

MINUTES OF THE WAREHAM REDEVELOPMENT AUTHORITY

Tuesday, August 7, 2018

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

Richard Swenson

III. AUTHORITY BUSINESS

1. Continued discussion re: scoring WRA goals and work plan

2. Continued discussion re: Organa Brands proposal

Clerk Buckland states they are looking at a workshop in September and putting out an RFP for the space.

3. Continued discussion re: potential Town Meeting Warrant Articles

Clerk Buckland has provided the WRA with a summary of the Town Meeting article for the Tremont Nail proposed overlay district. The TNF is currently zoned as WV-1 district. The proposed article discusses prohibited uses, the idea of preserving historic structures, setbacks, mixed-use and not a residential project, the density allowed, and that there should be performance standards including historic preservation and the mix of uses allowed in the overlay district. The types of uses would have a designated area within the WV-1. Acceptable limits for quality of air, smell, noise, and vibration for the overlay district will be established. Clerk Buckland reads of the list of proposed uses. The limits of the district are discussed. Chairman Teitelbaum feels it should be strictly for the Tremont Nail parcel to avoid conflict with adjoining owners.

4. Discussion regarding status of environmental matters at Tremont Nail Factory

Chairman Teitelbaum states this covers the status of the damn and the DEP clean-up order. This week Town Counsel will file with the Superior Court an action for declaratory judgement and recovery costs associated with the damn against A.D. Makepeace Company. There is a title expert stating that A.D. Makepeace owns 70% or more of the damn. A.D. Makepeace states they do not have ownership of the damn. In the past there has been grant money for the damn that was not used. Court is the most reasonable avenue to determine ownership of the damn. *KS*

Chairman Teitelbaum states they have gone up through stage two of the order from DEP. It was found that dredging the river could compromise one of the buildings on site and have decided to go with injections to the site to help maintain and diffuse hazardous materials. Chairman Teitelbaum states the town is considering sending a demand letter to the previous owner responsible for the contamination costs.

5. Discuss and vote on RFP for renting TNF space building

MOTION: Clerk Buckland moves to issue an RFP for renting the Tremont Nail Factory space steel building. Member Swenson seconds.

VOTE: (4-0-0)

6. Presentation and discussion on Pottery Studio at TNF

Present before the Board: Theresa Hadley

Ms. Hadley is giving a presentation for a pottery studio at Tremont Nail Factory. Ms. Hadley presents a handout outlining ballpark projecting expenses for a pottery studio, including equipment. Ms. Hadley includes her resume, as well as a model for a co-op studio based on an existing studio in Rhode Island. Ms. Hadley states that she would conduct pottery classes at the studio. There is proposed to be a glazing area in the studio, an area where the pottery is created, and a member space to store their pottery. Ms. Hadley provides examples of a website she would like to emulate. Ms. Hadley discusses member access, hours of operation. Ms. Hadley would like to have 24-hour keypad entry for artists.

Chairman Teitelbaum asks how Ms. Hadley plans to pay the fees of the studio once the initial funds are spent. Ms. Hadley states she would fund from membership fees.

Clerk Buckland has included two buildings from the Tremont Nail Site in the Redevelopment Authority packets, the pickling building and the packaging building, that would be suitable for this use.

The Board agrees to have Clerk Buckland establish an RFP process for the Tremont Nail Building and asks Ms. Hadley to develop a business plan.

IV. CORRESPONDENCE

V. SIGNING OF DOCUMENTS

VI. MEMBER COMMENTS

VII. ADJOURNMENT

MOTION: Clerk Buckland moves to adjourn the meeting. Member Bruce seconds.

VOTE: (4-0-0)

Date signed: 8/28/18

Attest: [Signature]
Kenneth Buckland, Clerk
Redevelopment Authority

(4-0-0)

Date copy sent to Town Clerk: _____

RECEIVED

SEP 19 2018

TOWN OF WAREHAM
TOWN CLERK