housing needed to be highlighted. Clerk Buckland stated that he preferred a 99 year ground lease to selling the property outright. Member Bruce expressed concern about retaining the land Ms. Goldson stated that a lease would better protect affordability than selling the property would. Clerk Buckland discussed the need to rescind the subdivision, but that would require completion of the survey first. Chairman Teitelbaum discussed the status of the deed. Member Swenson asked whether the property had access to gas service, which it does.

Discussion ensued regarding zoning. Clerk Buckland stated that the project would require site plan review by the Planning Board and if it became a 40B project then it would require a Comprehensive Permit from the Zoning Board of Appeals. He stated that the Transfer of Development Rights by-law should just be mentioned but not elaborated in detail. Ms. Flor asked for the beginning of the document to reference 40B. Clerk Buckland stated that if zoning needed to be changed it would have to go through Town Meeting.

Member Swenson asked for WRA input into design to be included in the RFP. Clerk Buckland was concerned about the WRA acting as designers. It was agreed that the WRA would function as the Developer Selection Committee and could evaluate designs, and that four weeks would be required for review of submittals.

Discussion ensued regarding submittal requirements, including elements relating to size and nature of units, floor plans, affordability percentages and locations of affordable units, construction impacts and mitigation, project financing, size of plans. Member Swenson requested an overhead site plan be included.

A question arose whether the prevailing wage law would apply if the WRA became too involved in design. Ms. Flor said that if it was a private developer building the project then it should fall outside the prevailing wage law. Ms. Goldson asked for Town Counsel to review the language. Clerk Buckland stated that the WRA would not delve deeply into design to avoid any issues.

Ms. Goldson reviewed required provisions relating to professional qualifications of potential developers, as well as scoring priorities. Discussion ensued regarding how to handle developer questions, and it was agreed that questions would be answered within ten days.

It was agreed that Ms. Goldson would provide the updated RFP with changes on November 22nd, to be posted on November 25th. Ms. Flor stated that she would check with MassHousing's counsel regarding prevailing wage issues.

Ms. Goldson and her assistant left the meeting at 5:59, and Ms. Flor hung up.

Member Bruce mentioned again that she was interested to see if the sale of the land would produce needed revenue for the WRA, but agreed to wait until submittals were received and reviewed before pursuing this angle.

2. Ongoing discussion of WRA related properties:

a) 4 Recovery Road

Clerk Buckland asked the selected lessee what the status was, was told waiting on financing. Member Swenson suggested revisiting the RFP to create leverage. Member Sullivan said re-issuing the RFP could result in a less advantageous proposal than the one currently existing. He suggested if the RFP is re-issued that a non-refundable deposit should be required of a successful party. Chairman Teitelbaum said that the selected lessee should be given a deadline of two weeks to respond. Clerk Buckland stated that the lessee was still waiting for state approval to operate the testing lab from the Cannabis Control Commission.

b) Bay Pointe Country Club

Clerk Buckland reported that Tim Fay is anxious to receive the P&S and mortgage documents for the sale of the WRA land. Discussion ensued regarding the negotiating and document preparation process. It was agreed that Chairman Teitelbaum and Town Counsel Bowen would prepare draft documents and that Clerk Buckland would follow up with Mr. Fay regarding survey work and an ANR filing with the Planning Board.

c) Tremont Nail Factory

Clerk Buckland reported that Organa Brands had received initial state approval to operate from the Cannabis Control Commission and that Organa said they expected full licensing within 90 days. Clerk Buckland stated that Organa told him they didn't expect the current vape product ban to impact their business as they had other product lines, and that they were looking to enter into an agreement with a Holyoke grower to supply raw material.

Clerk Buckland also reported that he had a draft RFP prepared for the Pickling Building.

d) Littleton Drive

See above for summary.

3. Continued discussion re: Wareham Village Redevelopment/ULI TAP process

Clerk Buckland stated that the charrette was still scheduled for January.

4. Continued discussion re: MassDevelopment Site Readiness Program

Clerk Buckland mentioned 191 Main Street demolition as a possibility.

5. Continued discussion and possible vote re: request for Planning Board rescission of Littleton Drive subdivision

Member Swenson asked why rescission was necessary. Chairman Teitelbaum explained that while the lots had become one single lot under the common-law ownership merger doctrine, the subdivision road layout and conditions still survived and had to be eliminated for a complete fresh start. Clerk Buckland reiterated that there was a survey being done that would be submitted to the Planning Board in support of the request for rescission.

Motion: Member Swenson to request the Planning Board to rescind the Littleton Drive subdivision. Second by Clerk Buckland.

VOTE: 5-0-0

6. Discussion and possible vote regarding proposed RFP for TNF Pickling Building

Member Swenson stated that he would like to see performance standards and deadlines for repair of the building by the successful respondent. Chairman Teitelbaum stated that it would be in the successful respondent's interest to get the repairs done quickly in order to operate a business there. Clerk Buckland stated that the proposed RFP did contain standards that the successful respondent would have to meet. Clerk Buckland said he had added information. It was decided to put this on a future agenda for a final vote.

7. Clerk's Report

8. Approval of Meeting Minutes: October 17, 2019 & October 22, 2019

Motion by Clerk Buckland to approve the meeting minutes from October 22, 2019. Seconded by Member Bruce.

VOTE: 3-0-2, Members Sullivan and Swenson abstaining.

IV. 48 HOUR BUSINESS

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

V. CORRESPONDENCE

VI. SIGNING OF DOCUMENTS

VII. MEMBER COMMENTS

VIII. ADJOURNMENT

MOTION: Member Bruce moves to adjourn. Member Sullivan seconds.

VOTE: (5-0-0)

Date signed: 12/10/19

Attest: 3-0-1

**Kenneth Buckland, Clerk
Redevelopment Authority**

Date copy sent to Town Clerk: _____