

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: January 3, 2023
Date of Transcription: January 19, 2023
Transcribed by: Cassandra Slaney

Remote meeting due to Covid-19

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Judith Whiteside, Chair
Patricia A. Wurts, Clerk
Ronald S. Besse
Jared S. Chadwick
Alan H. Slavin

Also Present: Derek Sullivan, Town Administrator
Not Present: Richard Bowen, Town Counsel

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS AND RECOGNITIONS

Mr. Chadwick commended Municipal Maintenance for the cleaning and salting done on December 22nd and 23rd. He also thanked the fire departments that helped put out the mulch fire that took place on Christmas Eve and Christmas Day.

The bill for the Charter changes will be signed by the Governor and will become law. The Board of Selectmen will now be known as the Select Board. The bill for the seven additional liquor licenses has also been approved. Two of the liquor licenses are site specific.

Ms. Whiteside thanked the departments that wrapped the remembrance trees prior to the storm. She also reminded anyone who hasn't removed the decorations from the trees to remove them by January 7th.

Ms. Whiteside addressed some allegations that involved funds received for opioid settlements. She stated that the funds are deposited into an opioid settlement account. There have been seven disbursements over the past five years. The balance is \$158,979.44 and there has been no decision on how the funds will be used.

5. APPOINTMENTS/REAPPOINTMENTS AND INTERVIEWS

None

6. LICENSES AND PERMITS

- a. **HEARING AT APPROXIMATELY 7:15 PM**-Application from Mary Labonte d/b/a Mumma Marys, 219 Main Street, Wareham for a Change of Classification from a Seasonal Common Victualler Wines & Malt Beverages license to an Annual Common Victualler Wines & Malt Beverages license.

Present Before the Board: Mary Labonte

MOTION: Ms. Wurts moved to open the hearing. Mr. Chadwick seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

SELECTMEN MEETING MINUTES-1/3/2023 (CONT'D)

VOTE: 5-0-0 (Unanimous)

Ms. Labonte is seeking approval for an Annual Common Victualler Wines & Malt Beverages license. There were no participants who spoke against this request.

MOTION: Mr. Slavin moved to close the hearing. Ms. Wurts seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts moved to approve the application from Mary Labonte d/b/a Mumma Marys, 219 Main Street, Wareham for a Change of Classification from a Seasonal Common Victualler Wines & Malt Beverages License to an Annual Common Victualler Wines & Malt Beverages license. Mr. Chadwick seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- b. **HEARING AT APPROXIMATELY 7:25:** To discuss a FY 2022/2023 grant application to the Massachusetts Community Development Block Grant (CDBG) Program, to report on the progress of current and recent grants and to discuss local community development and housing needs.

MOTION: Ms. Wurts moved to open the hearing. Mr. Chadwick seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

Present Before the Board: Wayne Dara-President of Community Opportunities Group, Inc., Christine Sullivan, Linda Scharf, James Munise and Leah Morrissey-Prevention Services, High Point. Mr. Dara provided the Board with a summary of the three active grants for the Town. He also discussed the strategies and application process for future grants. (*See attachment*) Ms. Scharf asked what the process would be for a micro enterprise for businesses such as small bakeries and art shops. She also asked about improvements to the sidewalks in Onset. Mr. Munise when the funds would be available for the 22-23 grants. Mr. Dara stated that the decisions are issued by July and the timeline is a twenty-four month implementation period. Leah Morrissey stated that the Boys & Girls Club is a good idea and would give kids a safe place to be. **MOTION:** Ms. Wurts moved to continue the hearing to February 7, 2023. Mr. Chadwick seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

7. TOWN BUSINESS

a. Discussion, review and possible vote regarding Selectmen policies, including those from 1988 to the present.

Ms. Wurts explained that the Selectmen Policies are policies regulations by the State of Massachusetts, Federal Law by HR or simply office procedures that are in place and because of this, there is no need for most of the policies written.

MOTION: Ms. Wurts moved to sunset the Selectmen policies including those from 1988 or earlier to the present. Mr. Chadwick seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts moved to adopt new policy number 23-01-Stabilization Fund & OPEB Trust Fund Policy Statement and 23-02-Selectboard Policy Statement Access to Town Counsel. Mr. Slavin seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

(*See attached policies*)

VOTE: 5-0-0 (Unanimous)

b. Discussion and possible vote to send new business owners in Wareham a 'thank you and welcome' letter.

Ms. Wurts presented the idea of welcome letters being sent to new businesses from the Board that opened in the Town of Wareham.

SELECTMEN MEETING MINUTES-1/3/2023 (CONT'D)

MOTION: Ms. Wurts moved to create a welcome letter and thank you letter to new businesses from the Board. Mr. Chadwick seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

c. Accept gift of \$75 from Noah B. Young to The Wareham Free Library Gift

Account.

MOTION: Ms. Wurts moved to accept gift of \$75 from Noah B. Young to the Wareham Free Library Gift Account. Mr. Slavin seconded. Roll Call: Mr. Slavin-yes, Mr. Besse-yes, Mr. Chadwick-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

d. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

8. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan stated that the Bayview Park project is at 60% design. Part of CDBG grants have been used for this project as well as engineering funds through Chapter 90 funding. To finish the project, 1.1 million dollars from Community Preservation funds is needed. The Board unanimously agreed to endorse the application for CPC funds.

9. LIAISON/INITIATIVE REPORTS

Ms. Whiteside stated that the Planning Board and WRA had a joint workshop and two members of the Planning Board agreed to take on the task of addressing two parts of the bylaws pertaining to Wareham Village 1 zoning.

10. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes:

11. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

12. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 8:27 pm. Selectman Chadwick seconded. Roll Call: Selectman Slavin-abstained, Selectman Besse-yes, Selectman Wurts-yes, Selectman Chadwick-yes, Selectman Whiteside-yes.

VOTE: 4-0-1 (Mr. Slavin abstained)

Respectfully submitted

Cassandra Slaney
Department Assistant

The foregoing minutes were submitted to the Board of Selectmen on:

Attest:  Date Signed: 2/8/23
Patricia A. Wurts, Clerk

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Application from Mumma Marys for Change of Classification.
2. CDBG Grant application review.
3. Selectmen policies.
4. Thank you and welcome letter template.
5. Donation to the Wareham Free Library.

Date sent to Town Clerk: 2-8-23



TOWN OF WAREHAM

PUBLIC HEARING

**FY 2022/2023 Massachusetts CDBG Program
Grant Application, Review of Current Grant Activities
And
Discussion of Sustainable Development Principles**

January 3, 2022

For approximately three decades, Massachusetts CDBG Program grants have played a very important role in helping Wareham address its community development needs. The Massachusetts CDBG Program is a federal grant program that is administered by the Massachusetts Department of Housing and Community Development (DHCD) and consists of several different program funding components.

Wareham has used its Massachusetts CDBG Program grants to address a wide range of community needs, including: increasing literacy, support to food pantries, transportation assistance, youth after-school programs, counseling; long-term affordability in quality housing for lower income renters; improving the streetscape environment in the Village; completing capital improvements at the Agawam Village and Redwood Park housing complexes; and providing housing rehabilitation assistance to scores of Wareham households. These are selective examples of how Wareham has used this important resource to address some of the town's most pressing needs.

Wareham is one of ten mid-sized communities that DHCD has designated as **Mini-Entitlements (ME)**. The Mini-Entitlement fund is one of several components within the Massachusetts CDBG Program. Mini-Entitlement designation results from DHCD recognizing these ten communities as having high indicators of distress and community need. The amount of funding available to individual ME communities has varied during the decade. For the upcoming FY 2022-2023 funding round, Wareham may apply for \$1,650,000, which is double the normal annual amount that was available in prior funding rounds.

The Town currently has three active Massachusetts CDBG grants.

The following summarizes the three active grants.

FY 2019 Mini-Entitlement Plan Grant

Grant Amount: \$825,000.

Please see the chart below for the FY 2019 grant budget. Additional details are provided on the next page.

FY 2019 Activities	Budgeted	Percent Expended
Housing Rehabilitation Program	\$100,000.00	100%
Wareham Housing Authority Roof Project	\$190,345.19	100%
Streets/Sidewalks	\$147,254.81	0%
Public Social Services	\$165,000.00	
Boys and Girls Club	\$48,360.36	100%
The Family Pantry - Damien's Place	\$28,000.00	100%
GATRA Transportation	\$33,664.64	100%

Wareham Library Foundation - Reading Partners	\$15,000.00	100%
WACH - Turning Point	\$39,975.00	100%
Program Delivery & General Administration	\$222,400.00	95%
Total: (includes \$17,745.19 of Program Income funds)	\$842,745.19	

- 1) Housing Rehabilitation Program: This program provides technical and financial assistance for lower income residents to make needed repairs to their homes. The \$100,000.00 budgeted is the result of a DHCD-approved budget amendment for this activity. Funds were transferred from the Wareham Housing Authority Roof Project, which was significantly under-budget.
- 2) Wareham Housing Authority Roof Project: CDBG funds were allocated for the replacement of the remaining five roofs (of eight) at the residential buildings at Redwood Park, located at 34 Church Avenue. Each building contains eight apartments for low-income elderly and/or disabled residents. The first three roofs were replaced with FY 2018 CDBG funding. This project is complete.
- 3) Highland Avenue Sidewalks: The Town completed a grant amendment to reallocate approximately \$147,200 from the Housing Authority Roof project to this line item. These funds will be used to supplement the funding for this project that is included in the Town's FY21 Mini Entitlement grant.
- 4) Funding for Public Social Services. As in past years, the Town committed the maximum allowable amount of its CDBG grant (20%) to nonprofit organizations that provide programs and direct services to lower income residents in need. The Town publicized a Request for Proposals (RFP) seeking funding proposals from organizations that serve Wareham residents. More proposals were submitted than could be funded under HUD/DHCD policies.

Due to funding needs exacerbated by the COVID-19 pandemic, a total of \$1,335.36 was transferred from the GATRA Transportation Assistance allocation to the Boys & Girls Club budget. The Club later closed unexpectedly. GATRA continues to experience low ridership due to the pandemic and is continuing to spend its reduced allocation.

The FY19 grant is expected to be completed by June 2023.

FY 2020 Mini-Entitlement Plan Grant

Grant Amount: \$825,000.

Please see the chart below for the FY 2019 grant budget. Additional details are provided on the next page.

FY 2020 Activities	Budgeted	Percent Expended
Housing Rehabilitation Program	\$165,150.00	91%
Bayview Park Sidewalks Replacement, Onset	\$279,450.00	0%
Public Social Services	\$165,000.00	
Youth Services*	\$35,000.00	0%
Christopher Donovan Day School	\$30,000.00	100%
The Family Pantry - Damien's Place	\$23,000.00	100%
GATRA Transportation	\$37,000.00	52%
WACH - Turning Point	\$35,000.00	100%
Program Delivery & General Administration	\$222,400.00	83%
Total: (includes \$7,000.00 of Program Income funds)	\$832,000.00	

- 1) Continuation of the Wareham Housing Rehabilitation Program: This program provides technical and financial assistance for lower income residents to make needed repairs to their homes. The Town has operated this program nearly continuously for three decades. The focus of the program will be the same as in the past -- to assist residents within the Town's target area. Funds may also be used on a limited basis outside of the target area to address urgent or emergency conditions. This program is essentially complete.
- 2) Bayview Park Sidewalks Replacement, Onset: This project will replace approximately 1,745 linear feet of existing sidewalks along the perimeter and within Bayview Park in Onset Village. As part of the sidewalk replacement, the location of three existing pathways within the park will be modified, and one new pathway will be added. These changes were devised both for aesthetic reasons and to improve accessibility. The railing along the street-edge of the sidewalk on Onset Avenue will also be repaired or replaced. This project is awaiting additional funding from the Wareham Community Preservation Act fund.
- 3) Funding for Public Social Services: The Town again committed the maximum allowable amount of its CDBG grant (20%) to nonprofit organizations. The Town publicized a Request for Proposals (RFP) seeking funding proposals from organizations that serve Wareham residents. As in the prior year, more proposals were submitted than could be funded under HUD/DHCD policies.

* Youth Services: A total of \$40,000 was originally awarded to the Boys and Girls Club, which has since shuttered its Wareham operations. A portion of these funds (\$5,000) were reprogrammed to Turning Point. The Town has identified another Public Social Service organization that provides youth services, Community Youth Empowerment (CYE), and is working with them to develop a program for the use of these funds.

FY 2021 Mini-Entitlement Plan Grant

Grant Amount: \$825,000.

Start-up activities for the FY21 grant have been completed. DHCD approved the Professional Services contract between the Town and Community Opportunities Group, Inc. (COG). The contract has been executed by all parties.

FY 2021 Activities	Budgeted	Percent Expended
Highland Avenue Sidewalks Replacement	\$415,000.00	0%
Planning – 195 Main Street Building Study	\$41,500.00	0%
Public Social Services	\$165,000.00	
The Family Pantry - Damien's Place	\$60,000.00	51%
WPD – Domestic Violence Prevention	\$40,000.00	0%
WACH - Turning Point	\$65,000.00	17%
Program Delivery & General Administration	\$203,500.00	83%
Total:	\$825,000.00	

- 1) Highland Avenue Sidewalks: This project will reconstruct sidewalks on both sides of Highland Avenue. Procurement for design services will take place in early 2023.
- 2) 195 Main Street Building Study: This project will determine the potential repairs that need to be made to preserve the building, if possible. The Town will be issuing an RFP for architectural/engineering services for this study.

- 3) Funding for Public Social Services. As in past years, the Town committed the maximum allowable amount of its CDBG grant (20%) to nonprofit organizations that provide programs and direct services to lower income residents in need. The Town is funding Turning Point, Damien's Place and a new Domestic Violence Prevention program with the Wareham Police Department.

Activities Being Considered for the FY 2022/2023 Mini Entitlement Application

The deadline date for submitting the FY 2022/2023 grant application is March 3, 2023. The following projects are being considered, all of which are located within Wareham's CDBG Target Area. Target Areas are a DCHD requirement (see accompanying map). The Town seeks the public's comments on these, as well as suggestions for others.

- 1) Additional Infrastructure Projects: In recognition of the Town's many infrastructure needs, the Town continues to identify infrastructure projects that can be addressed with CDBG funds.
- 2) Funding for Public Social Services: The Town proposes to continue to support nonprofit organizations or municipal departments that provide programs and direct services to needy and lower income residents. In the past, the Town has sought proposals from local nonprofit and community service organizations for program funding.
- 3) Housing Rehabilitation Program: The Town did not seek funding for a housing rehabilitation program (HRP) in its FY2021. The Town has expended all of its current HRP funding and is without the resources to assist applicants on its current waiting list.

Budgets for each of the proposed project activities and for the overall grant are currently being developed.

Relationship of these Grants to the Commonwealth's Sustainable Development Principles

The Commonwealth has established a set of sustainable development principles meant to guide projects in a manner known as "Smart Growth." DHCD requires that projects funded through the Massachusetts CDBG Program be consistent with sustainable development principles. Each of the projects described above meet one or more of these principles. These principles are included elsewhere in this handout.

Community Development Priorities and Needs

For the first time since the FY 2018 funding round, DHCD is once again requiring Mini Entitlement applicant communities to submit a Community Development Strategy (CDS) with its application. The CDS assesses local progress in addressing community development needs, establishes goals and strategies, and prioritizes potential activities. DHCD encourages communities to seek funding for projects that have been identified through a community-based planning and priority setting process. The Wareham CDS provides this guidance as it reflects needs and strategies that, by and large, are long-standing and have found support by residents. Thus, it remains relevant and focuses on the following priority needs:

- 1) Maintaining and improving Wareham's aging and deteriorating housing stock,
- 2) Renewing its aging public infrastructure,
- 3) Revitalizing the Wareham Village and Onset business districts,

- 4) Supporting an improvement in the quality of life for its residents, particularly those in need and who are lower income, and
- 5) Supporting economic development for the mutual benefit of residents and local municipal government.

The CDS is attached to this handout. The Town invites public comment on any of these matters.

What is "Program Income"? The term "Program Income" may come up during this hearing. Under the CDBG Program, an understanding of what Program Income is or is not can be confusing. A simplified explanation is that that Program Income is revenue that the Town receives as a result of an earlier CDBG-funded activity. For example, a lien is placed on a property that receives financial assistance through the Housing Rehabilitation Program. If the property is sold within a specified period of time, the homeowner repays these funds to the Town. These funds may need to be considered Program Income.

Current Low- and Moderate-Income (LMI) Limits

Area Median Family Income (AMI): \$120,800.

	Household Size							
Income Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low (<30% of AMI)	\$29,450	\$33,650	\$37,850	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
Very Low (>31% - <50% of AMI)	\$49,100	\$56,100	\$63,100	\$70,100	\$75,750	\$81,350	\$86,950	\$92,550
Low/Moderate (>51% - <80% of AMI)	\$78,300	\$89,500	\$100,700	\$111,850	\$120,800	\$129,750	\$138,700	\$147,650

Boston – Cambridge – Quincy, MA – NH MSA: HUD Metro Fair Market Area (HMFA)

Source: U.S. Department of Housing and Urban Development

* The limits change annually and the limits that are in effect at the time that funding becomes available is likely to be different than the limits shown above. Any household that makes less than or equal to the amount shown in "Low/Moderate" Income category line for the corresponding household size is considered lower income ("lower income" is an informal term used to capture all three of the categories shown). For example, a 4-person household with an annual income of \$111,850 or less is considered lower income, a term that encapsulates the three income categories above.

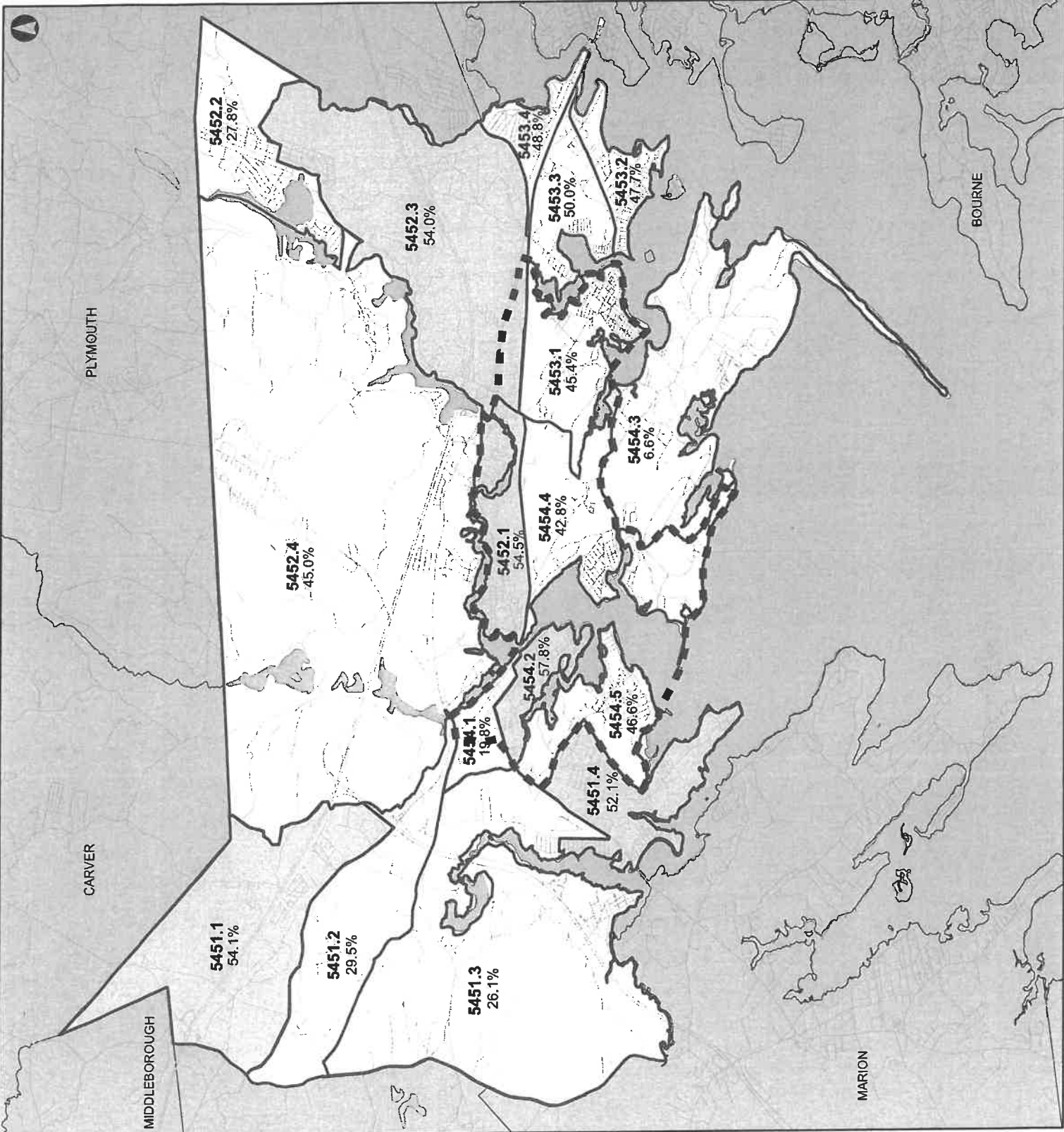
Town of Wareham Target Area Map

Legend

- Target Area
- 2010 Census Block Groups
- Greater than 51% LMI
- Water
- Roads
- Mile

Disclaimer:
This map was created by Community Opportunities Group, Inc. for CDBG application purposes. LMI data is based on the ACS 2006-2010 estimates. This map is not intended for engineering, legal, or survey purposes.

Date Sources:
MassGIS
US Census
ACS 2006-2010
US Dept. of Housing
and Urban Development
December 8, 2015



Sustainable Development Principles

The Commonwealth of Massachusetts shall care for the built and natural environment by promoting sustainable development through integrated energy and environment, housing and economic development, transportation and other policies, programs, investments, and regulations. The Commonwealth will encourage the coordination and cooperation of all agencies, invest public funds wisely in smart growth and equitable development, give priority to investments that will deliver good jobs and good wages, transit access, housing, and open space, in accordance with the following sustainable development principles. Furthermore, the Commonwealth shall seek to advance these principles in partnership with regional and municipal governments, non-profit organizations, business and other stakeholders.



1. Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

2. Advance Equity

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.



3. Make Efficient Decisions

Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.



4. Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.



5. Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.



6. Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.



7. Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.



8. Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support the growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.



9. Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

10. Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.



TOWN OF WAREHAM

COMMUNITY DEVELOPMENT STRATEGY

Introduction

This Community Development Strategy (CDS) reflects the Town's assessment of its community development needs. The CDS prioritizes these needs and identifies certain ones to be addressed in a timeframe of the next three to five years. In preparing the CDS, the Town reviewed demographic data, local and regional planning documents, and solicited input from Town residents and stakeholders. The CDS reflects Wareham's goals of improving the quality of life for its residents and protecting its unique assets and invaluable natural resources.

Target Area

Wareham's Community Development target area stretches from west of Wareham Village at its western boundary to part of Onset Village on the east. This area includes five block groups in their entirety, parts of two others, and a small portion of an eighth one. Although residents have consistently requested that it be enlarged or abolished completely, the target area will remain unchanged for the FY 2022/2023 grant. It contains a high percentage of lower income persons, a generally older housing stock, and Wareham's two main villages, Wareham Center (Village) and Onset. A map of the target area is included in the CDBG Mini-Entitlement Application.

Community Needs Inventory

Traditionally, the Community and Economic Development Authority (CEDA) has been the town agency with lead responsibility for identifying and addressing the Town's community development needs, primarily through CDBG grants, but also through other resources. In 2006, CEDA distributed a *Community Needs* questionnaire to seventy-nine departments, committees, boards, and social service agencies that serve Wareham and the region. The inventory sought to identify community needs and potential projects. Though dated, this "inventory" remains an important source document because of 1) the breadth of its distribution and 2) the enduring relevance of many of the identified needs.

Planning Documents

Data, studies, plans and other documents contributing to this CDS are:

- Master Plan (2021) and Comprehensive Community Plan (2020)*
- Regional Transportation Plan (2015)*
- Merchants Way Improvements [Concept] Plan (2015)*
- Housing Production Plan (2022)*
- Wareham Village Slums and Blight Inventory (2018)*
- Onset Village Slums and Blight Inventory (2020)*
- Playground and Open Space Assessment and Recreation Plan (2014)*
- Greater New Bedford Workforce Investment Board Strategic Plan (2016-2018)*
- Wareham Village Plan (2008)*
- Wareham Village Parking Study (2014)*
- Community Preservation Plan (2006)*
- Tremont Nail Factory (multiple plans and studies, various dates)*

Public Participation

While the plans and studies cited above are important in providing an understanding of many of the influences that contribute to the needs of the community as a whole – or provide visions and strategies for improving the community – engaged residents also have had a critically important role. Wareham is fortunate to have a citizenry that is involved in nearly all aspects of community life, from volunteering for community organizations to being active in town government. Notably, this has been manifested in several public events held as part of the master planning process, and in providing periodic input in the Town’s community development activities.

The Town will hold at least one public meeting to discuss its draft CDS and solicit input on updating the goals and priorities discussed in this document.

CDS Goals and Priorities

In considering the information gathered through the survey questionnaire, relevant plans, and input received from past public meetings, the following are the most important needs to be included in this CDS.

Category: Community and Economic Development (CED)

- CED-1: Support the physical and economic revitalization of Wareham and Onset Villages through a variety of initiatives and projects.
- CED-2: Reuse existing marginal/abandoned buildings, and vacant or underutilized lots.
- CED-3: Direct high quality commercial and industrial growth into areas with infrastructure.
- CED-4: Preserve the town’s character through proper zoning and development policies.
- CED-5: Update zoning; clarify and improve zoning enforcement capabilities.
- CED-6: Provide job training and access to educational resources to improve residents’ competitiveness in the job market.
- CED-7: Institute changes to make permitting processes more use-friendly.

Category: Housing (H)

- H-1: Encourage affordable, suitable housing options for the elderly, people with disabilities, single person households and single parent families.
- H-2: Preserve and improve conditions of existing housing.
- H-3: Assist low- and moderate-income families to purchase their first homes.

Category: Public Services (PS)

- PSS-1: Support and fund services for lower income and/or at-risk youth by
 - a. Providing tutoring and mentoring
 - b. Supporting the continuance of Teen Achievement Programs
 - c. Supporting a “Truancy Alternative Program” for middle/high school students
 - d. Supporting after-school, summer, and extracurricular programs, via need-based scholarships and direct funding of programs.
- PSS-2: Improve adult literacy, job training and skills through continuing and adult education.
- PSS-3: Reduce/prevent homelessness by increasing availability of job-readiness and living skills programs, emergency shelters, transitional and permanent housing, and short-term emergency financial assistance.

- PSS-4: Foster improved household social and financial security through programs and services such as fuel assistance, food pantries, financial literacy and reading/literacy programs.
- PSS-5: Provide adequate services for elders and disabled populations to enable them to participate in society as fully as possible.
- PSS-6: Support efforts to prevent, reduce or recover from domestic violence and abuse.

Category: **Transportation (T)**

- T-1: Reduce or eliminate transportation barriers to employment and essential services.
- T-2: Support options for multi-modal types of transportation.

Category: **Infrastructure and Public Facilities (I/PF)**

- I/PF-1: Provide or maintain sewers in high density areas or locations with failing septic systems.
- I/PF-2: Leverage available funding to provide adequate infrastructure for economic development.
- I/PF-3: Improve or adequately maintain public ways.
- I/PF-4: Increase staffing level at Municipal Maintenance Department.
- I/PF-5: Provide an accessible and adequate Senior Center.
- I/PF-6: Develop and implement a municipal capital improvements plan that identifies needed improvements to municipal structures and potential funding sources.
- I/PF-7: Ensure access to all program and services for persons with disabilities.
- I/PF-8: Ensure adequate facilities, infrastructure, and policies for protection of natural resources
- I/PF-9: Improve public access to waterways and water bodies.

Priority Projects

From the twenty-seven needs listed above, the following are the Town's highest priorities to act on.

High Priority #1	CED-3: Direct quality commercial and industrial growth into areas with infrastructure
Timetable/Sources	<i>Ongoing; TIFs, MassWorks, MassDevelopment, private.</i>
High Priority #2	CED-1: Revitalization of Wareham and Onset Villages
Timetable/Sources	<i>Ongoing, 2022 and forward; CDBG, MassWorks, CPA, SeaGrants, local, private</i>
High Priority #3	H-2: Preserve and improve conditions of existing housing
Timetable/Sources	<i>Ongoing, 2022 and forward; CDBG, DEP Title V, CPA, private, other public</i>
High Priority #4	H-1: Encourage affordable, suitable housing options for a variety of populations
Timetable/Sources	<i>Ongoing and Periodic; CDBG, other public, CPA, Affordable Housing Trust</i>
High Priority #5	All PSS Needs (PSS-1 through PSS-6) and T-1
Timetable/Sources	<i>Ongoing, 2022 and forward; CDBG, private and foundation giving, and public grants</i>
High Priority #6	CED-2: Reuse existing marginal/abandoned buildings, and vacant/underutilized lots.
Timetable/Sources	<i>Ongoing, 2022 and forward; CDBG, CPA, MassDevelopment, private, other public</i>
High Priority #7	I/PF-7: Ensure access to all program and services for persons with disabilities.
Timetable/Sources	<i>2022 and forward; CDBG, MOD, CPA, no cost policy changes</i>



**TOWN OF WAREHAM
SELECT BOARD
54 Marion Road
Wareham, Massachusetts 02571
(508) 291-3100**

Policy No. 2023-01

**STABILIZATION FUND
& OPEB TRUST FUND
POLICY STATEMENT**

- At the Town Meeting following the Director of Accounts certification of free cash the Town should vote to transfer funds from free cash to the stabilization fund and other post-employment (OPEB) trust fund.
- At least \$100,000 should be transferred from free cash to the stabilization fund to maintain reserves at a minimum of 5% of the current fiscal year's operating budget.
- At least \$300,000.00 should be transferred to the OPEB Trust Fund
- The remaining free cash should be used to fully fund the purchase of capital items.
 - The caveats being that the Town may wish to let a certain amount of free cash roll over to establish a base for the ensuing Fiscal Year, and may hold back a certain amount of funds to cover anticipated snow and ice deficits.

WAREHAM SELECT BOARD

Date adopted: January 3, 2023

Judith Whiteside, Chair

Patricia A. Wurts, Clerk

Ronald S. Besse

Jared S. Chadwick

Alan H. Slavin



TOWN OF WAREHAM

BOARD OF SELECTMEN

54 Marion Road
Wareham, MA 02571

SELECTBOARD POLICY STATEMENT ACCESS TO TOWN COUNSEL

Number 2023-02

Requests for opinion and/or use of services of town counsel by any town board, committee or commission will first be initiated by a vote of the majority of that body. The chair of that body will then forward such request to the selectboard, together with the reason for the request, as well as the minutes of the meeting when the vote occurred.

This policy shall not pertain to the selectboard as it has the right to access counsel either individually or collectively, for selectboard business.

Private citizens who seek to speak with town counsel generally are not granted access. Access may only be granted to private citizens with the express permission of the chair of the selectboard.

Requests for the initiation of litigation or in defense of litigation shall require the approval of the selectboard, or by the chair of the selectboard, in instances requiring expeditious action by the town.

Written inquiries to and opinions from town counsel by a board, committee or commission, the town administrator or a department head shall be filed with the selectboard, except in matters involving litigation of prospective litigation, which shall be marked "confidential", and forwarded to the town administrator.

Appointments to meet with town counsel will be scheduled through the office of the board of selectboard.

This policy shall not conflict with town officers entrusted to uphold and enforce the Massachusetts General Laws including, but not limited to the health agent, police, animal control officer, planning director, conservation agent, and the building inspector.

This policy shall take effect immediately.

Date adopted: January 3, 2023

Selectboard

Judith Whiteside, Chair

Alan H. Slavin

Patricia Wurts, Clerk

Ronald S. Besse

Jared S. Chadwick