

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: April 5, 2022
Date of Transcription: April 21, 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

Also Present: Derek Sullivan, Town Administrator
Rich Bowen, Town Counsel

Not Present: Peter W. Teitelbaum, Esq.

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

Policies and procedures are changing as far as cannabis is concerned. These changes could potentially have an adverse effect on cash flow for the Town.

SRPEDD awarded Wareham \$15,000.00 plus twenty hour time frames for redevelopment.

Selectman Slavin thanked the person who picked up trash and cleaned up along Minot Avenue and Indian Neck Road.

Chair Whiteside wanted to remind residents that increases in excise tax, sewer bills or water bills are not set by the Board of Selectmen. Please contact the appropriate departments to file complaints.

5. BOARD'S COMMENTS

6. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

7. LICENSES AND PERMITS

- a. **HEARING AT 7:15 P.M.-Application from Dudley L Brown Post #2846 VFW of US, Inc. d/b/a Dudley L. Brown Post #2846, 4 Gibbs Ball Park Road, Onset for an Alteration of Premises and Change of Manager under the provisions of Chapter 138 of the Massachusetts General Laws for year 2022.**

SELECTMEN MEETING MINUTES-4/5/2022 (CONT'D)

MOTION: Selectman Tropeano moved to open the hearing for the application from Dudley L Brown Post #2846 VFW of US, Inc. d/b/a Dudley L. Brown Post #2846, 4 Gibbs Ball Park Road, Onset for an Alteration of Premises and Change of Manager under the provisions of Chapter 138 of the Massachusetts General Laws for year 2022. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

Present the Board: Benjimin Baptiste

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

VOTE: 4-0-0 (Unanimous)

MOTION: Selectman Tropeano moved to approve the application from Dudley L Brown Post #2846 VFW of US, Inc. d/b/a Dudley L. Brown Post #2846, 4 Gibbs Ball Park Road, Onset for an Alteration of Premises under the provisions of Chapter 138 of the Massachusetts General Laws for year 2022 subject to completing the application and adhering to the conditions written by the ABCC. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

MOTION: Selectman Tropeano moved to approve the application from Dudley L Brown Post #2846 VFW of US, Inc. d/b/a Dudley L. Brown Post #2846, 4 Gibbs Ball Park Road, Onset for a Change of Manager under the provisions of Chapter 138 of the Massachusetts General Laws for year 2022. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

8. TOWN BUSINESS

a. Certificate of Recognition-Jared Forrest.

Present before the Board: Jared Forrest, Brandan Forrest and Kim Carmen
Chair Whiteside read into record the certificate of recognition to Jared Forrest.

b. Ratify hiring of Dale Johnson-part-time laborer-Municipal Maintenance.

MOTION: Selectman Tropeano moved to ratify the hiring of Dale Johnson-part time laborer-Municipal Maintenance. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

c. Presentation of Article S12: WHDC Modify Quorum Requirement and Article S13: WHC Modify Quorum Requirement (Bylaw).

Chair Whiteside explained that the Wareham Historical Commission created these articles to reduce the quorum and to change the bylaw. Membership has declined and as a result the commission has been unable to having meetings from time to time.

d. Presentation of Article S7: Beach Mobility Access Mats, Article S10 and S11: Harbor Services Permit Receipts Reserved for Appropriations Account. (Presented by Garry Buckminster, Department of Natural Resources Director)

Present before the Board: Garry Buckminster

Mr. Buckminster presented his explanation for above mentioned articles that have been included in the 2022 Special Spring Town Meeting. He also stated a request for the Harbor

SELECTMEN MEETING MINUTES-4/5/2022 (CONT'D)

Services Permit Receipts Reserved for Appropriations Account in the amount of \$4,000.00 to be withdrawn.

- e. **Presentation of Article S14: Length of Leases Term for Developer of Tremont Nail Factory. (Presented by Ken Buckland, Director of Planning)**

Present before the Board: Ken Buckland

Mr. Buckland provided the explanation of the above mentioned article.

- f. **Presentation of Article S15: Zoning Bylaw Amendments-Article 5 Section 590 Solar Energy Generation Facilities, Article 3 Section 320 Use Table and Article 16 Definition. (Presented by Nancy McHale, Solar Bylaw Study Committee).**

Present before the Board: Nancy McHale, Solar Bylaw Study Committee

Ms. McHale provided a presentation of the Zoning Bylaw Amendments-Article 5 Section 590 Solar Energy Generation Facilities, Article 3 Section 320 Use Table and Article 16 Definition. (See attachment)

- g. **Presentation from lead petitioner-Article 21: Indigenous Peoples Day. (Presented by Jody Santagate)**

Presentation will take place at the next meeting.

- h. **Presentation from lead petitioner-Article 19: Large Scale Photovoltaic Installation Moratorium. (Presented by Annie Hayes)**

Presentation will take place at the next meeting.

- i. **Presentation from lead petitioner-Article 23: Decas Steering Committee and Article 24: Decas Steering Committee Report.**

Presentation will take place at the next meeting.

- j. **Presentation from lead petitioner on the following articles:
Article 20: Bylaw Amendment
Article 22: Eliminate the Warrant Article Lottery Process
Article 25: Town Clerk Elected
Article 26: Local Initiative
(Presented by Brenda Eckstrom)**

Presentation will take place at the next meeting.

- k. **Discussion and possible vote to nominate an individual for the 2022 SRPEDD Annual Awards.**

Chair Whiteside stated it would be appropriate for the Board to nominate Selectman Slavin for the Special Recognition Award because he best fits the efforts and opportunities that he has made available in the Town.

MOTION: Selectman Tropeano moved to nominate Selectman Slavin for the 2022 SRPEDD Special Recognition Award. Selectman Munise seconded. Roll Call: Selectman Slavin-abstained, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 3-0-1 (Selectman Slavin abstained)

- l. **Discussion and possible vote on articles for the 2022 Annual Spring Town Meeting Warrant.**

Articles will be discussed and recommended at the next meeting.

- m. **Discussion and possible vote to recommend articles for the 2022 Special Spring Town Meeting warrant within the 2022 Annual Spring Town Meeting.**

SELECTMEN MEETING MINUTES-4/5/2022 (CONT'D)

Articles will be discussed and recommend at the next meeting.

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

9. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan stated that notices went out to the residents of Onset regarding the annual street sweeping taking place from April 11th through the 15th.

The Everett School auction has been rescheduled for May 11th at noon.

Police Chief Correia provided an explanation regarding the summer events and how the Police Reform Legislation has affected the events.

10. LIAISON/INITIATIVE REPORTS

There will be five openings for the Library Board of Trustees in June.

The Board of Health is continuing to update motel regulations.

13. CONSENT AGENDA

- a. **Authorization to sign bills and documents, etc.**

- b. **Authorize payment to the Law Office of Richard P. Bowen.**

MOTION: Selectman Tropeano moved to authorize the payment to the Law Office of Richard P. Bowen. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

- c. **Approval of meeting minutes: March 15, 2022; March 22, 2022.**

MOTION: Selectman Tropeano moved to approve the meeting minutes of March 15, 2022 and March 22, 2022. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

- d. **Approval of executive session meeting minutes: March 15, 2022; March 22, 2022.**

MOTION: Selectman Tropeano moved to approve and hold the executive session meeting minutes of March 15, 2022 and March 22, 2022. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

14. ADJOURNMENT


MOTION: Selectman Slavin moved to adjourn at 8:32 pm. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes.

VOTE: 4-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-4/5/2022 (CONT'D)

Respectfully submitted
Cassandra Slaney
Department Assistant

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

Attest:  Date Signed: 5-4-22
Patrick G. Tropeano, Clerk

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Application from VFW for Alteration of Premises and Change of Manager.
2. Certificate of Recognition for Jared Forrest.
3. Ratify hiring of Dale Johnson.
4. Presentation of the following articles:
 - WHDC Modify Quorum Requirement
 - WHC Modify Quorum Requirement (Bylaw)
 - Beach Mobility Access Mats
 - Harbor Receipts Reserved for Appropriations Account
 - Length of Leases Term for Developer of Tremont Nail Factory
 - Zoning Bylaw Amendments-Article 5 Section 590 Solar Energy Generation Facilities, Article 3 Section 320 Use Tables and Article 16 Definition.
5. SRPEDD Annual Award Nomination.
6. 2022 Annual Spring Town Meeting votes.
7. 2022 Special Spring Town Meeting votes.
8. Invoice for the Law Office of Richard P. Bowen.
9. Meeting Minutes for March 15, 2022 and March 22, 2022.
10. Executive session meeting minutes for March 15, 2022 and March 22, 2022.

Date sent to Town Clerk: 5-10-22

Attachment to 4-5-22
meeting minutes

Presentation by the Solar By-Law Study Committee

**Proposed Article 5 Section 590
Solar Energy Generation Facilities,
Revisions to Article 3 Section 320 Use Table
and Article 16 Definitions**

SPECIAL TOWN MEETING ARTICLE S-15

To the Wareham Board of Selectmen

April 5, 2022

Primary goals:

- Supports the Commonwealth's renewable energy objectives.
- Acknowledges a landowner's right to develop solar.
- Respects all Citizen's rights to clean drinking water, and freedom from noise and glare.

Some of the significant changes from existing by-law include:

- Planning Board is the sole Permit Granting Authority.
- Limits size to no more than 5MW DC in order to balance the options for competing land uses, and understanding the significant contribution that Wareham has already made to solar development.

Changes include:

Protections for our sole source aquifer, our globally rare Pine Barrens, and unique local habitat with:

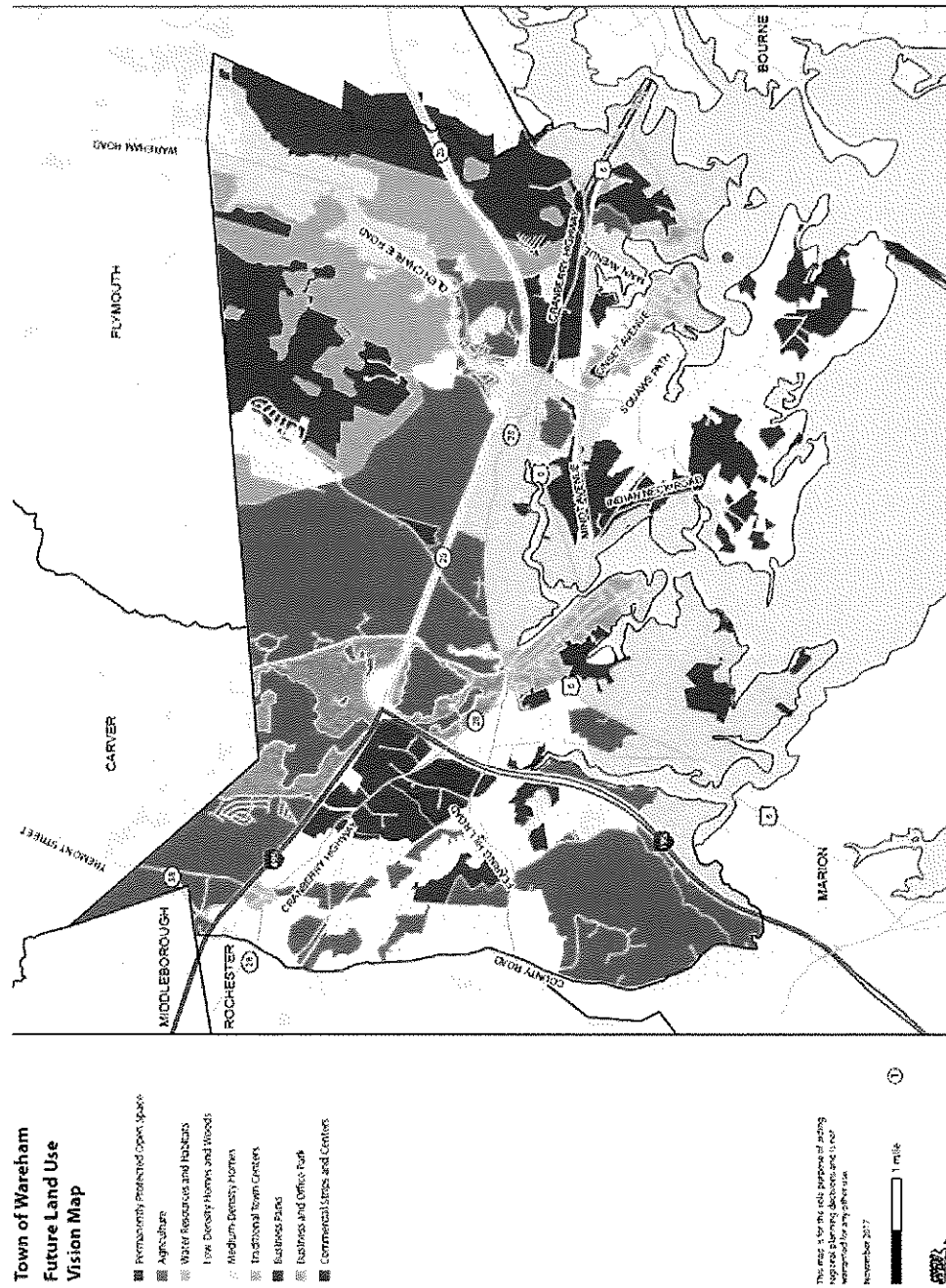
- More rigorous studies and requirements for noise, lighting, glare, visual screening, stormwater/runoff, and potential environmental impact.
- Requires historical and cultural heritage evaluations.
- Limits grading and earth removal (Section 595.7). All earth removal must be approved and consistent with Article III of the Town By-Laws.

Changes include:

Siting is prohibited in:

- Chapter 97 open space;
- Wetland resource areas;
- State Historic Register Properties; or
- Priority Habitat, Estimated Habitat and/or Critical Natural Landscape or where at least 50% of the parcel is designated as such as shown on **BioMap2**. This is consistent with the new Commonwealth Guidelines for solar projects.

Wareham 2020 Master Plan Future Land Use Vision Map



Changes include:

- Restricted Siting is allowed with Site Plan Special Permit for projects between 250kW and 5000kW in R-130, R-60, CG, CS, IND & CR districts.
- Set back is 75 feet from property line except in industrial areas. This does not include the required buffers.
- A diversity of native vegetation is to be used for screening.
- The use of chemically treated timber poles is prohibited for use as mounting poles.

Changes include:

- Fencing is required only for safety and could be eliminated to allow for wildlife movement.
- Battery Energy Storage systems may be included only as accessory to the onsite system.
- Abandonment and Decommissioning surety increased to 200 percent of the cost estimate, ensuring the ability to restore the property.

PLEASE SUPPORT ARTICLE S-15

THANK YOU