

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: March 22, 2022
Date of Transcription: March 29, 2022
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

Remote meeting due to COVID 19

2. ROLL CALL

Selectmen Present: Judith Whiteside, Chairman
Patrick G. Tropeano, Clerk
James M. Munise
Alan H. Slavin
Peter W. Teitelbaum, Esq.

Also Present: Rich Bowen, Town Counsel

Not Present: Derek Sullivan, Town Administrator

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

There will be a 50's Sock Hop dance at Salernos from 5pm – 9pm. The cost is \$15.00 and all proceeds will go to the Council on Aging. Prizes will be given for the best costumes and there will raffles.

The annual Vietnam Brunch will be taking place at the VFW, Onset on Sunday, March 27th at 10:30 am.

5. TOWN RESIDENT'S COMMENTS

Present Before the Board: Marie Riley

Ms. Riley wanted to make the Board aware that there are difficulties for senior citizens going up and down the stairs at the Multi-Service Center and could be potential hazard.

6. BOARD'S COMMENTS

Selectman Slavin stated that the renovations to Tobey Hospital are almost complete.

On Friday, April 8, 2022 a 50's Sock Hop will be held at Salerno's, 196 Onset Avenue from 5:00 p.m. to 9:00 p.m. There will be a \$15.00 door cover and 100% will be donated to Council on Aging. For more information call 508-273-6104.

7. DOG HEARING AT 7:15 PM-BRUNEAU

MOTION: Selectman Tropeano moved to open the dog hearing. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

Present Before the Board: Garry Buckminster, Director Department of Natural Resources; Ernest Trox and David Stahl

On March 21, 2022, the office of the Board of Selectmen received a letter from Adam Bruneau stating that the dog has left the jurisdiction and will not be returning. The letter was hand delivered by his mother and brother.

MOTION: Selectman Teitelbaum moved to continue the hearing indefinitely until the Board receives notification of where the dog has been relocated to. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

8. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

a. Golf Course Advisory Committee-term to expire December 31, 2022.

- i. Thomas Hannon
- ii. James Gilberti
- iii. Brett Labonte

Mr. Hannon and Mr. Gilberti were present at the meeting to express their interest in serving on the Golf Course Advisory Committee. Mr. Labonte was not present at the meeting and will be asked to attend at the next meeting. Candidates will be interviewed and possibly appointed at the March 29th meeting.

b. Solar Bylaw Committee-term to expire at the completion of the 2022 Annual Spring Town Meeting.

- i. James Eacobacci

MOTION: Selectman Tropeano moved to appoint James Eacobacci to the Solar Bylaw Committee to a term to expire at the completion of the 2022 Annual Spring Town Meeting. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

9. LICENSES AND PERMITS

10. TOWN BUSINESS

a. Discussion and possible vote to endorse the Housing Assessment and Production Plan for the Town of Wareham.

MOTION: Selectman Tropeano moved to endorse the Housing Assessment and Production Plan for the Town of Wareham. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

b. Discussion and possible endorsement of Planning Board petition 38-21 street name request.

MOTION: Selectman Slavin moved to approve the endorsement of Planning Board petition 38-21 street name request to "Haven Court". Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-present, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-1 (Selectman Munise present)

c. **Request from Trade Roots to place signs on Town Road, Kendrick Road.**

Discussion ensued and the Board determined that more information is needed before making a decision. This item will be placed on the agenda for approval at a future meeting.

d. **Discussion and possible vote to approve the Wareham Elementary School BAN sale.**

Present Before the Board: John Foster, Town Treasurer

MOTION: Selectman Tropeano moved to approve the sale of \$2,600,000 2.00 percent General Obligation Bond Anticipation Notes (the "Notes") of the Town dated April 7, 2022, and payable April 6, 2023, to Oppenheimer & Co., Inc. at par and accrued interest, if any, plus a premium of \$12,818.

Further Voted: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated March 8, 2022, and a final Official Statement dated March 15, 2022, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a significant events disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Notes for the benefit of the holders of the Notes from time to time.

Further Voted: that the Board authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Notes and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Notes (collectively, the "Documents"), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a ".pdf" file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

Further certified that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Notes were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

SELECTMEN MEETING MINUTES-3/22/2022 (CONT'D)

Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- e. **Presentation by James Giberti, Chairman of the Sewer Commissioners and Guy Campinha, Director of WPCF regarding the sewer department and the following articles:**

Article 10: WPCF Enterprise Fund

Mr. Campinha explained that funds from the General Fund are moved to the Enterprise Fund.

Article 15: Replacement Swifts Beach Sewer Lines to Ruggles Pump Station

Mr. Giberti stated that the lining of the sewer gravity main on Wankinquoah Road and Bayview Street collapsed due to pressure from sump pumps as the gravity main sewer pipe lining cured and this damage is non repairable. The cost for a new pipe replacement is estimated to be \$3,000,000.00.

Article 17: Line Force Main from Narrows to WPCF

Mr. Giberti explained that the Narrows force main was installed in 1972 and has reached its life expectancy of 50 years. It has been assessed for corrosion.

- f. **Request from Church of the Good Shepherd to place signs on Town property.**

MOTION: Selectman Tropeano moved to approve the request from Church of the Good Shepherd to place signs on Town property. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- g. **Presentation from the Wareham School Committee-Article 16: East Wareham School Located at 27 Depot Street, Wareham, MA.**

Present before the Board: Kim Shaver-Hood, Superintendent; Joyce Bacchiocchi, Chair of the Wareham School Committee

Dr. Shaver-Hood explained that the East School has been vacant for a period of time and the district will not be occupying the building. This article would allow the Town to take control of the building and dispose of it.

- h. **Presentation from the Community Preservation Committee-Article 13: The 801 Village.**

Present before the Board: Joan Kinniburgh, Chair of the Community Preservation Committee
Ms. Kinniburgh presented the details of the 801 Village article. *(See attachment)*

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

11. TOWN ADMINISTRATOR'S REPORT

Town Administrator was not present at the meeting.

12. LIAISON/INITIATIVE REPORTS

Selectman Slavin attended an MMA meeting and discussed the budget, ARPA funds and upcoming programs being offered.

13. CONSENT AGENDA

- a. **Authorization to sign bills and documents, etc.**
b. **Approval of meeting minutes:** March 1, 2022; March 8, 2022.

SELECTMEN MEETING MINUTES-3/22/2022 (CONT'D)

MOTION: Selectman Tropeano moved to approve the meeting minutes of March 1, 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Tropeano moved to approve the meeting minutes of March 8, 2022. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-1 (Selectman Tropeano abstained)

**c. Approval of executive session meeting minutes: February 15, 2011;
March 10, 2011.**

MOTION: Selectman Tropeano moved to approve and release the executive session meeting minutes of February 15, 2011 and March 10, 2011. Selectman Slavin seconded. . Roll Call: Selectman Slavin-yes, Selectman Teitelbaum-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

14. EXECUTIVE SESSION

MOTION: Selectman Tropeano moved to enter into executive session for:

M.G.L. 30A §21 (3) Re: Town of Wareham vs AD Makepeace

To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares.

M.G.L. 30A §21 (2) Re: Assistant Town Administrator's employment contract

To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel at 8:36 p.m.

Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Teitelbaum-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

15. ADJOURNMENT

MOTION: Selectman Tropeano moved to exit the executive session. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Teitelbaum-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Tropeano moved to adjourn at 9:30 pm. Selectman Teitelbaum seconded. Roll Call: Selectman Slavin-yes, Selectman Teitelbaum-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-3/22/2022 (CONT'D)

Respectfully submitted
Cassandra Slaney
Department Assistant

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

Attest: _____



Patrick G. Tropeano, Clerk

Date Signed: _____

4-7-22

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Bruneau dog hearing.
2. Appointments for the Golf Course Advisory Committee.
3. Appointments for the Solar Bylaw Committee.
4. Housing Assessment and Production Plan.
5. Trade Roots sign request.
6. Wareham Elementary School BAN sale.
7. Presentation of Town articles for Town Meeting.
8. Application from Church of the Good Shepherd for temporary signs.
9. Meeting minutes for March 1, 2022 and March 8, 2022.
10. Executive session meeting minutes for February 15, 2011 and March 10, 2011.

Date sent to Town Clerk: _____

4-7-22

Attachment to 3-22-22 meeting minutes



WARREHAM
Massachusetts

COMMUNITY PRESERVATION COMMITTEE
SPRING ANNUAL TOWN MEETING 2022
WARRANT ARTICLE

THE 801 VILLAGE AFFORDABLE HOUSING CPA GRANT REQUEST

ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSING

Warrant Article:

To see if the Town will vote to appropriate from the Community Preservation Affordable Housing Reserve Funds or any other available monies in the Community Preservation Act Fund, under the category of Affordable Housing, a grant to Villages 801 Main Street, LLC, with a business location of 815 Main Street, Bldg 2, Wareham, MA 02571 a grant for the sum of \$300,000.00 to construct 6 affordable housing units, and obtain a 40-year affordable housing deed restriction on the land and structures at 801 Main Street, Wareham (Assessors map 88 lot# 1011A) or to do or act in any manner relative thereto.

ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSING

Explanation:

John K. Scanlan is proposing the creation of 6 Affordable Housing rental units, currently referred to as The 801 Village, adjacent to the company's current neighborhood of 49 Affordable Housing rental units at The Village at 815 Main Street. Mr. Scanlan will oversee the project, and has over 30 years of commercial and residential construction experience. The total project cost estimate is \$2,817,000.00, consisting of the CPA funding request of \$300,000.00 (11%). Groundbreaking is anticipated in early Fall 2022, with rental units available no later than Spring 2023. Efforts will be made to accommodate Wareham residents. The current property manager will oversee the new units and current the Maintenance personnel. A letter of support for the additional 6 Affordable Housing units has been submitted by Chief Walter W. Correia, Jr., Wareham Police Department.

Vote:

On 2/23/2022, the CPC voted 6-0-0 to submit this article for consideration at the 2022 Spring Town Meeting.

ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSING

TEAM MEMBERS

JOHN K. SCANLAN – Founder of JK Scanlan Construction – over 30 successfully years and owner/developer of The Village at 815 Main Street, Wareham

NANETTE B. PERKINS, TCSA, ARM – Affordable Housing Specialist

PETER FREEMAN, ESQ. – Freeman Law Group, Affordable Housing Specialist

CHARLES EISENBERG – Eisenberg Consulting-over 18 years specializing in Affordable Housing

GREG SIROONIAN – Rescom Architectural Design, vast experience with modular affordable housing design

RICK TABAZYNSKI – Atlantic Design Engineers

DAVE COUGHANOWK – Soil Expert/EcoTech

801 Main Street Development of 6 Rental Units equaling 14 bedrooms

BUILDING/REAL ESTATE	AMOUNT
Purchase	\$252,000.00
Total	\$252,000.00

1-2-3 Bdrm Sheet	\$949,814.00
Painting, Taping, Siding, Landscaping	\$400,000.00
Burn Renovation	\$300,000.00
Land Preparation	\$200,000.00
Plumbing	\$131,000.00
Electrical	\$131,000.00
Septic	\$150,000.00
Total	\$2,221,814.00

ADMIN EXPENSES	AMOUNT
Architect	\$20,000.00
Engineering	\$42,000.00
Legal and accounting fees	\$65,000.00
Town Permitting	\$86,186.00
Town Inspections	\$10,000.00
Misc	\$15,000.00
Total	\$249,186.00

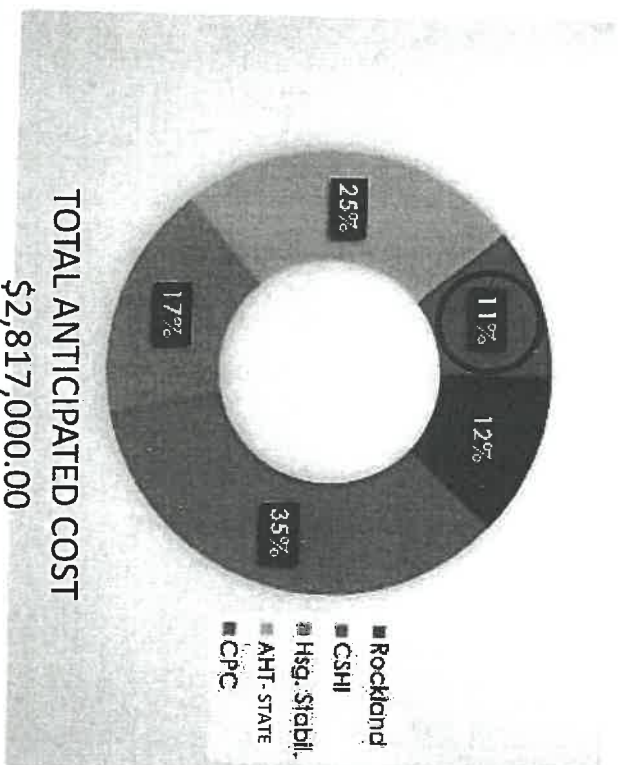
ADVERTISING AND PROMOTIONAL EXPENSES	AMOUNT
Advertising	\$7,500.00
Signage	\$7,500.00
Total	\$15,000.00

OTHER EXPENSES	AMOUNT
Reserve for Contingencies	\$80,000.00

STARTUP EXPENSES	TOTALS
Building/real estate	\$252,000.00
Construction Cost	\$2,221,814.00
Location/development expenses	\$249,186.00
Advertising/promotional expenses	\$15,000.00
Contingency fund	\$80,000.00
Total	\$2,817,000.00

ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSING

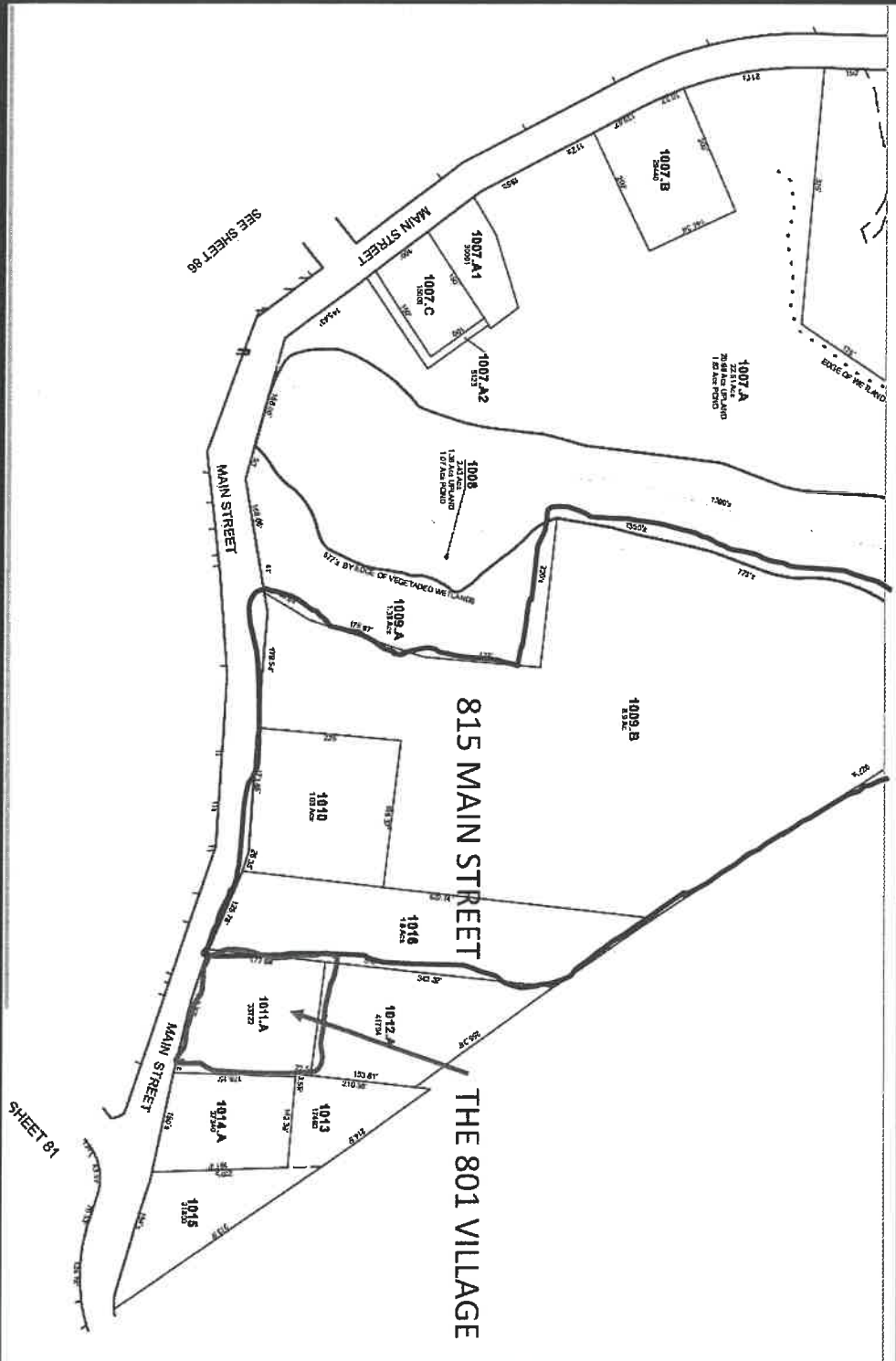
Funding Request & Use of Funds



TOTAL ANTICIPATED COST
\$2,817,000.00

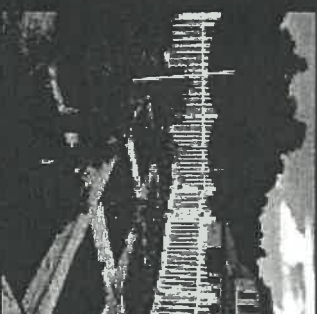
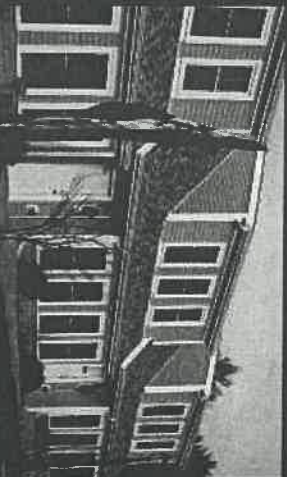
KEY

- Rockland Trust & Savings Bank
- Community Scale Housing Initiative
- Housing Stabilization Fund
- State Affordable Trust Housing Fund
- Community Preservation Act Funds



ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSING 815 MAIN STREET

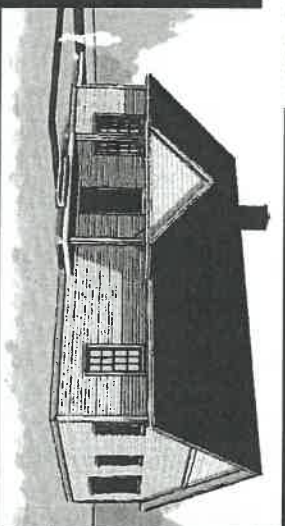
- Neighborhood community of 49 affordable housing units
- Built in Fall of 2010
- 11 one-bedroom units, 35 two-bedroom units, and 3 three-bedroom units
- All units affordable at 60% AMI
- Open Space, Community Center, Playground, Basketball Court, Barbecue Grills and Picnic Tables, Community Garden, Laundry, Night-Vision Cameras, Pets are Welcome



THE 801 VILLAGE

6 UNITS OF AFFORDABLE HOUSING (14 BEDROOMS):

- 2 NEW 3-BEDROOM TOWNHOMES
- 2 NEW 2-BEDROOM TOWNHOMES
- 1 NEW 1-BEDROOM RANCH STYLE UNIT
- CONVERT EXISTING BARN INTO 3-BEDROOM UNIT



ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSING

QUESTIONS / DISCUSSION / RECOMMENDATION



WAREHAM
Massachusetts

**COMMUNITY PRESERVATION COMMITTEE
SPRING ANNUAL TOWN MEETING 2022
WARRANT ARTICLE**

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Vote:

On 2/23/2022, the CPC voted 6-0-0 to submit this article for consideration at the 2022 Special Meeting.

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801 Main Street Development of 6 Rental Units equating 14 bedrooms

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	AMOUNT
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	AMOUNT
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Signage	\$7,500.00
Total	\$15,000.00

OTHER EXPENSES

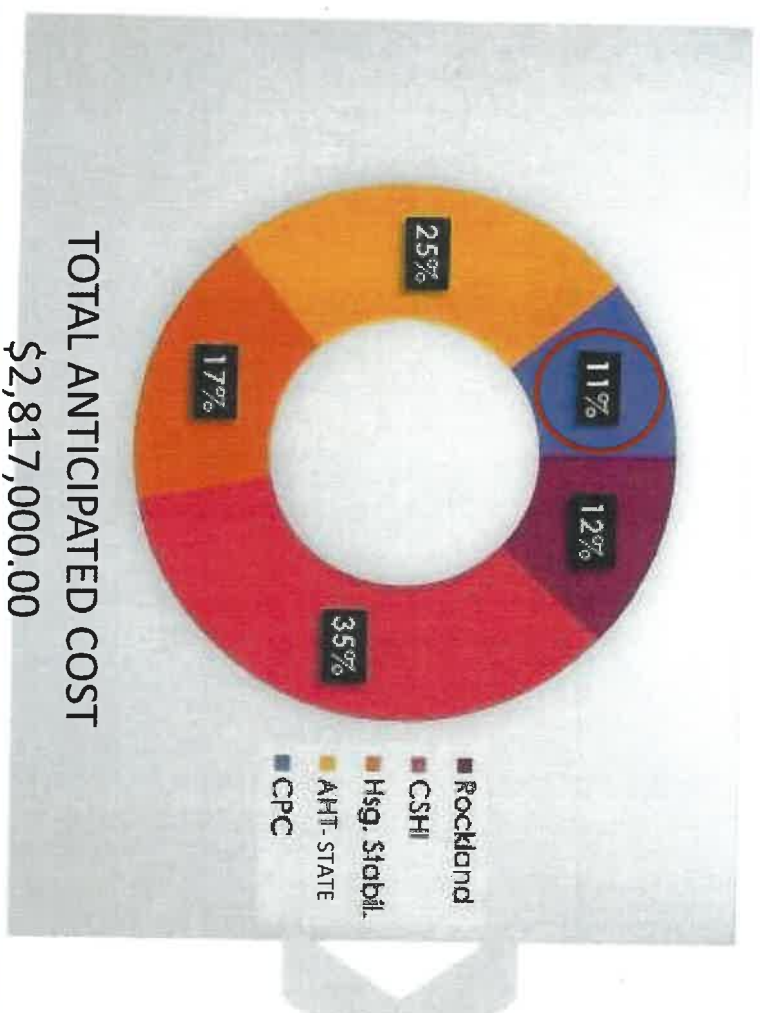
	AMOUNT
Reserve for Contingencies	\$80,000.00

STARTUP EXPENSES

	TOTALS
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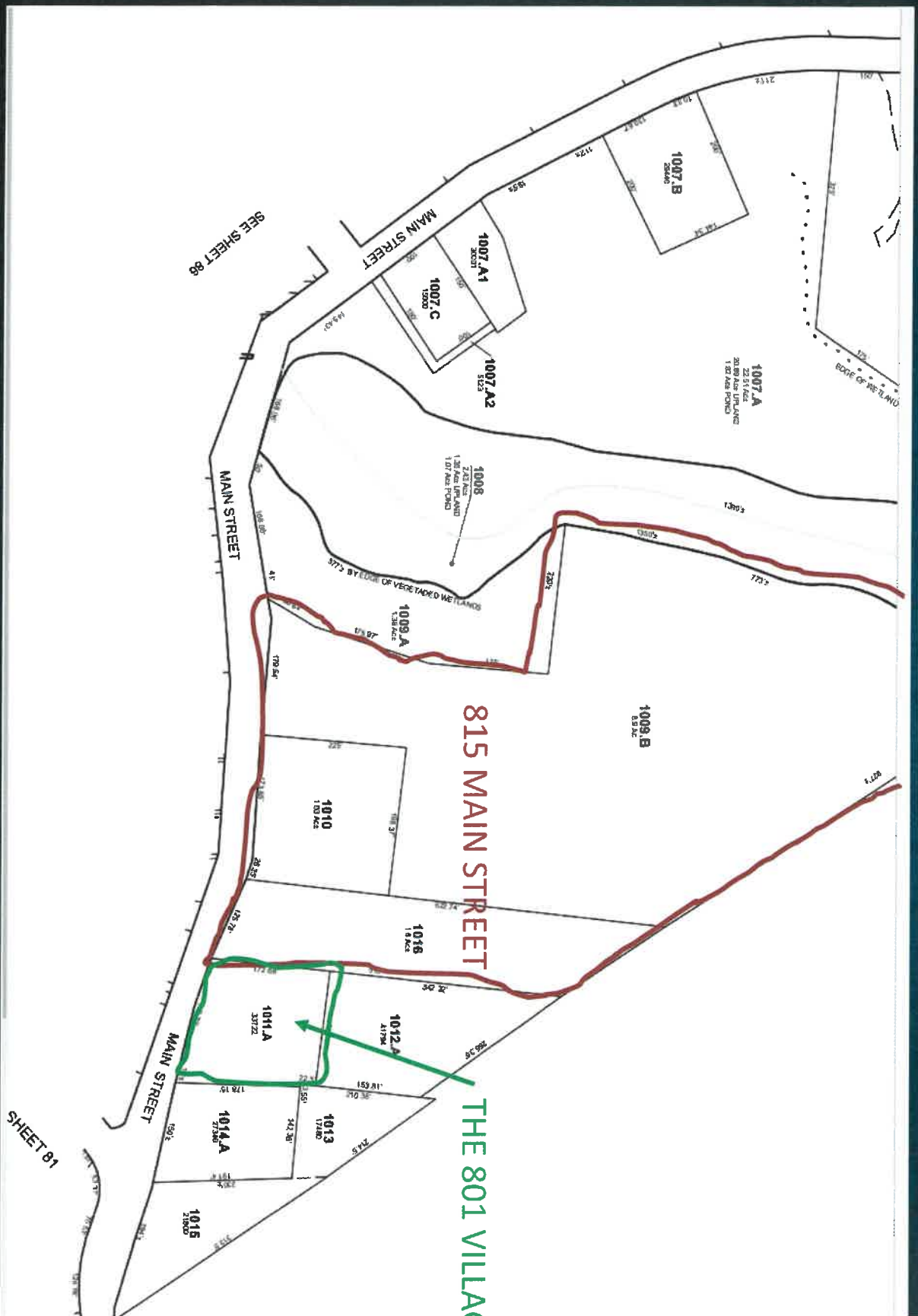
ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSE

Funding Request & Use of Funds



KEY

- Rockland Trust & Savings Bank
- Community Scale Housing Initiative
- Housing Stabilization Fund
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- Community Preservation Act Funds



ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSES 815 MAIN STREET

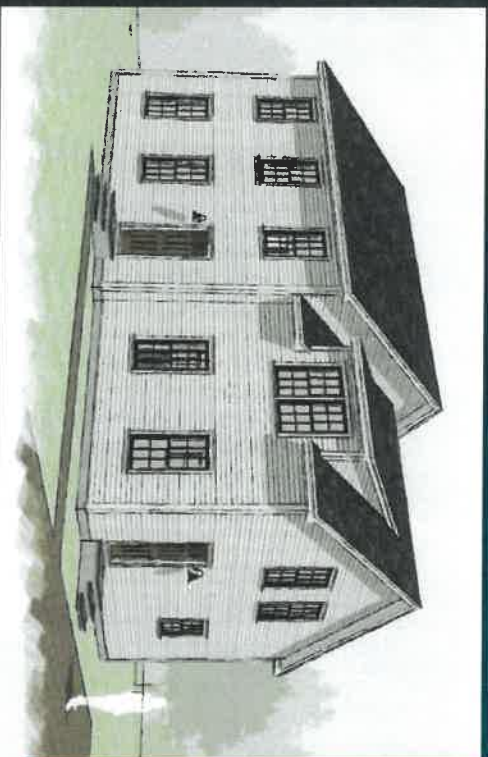


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THE 801 VILLAGE

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ARTICLE 13 THE 801 VILLAGE AFFORDABLE HOUSES QUESTIONS / DISCUSSION / RECOMMENDATIONS

Housing Assessment and Production Plan

Town of Wareham



Housing Production Plan

- **Five-Year Plan [Last HPP Approved 2013]**
- **Includes assessment of existing conditions – Physical, Social, Economic**
- **Twenty Actions and Strategies to produce h affordable to the residents of Wareham and State**
- **Enables the town to obtain priority for grant technical services**
- **Implementation protects against unfriendly Permits**

Population and Projection

County	Town	Census 2010	Projection 2015	Projection 2020	P
24089					
Plymouth	WAREHAM	21822	23013	Actual: 23,303	

from UMass Donahue
and U.S. Census 2020

Town is growing; but not as fast as previously

Income and Household Size

Lower income [2020]

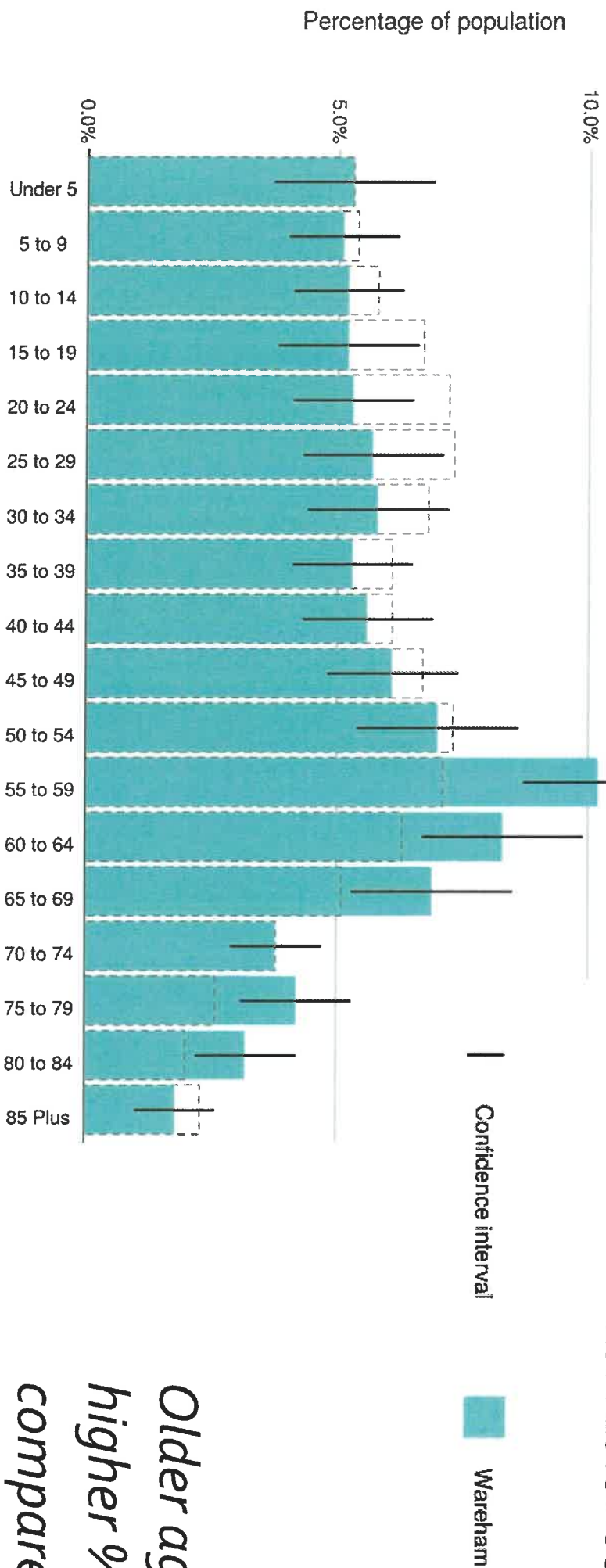
- Median household income = \$65,825
- [County = \$89,489; State = \$81,215]

Greater # of smaller households and more people

- Number of households increased by 18.6% from 2010 to 2020
- Overall population growth rate was 6.8% from 2010 to 2020

Age

Age distribution of population Wareham v. State 2014-2018 ACS

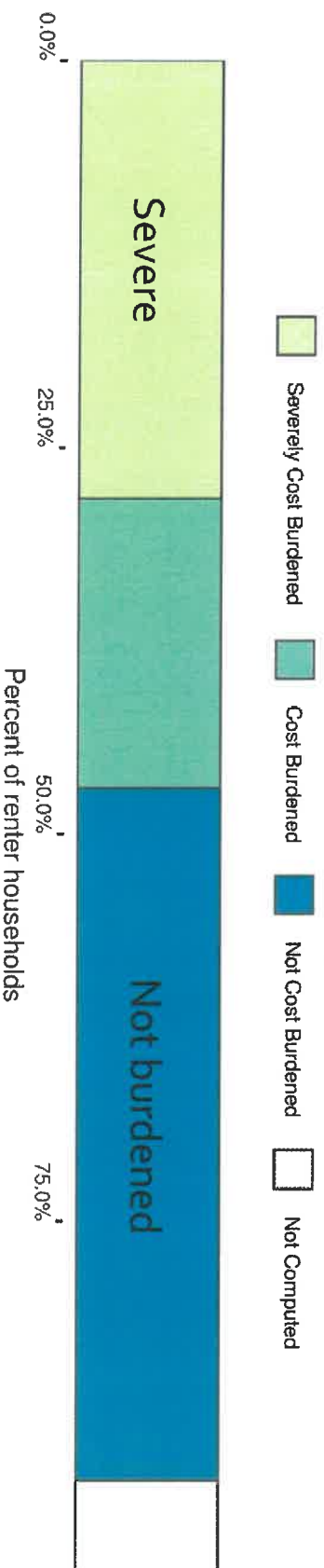


*Older age
higher %
compared*

Source: U.S. Census Bureau: Decennial Census 1990-2010 & American Community Survey, 2014-2018 5-year estimates, Table S0101: Age and Sex

Cost Burden

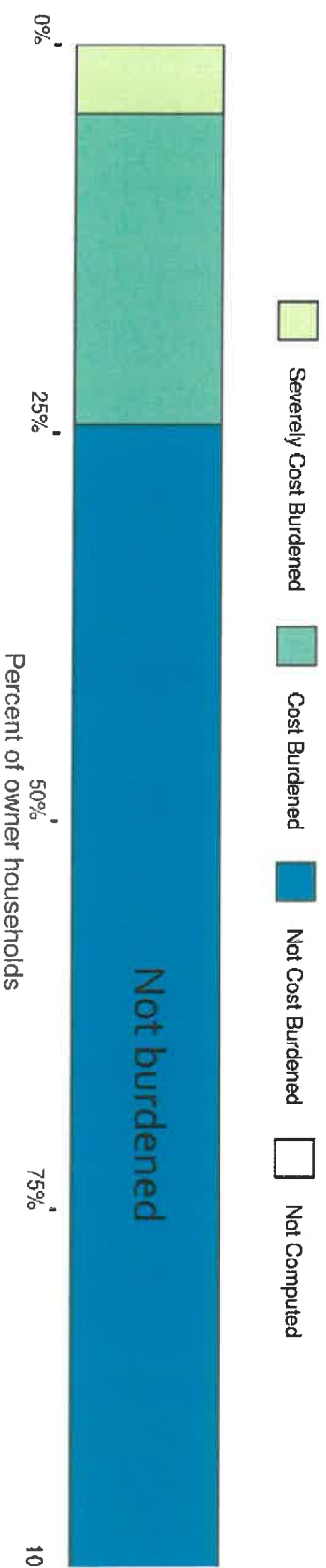
Wareham renter households by cost burden



Renters

Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates.
Table B25070: Gross rent as a percentage of household income in the past 12 months

Wareham owner households by cost burden



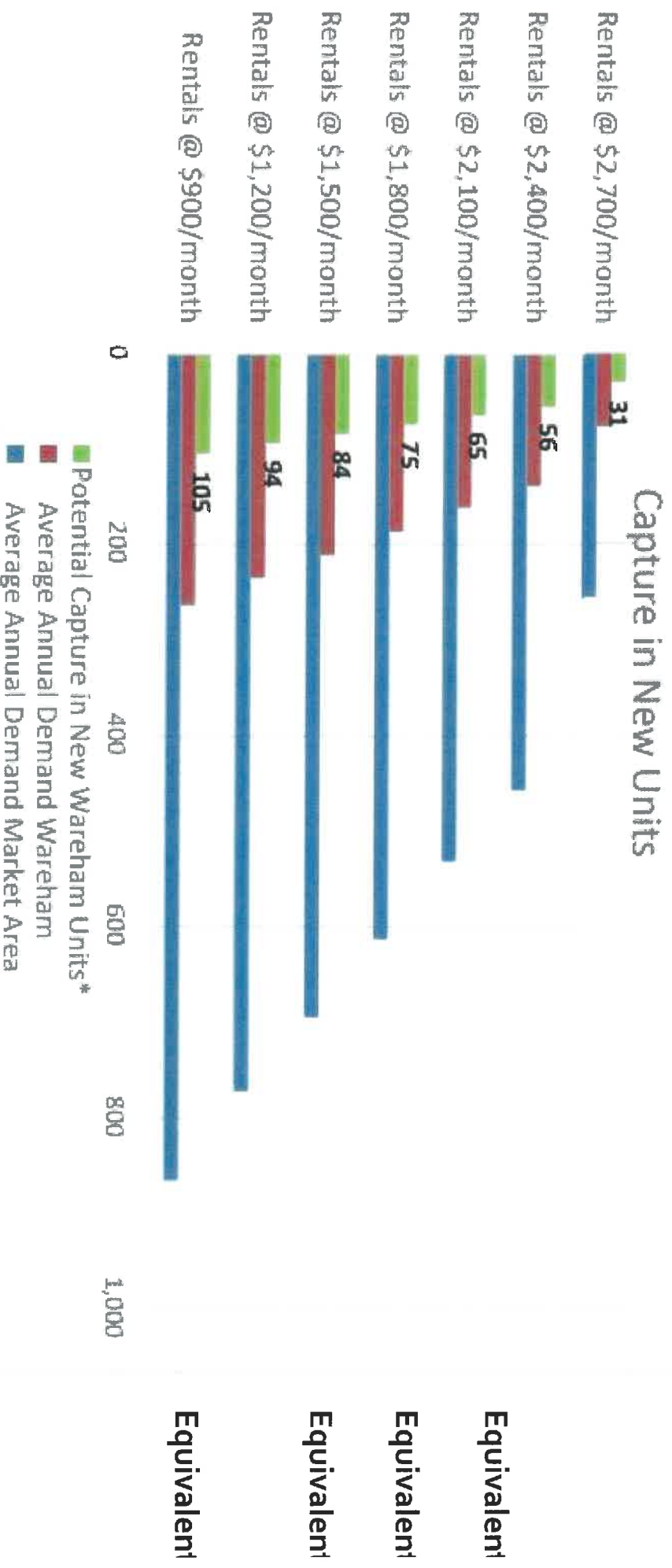
Owners

Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates, Table B25091:
Mortgage Status by selected monthly owner costs as a percentage of household income in the past 12 months

Market Potential

Source: FXM Associat

Average Annual Demand for Rental Housing and Potential



Important Findings of Housing Assessment

- High percentage of elderly in town
- Growth of smaller households faster than population
- High percentage of renters are cost burden
- Vacancy rates low for rental – Scarcity and demand drives higher prices in market – increase to cost burden

Options are

Strategies

- **Pick Zoning Districts for Housing Deve**
- **Choose Specific Sites**
- **Promote Mixed-Use Projects**
- **Participate in Regional Collaborations**

Build Capacity

- **Secure Professional Support**
- **Conduct Community Education**
- **Capitalize the WAHT**
- **Inventory and Identify Suitable Town**
- **Update 40B Procedures**
- **Get Mobile Homes on the SHI**
- **Implement LIP Bylaw**
- **Promote Accessory Units**
- **Act on Economic Development Strate**

Housing Development

- **Pick Public Lands for Housing**
- **Build Partnerships with Housing Developers and CDC's**
- **Continue Housing Rehab Program**
- **Continue Pursuit of Housing Funds for**
- **Create a Rental Assistance Program**
- **Develop an "Above the Shop" Program**
- **Add Housing to Downtown Revitalization**

Next Steps

- **Public Meeting Thursday, March 24, 51 Room 27 Town Hall**
- **Submit to State DHCD**