

MINUTES OF MEETING OF THE SELECT BOARD

Date of Meeting: March 14, 2023
Date of Transcription: April 19, 2023
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

Remote meeting due to COVID 19

2. ROLL CALL

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

Not Present: Derek Sullivan, Town Administrator
Rich Bowen, Town Counsel

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The Wareham Boys Basketball game has been rescheduled for March 15th and will be held at Bridgewater Raynham beginning at 6:00pm.

There will be a Showcase Wareham event sponsored by the Wareham Redevelopment Authority on March 30th at the Town Hall Auditorium. This will be an all-day event for small businesses in Wareham and Onset to introduce themselves and their businesses. There will be performances by Grace Morrison, Chip Allen and Friends and Interlude, three musical performances.

5. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

6. LICENSES AND PERMITS

- a. **Discussion and possible vote on the possible discipline of the Seasonal Common Victualler Wines & Malt Beverages License for Main Street Deli LLC d/b/a Onset Beach Patio & Grille, 182 Onset Ave., Onset, MA.**

This item will be discussed at a future meeting.

- b. **Application from the Church of the Good Shepherd to place signs on Town Property.**

MOTION: Ms. Wurts moved to approve the application from the Church of the Good Shepherd to place signs on Town property. Mr. Chadwick seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- c. **Application from Wareham Garden Club to place signs on Town Property.**

MOTION: Ms. Wurts moved to approve the application from the Wareham Garden Club to place signs on Town Property. Mr. Chadwick seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

7. TOWN BUSINESS

- a. **Update and possible vote regarding the Cable Advisory Committee report.**

This report will be provided at a future meeting.

SELECTMEN MEETING MINUTES-3/14/2023 (CONT'D)

- b. **Update from representatives of Royal Crest Mobile Home Park regarding resident's purchase of park.
(Presented by Robert Costa)**

Present before the Board: Robert Costa, Vice President of the Royal Crest Residence Association; Al Lantini, Operations Director.

Mr. Costa stated that Royal Crest closed on a thirty year deed restriction along with other restrictions that include how they market the home in the park. There is also a rent increase restriction. In addition, all residents have signed a lease rider that goes with the occupancy agreement involving a ninety day sale purchase that requires specific guidelines and eligibility. There are currently 138 residents, 10 vacant lots and 10 additional homes for sale.

- c. **Presentation, discussion and possible vote regarding the establishment of an Alternative Energy Committee.
(Presented by Sherry Quirk)**

Ms. Quirk presented the creation of an Alternative Energy Committee to address issues concerning solar projects and battery storage. In addition, the proposed committee would focus on regulating new technologies, potential effects the issues have on the community, identify and recommend strategies and suggest possible solutions.

- d. **Presentation of the Upper Cape Regional Technical School Budget article.
(Presented by Robert Fichtenmayer and Dominic Cammarano)**

Presenters were not present.

- e. **Presentation of the WPCF Enterprise Fund article.
(Presented by Guy Campinha and James Giberti)**

Mr. Campinha explained that the funds are used to finance services provided for collecting, transporting and treating wastewater from home, businesses and the industry.

- f. **Presentation of the Wareham Middle School Roof Replacement Project article and Transfer of McKinney-Vento Funds to Transportation Revolving Account article.
(Presented by Matthew D'Andrea and Kristen Flynn)**

Present before the Board: Matthew D'Andrea, Superintendent of Schools, Kristin Flynn, Finance Director, Eric Trahan, Facilities Supervisor

Dr. D'Andrea presented the Middle School Roof Replacement project that included an overview of past projects and renovations. He provided a roof plan of what sections of the roof are leaking and needs replacement. In addition, the school will be reimbursed 71.58% on the sections of the roof that qualify for reimbursement.

The transfer of McKinney-Vento Funds to the Transportation Revolving Account is for the transportation of homeless students to and from school where their temporary housing is outside of the district. This is part of the McKinney-Vento Homeless Education Assistance Act.

- g. **Presentation of the Harbor Services Permit Receipts Reserved for Appropriations Account article.
(Presented by Garry Buckminster)**

Mr. Buckminster explained that the article is requesting funds for supplies to build kayak racks and dinghy racks, vessel dockage and outboard motor replacement.

- h. **Discussion and possible vote regarding rate establishments and rate changes requested by the Department of Natural Resources.**

Mr. Buckminster provided the current rate changes and proposed rate changes for the Department of Natural Resources.

(See attachment)

MOTION: Mr. Chadwick moved to approve the rate changes as submitted for 2023-2024. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-3/14/2023 (CONT'D)

- i. **Discussion and possible vote to authorize Chair to provide letter to House, Senate and Massachusetts Municipal Association supporting HD3675 \ SD2257 which would establish a new independent state authority to assist municipalities with construction of or improvements to public safety or municipal buildings and facilities.**

MOTION: Mr. Slavin moved to authorize the Chair to provide a letter to the House, Senate and Massachusetts Municipal Association supporting HD3675 \ SD2257 which would establish a new independent state authority to assist municipalities with construction of or improvements to public safety or municipal buildings and facilities. Ms. Wurts seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- j. **Appointment of Town Counsel according to Town Bylaw Division I, Article III, section 1.**

MOTION: Ms. Wurts moved to appoint Richard Bowen as Town Counsel according to Town Bylaw Division I, Article III, section 1. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- k. **Discussion and possible vote to recommend action on articles for the 2023 Annual Spring Town Meeting.**

MOTION: Ms. Wurts recommended favorable action on the WPCF Enterprise Fund article (Article 10) for the 2023 Annual Spring Town Meeting Warrant. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-abstained, Ms. Wurts-yes, Ms. Whiteside-yes.

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

MOTION: Ms. Wurts recommended favorable action on the FY 2024 Community Preservation Fund Reserves article (Article 11) for the 2023 Annual Spring Town Meeting Warrant. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts recommended favorable action on the Woodland Cove Phase II article (Article 12) for the 2023 Annual Spring Town Meeting Warrant. Ms. Whiteside seconded. Roll Call: Mr. Besse-no, Mr. Chadwick-no, Mr. Slavin-no, Ms. Wurts-no, Ms. Whiteside-no.

VOTE: 0-5-0

MOTION: Ms. Wurts recommended favorable action on the Sawyer Conservation Area article, (Article 13) for the 2023 Annual Spring Town Meeting Warrant. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts recommended favorable action on the Depot Auto LLC, Onset Train Station article (Article 14) for the 2023 Annual Spring Town Meeting Warrant. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-abstained, Ms. Wurts-yes, Ms. Whiteside-yes.

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

MOTION: Mr. Slavin recommended no action on the Wareham Middle School Roof Replacement Project article (Article 18) for the 2023 Annual Spring Town Meeting Warrant. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts recommended favorable action on the Transfer McKinney-Vento Funds to Transportation Revolving Account article (Article 19) for the 2023 Annual Spring Town Meeting Warrant. Mr. Chadwick seconded. Roll Call: Mr. Besse-abstained, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

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

MOTION: Ms. Wurts recommended no action on the Terminate Contract 2022-001/Sewer (Swifts Beach) Citizens Petition article (Article 20) for the 2023 Annual Spring Town Meeting Warrant. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-3/14/2023 (CONT'D)

MOTION: Ms. Wurts recommended favorable action on the Town of Wareham Playground Revolving Fund-Citizens Petition article (Article 21) for the 2023 Annual Spring Town Meeting Warrant. Mr. Chadwick seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-no, Ms. Wurts-yes, Ms. Whiteside-yes.

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

MOTION: Ms. Wurts recommended favorable action on the Parker Mills Dam Citizens Petition article (Article 22) for the 2023 Annual Spring Town Meeting Warrant. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 1-0-4 (Mr. Slavin, Mr. Chadwick, Mr. Besse and Ms. Whiteside opposed)

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

Ms. Whiteside received a request to provide a letter of support to Damien's Pantry to submit an application community project funding.

MOTION: Mr. Besse moved to authorize the Chair to send a letter of support to Damien's Pantry for community project funding. Ms. Wurts seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

8. TOWN ADMINISTRATOR'S REPORT

No report.

9. LIAISON/INITIATIVE REPORTS/BOARD'S COMMENTS

Mr. Slavin stated that the Swifts Beach Road project and traffic light has been moved into fiscal year 2025.

Ms. Whiteside gave a presentation to the Council on Aging. There were many questions regarding the programs and Jacqui Nichols, Director of Assessing was present to answer questions about tax abatements and the Senior Work Off Program.

10. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes: February 21, 2023; February 28, 2023.

MOTION: Ms. Wurts moved to approve the meeting minutes for February 21, 2023 and February 28, 2023. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- c. Review and possible vote to approve revised executive session minutes:
November 9, 2021; November 16, 2021; December 7, 2021; January 4, 2022;
February 8, 2022.

MOTION: Ms. Whiteside moved to approve and hold the revised executive session minutes for November 9, 2021, November 16, 2021, December 7, 2021, January 4, 2022 and February 8, 2022. Mr. Slavin seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

11. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

12. ADJOURNMENT

MOTION: Mr. Slavin moved to adjourn at 8:44 p.m. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

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

SELECTMEN MEETING MINUTES-3/14/2023 (CONT'D)

Respectfully submitted
Cassandra Slaney
Department Assistant

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

Attest:


Patricia A. Wurts, Clerk

Date Signed: 5/3/23

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Application from Church of the Good Shepherd and Wareham Garden Club to place signs on Town property.
2. Alternative Energy Committee presentation.
3. Wareham Middle School Roof Replacement project presentation.
4. Rate change presentation for Department of Natural Resources.
5. Meeting minutes for February 21, 2023 and February 28, 2023.
6. Executive session minutes for November 9, 2021, November 16, 2021, December 7, 2021, January 4, 2022 and February 8, 2022.

Date sent to Town Clerk: _____

Attachment to 3/14/23
meeting minutes

MSBA

Select Board Meeting

03/10/2023

WAREHAM MIDDLE SCHOOL ROOF REPLACEMENT



Owner's Project Manager
LEFTFIELD LLC

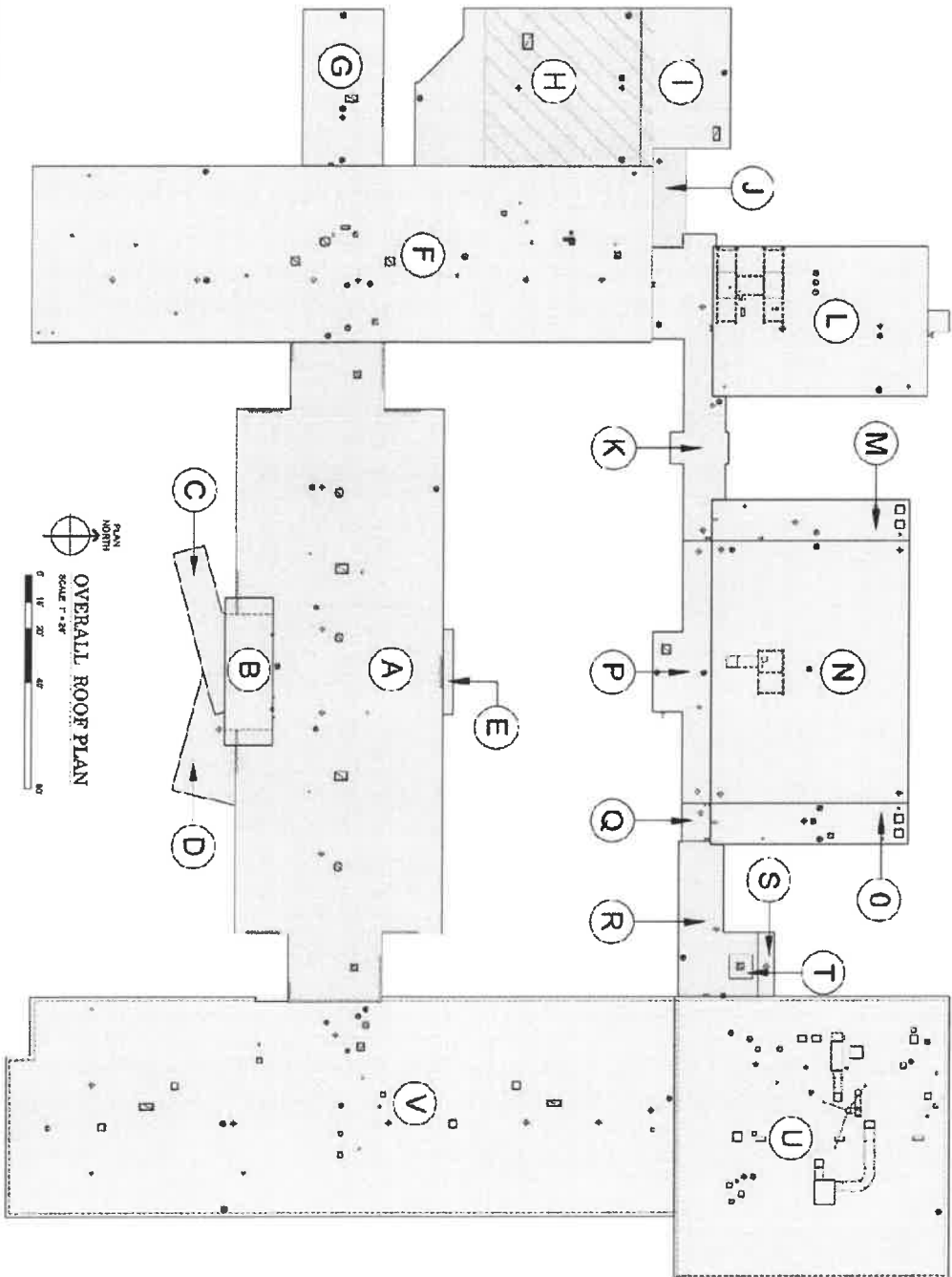
Architect/Design Team
CGKV Architects

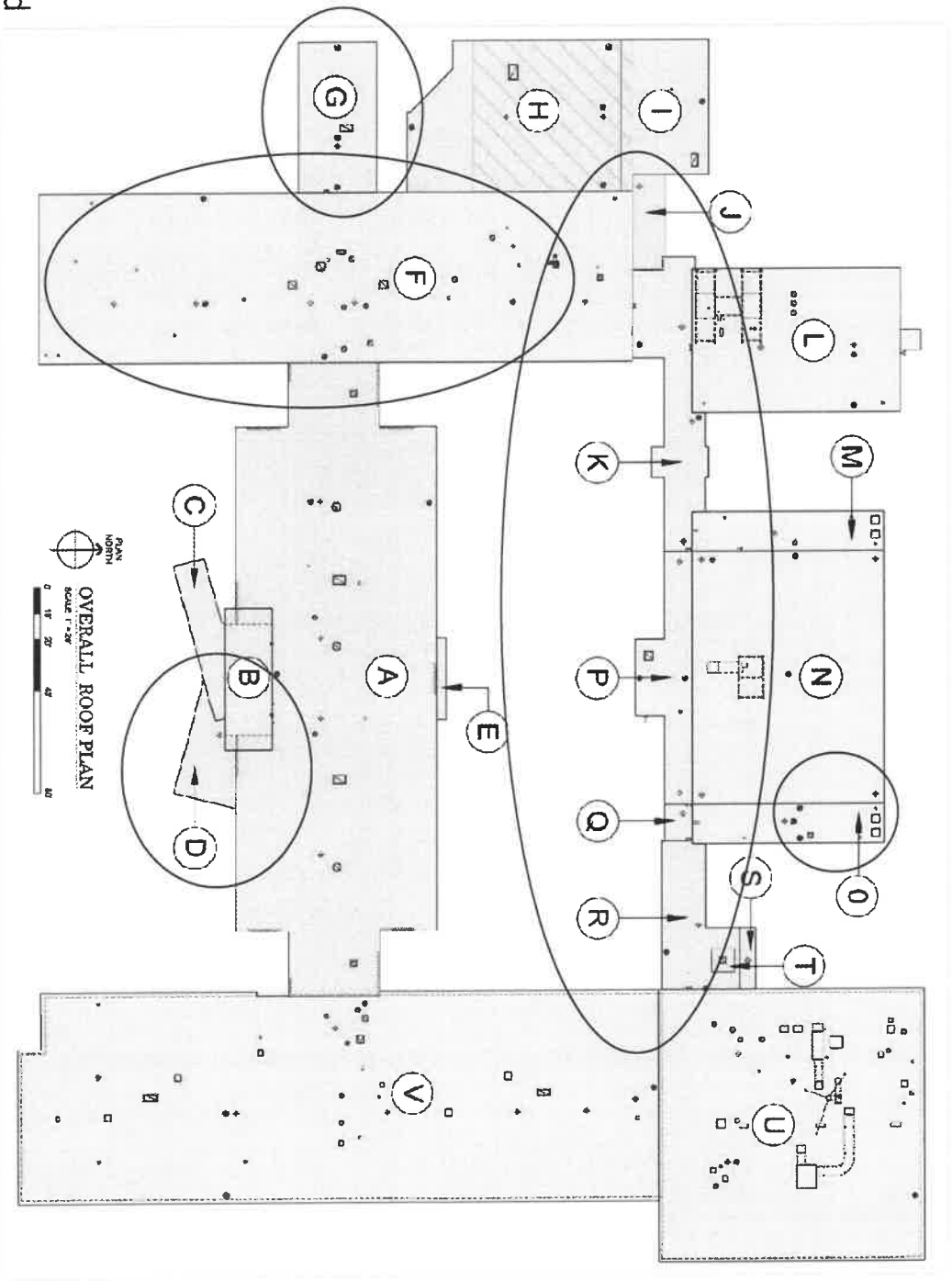
Wareham Middle School

Project Overview

Wareham Middle School:

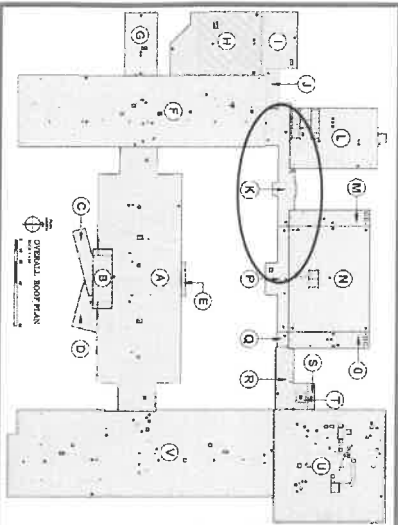
- Constructed in the 1950's (1956)
- Addition/Renovation in 2004
- Currently serves 450 students
- Buildings gross Sq. Footage Approx. 167,000



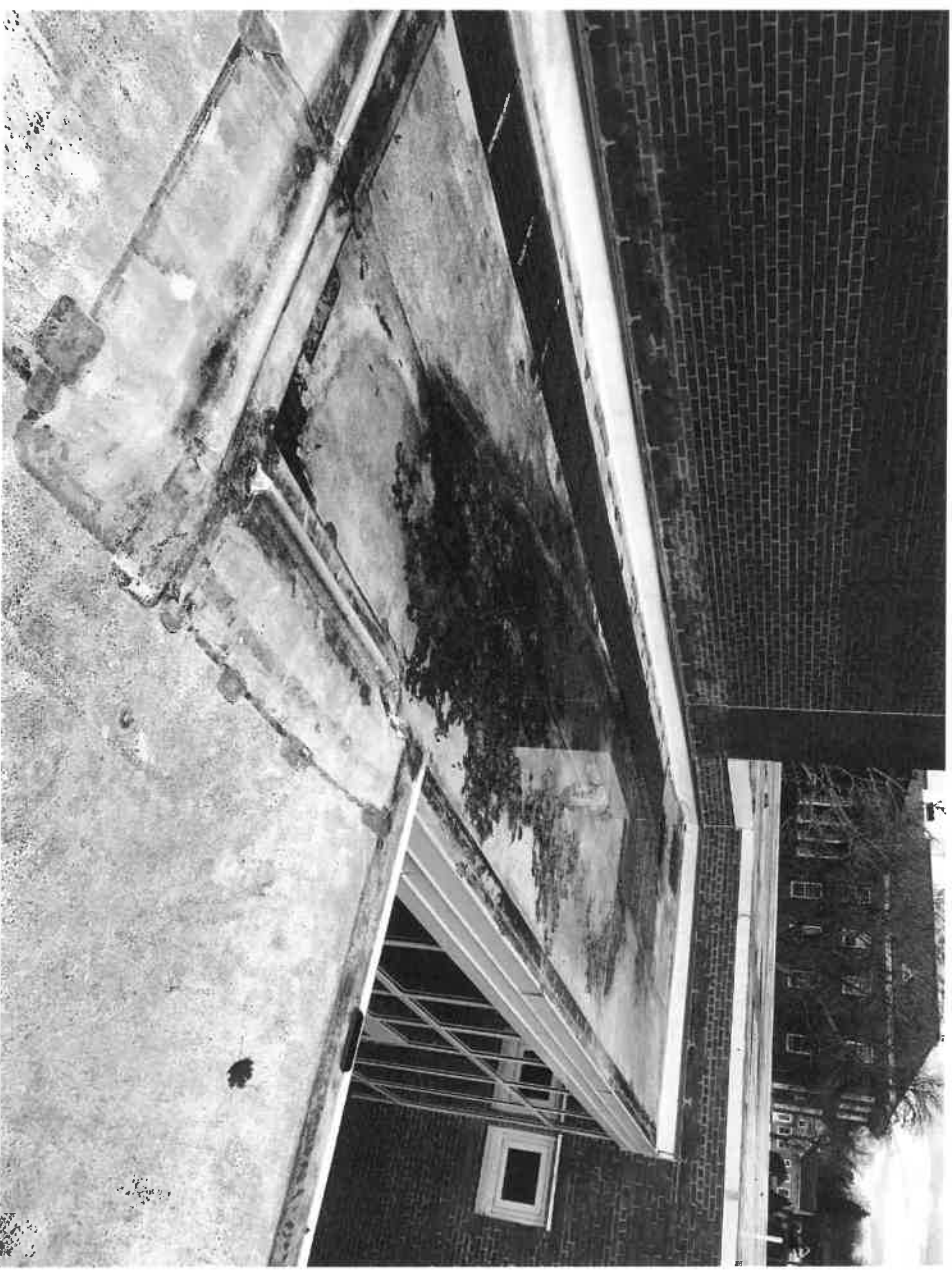
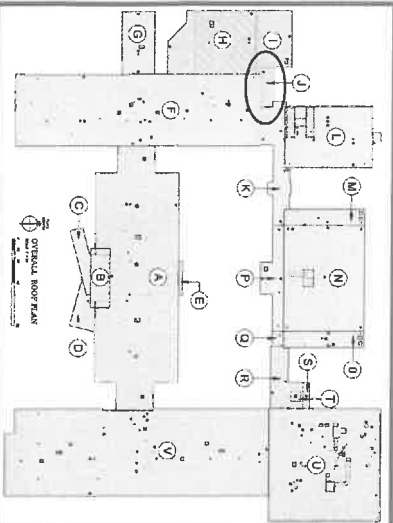


Recent Leaks Found

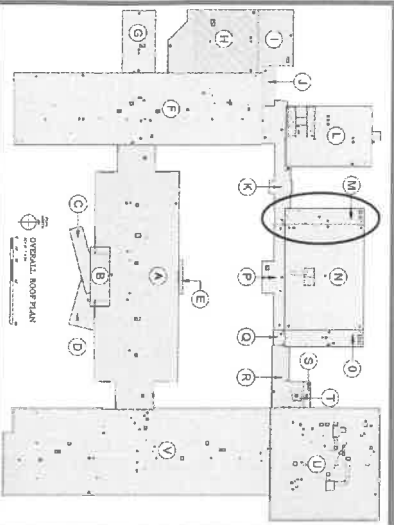
Section K



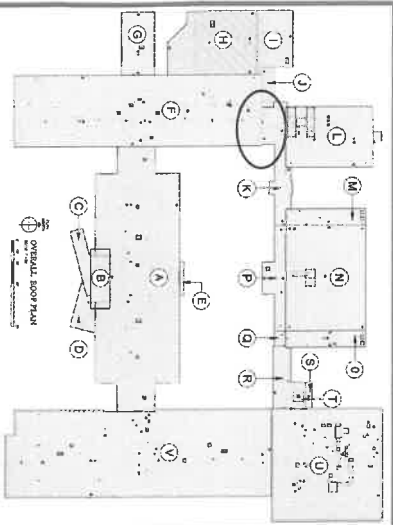
Section J



Section M



Interior Water Damage



MSBA Accelerated Repair Program Reimbursement Rate Certification
Calendar Year 2021

Wareham

MSBA Reimbursement Rate Calculation	
Base Points	31.00
Income Factor	8.84
Property Wealth Factor	14.74
Poverty Factor	17
MSBA Reimbursement Rate	71.58

Certification

By signing this Reimbursement Rate Certification, I hereby certify that I have read, understand, and accept the reimbursement rate set forth above, and I hereby acknowledge and agree on behalf of the Eligible Applicant that the above-stated reimbursement rate is the rate that will be used to calculate the maximum Total Facilities Grant for the proposed project.

DocuSigned by:

Derek Sullivan

Local Chief Executive Officer Town Administrator
Derek Sullivan

9/6/2022

Date

DocuSigned by:

Kevin Brogioni

School Committee Chair
Kevin Brogioni

9/1/2022

Date

Reimbursement Rate

Wareham Middle
School

DocuSigned by:

Matthew Pludra

Superintendent of Schools
Matthew Pludra

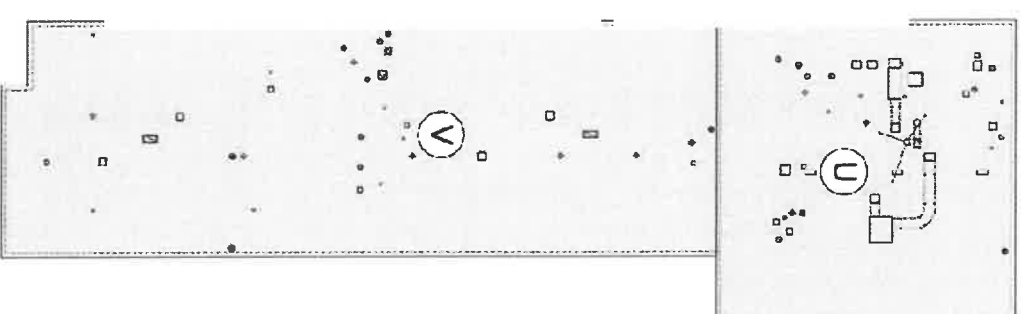
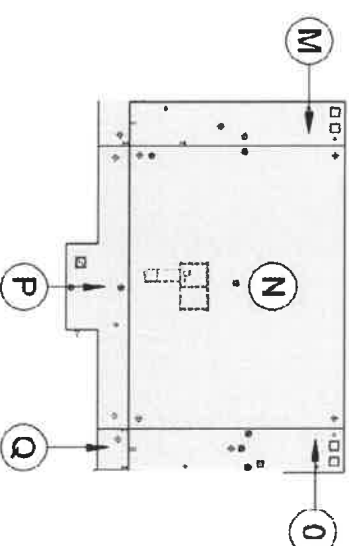
9/1/2022

Date

Wareham Middle School

Cost Estimate

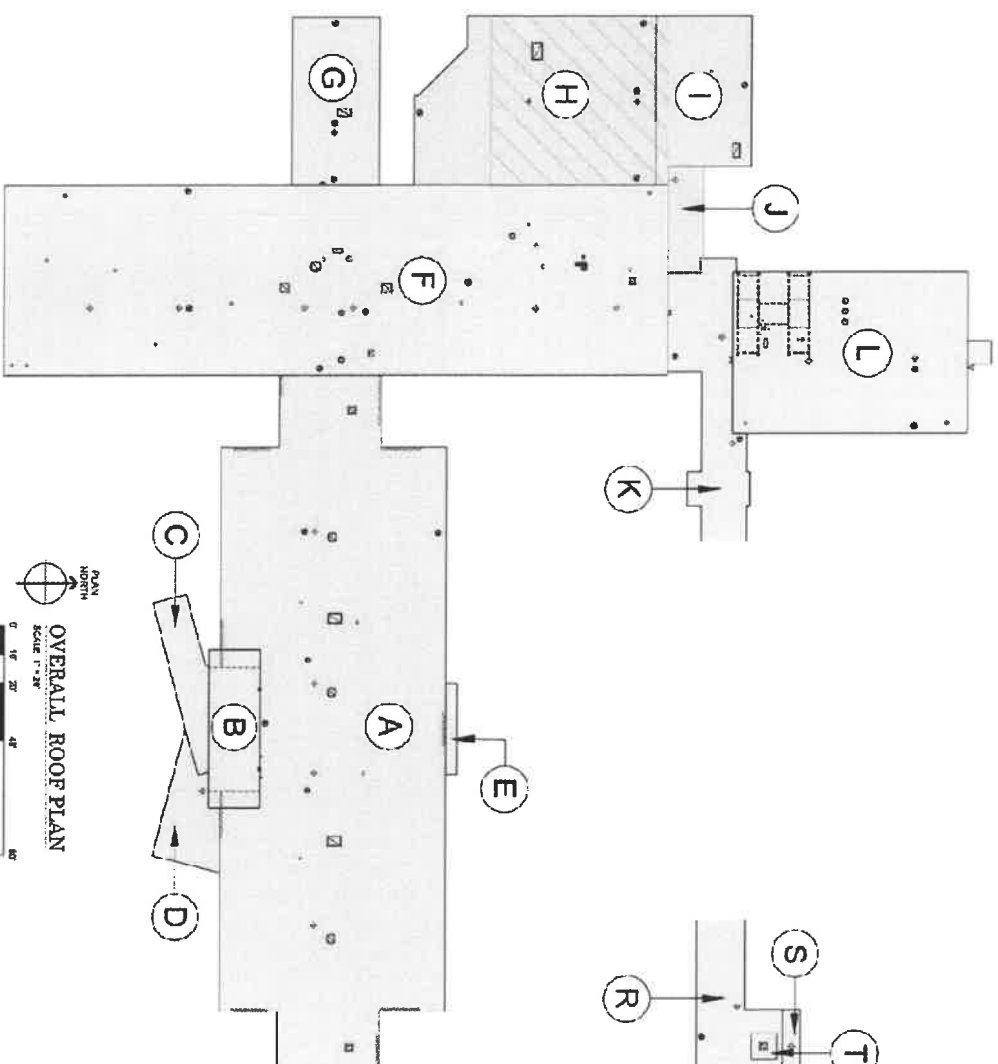
Reimbursable Sections

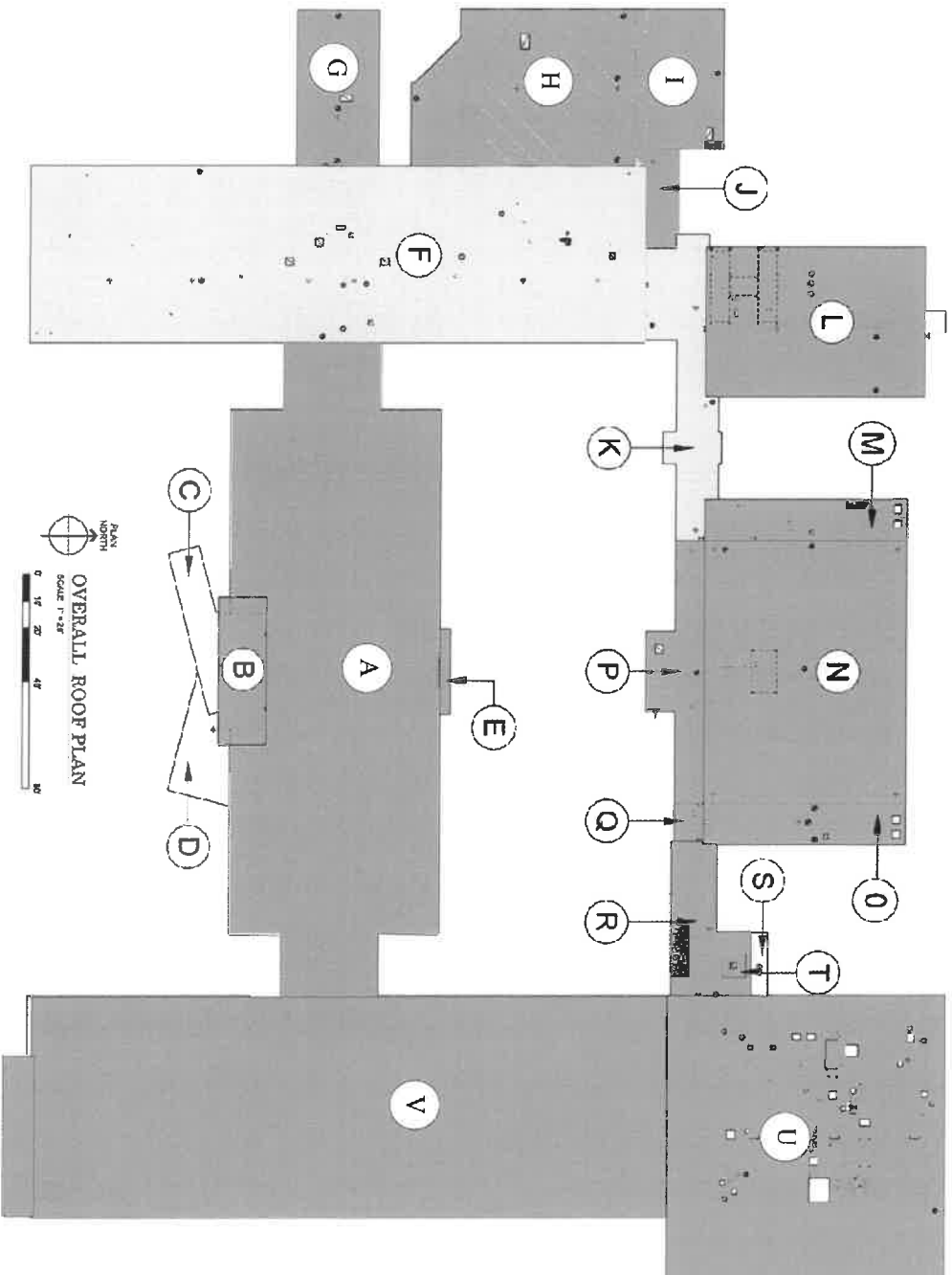


Wareham Middle School

Cost Estimate

Non-reimbursable Sections





- Summer 2023 Partial Roof Project: Estimated Cost: \$1.5 million (Not eligible for reimbursement)
- Summer 2024 Remaining Roof Project: Estimated Cost: \$7,491,377 (M,N,O,P,Q,U,V eligible for reimbursement @ 71.58%)

Total Project Budget: \$8,991,377

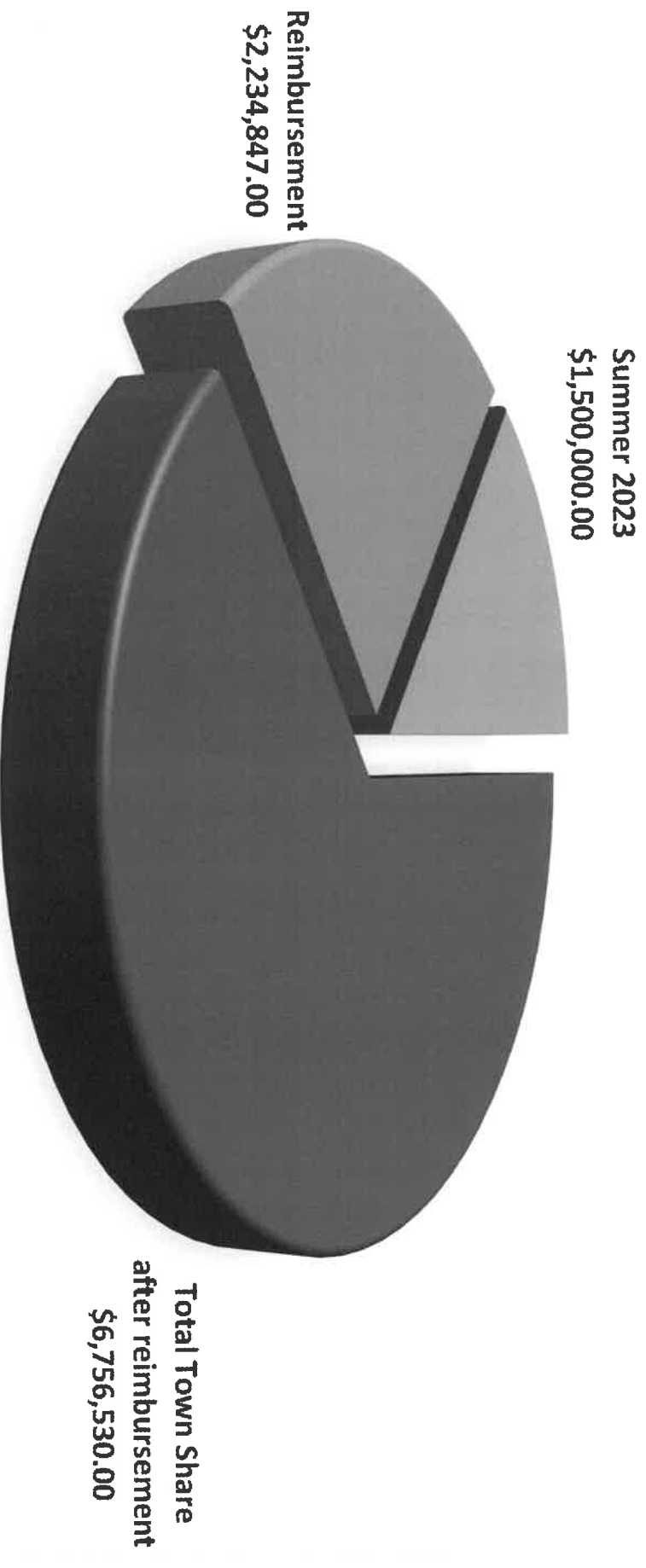
Summer 2023 Town Share: \$1,500,000

Summer 2024 Town Share: \$7,491,377 (\$8,991,377 - \$1,500,000)

Maximum Total Facilities Grant (Reimbursement): \$2,234,847

Total Town Share after reimbursement: \$6,756,530

TOTAL PROJECT BUDGET:
\$8,991,377





Town of Wareham

Department of Natural Resources

54 Marion Road, Wareham Massachusetts 02571
508-291-3100 Extension 3180
dnr@wareham.ma.us

R. Garry Buckminster
Director/Harbormaster
Town of Wareham

2023 Fee Updates

Harbor Service Permits

• Dinghy Dock Permit	Current rate \$75.00	Proposed \$125.00
• Beached Dinghy Permit	New	Proposed \$ 25.00
• Kayak Rack Storage Permit	New	Proposed \$100.00
• Temporary Rafts/Floats	Current rate \$100.00	Proposed \$150.00
• Mooring Application Fee	Current rate \$ 10.00	Proposed \$ 15.00
• Mooring Application Renewal	Current rate \$ 5.00	Proposed \$ 15.00

Launch Service

• Season Pass	Current rate \$125.00	No proposed change
• 10 Round Trip Pass	Current rate \$ 27.00	Proposed \$35.00
• Single Round Trip	Current rate \$ 3.00	Proposed \$ 5.00
• Dock to Dock Trip (no boat tie-up)	Current rate \$ 3.00 per person	No proposed change
• N/C 12 years or younger	Current rate – no charge	

Transient Rates

• Overnight Dockage -	Current rate \$ 2.00 per foot	Proposed \$ 3.00 per foot
• Transient Mooring Rate	Current rate \$35.00 per night	Proposed \$40.00

Boat Removal and Storage Rates

• Removal of vessel from beach or public property	Proposed \$ 25.00
• Removal of vessel from beach or public property after storm order to remove by Harbormaster	Proposed \$100.00
• Per Day Storage Fee of removed vessels	Proposed \$ 5.00

2024 Harbor Service Permit Rates

• <u>Current HSP with mooring</u>	Rate \$ 75.00 + \$3.00 per foot
• <u>Current HSP with mooring and no vessel</u>	Rate \$125.00
• <u>Current HSP with vessel on private dock</u>	Rate \$ 85.00
• <u>Current HSP for vessels on commercial docks/moorings</u>	Rate \$ 85.00
• Proposed HSP with mooring	Up to 16ft \$150.00
• Proposed HSP with mooring w/vessels 17+	Proposed \$100.00 + \$4.00 per foot
• Proposed HSP with mooring and no vessel	Proposed \$175.00
• Proposed HSP vessel on private dock	Proposed \$ 85.00 No Change
• Commercial HSP vessel on dock or mooring	Proposed \$200.00



Town of Wareham

Department of Natural Resources

54 Marion Road, Wareham Massachusetts 02571
508-291-3100 Extension 3180
dnr@wareham.ma.us

R. Garry Buckminster
Director/Harbormaster
Town of Wareham

Surrounding Municipality Rates

Plymouth

\$10 per foot (annual) 21ft boat = \$210
Mooring Permit \$50 flat fee (annual)
Permit fee Tender Fee \$250 flat fee (annual) Tender Sticker
Waterway Fee \$150 (annual) Resident
Waterway Fee \$250 (annual) Non-Resident

Marion

\$70.00 Permit + \$5.00 per foot Current, Proposed \$100.00 + \$5.00 per foot – Private Mooring
\$100.00 Non-Resident Privilege fee for each non-resident mooring
\$180.00 Permit + \$5.00 per foot – Commercial Mooring
\$100.00 Late Fee
\$85.00 - \$200.00 Dinghy Dock

Bourne

100.00 per mooring
200.00 per commercial mooring

Mattapoisett

\$75.00 + \$2.50 per foot Resident \$6.00 per foot Non-Resident
Minimum charge 25 foot
\$160.00 Commercial Rate
\$120.00 – Empty Mooring
\$180.00 Dinghy Permit

Fairhaven

\$30.00 - \$70.00 + \$1.00 - \$6.00 per foot charge

Dartmouth

\$90.00 Private + 4.50 per foot Resident / \$9.00 per foot Non-Resident
\$180.00 Commercial
\$100.00 Season Dinghy/Kayak Rack Rate
\$15.00 Beached Dinghy Permit