MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting:

July 13, 2021

Date of Transcription:

July 14, 2021

Transcribed by:

Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present:

Judith Whiteside, Chairman

Patrick G. Tropeano, Clerk

James M. Munise Alan H. Slavin

Peter W. Teitelbaum, Esq.

Also Present:

Richard Bowen, Town Counsel

Derek Sullivan, Town Administrator

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The gravel issue along Cranberry Highway should be alleviated by July 15th and July 16th.

5. CITIZEN'S COMMENTS

None.

6. BOARD'S COMMENTS

a. Presentation by individual board members about priorities and initiatives for present year.

Each member of the Board read into record their priorities and future goals. (See attached)

7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

a. Cemetery Commissioners - Term to expire June 30, 2024

i. Kathleen Bird

MOTION: Selectman Tropeano moved to reappoint Kathleen Bird to the Cemetery Commissioners to a term to expire June 30, 2024. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

- b. Wareham Historic District-Term to expire June 30, 2024
 - i. Patricia Neal
 - ii. Cheryl Knapp

MOTION: Selectman Tropeano moved to reappoint Patricia Neal and Cheryl Knapp to the Wareham Historic District to a term to expire June 30, 2024. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

- c. Recycling Committee- Term to expire June 30, 2024
 - i. Jennifer Gady

MOTION: Selectman Tropeano moved to reappoint Jennifer Gady to the Recycling Committee to a term to expire June 30, 2024. Selectman Slavin seconded.

VOTE: 5-0-0 (Unanimous)

- d. Constables Term to expire June 30, 2022
 - i. Richard Coletti
 - ii. Charles Devlin
 - iii. Ian Daley
 - iv. Gregory Kamon
 - v. Joel Thomas
 - vi. Herve Vandal

MOTION: Selectman Tropeano moved to reappoint Richard Coletti, Charles Devlin, Ian Daley, Gregory Kamon, Joel Thomas and Herve Vandal as Constables for the Town of Wareham to a term to expire June 30, 2022. Selectman Munise seconded.

VOTE: 4-0-1 (Selectman Slavin opposed)

vii. Eric Stubbert

MOTION: Selectman Tropeano moved to table this appointment for the July 27, 2021 Selectmen's Meeting in order to interview Eric Stubbert, the applicant. Selectman Slavin seconded.

VOTE:

5-0-0 (Unanimous)

8. LICENSES AND PERMITS

a. Application from DJP Liquor Corp. d/b/a The Jug Shop, 2991 Cranberry Hwy, E. Wareham for a Change of DBA to DJP Liquor Corp d/b/a East Wareham Liquor.

MOTION: Selectman Tropeano moved to approve the application from DJP Liquor Corp. d/b/a The Jug Shop 2991 Cranberry Hwy, E. Wareham for a Change of DBA to DJP Liquor Corp. d/b/a East Wareham Liquor. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

b. Application from T Bar LLC, 144 Onset Ave., Onset MA. for twelve One-Day Liquor Licenses to take place on July 16th, 17th, 23rd, 24th, 30th and 31st, August 6th, 7th, 13th, 14th, 20th and 21st from 4pm to 10pm.

MOTION: Selectman Tropeano moved to approve the application from Trevor Watson, 144 Onset Ave., Onset, MA. for twelve One-Day Liquor Licenses to sell beer and wine only on July 16th, 17th, 23rd, 24th, 30th, 31st, August 6th, 7th, 13th, 14th, 20th and 21st from 4pm to 10pm subject to providing a floor plan of the on premises consumption. Selectman Slavin seconded.

VOTE:

5-0-0 (Unanimous)

9. TOWN BUSINESS

a. Information regarding hours of operation for Nature's Medicine, 3119
Cranberry Highway. Requested operating hours are:
Monday through Saturday: 8:00am - 10:00pm
Sunday: 10:00am - 8:00pm

This item will be discussed at the next meeting.

- b. Ratify hiring of:
 - i. Joshua Oliver-part-time Code Enforcement Officer for the Inspections Department
 - ii. Christian Andrews-part-time laborer at the Transfer Station
 - iii. Paul Cloutier-laborer at WPCF.

MOTION: Selectman Tropeano moved to ratify the hiring of Joshua Oliver-part time Code Enforcement Officer for the Inspections Department, Christian Andrews-part time laborer at the Transfer Station and Paul Cloutier-laborer at WPCF. Selectman Slavin seconded.

VOTE: 5-0-0 (Unanimous)

iv. Patrick Marshall-Library Director.

MOTION: Selectman Tropeano moved to ratify the hiring of Patrick Marshall-Library Director. Selectman Slavin seconded.

VOTE: 5-0-0 (Unanimous)

c. Discussion and possible vote to approve the application process for a Farmer Series Pouring Permit.

MOTION: Selectman Tropeano moved to approve the application process for a Farmer Series Pouring Permit. *(See attached)* Selectman Slavin seconded.

VOTE: 5-0-0 (Unanimous)

d. Discussion and possible vote to set a fee for a Farmer Series Pouring Permit.

MOTION: Selectman Tropeano moved to approve an annual fee of \$600.00 and to prorate the current application for a fee of \$250.00. Selectman Munise seconded.

VOTE: 5-0-0 (Unanimous)

e. Discussion and possible vote to appoint Mark Bobrowski as hearing officer for a special use permit for a Marijuana processing facility proposed by Aspen Blue LLC, 8 Elm Street, Wareham.

MOTION: Selectman Tropeano moved to appoint Mark Bobrowski as hearing officer for a special use permit for a Marijuana processing facility proposed by Aspen Blue LLC, 8 Elm Street, Wareham. Selectman Munise seconded.

VOTE: 3-0-1-1 (Selectman Slavin abstained, Selectman Munise present)

f. Discussion and possible vote to establish Solar By-law Committee. Selectman Munise summarized the proposed committee. (See attachment) Discussion ensued and it was suggested by the Board to include an expert in the solar industry as an ex-officio to provide presentations as well as advice.

MOTION: Selectman Tropeano moved to approve the establishment of the Solar Bylaw Committee and the recommended structure. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

- g. Discussion and possible vote of assignments/reassignments of Liaisons. The Board assigned and reassigned liaisons. (See attached)
 - h. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

10. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan put out a request for proposals and qualifications for the CDBG Grants. He explained that the CDBG which is a Community Development Block Grant Wareham is eligible for this granny because the Town falls below the median income line. The amount of the grant is \$825,000.00 used for funding non-profits as well as funding for many projects within the Town. Mr. Sullivan is seeking approval to hire COG Inc. for grant implementation and management services for the Department of Planning and Community Development.

MOTION: Selectman Tropeano moved to approve hiring COG, Inc. for grant implementation and management services for the Department of Planning and Community Development. Selectman Slavin seconded.

VOTE:

5-0-0 (Unanimous)

This item will be placed on the agenda of July 27, 2021 for a confirmatory vote. Mr. Sullivan also requested the Board to accept a \$10,000.00 Clear Channel gift which will go into the TA gift account.

MOTION: Selectman Tropeano moved to accept the Clear Channel gift in the amount of \$10,000.00. Selectman Slavin seconded.

VOTE:

5-0-0 (Unanimous)

This item will be placed on the agenda of July 27, 2021 for a confirmatory vote.

11. LIAISON REPORTS/INITIATIVE REPORTS

Selectman Slavin talked about the Blue Technology Corridor, the current issues and future plans to resolve the issues.

12. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes: June 15, 2021

MOTION: Selectman Tropeano moved to approve the meeting minutes for June 15, 2021. Selectman Slavin seconded.

VOTE:

5-0-0 (Unanimous)

13. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 8:45 pm. Selectman Teitelbaum seconded.

VOTE:

5-0-0 (Unanimous)

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted

Cassandra Slaney

Department Assistant

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

Attest:

Date Signed:

Patrick G. Tropeano, Clerk

Date sent to the Town Clerk:

Pete's Priorities

Peter Teitelbaum

Wed 6/30/2021 4:30 PM

To:Cassandra Slaney < CSlaney@wareham.ma.us >;

Cc:Judith Whiteside < JWhiteside@wareham.ma.us >;

- 1. Continue working with Wareham Redevelopment Authority to commence and complete Urban Renewal Plan for Wareham Village, Littleton Drive housing development and other WRA goals as defined in the the WRA's Redevelopment Strategy guidance document.
- 2. Work on By-Law Review and codification of Town Records, including but not limited to the Wareham Home Rule Charter, Town By-Laws, Zoning By-Laws, Sewer and Health regulations in order to assemble and retain accurate renditions of these documents, using CPA and other funding sources as appropriate.
- 3. Work alongside Selectmem Tropeano to assist Sewer Commission and WPCF Director with Selectman in negotiating and finalizing Intermunicipal Service Agreement with Town of Bourne, and to obtain water usage records from the two Water Districts to finalize partially usage-based sewer billing system.

Peter W. Teitelbaum, Esq. Member, Wareham Board of Selectmen

Chairman, areham Redevelopment Authority

Priorities

Patrick Tropeano

Wed 6/30/2021 11:02 AM

To:Cassandra Slaney < CSlaney@wareham.ma.us>;

Transition Sewer rates From EDU to water in water out rates.

Work with Town council Peter and the Wareham Onset water departments to Get the water usage for the Town twice per year.

Contact Tighe and Bond to coordinate where they are in the process.

Coordinate with the Sewer commission so we can get all on board and have a smooth transition.

✓ Work to get a police station building to construction.

Continue to work with the committee on the completion of needs study.

Work toward identifying the final site location

'ork with Derek to identify funding Sources.

Help with outreach to get the community on board.

Sent from my iPhone

1. To sell as many town-owned properties, facilities so that the proceeds are reinvested in town facilities/buildings

Will take different approvals, based on which property: most properties require Town Meeting approval.

The proceeds will help improve the Town owned properties in need of repair/large maintenance/ such as new roof etc.

Sustainable until we have 'disposed' of all surplus/unused properties.

Advantage: encourage investment by private sector, thereby creating taxable property base.

2. (tie)To improve the facilities currently used by COA.

Will take several funding sources including grants, proceeds of sale of other town owned properties.

Sustainability: The large proportion of seniors in our community will use a 'better' facility....but this is a long -term project. First to find/create appropriate facility, second to build/refit the facility, and third to offer programs available to all seniors......probably using a partnership with GATRA for transportation.

2. (tie) To enhance the community's use of the Library by upgrading facility (see 1 above) or creating new facility.

Will take several funding sources, including sale of other town owned properties, grant funding, a strong outreach by the Library Foundation.

Sustainability. Encourage community use of facility, perhaps in partnership with GATRA.

Town of Wareham Select-board Member Munise's vision and actions plan for the next five years or what I am doing on my summer vacation...

Review town policies and recommend for action

In the course of the next five years I hope to work with the Select Board, other town Boards and Committees, regional and district committees to help foster and develop a more cohesive, cost effective form of town government that reflects the values and interests of the inhabitants within the town.

Have the town administrator survey all town properties with buildings and report to the Select Board conditions of buildings, current uses of these buildings, costs of renovation and or improvements to make them useable to enter into informed discussion related to their future use and or disposal

I hope to work with my fellow board to provide improved meeting and activity space for seniors, the COA, Veteran services and the community at large. A better improved space than what they are currently afforded. This can be done both in short term and longer termed planning.

During the last few months I have toured a number of occupied and vacant buildings that are owned by the town, some on my own and some with members of the Wareham Affordable Housing Trust, Council on Aging members, Representatives for the Wareham Housing Authority, and interested citizens. These include the abandoned schools department buildings known Hammond, Everett, and West, and the soon to be town owned Decas elementary School. I have briefly reviewed the deeds to these properties have gained a better understanding of limitations and or restrictions related with these buildings. I will continue to do this for further consideration related to housing, repurposing for other town needs or recommendation to town meeting for disposal.

Look into possible consolidation of town rented facilities from multiple sites to a newer better maintained structure (decas) allowing for renovation/repurposing or disposal of facilities now being used otherwise.

Continue efforts working with the Wareham affordable housing trust identifying properties that may provide for relief towards meeting affordable housing goals and providing much needed housing for residents of our town.

Continue working as a Member of the WAHT to identify and secure funding sources to make the Trust a viable resource to some of the most vulnerable populations within the town.

Continue to promote inclusionary zoning and other alternatives to insure affordability in all areas within the town through and related to zoning by-law changes

Propose town by-law changes related to the Wareham Affordable housing trust

Review and Complete an updated Housing production Plan.

Continue work with the Regional Refuse Disposal District on a new agreement reflecting the Districts current operation and not that as a landfill in 1973. Review the current town operated refuse program for cost vs expense to be able to make sound decisions related to this new town operation. Continue to

represent the towns interest in hopeful continued lease of the transfer station located in Rochester on property owned by the Disposal district.

Help work towards making the town website easier to navigate, information of town services better and more easily accessed.

Look to increase funding for staffing, capital improvement, and continuation of services for the town. FT COA Director, Increased funding for the Library, etc. these are often overlooked and the first to go during economic downturn.

Work toward learning who owns the Dam, Parker Mill Dam and fishway, discussion related to Elm street as a continued way

Parker Mill Pond, riverine transformation or ponded impoundment? Decision needs to be made after information sessions with town residents for input. Has direct impact on the planning of changes to elm street.

Continued effort to address illegal earth removal operations and collection of fees related to these operations.

Continued attendance to webinars offered by MMA, MSA, MHA, MHCD, Audubon, Cape Compact on housing, municipal government, solar siting, etc.

Be responsive as a liaison to town board/committee concerns related to their mission and goals and advocate on their behalf to those concerns.

Gather public input on ideas, direction and decisions related current and proposed projects, bylaws, and any other actions related to the town.

Alan Slavin's list of priorities:

Continue to focus and work on the following:

- 1. Commuter Rail project
- 2. Merchants Way-train crossing-boardwalk
- 3. Community Center



Town of Wareham

Selectmen's Office

54 Marion Road, Wareham, MA 02571 508.291.3100 x3101, x3102 - fax: 508.291.3116

INSTRUCTIONS NEW FARMER SERIES POURING PERMIT

1.	Please submit the following information to obtain a Farmer Series Pouring Permit:			
		You are required to go to the ABCC website (<u>www.mass.gov/abcc</u>) and complete and print their application & supporting documents (including a receipt for proof of payment) and return those with your application.		
	Ö	Completed application		
		CORI form		
		Purchase & Sale documents of the premises, equipment, furniture, etc. <u>AND/OR</u> the lease of the premises (documents identifying the legal right of the applicant to occupy the premises)		
		Hand drawn floor plan (drawn to scale) of premises; number of floors, square footage and any exterior (patio) premises, note the designated rooms where alcohol is stored and served and locations of entrances and exits to the building		
		Documents verifying sources of financing (loan papers, checking accounts, stock sales, etc.)		
		Insurance binder (certificate of liability)		
		Workers Compensation Insurance Affidavit		
		Department of Revenue Tax Attestation form		
		Business Certificate (obtained from the Town Clerk)		
		Partnerships: submit a copy of the partnership agreement.		
		Corporations: submit a copy of the Articles of Organization as filed with the Mass. Secretary of State		
		Vote of the Board of Directors (includes business name, address) naming the authorized person to file for a		

- 2. License fees are due when submitting the application. A check for the <u>Legal Advertisement</u> of the hearing in the amount of \$50.00 payable to Wareham Week.
- 3. Upon submission of required forms & fees, the Selectmen's office staff will begin the application and hearing process. The staff prepares the hearing advertisement, you will be notified of the hearing date; and furnished with the ad copy. You are required to mail copies of the ad to the abutters, certified return receipt, within 3 days of publication. Return to the Selectmen's Office the signed return receipt cards "green cards". If the certified return receipt cards (green cards) are not returned on the Friday by 11:00 a.m. prior to the hearing date, a new hearing (re-advertisement) is required and all associated costs will be borne by the applicant.

Should you have questions, contact the Selectmen's Office staff at 291-3100 ext. 3101.

new license on its behalf and naming the manager

7/8/2021 F:\OLDFIELD\LIQUOR INSTRUCTIONS\TRANSFER LIQUOR.doc

□ Tips training certificates required.



TOWN OF WAREHAM SELECTMEN'S OFFICE

54 Marion Road Wareham, Massachusetts 02571 (508) 291-3100

FARMER SERIES POURING PERMIT APPLICATION

Date:		Fees Paid: \$	
	applies in accordance with the statute is of the Town Licensing Authorities:	es of the Commonwealth of Massachusetts and subject to	
Corporation or Individual	Name:		
D/B/A:			
Business Location Address	SS:		
Mailing Address:		E-Mail Address:	
Business Tel #:	Home Tel #:	Cell #:	
Operating Hours:			
Describe all the locations	where the alcohol will be kept and si	tored:	
Emiliari VIII VIII VIII VIII VIII VIII VIII VI	Not	ice	
Wareham may deny appl by any Board, officer, de	ication for, or revoke or suspend any le	the Massachusetts General Laws, by the Town, the Town ocal license of permit, including renewals and transfers issue, or business enterprise, who has neglected or refused to participal charges.	
Soc. Sec. No. Or FID No.	:	Applicant's Date of Birth:	
Signature of Applicant:		Home Address:	
TOWN OFFICIALS' SIG	<u>GNATURES</u>		
Fire Chief:			
Town Collector:		<u></u>	
Health Inspector:			
inspectional Services:			

 $Soldfield\wpdat\forms\farmers\\7/8/21$

To be appointed by the Wareham Select Board Solar By-law Study Committee Structure

•
Conservatic
in Interest

WLT

Town Land Use Interest

- Planning Board ZBA
- Conservation Commission

Town General Interests

- Board of Selectmen
- Assessor's Office and/or Town Administrator
- Citizen-at-Large
- Solar Industry/Developer Interests
- Solar Engineering Representative
- Private Wareham Land Owner Representative

Must be Citizens of the Town of Wareham 7 Voting Members

Local Conservation Group (WLT)

Farmer/Solar Developer (Landowner with Solar Interest)

Non-Partisan at large

Open Space/Con Com Committee Member

Zoning Board of Appeals Member

Board of Assessors Member

Planning Board Member

Ex Officio, non-voting

designee) Director of Planning and Development (or department

Board of Selectmen, Liaison

7 Voting Members Must be Citizens of the Town of Wareham

Town Administrator or Director of Finance (or departmental designee)

This committee is charged with rewriting the Town of Wareham's Solar By-law to reflect the ideals of the citizens of Wareham and protect the right of landowners,

The committee will have a Chair and Clerk and any other officers it decides upon. It will operate under the open meeting law, seek public input on a regular basis and/or expert advice to help in crafting the document.

The committee will sunset/be dissolved, unless a request is made otherwise to the Select Board, after the Annual Spring Town Meeting in 2022.

POSITIONS FILLED BY REPRESENTATIVE/LIAISON OF BOARD OF SELECTMEN

7/19/2021

AUDIT COMMITTEE

Member: Alan Slavin

BOARD OF ASSESSORS

Steve Curry, Chair Liaison: James Munise

BOARD OF HEALTH

Amy Weigandt, M.D., Chair Liaison: Judith Whiteside

CAPITAL PLANNING COMMITTEE

James Giberti, Chair Liaison: Alan Slavin

CMW REGIONAL REFUSE DISPOSAL DISTRICT

James Munise, Representative Amanda Cobb, Representative Dave Menard, Representative

CEMETERY COMMISSIONERS

/acant, Chair Liaison: Alan Slavin

COMMUNITY EVENTS COMMITTEE

Lori Benson, Chair Member: Alan Slavin

COMMUNITY PRESERVATION COMMITTEE

Brian Litchfield and Sandy Slavin, Co-Chairs

Liaison: Judith Whiteside

CONSERVATION COMMISSION

Sandy Slavin, Chair Liaison: Judith Whiteside

COUNCIL ON AGING BOARD OF DIRECTORS

Sharon Frank, Chair

Liaison: Alan Slavin, Judith Whiteside

FINANCE COMMITTEE

Bernard Pigeon, Chair

Liaisons: Alan Slavin and Judith Whiteside

ISTORIC DISTRICT COMMISSION

Robert Blair, Chair Liaison: Alan Slavin

POSITIONS FILLED BY REPRESENTATIVE/LIAISON OF BOARD OF SELECTMEN (Cont'd.)

HISTORICAL COMMISSION

Angela Dunham, Chair Liaison: James Munise

JOINT TRANSPORTATION PLANNING GROUP

Delegate: Alan Slavin

Alternate Delegate: Patrick Tropeano

LIBRARY BOARD OF TRUSTEES

Melissa Dyer, Chair

Liaison: Peter Teitelbaum/Judith Whiteside

MARINE RESOURCES COMMISSION

Liaison: James Munise

MINOT FOREST COMMITTEE

Sandy Slavin, Chair

Liaison: Peter Teitelbaum

OPEN SPACE COMMITTEE

Sandy Slavin, Chair Liaison: Judith Whiteside

PLANNING BOARD

vacant, Chair

Liaison: James Munise/Alan Slavin

PLYMOUTH COUNTY COMMISSIONERS ADVISORY BOARD

Member: Alan Slavin

RECYCLING COMMITTEE

Jennifer Gady, Chair Liaison: James Munise

ROAD COMMISSIONERS

Ken Buckland, Chair

Liaison: Patrick Tropeano

SCHOOL COMMITTEE

Joyce Bacchiocchi, Chair

Liaisons: Patrick Tropeano and Judith Whiteside

SEWER COMMISSIONERS

James Giberti, Chair Liaison: Patrick Tropeano

TOUTHEASTERN MASSACHUSETTS COMMUTER RAIL TASK FORCE

epresentative: Alan Slavin

POSITIONS FILLED BY REPRESENTATIVE/LIAISON OF BOARD OF SELECTMEN (Cont'd.)

SOUTHEASTERN REGIONAL PLANNING AND ECONOMIC DEVELOPMENT DISTRICT (SRPEDD)

Alan Slavin-Commissioner for the Board of Selectmen Michael King-Commissioner for the Planning Board

VETERANS COUNCIL

Joseph Sarnelli, Chair Liaison: Alan Slavin

WAREHAM AFFORDABLE HOUSING TRUST

James Munise, Chair

WAREHAM CULTURAL COUNCIL

Wendy Brogioli, Chair Liaison: Judith Whiteside

WAREHAM REDEVELOPMENT AUTHORITY

Peter Teitelbaum, Chair Judith Whiteside, Member

ZONING BOARD OF APPEALS

Nazih Elkallassi, Chair Liaison: Alan Slavin/James Munise