



Town of Wareham
54 Marion Road
Wareham, MA 02571

Wareham Affordable Housing Trust (WAHT)

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Trustees:

James Munise, Clerk
Samantha Nichols
Carl Schulz, Chairman
Sandra Slavin
Vacant, Selectboard
representative

Minutes of the Meeting of: January 9th, 2024

Roll Call: Noting a quorum present Chairman Schulz called the meeting to order at 9:00 a.m.

Present: Munise, Nichols (remote via zoom) Schulz, Slavin,

Guests: Steve Beauchemin, Peter Teitelbaum, Esq, Fred Manix, Angela Eicholtz, Brian Donato

Approval of Meeting Minutes:

12/12/2023 Motion by Slavin, Second by Nichols. Vote to approve: 4-0-0

11/22/2022 Motion by Munise, Second by Slavin. Vote 3-0-1

15 Gibbs Ave Proposed over 55 affordable mixed-use project:

Mr. Beauchemin provided a letter of support from Wareham Area Committee for the Homeless (WACH)

Mr. Beauchemin provided a letter from the owner/managing director, Scott Robertson Jr, of the 15 Gibbs Ave LLC appointing Mr. Beauchemin the representative of the 15 Gibbs Ave LLC for this possible development.

Mr. Beauchemin provided a sketch of the lot and possible layout of the housing. Possible Mixed-use and 24 over 55 affordable units. Three additional buildings, housing 4 units each, would be added to this property as proposed.

Trust voted to provide a letter of support for the Possible development of a proposed Mixed-use (social service) with 24 over 55 affordable units. Motion by Slavin, seconded by Nichols

Vote: 4-0-0

238-240 Sandwich Road-Crossroads over 55 Development.

Atty Teitelbaum and Mr. Mannix presented the proposal of changing an approved Intermediate Care Facility to and over 55 Affordable Development. The proponent stated there is no longer the demand for immediate care use as there once was. Discussion ensued, trust members thought that the idea was a good but also questioned density, parking, and amenities as related to the proposed change of use specifically to the difference of the people who would inhabit the development. People requiring intermediate care tenants vs vibrant over 55 year of age tenants.

The board voted to provide a letter of support to the concept of the development but not to the plans as previously approved by the Zoning Board of Appeals. Motion by Slavin, Second (Munise), Vote 4-0-0.

Open Items and Continuing Business:

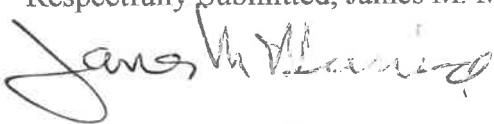
Subsidized Housing Inventory (SHI): No new updates from Planning and Community Development.

Woodland Cove: Awaiting occupancy permits, developer is hoping for early February. Once the occupancy permits are in place the Trust will forward all necessary paperwork to the Community Preservation Committee for payment out of the Community Preservation Act grant funds awarded to the Trust by town meeting.

Adjournment:

Motion to adjourn at 10:20 a.m., Slavin/Munise vote 4-0-0.

Respectfully Submitted, James M. Munise



Clerk: Wareham Affordable Housing Trust

Next Meeting: February 13th 9:00 a.m.

Documents used during this meeting:

WAHT meeting minutes from 12/12/2023

WHAT meeting minutes from 11/22/2022

Letter from Scott Robertson

Letter from WACH

Sketch of 15 Gibbs Ave property and possible layout of housing units.

Handout of possible architectural rendition for proposed units at 15 Gibbs Ave.

Letters of Support from Select Board for 238-240 Sandwich Road, Crossroads Proposal

Concept plan for 238-240 Sandwich Road, Crossroads Proposal

