

WAREHAM REDEVELOPMENT AUTHORITY

Tuesday, June 18, 2019

Time: 5:30 P.M.

Wareham Town Hall

54 Marion Road

Room 27

Wareham, MA 02571

I. CALL MEETING TO ORDER

II. ROLL CALL

Members present: Peter Teitelbaum, Chairman
Kenneth Buckland, Clerk
Mary Bruce, Member
Richard Swenson, Member (5:40 PM)

III. PRELIMINARY BUSINESS

1. Approval of Meeting Minutes: June 4, 2019 and June 11, 2019

MOTION: Member Bruce moves to approve meeting minutes from June 4, 2019. Clerk Buckland seconds.

VOTE: (3-0-0)

MOTION: Member Bruce moves to approve the minutes from June 11, 2019. Clerk Buckland seconds.

VOTE: (3-0-0)

2. Continued discussion re: Tremont Nail Factory 200th Anniversary

Clerk Buckland will reach out to Angela Dunham to see how many tables and linear feet she will need for her pop-up museum.

3. Continued discussion and possible vote re: potential uses, tables, chairs and protection for Merchant's Way Train Station

Chairman Teitelbaum states they still need a quote for the cost of the metal security gates to lock up items from Merchant's Way.

4. Update re: status of WRA funds

There is no resolution of funds at this time.

5. Continued discussion re: WRA Bay Pointe property sale and possible vote re: closing and financing

Clerk Buckland is negotiating with Tim Fay, that the property be an ANR type of subdivision with an easement provided across the Town owned portion of the property. In the event that Bay Pointe does not continue through Phase IV within a two year period of time all of the easements will be rescinded.

6. Discussion re: M.G.L. c.40R, c.121B, and c.40Q as options for Downtown

The area of downtown is an area of significant disinvestment. The Town is trying to get private investment and project funding. The most common concepts for renewing a downtown are Urban Renewal Plan (c.121B) which will give the Town the most control, but is the longest and most stringent approval process. It could take a year to be approved for an Urban Renewal Plan. The second option is 40R, which is smart growth, which will keep the Town in close contact with DHCD and with the aid of a developer will complete a 40R plan. There is minimum density they look for, the goal is housing with 20% affordable. 40R has certain requirements of units per acre and other criteria. 40R uses as of right zoning, which would require a zoning change up front to allow for more density. There is \$200,000.00 available from the state for projects with 101 to 200 units. 40Q would set up development districts with boundaries and incentives.

Member Bruce asks if they must do an Urban Renewal Plan regardless of what they choose. Clerk Buckland states that it isn't mandatory, but it would be beneficial to complete one.

7. Continued discussion re: Merchants Way Riverwalk

The next step in this is to have a conversation with the railroad company to see if they can come to agreements about the use of the space, and then go back to the design.

8. Discussion re: Fall Town Meeting

Clerk Buckland states that the Zoning Board of Appeals would like to be less stringent on marijuana businesses and the Planning Board would like to be more stringent or even eliminate future marijuana businesses.

9. Discussion and possible vote re: Economic Development Strategy outreach

Member Swenson gives a brief overview of this and will reach out to the FinCom, ZBA, and Planning Board to make presentations.

Member Bruce leaves the meeting.

IV. AUTHORITY BUSINESS

V. ANY OTHER BUSINESS/DISCUSSION (This time is reserved for topics that the WRA members did not reasonably anticipate would be discussed)

VI. CORRESPONDENCE

1. Letters of interest
2. Clerk's Report re: Activities at Tremont Nail Factory and other WRA matters

VII. SIGNING OF DOCUMENTS

VIII. MEMBER COMMENTS

IX. ADJOURNMENT

MOTION: Member Swenson moves to adjourn. Clerk Buckland seconds.

VOTE: (3-0-0)

Date signed: 6/25/19

Attest: [Signature]

**Kenneth Buckland, Clerk
Redevelopment Authority**

Date copy sent to Town Clerk: _____