

## **MINUTES OF MEETING OF THE BOARD OF SELECTMEN**

Date of Meeting: March 16, 2021  
Date of Transcription: March 23, 2021  
Transcribed by: Cassandra Slaney

### **1. CALL MEETING TO ORDER BY CHAIRMAN**

*This meeting was held remotely due to COVID-19.*

### **2. ROLL CALL**

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

Also Present: Richard Bowen, Town Counsel

Not Present: Derek Sullivan, Town Administrator

### **3. PLEDGE OF ALLEGIANCE**

### **4. ANNOUNCEMENTS**

Appointments can now be made online at Southcoast through MyChart for vaccinations. The three locations for vaccinations are North Dartmouth, Fall River, and Wareham.

The GATRA bus program in Wareham is going back to a full time schedule.

There are numerous openings on many Boards and Committees. Residents who are interested are encouraged to submit an application.

The Wareham Council on Aging continues to offer free lunches on Tuesdays and Thursdays. Please call the Council on Aging the week before you want to take advantage of this offer.

The Friends of the Wareham Free Library will be accepting book donations for their future used book sales during limited days and times. The book donation cart will be outside the entrance at the Main Library at 59 Marion Road. Donations will be accepted on Friday, March 19, from 10 a.m. to 4 p.m.; Saturday, March 20, from 10 a.m. to 2 p.m.; Friday, March 26, from 10 a.m. to 4 p.m.; and Saturday, March 27, from 10 a.m. to 2 p.m.

## SELECTMEN MEETING MINUTES-3/16/2021 (CONT'D)

Books cannot be dropped off at any other times as the Friends volunteers will only be on hand during the above hours to receive donations. The library is still operating under pandemic-restricted hours. The Friends plan to announce Used Book Sale hours in the near future. Last year, all book sales were held outdoors, but the locations of this year's sales are still to be determined.

The Wareham Historical Society will be awarding a scholarship to a graduating senior from Wareham High School. The scholarship is open to those who will be pursuing a degree in education. The amount of the scholarship has not yet been decided, but could be up to \$1,000. To apply, contact Wareham High School Guidance Counselor Allison Medeiros at [amedeiros@wareham.k12.ma.us](mailto:amedeiros@wareham.k12.ma.us) or Angela M. Dunham, Wareham Historical Society President, at [ron2angeladunham@verizon.net](mailto:ron2angeladunham@verizon.net).

A new free family beach playgroup program is set to begin on Onset Beach. The program is sponsored by the Onset Bay Center and the Wareham Coordinated Family and Community Engagement Council. Each meeting of the play group will feature sensory activities and crafts aimed at three- to five-year-olds. The group will meet from 10 to 11 a.m. on the second Wednesday of each month, and each meeting will have a theme: March 10 will be beach-themed. On April 14, kids will learn about the weather and water. May 12 will be all about the ocean. On June 9, kids will learn about hermit crabs and shellfish. Space is limited to ten families per session, so registration is required. To sign-up, go to [www.onsetbaycenter.org](http://www.onsetbaycenter.org) or email [garofoli@savebuzzardsbay.org](mailto:garofoli@savebuzzardsbay.org). Free parking for these events is available on the Onset Pier.

Go for a walk on Onset Beach while reading a story at a series of StoryWalk events. The Onset Bay Center and the Wareham Coordinated Family and Community Engagement Council are hosting a series of four StoryWalks this spring. A StoryWalk is a guided walk with laminated pages from children's books for families to read together along the way.

The StoryWalks will be from 10 a.m. to 1 p.m. on one Saturday each month. In case of rain, the events will be held the following day.

March 20<sup>th</sup> - "We are Going to the Beach."

April 17<sup>th</sup> - "Clam I Am"

May 15<sup>th</sup> - "Crab Moon"

June 12<sup>th</sup> - "Boats on the Bay"

No prior registration is required for these free events. For more information, go to [www.onsetbaycenter.org](http://www.onsetbaycenter.org) or email [garofoli@savebuzzardsbay.org](mailto:garofoli@savebuzzardsbay.org).

The Wareham Land Trust is hosting a variety of walks with volunteer naturalists focused on educating participants about the great outdoors. All the walks are free, but the number of participants is limited due to covid-19 so pre-registration is required.

## SELECTMEN MEETING MINUTES-3/16/2021 (CONT'D)

Blake Dinius will introduce participants to winter bugs during a Saturday, March 20, walk from 1 to 2 p.m. at the Douglas S. Westgate Conservation Area in West Wareham. On Saturday, March 27, Chance Perks will talk trees on a walk at the Tweedy and Barnes Conservation Area from 1 to 2 p.m. For more information, or to register, go to [www.warehamlandtrust.org/category/events/](http://www.warehamlandtrust.org/category/events/).

Free food for children continues at the Gleason Family Y as well as every Tuesday and Friday from 3:30 to 5:30. Food distribution will also be at The Woods at Wareham from 10 to 11:30, and Brandy Hill Apartments from 12 to 1:30. No ID is required. Please take advantage of the program.

The Mission Thrift shop at Wesley United Methodist Church is open for its bi-annual dollar day sale. Thursday March 25th and Friday March 26th from 1:30 to 4:30 and Saturday March 27th from 10 to 4. Everything will be priced at \$1. Parking is available across the street from the church and handicap parking is to the left side of the building at 462 Main Street.

A benefit for Turning Point will be held on Saturday March 27 from 10 to 2 in the parking lot next to the Main Street Fire Station. Donations of gift cards, diapers, cleaning products, soap, non-perishable food, paper towels, shampoo, toothbrushes and past, diaper wipes laundry soap and even Town Trash bags. This event is sponsored by Wareham Public Schools and the Wareham Village Association.

Feel like doing some cleanup work for a good cause? Grab your rakes, gloves and leaf blowers if you have them and head up to the Westfield Playground area to help Wareham Girls' Softball with the business of opening up for the season. Choose either March 27 or April 17th, starting at 10 AM.

The Special Town Meeting and the Special within the Special Town Meeting is scheduled for April 10th at noon time at Spillane Field. Citizens are encouraged to arrive early.

The Board of Selectmen will be making a decision after March 30th on the 61A process with AD Makepeace properties due to technical issues with the submittals.

### **5. CITIZEN'S COMMENTS**

Present before the Board: Laura Sayward

Ms. Sayward questioned why there is wildlife management land in the zone change for the April 10th meeting. Selectman Teitelbaum stated there may be a change to that during the discussion under Town Business.

Present before the Board: Annie Hayes

Ms. Hayes questioned a comment made in a past meeting relating to the solar projects that limited the size and not being able to do it because there was focus

SELECTMEN MEETING MINUTES-3/16/2021 (CONT'D)

needed on the warrant. Selectman Teitelbaum explained that there was discussion of having a Solar Bylaw Study Committee and if the Board wanted to move forward with that, it could be added to the warrant.

**6. BOARD'S COMMENTS**

Car shows are scheduled to take place at Plum Corner in Rochester on Mondays from May through October. Car shows will also be taking place every other Tuesday at the VFW in Onset.

**7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS**

- a. Recycling Committee
  - i. Amanda Cobb

**MOTION:** Selectman Whiteside moved to appoint Amanda Cobb to the Recycling Committee for a term to expire no later than June 30, 2024. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

**8. LICENSES AND PERMITS**

- a. **7:15 p.m. Hearing** – Application for a modification of a Class II license issued to Buzzards Way Garage, Inc., 3067 Cranberry Hwy, E. Wareham, MA.

**MOTION:** Selectman Whiteside moved to open the hearing for the application for a modification of a Class II license issued to Buzzards Way Garage, Inc. 3067 Cranberry Hwy, E. Wareham. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

Present before the Board: Attorney Jillian Morton

Henry Dejesus, owner of Buzzards Way Garage

Attorney Morton stated Buzzards Way Garage is seeking approval to modify the Class II license from nine vehicles to thirty vehicles. Approval has been received from the Zoning Board of Appeals and there are currently twenty-eight vehicles on the lot.

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

**VOTE: 5-0-0 (Unanimous)**

**MOTION:** Selectman Whiteside moved to approve the application for a modification of a Class II license issued to Buzzards Way Garage, Inc. 3067 Cranberry Hwy, E. Wareham subject to landscape conditions imposed by the Zoning Board of Appeals be taken care of. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

**9. TOWN BUSINESS**

- a. COVID-19 Update.

*No update at this time.*

- b. Trash disposal update.

ABC is currently working on the routes and should be available in the next week. Barrels are currently being delivered and anyone with any issues can call the Municipal Maintenance Department.

- c. Presentation by Director of Assessing regarding proposed articles for Solar PILOT agreement and commercial solar taxation home rule petition.

Present before the Board: Jacqui Nichols, Director of Assessing

Ms. Nichols is seeking approval to include the commercial solar taxation home rule petition to be placed in the 2021 Special Town Meeting Warrant in order to provide legislative support to tax any solar projects in the Town of Wareham moving forward.

**MOTION:** Selectman Whiteside moved to place the commercial solar taxation home rule petition on the warrant for the 2021 Special Town Meeting within the 2021 Annual Spring Town Meeting. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

Ms. Nichols is also seeking approval to place a PILOT agreement for Borrego for projects currently in development be placed on the 2021 Special Town Meeting Warrant. Selectman Teitelbaum reiterated that if approved for the warrant, it has nothing to do with the actual approval of the projects or the exercise of the 61A rights. This is just to have something in place to properly compensate the Town.

**MOTION:** Selectman Whiteside moved to place the PILOT agreement for Borrego for projects currently in development which are 140 Tihonet Road, Wareham, 150 Tihonet Road, Wareham and 27 Charge Pond Road, Wareham to be placed on the warrant for the 2021 Special Town Meeting within the 2021 Annual Spring Town Meeting. Selectman seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

- d. Discussion and vote to amend agreement with Wareham Community Television.

*Discussion and vote will take place at the next meeting.*

- e. Vote to ratify hiring of Brendan L'Homme – Laborer for Municipal Maintenance.

**MOTION:** Selectman Whiteside moved to ratify the hiring of Brendan L'Homme – Laborer for Municipal Maintenance. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-no, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 4-1-0 (Selectman Munise opposed)**

SELECTMEN MEETING MINUTES-3/16/2021 (CONT'D)

f. Vote to recommend articles for 2021 Annual Spring Town Meeting.  
*Vote will take place at a later meeting.*

g. Continued discussion and votes on articles for 2021 Special Spring Town Meeting Warrant.

**MOTION:** Selectman Whiteside moved to close the 2021 Annual Spring Town Meeting Warrant. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

h. Vote to close Special Town Meeting Warrant within April 10, 2021 Special Town Meeting effective Friday, March 19, 2021 at 5:00 p.m.

**MOTION:** Selectman Whiteside moved to close the Special Town Meeting Warrant within the April 10, 2021 Special Town Meeting effective Friday, March 19, 2021 at 5:00 p.m. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

i. Vote to recommend articles for Special Meeting within the April 10, 2021 Special Town Meeting.

Selectman Teitelbaum explained that the Hospitality, Recreation, and Entertainment Overlay District Article has been adjusted to remove the Red Brook conservation area.

**MOTION:** Selectman Whiteside moved to remove the existing HREOD article on the April 10, 2021 Special Town Meeting Warrant and place the adjusted HREOD article on the warrant for the Special Meeting within the April 10, 2021 Special Town Meeting. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-present, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

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

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

**10. TOWN ADMINISTRATOR'S REPORT**

*Town Administrator was not present to provide report.*

**11. LIAISON REPORTS/INITIATIVE REPORTS**

The Swifts Beach Road/Marion Road project is still scheduled for 2024 and the Bike Path projects along Narrows and Minot Ave. has been moved to 2025.

The Drop-in Center has reopened on Mondays from 6-8 at the Grace Lighthouse Church located at 3065 Cranberry Highway, E. Wareham.

The progress on the new elementary school can be viewed online. At present, construction is six weeks ahead of schedule.

SELECTMEN MEETING MINUTES-3/16/2021 (CONT'D)

**12. CONSENT AGENDA**

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes: March 2, 2021.

**MOTION:** Selectman Whiteside moved to approve the meeting minutes for March 2, 2021. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes; Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

**13. ADJOURNMENT**

**MOTION:** Selectman Slavin moved to adjourn at 8:40 pm. Selectman Whiteside seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**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: \_\_\_\_\_

*Judith Whiteside*  
**Judith Whiteside, Clerk**

Date Signed: 3-30-21

Date sent to the Town Clerk: 3-31-21