

MINUTES OF MEETING OF THE WAREHAM SELECT BOARD

Date of Meeting: February 21, 2023
Date of Transcription: March 1, 2023
Transcribed by: Cassandra Slaney

REMOTE MEETING DUE TO COVID-19

1. CALL MEETING TO ORDER BY CHAIR

2. ROLL CALL

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

Also Present: Richard P. Bowen, Town Counsel

Not Present: Derek Sullivan, Town Administrator

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

A moratorium has been requested regarding marijuana cafes until more definitive information is received from the state.

Ms. Whiteside congratulated Matthew Underhill for his twenty-ninth anniversary with the Town Hall and for receiving the Cyber Security Grant for the second year in a row from Executive Office of Technology Services and Security from the Commonwealth of Massachusetts.

Ms. Whiteside also thanked El Mariachi for hosting a fundraiser to benefit Friends of the Wareham Free Library as well as hosting other fundraisers for 501C3's and other groups in Town.

Registration for spring sports have started.

5. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

a. Golf Course Advisory Committee-term to expire on December 31, 2023.

i. Jeffrey Burrows

Present before the Board: Jeffrey Burrows

MOTION: Ms. Wurts moved to appoint Jeffrey Burrows as a member to the Golf Course Advisory Committee to a term to expire no later than December 31, 2023. Mr. Besse seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

b. Library Board of Trustees-term to expire on June 30, 2023.

i. Larissa Fuchs

Present before the Board: Larissa Fuchs

MOTION: Ms. Wurts moved to appoint Larissa Fuchs as a member to the Library Board of Trustees to a term to expire no later than June 30, 2026. (*scriveners error for term expiration*) Mr. Besse seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-2/21/2023 (CONT'D)

6. LICENSES AND PERMITS

a. HEARING AT APPROXIMATELY 7:15 P.M.—Application for renewal of Shellfish Grant W-1 for Philip Chiaraluce.

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

VOTE: 5-0-0 (Unanimous)

Present before the Board: Philip Chiaraluce

Mr. Chiaraluce is seeking approval to renew Shellfish Grant W-1 for a term of ten years.

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

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts moved to approve the application for renewal of Shellfish Grant W-1 for Philip Chiaraluce. Mr. Besse seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

b. HEARING AT APPROXIMATELY 7:20 P.M.—Review license status for Main Street Deli LLC d/b/a Onset Beach Patio & Grille, 182 Onset Ave., Onset.

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

VOTE: 5-0-0 (Unanimous)

Present before the Board: Frank Evangelista, Owner; Walter Correia, Police Chief; Michael Smith, Lieutenant

Attorney Bowen swore all parties testifying.

Ms. Wurts read into record the Notice of Hearing to Mr. Evangelista. (*See attachment*)

Attorney Bowen stated that allegations were raised by Lieutenant Smith for serving alcohol after the Seasonal liquor license for Onset Beach Patio & Grille expired. Mr. Evangelista pled guilty to these allegations. Lieutenant Smith read the police report into the record. (*See attachment*)

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

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts moved to accept the guilty plea and find that the Lieutenant's testimony was credible. Mr. Besse seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

Attorney Bowen stated that the agenda item as listed is a review of the license status not involving disciplinary action. His recommendation was to offer the license holder statement in mitigation regarding any penalty that the Board may or may not choose to impose and take the opportunity to digest his statements and that the matter be continued until the next hearing for an actual disposition if the Board intends to take any disciplinary action. Mr. Evangelista stated that he takes full responsibility for the actions at hand. He was away at the time of incident and at the time he was served the notice, he took immediate action and posted signs that alcohol cannot be served.

MOTION: Ms. Wurts moved to continue the disposition portion of the agenda item until the March 7, 2023 meeting at which time the Board will decide what action, if any, should be taken regarding the guilty plea. Mr. Chadwick seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

c. CONTINUED HEARING- Application from Pankaj Corp. d/b/a PK Liquors, 3074 Cranberry Hwy, E. Wareham, for a Seasonal Package Goods Store All Alcoholic License, under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2023.

SELECTMEN MEETING MINUTES-2/21/2023 (CONT'D)

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

VOTE: 5-0-0 (Unanimous)

Present before the Board: Rikin Patel, Manager/Owner of Pankaj Corp.

Ms. Whiteside stated that all documents have been submitted and the paperwork is in order.

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

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts moved to approve the application from Pankaj Corp. d/b/a PK Liquors, 3074 Cranberry Hwy, E. Wareham, for a Seasonal Package Goods Store All Alcoholic License, under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2023 subject to obtaining a certificate of occupancy prior to releasing the license. Mr. Besse seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

7. TOWN BUSINESS

**a. Presentation and discussion regarding a proposed Alternative Energy Committee.
(Presented by Sherry Quirk)**

Ms. Quirk proposed that the committee's mission would be to research future issues regarding solar panels when they are no longer useful, onsite battery storage for large ground mounted solar projects and large battery storage and how to solve these issues to protect the Town of Wareham in the renewable energy industry. Discussion ensued regarding the establishment of this committee with the Board being in favor in creating it. Ms. Whiteside suggested forming a committee consisting of seven to nine members and to create a more definitive plan of the committee.

(See attached presentation)

MOTION: Mr. Slavin moved to endorse the establishment of an Alternative Energy Committee and define it at the March 7, 2023 meeting. Mr. Besse seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

b. Discussion and possible vote regarding the allocation of funds from the CDBG grant.

Present before the Board: Wayne Darragh, President of Community Opportunities Group; Christine Sullivan, Program Assistant at Community Opportunities Group

Mr. Darragh provided an update of the allocation of funds regarding the CDBG Grant totaling \$1,650,000.00. He addressed the concerns from the Board regarding additional funding for GATRA. A proposal was received from GATRA and the updated breakdown does include this proposal in social services along with Turning Point and Damiens Place.

(See attachment)

MOTION: Ms. Wurts moved to accept the recommendation of the allocation of funds from the CDBG grant. Mr. Besse seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

c. Discussion and possible vote to authorize the chair to sign the CDBG grant application on behalf of the Town.

MOTION: Mr. Besse moved to authorize the Chair to sign the CDBG grant application on behalf of the Town. Ms. Wurts seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Mr. Besse-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

d. Presentation by Sharon Rice-Council on Aging Director.

Ms. Rice stated that the COA has partnered with many food agencies to assist senior citizens with food insecurities. The COA has also partnered with numerous social service agencies that focus on mental health, workshops and support groups. In addition, Council on Aging offers many enrichment programs as well as help with fuel assistance, bus passes through GATRA and medical transportation.

SELECTMEN MEETING MINUTES-2/21/2023 (CONT'D)

Ms. Rice also stated that the enrichment programs are popular, her goal is to focus more on social service assistance for senior citizens in need.

e. Presentation by Amanda Cobb-CMMR Member/Recycling Committee Member.

Ms. Cobb went over items that can go into the recycling bin and what should not go into the recycling bin. She urged citizens that question what can be recycled to go onto recyclesmartma.org. She also stated that the recycling center has a swap shed, book shed and there is a raffle for 48 inch bench made from recycled plastic provided by the Trex Company.

f. Accept donation from the Wareham Police Association in the amount of \$1,000.00 to the Council on Aging.

MOTION: Ms. Wurts moved to accept the donation from the Wareham Police Association in the amount of \$1,000.00 to the Council on Aging. Mr. Besse seconded. Roll Call: Mr. Slavin=yes, Mr. Chadwick=yes, Mr. Besse=yes, Ms. Wurts=yes, Ms. Whiteside=yes.

VOTE: 5-0-0 (Unanimous)

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

8. TOWN ADMINISTRATOR'S REPORT

No report.

9. LIAISON REPORTS/INITIATIVE REPORTS/BOARD'S COMMENTS

The route 6 & 28 road project is behind schedule and may not be completed until 2025.

The Bike Path project has moved to 2028 which allows more time to research grants and funding.

Ms. Whiteside attended a Council on Aging meeting and was pleased to hear the future goals.

10. CONSENT AGENDA

a. Authorization to sign bills and documents, etc.

b. Approval of meeting minutes:

October 24, 2022; February 7, 2023.

MOTION: Ms. Wurts moved to approve the meeting minutes of October 24, 2022 and February 7, 2023. Mr. Besse seconded. Roll Call: Mr. Slavin=yes, Mr. Besse=yes, Mr. Chadwick=no, Ms. Wurts=yes, Ms. Whiteside=yes.

VOTE: 5-0-0 (Unanimous)

11. ADJOURNMENT

MOTION: Mr. Slavin moved to adjourn at 9:10 pm. Selectman Besse seconded. Roll Call: Mr. Slavin=yes, Mr. Besse=yes, Mr. Chadwick=yes, Ms. Wurts=yes, Ms. Whiteside=yes.

VOTE: 4-1-0 (Mr. Chadwick opposed)

12. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted

Cassandra Slaney

Principal Department Assistant

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

Attest:


Patricia A. Wurts, Clerk

Date Signed: 3-18-23

Date sent to the Town Clerk: 3-15-23

SELECTMEN MEETING MINUTES-2/21/2023 (CONT'D)

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Applications and appointments for Jeffrey Burrows and Larissa Fuchs.
2. Renewal application for Philip Chiaraluce Shellfish Grant.
3. Main Street Deli LLC d/b/a Onset Beach Patio & Grille license review.
4. Application from Pankaj Corp d/b/a PK Liquors for a Seasonal Package Goods Store License.
5. Alternative Energy Presentation.
6. CDBG Grant documentation.
7. Donation to Council on Aging.
8. Meeting minutes for October 24, 2022 and February 7, 2023.



Town of Wareham

54 Marion Road
Wareham, MA 02571
www.wareham.ma.us

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

SELECT BOARD'S OFFICE
Phone: 508.291.3100
Fax: 508.291.3116
bos@wareham.ma.us

January 24, 2023

Frank Evangelista
43 Head of the Bay Road
Buzzards Bay, MA. 02532

RE: Main Street Deli LLC d/b/a Onset Beach Patio & Grille

Dear Mr. Evangelista:

We have credible testimony that you have recently served alcoholic beverages subsequent to the expiration of your Seasonal License extension. Please see attached Investigative Report.

This letter will serve as an order to **cease and desist** serving alcohol immediately.

Serving any alcoholic beverages without a license is in violation of Chapter 138 of the Massachusetts General Laws.

A show cause hearing has been scheduled on Tuesday, February 21, 2023 within the Select Board's meeting to address the issue of your unlicensed serving of alcohol. The information to join the meeting is below:

To join meeting:
<https://us02web.zoom.us/j/83258925070?pwd=dzh3SmlzTzBLaG1teEJmakpZb2lsZz09>
Passcode: 962288
One tap mobile:
+19292056099 (New York)
+13017158592 (Washington DC)
Webinar ID: 832 5892 5070
Passcode: 962288

You are expected to attend this hearing. You may be represented by counsel if you choose to do so.

Sincerely,

Judith Whiteside
Chair, Select Board

cc: Walter Correia, Chief of Police
Patrick MacDonald, Board of Health Director
Richard Bowen, Town Counsel
Derek Sullivan, Town Administrator

Served in hand by Constable

Attachment to 2/21/23
meeting minutes

Bob's Signet picked
up at 4:20pm
to hand deliver



Wareham Police Department
Investigative Report

Page: 1
02/14/2023

Case #: 23-1-IV

Attachment to 2/21/23

meeting minutes

Date/Time Reported: 01/17/2023 @ 1400
Report Date/Time: 01/18/2023 @ 1518

Case Status: Open

Reporting Officer: Detective Lieutenant Michael Smith (M)

Signature: _____

#	OFFENSE(S)	A/C	CHAPTER	SECTION
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LOCATION TYPE: Restaurant/Cafeteria
ONSET BEACH PATIO & GRILL
182 ONSET AVE
WAREHAM MA 02571

Zone: ONSET SOUTH PATROL

1	Liquor Law Violations			C
	OCCURRED: 01/17/2023	1400		
2	Liquor Law Violations			C
	OCCURRED: 01/23/2023	1400		

NARRATIVE FOR DETECTIVE LIEUTENANT MICHAEL F SMITH (M)

Ref: 23-1-IV

Entered: 01/18/2023 @ 1520 Entry ID: MFS
Modified: 01/23/2023 @ 1637 Modified ID: MFS

January 23, 2023
23-1-IV

Sir,

On January 16, 2023 I was contacted by Chief Correia regarding the Onset Beach Patio & Grill, 182 Onset Avenue. The chief had received information regarding the sale of alcoholic beverages at this establishment. He had also been advised that the Onset Beach Patio & Grill did not have a license authorizing the sale of alcoholic beverages.

On January 17, 2023, at approximately 2:00pm, I entered the restaurant. I observed alcoholic beverages advertised and displayed for sale. At the time there were two employees working. One was working the counter and the other was working the grill. I ordered a draft beer and was immediately served a draft beer.

On January 23, 2023, at approximately 2:00pm, I once again entered the restaurant. All the previously viewed alcoholic beverages advertised and displayed for sale remained. I ordered a beer and was immediately provided the beer.

Respectfully Submitted,

Michael Smith
Lieutenant
Wareham Police Department

SUPPLEMENTAL NARRATIVE FOR DETECTIVE LIEUTENANT MICHAEL F SMITH (M)**Ref: 23-1-IV****Entered: 01/27/2023 @ 0845****Entry ID: MFS****Modified: 01/27/2023 @ 0853****Modified ID: MFS**

January 27, 2023

Sir,

On January 26, 2023, at approximately 6:00pm, Detective Zina Kelsch entered the Onset Beach Patio & Grill, 182 Onset Avenue. Detective Kelsch ordered an alcoholic beverage and was told by a staff member that they would not be able to sell her the alcohol. They explained that they did not, at this time, have a license to sell alcohol. She was advised they would have a license in April and to visit them at that time.

Respectfully submitted,

Michael Smith
Lieutenant
Wareham Police Department

Attachment to 2/21/23
Meeting minutes

ALTERNATIVE ENERGY COMMITTEE

PROPOSED BY SHERRY QUIRK

WHAT HAS CHANGED SINCE OUR OCTOBER 7, 2022 APPEARANCE?

- Decommissioning costs of solar projects and related battery storage, including creditworthiness of developers and landowners

- Onsite battery storage for large ground mounted solar projects

- Large battery storage projects proposed elsewhere in the state

- Large incentives for solar and battery storage established by Inflation Reduction Act (“IRA”), see:

- [Inflation Reduction Act Extends and Modifies Tax Credits for Solar Projects](#)
[| McGuireWoods](#)



WAREHAM WOULD
BENEFIT FROM
FOCUSED
ATTENTION BY A
MULTIDISCIPLINARY
TEAM
REPRESENTING
DIVERSE POINTS OF
VIEW

WHAT DO WE NEED FROM THE SELECT BOARD?

WHERE TO REPORT?

- Select Board or Planning Board
- Considerations

WHAT IS ITS MISSION AND FOCUS?

- Narrow and focused
- Defined work product

WHAT IS THE TIMING OF INITIATION AND COMPLETION?

- Ignition after **upcoming** Town Meeting
- Work product by **next Fall** Town Meeting

WHAT TO DO UNTIL AFTER TOWN MEETING?



Identify Talent

Recruit

- Fire Department

- Developers

- Planning Board

- Police Department

- Landowners

- Conservation Commission

IDENTIFY NECESSARY TALENT

- Financial

- Environmental Groups

- Residents

- Real Estate

- Land trusts

- Other

RECRUIT

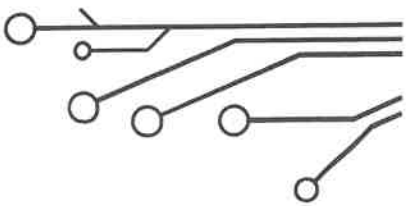
- Helpful to have Select Board's guidance and approval
- Appreciate the Select Board's advice and direction

Questions?

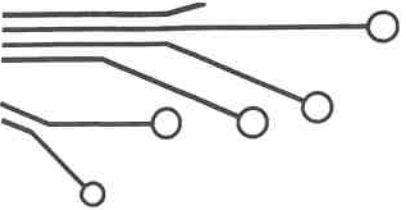
The background is a light gray with a subtle, abstract pattern of white lines and circles, resembling a circuit board or a network diagram. A dark gray, rounded rectangular box is centered horizontally, containing the title and authors' names in white text.

POTENTIAL ACTION PLAN FOR ALTERNATIVE ENERGY

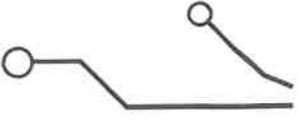
PROPOSED BY SHERRY QUIRK, CARL SCHULZ, AND DENISE WOLK

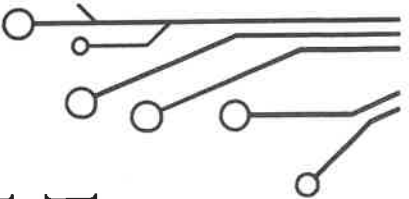


MISSION

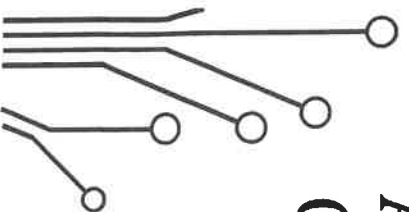


- Become and remain informed regarding current and advancing regulations which affect the Town with regards to renewable energy
- Learn about new and emerging renewable energy generation and storage technologies, and how they may affect development proposals in the Town
- Monitor proposals for existing and emerging renewable energy generation and storage technologies and their potential effect on our Community in an unbiased manner
- Identify, develop, and recommend strategies for the future to the BOS that include analytical, reactive and proactive elements
- Suggest proactive bylaw adjustment and/or the need for further study as may become necessary
- Develop informative outreach for the Community based on REC findings upon request of the BOS



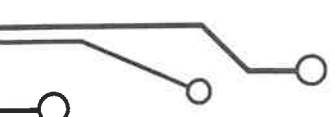
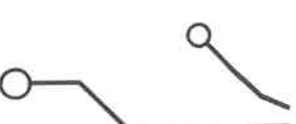


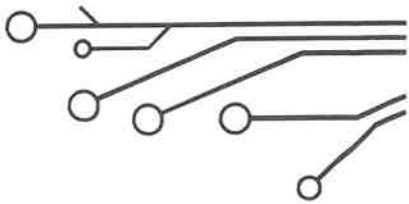
IDENTIFY PRELIMINARY SUBJECT AREAS OF INTEREST AND AREAS OF CHANGE



These could include:

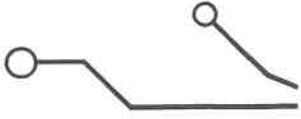
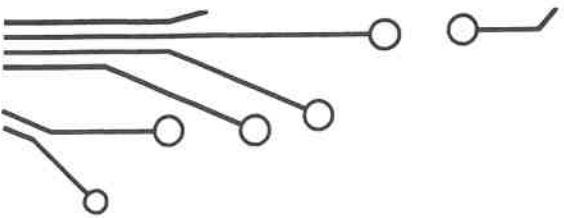
- Energy efficiency
- Battery storage
- Solar bylaws
- Recently enacted Massachusetts Climate Legislation
 - Agri-solar: combining farming with solar development
- Offshore wind: job training, manufacturing
- Affected committees and boards
- Zoning bylaws and Building Code
- Master plan

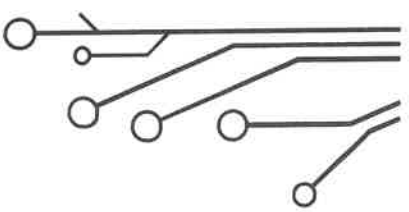




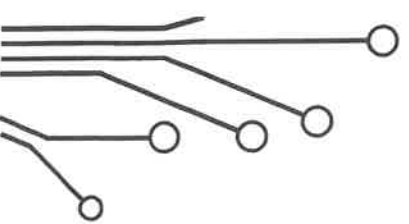
BACKDROP:

WHAT ARE WE
ADDRESSING?

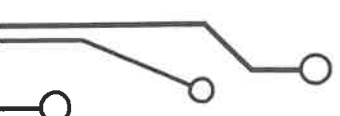
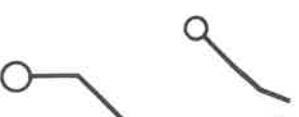




IDENTIFY THE VALUES TO BE PROTECTED



- Health, Safety, and Welfare of Citizens
- Aquifer
- Environment
- Fiscal Health of the Town
- Economic Development
- Community vibe (e.g., look and feel of the town)



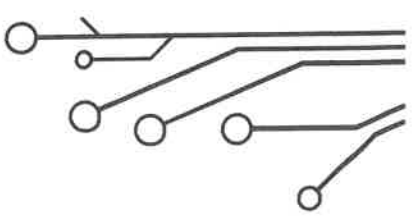


Energy
Efficiency

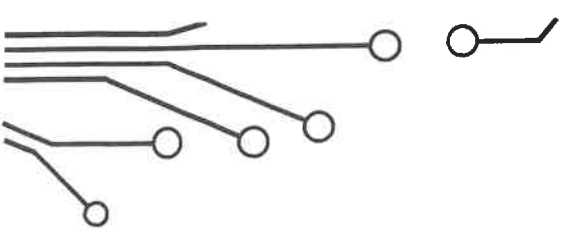


ACHIEVING NEAR-
TERM SAVINGS

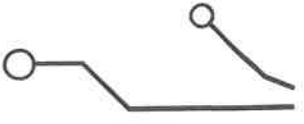




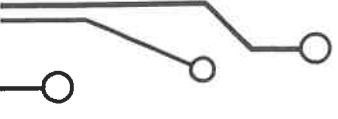
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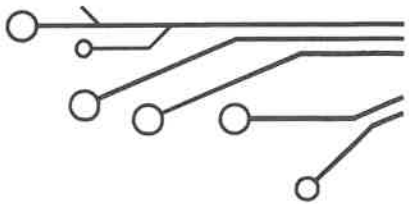


BATTERY ENERGY STORAGE

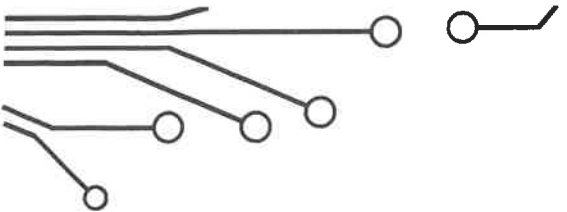


RESEARCH & EXPLORE

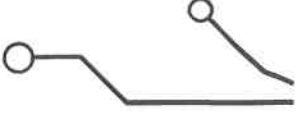




Example:

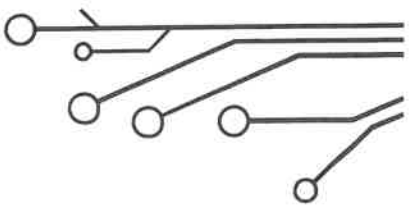


BATTERY ENERGY STORAGE

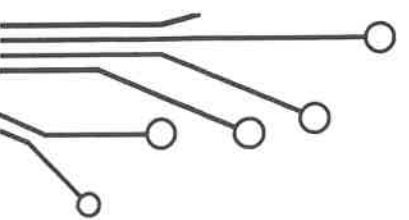


POTENTIAL ACTION PLAN





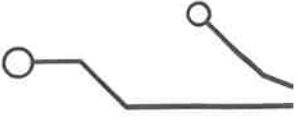
OTHER POTENTIAL PROJECTS

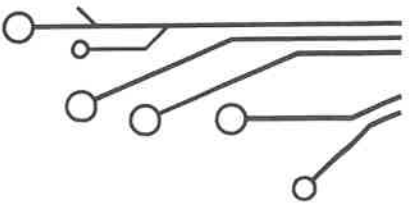


Solar Bylaw

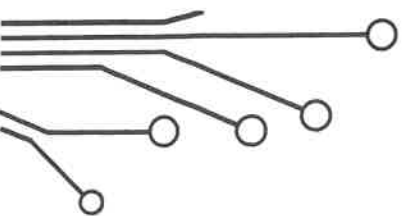
MA Climate Bill

- Investigate, monitor, and report to the BOS on the impact of DPU Plymouth Group study

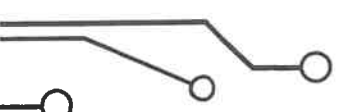
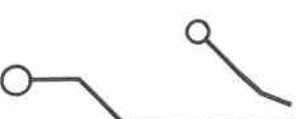




TO BE CONSIDERED



- Safety
- Environmental
- Economic Development
- Affected town boards
- Developers
- Eversource
- Legal/regulatory requirements
- Other
- Community vibe
- Grower/farmer involvement





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.

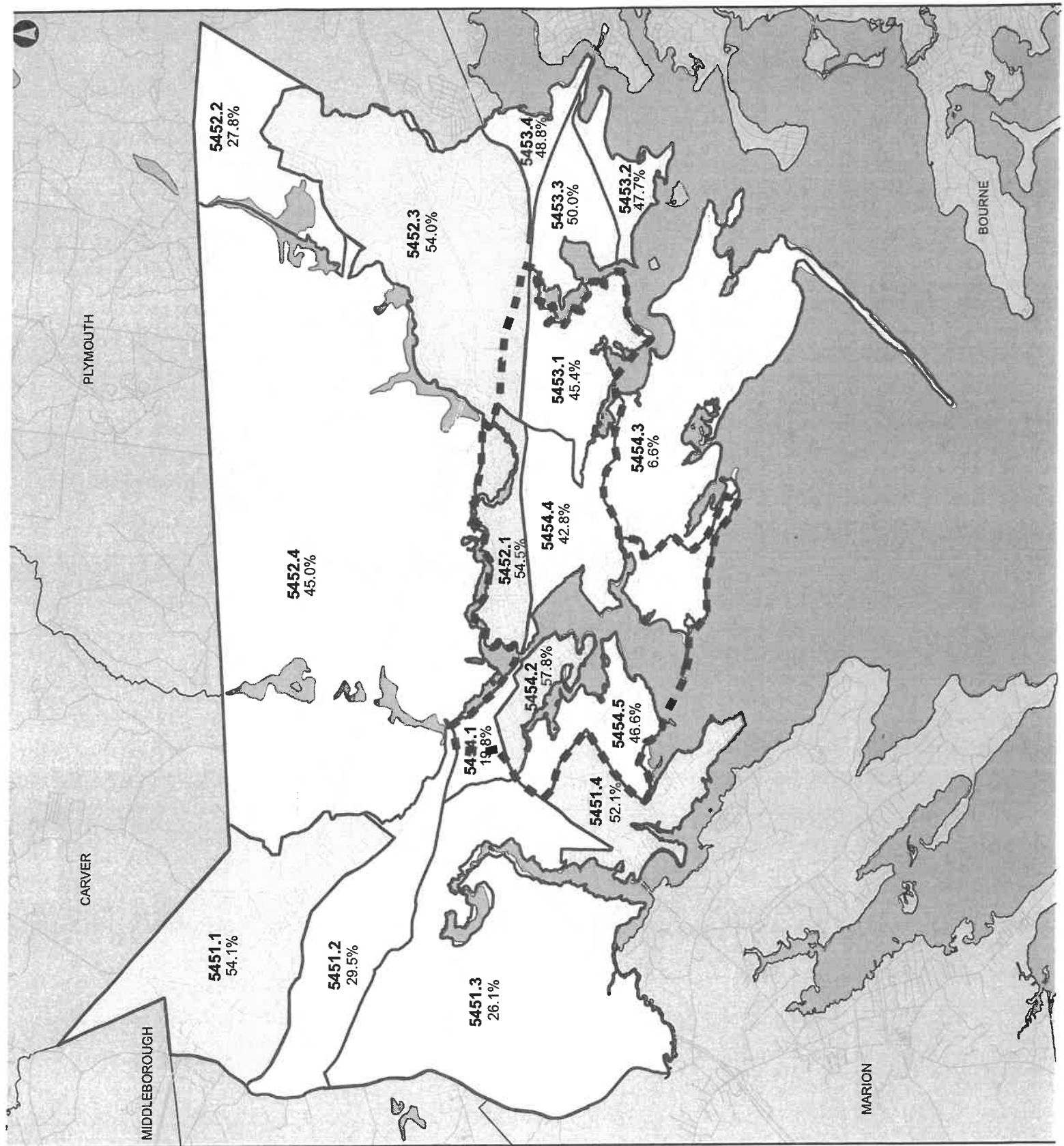
Town of Wareham Target Area Map

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



Activity	National Objective & Eligibility	Project Description	Proposed Impacts	Potential Budget	Suggested Budget
Public Social Services (Up to five different programs)	Benefit to LMI individuals	Not yet determined. The Town expects to work with local providers it has funded in previous years. Past funded programs have included food security, homelessness prevention, afterschool programs and transportation subsidies.	In a typical grant year, Wareham's public social service activities typically assist thousands of town residents.	Up to \$330,000 (20% of the grant total)	\$270,000 (\$120,000 Damien's Place, \$120,000 Turning Point, \$30,000 to be determined)
Housing Rehabilitation Program	Benefit to LMI households	The Town currently has no housing rehabilitation program funds.	Wareham estimates it will rehabilitate 12-16 units. A substantial waiting list exists.	Potential budget of \$600-\$800,000.	\$700,000 (14 units)
Redwood Park Window Replacement Project	Benefit to LMI households	The Wareham Housing Authority (WHA) has begun a multi-year effort to replace all of the windows in the Redwood Park development. The existing windows are the original, double-hung wooden windows (circa 1974).	The WHA is seeking funding to replace all the windows in two of the Redwood Park Buildings (a total of 168 windows).	Potential budget of \$150-\$300,000.	\$280,000 (Based on estimate from work on Buildings A & B)

Program Delivery & General Administration	N/A	These funds will be used to fund a local administrative assistant and bookkeeper position and to hire a CDBG management consultant.	Total administrative funding (Program Delivery and General Administration) is limited to 27% of the grant. General Administration is capped at 15% and is included in 27% described above.	Up to \$445,500 (27% of the grant total)	\$400,000
				TOTAL:	\$1,650,000