

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: December 1, 2020
Date of Transcription: December 7, 2020
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: Derek Sullivan, Town Administrator
Richard Bowen, Town Counsel (7:08 p.m.)

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The Onset Bay Association is building a Christmas tree at the Onset Pier made out of lobster and fish traps.

There will be a Christmas car parade along the Onset Pier on December 13th (rain date December 20th). Full details of the parade are on the OBA website.

The school budget hearing is on December 3rd at 7:00 p.m. This is a Zoom meeting and information on the meeting is on the website.

A carriage of food is available for any family in the area at Damien's Food Pantry every Thursday and Saturday from 9-11:30. An application must be completed and a gas or electric bill must be provided as proof of residence. Those interested in supporting the pantry are asked to make monetary donations rather than donations of food. Checks can be mailed to PO Box 730, E. Wareham, MA. 02538.

Food is available for drive-thru pick up twice a month at the Gleason Family YMCA. Individuals will be asked for their zip code and for some demographic information about the members of their household. Upcoming markets will start at 11 a.m. on December 11th and December 21st and end once all the food has been distributed.

SELECTMEN MEETING MINUTES-12/1/2020 (CONT'D)

Church of the Shepherd is offering pre-assembled packages of food on the first Tuesday of each month from 3-5 p.m. as well as take-out meals every Thursday from 3:30-4:30 p.m. Monetary donations or donations of food will be accepted on Thursdays from 2-4 p.m. Financial support can also be mailed to the church.

The pantry at St. Patrick's Church is open from 3-7 p.m. every Wednesday. People are asked to wear a mask and maintain social distancing while they wait for their food.

Onset Foursquare Church offers dinner on Tuesdays from 4-5:30.

Wesley United Methodist Church, 462 Main Street offers dinner on Wednesdays at 5:30 pm. There is also a thrift shop.

Meals on Wheels delivers meals five days a week to anyone who is qualified and signs up through Council on Aging. Starting December 1st, seniors age 60+ can also participate in free boxed lunch pickups on Tuesdays and Thursdays through Old Colony Elder Services. Those interested can call 508-291-3130 the week before to request their meals and pick up their lunches at the handicap entrance of the Multi-Service Center between 9 a.m. and 9:30 a.m. Volunteers are also needed as drivers for Meals on Wheels.

The school district distributes free breakfasts and lunches for any child in Wareham 18 years old or younger, regardless of whether or not they are students at Wareham Schools. Children do not have to be present when meals are picked up, and meals for all seven days of the week are available. Distribution sites and times are as follows:

Wareham Middle School	9:30 – 10:30
Decas Elementary	10:30 – 12:00
Shangri-La Playground	10:30 – 12:00
Woods at Wareham	10:30 – 12:00
Onset Bandshell	10:30 – 12:00

The Wareham Bus Drivers are holding a Stuff-a-bus event at the Main Street Fire Station December 5th from 9-3. The items collected will benefit Turning Point. Please donate unwrapped new toys, clothing, or gift cards. No perishable food.

The Wareham Police Department in conjunction with the Department of Natural Resources are holding their annual stuff a cruise event outside of Walmart and Target. A donation of unwrapped new toys will be accepted.

Wareham Free Library continues to sponsor Dolly Parton's reading program, Imagination Library. For \$25.00 a year, a child can be sponsored to receive a book

SELECTMEN MEETING MINUTES-12/1/2020 (CONT'D)

once a month from birth to 4.5 years old. Details are available on the Library's website.

The Spinney Library will be open for pickup on Tuesday from 7-1:30. The Main Library is open to the public for browsing or use of computers. A reservation is required. The phone number is 508-295-2343 or email gripley@sailsinc.com. Curbside pick-up is also still available.

All events mentioned require social distancing and wearing a mask.

Please be aware during hunting season to wear international orange to protect yourself and your dog when out walking.

5. CITIZEN'S COMMENTS

Present before the Board: Sandy Slavin

The Wareham Garden Club Christmas Faire is on Saturday, December 5th from 9-12 at the St. Patrick's Church parking lot next to the hall.

Present before the Board: David Meister

Mr. Meister urged the Board of Selectmen not to support the Littleton Drive proposal project. He stated that with just a third of the portion of the affordable housing being for seniors, it isn't accomplishing what the Town is looking to do and in his opinion, it does not qualify as senior affordable housing.

6. BOARD'S COMMENTS

Selectman Slavin stated that the only resolution to the nip ban is for the liquor stores to get together as a group and lobby the State House to make a deposit on nips. He is urging liquor stores to step up and do what is right for the Town.

7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

None.

8. LICENSES AND PERMITS

a. Renewal of the following Year Round Retail Package Good Store All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws:

- i. ACAP Inc. d/b/a Wines & More, 2421 Cranberry Hwy, Wareham, MA.
- ii. AJ Food Corp. d/b/a Anchor Liquors, 2360 Cranberry Hwy, W. Wareham, MA.
- iii. Heather Hill Holdings Corp. d/b/a Depot Liquors, 47 Depot Street, E. Wareham, MA.
- iv. Onset Village Market, Inc. d/b/a Onset Village Market, 231 Onset Avenue, Onset.

SELECTMEN MEETING MINUTES-12/1/2020 (CONT'D)

- v. Pepin, Inc. d/b/a Pepin's Liquors, 2259 Cranberry Highway, West Wareham.
- vi. Rego & Sons, Inc. d/b/a 7 Eleven, 3 Barker Road, E. Wareham, MA.
- vii. SRI OM, LLC d/b/a Mayflower Liquors, 3150 Cranberry Highway, East Wareham.

MOTION: Selectman Whiteside moved to approve the renewal of the above Year Round Retail Package Good Store All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

b. Renewal of the following Year Round Common Victualer All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws:

- i. Al & El Corp. d/b/a Ella's Woodburning Oven Restaurant, 3136 Cranberry Highway, East Wareham.
- ii. Bay Pointe Club LLC d/b/a Bay Pointe Club, 10 Bay Pointe Drive, Onset.
- iii. G.S. Corporation d/b/a Gateway Tavern, 371 Marion Road, Wareham.
- iv. Pier View Restaurant, Inc. dba Stephen's Lounge, 201 Onset Avenue, Onset.
- v. Salerno's, Inc., d/b/a Salerno's Function Hall, 196 Onset Avenue, Onset.
- vi. Trova, Inc. d/b/a Bailey's Surf 'N Turf, 3056 Cranberry Highway, East Wareham.

MOTION: Selectman Whiteside moved to approve the above Year Round Common Victualler All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

c. Renewal of the following Year Round Common Victualler Wines and Malt Beverages License for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws:

- i. Marc Anthony's LaPizzeria, Ltd., d/b/a Marc Anthony's, 190 Onset Avenue, Onset.

MOTION: Selectman Whiteside moved to approve the renewal of the Year Round Common Victualler Wines and Malt Beverages License to Marc Anthony's LaPizzeria Ltd, d/b/a Marc Anthony's, 190 Onset Ave., Onset for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

d. Renewal of the following Year Round Veterans Club all Alcoholic Beverages License for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws:

- i. Dudley L. Brown Post #2846 VFW of US, Inc., 4 Gibbs Ball Park Road, Onset.

MOTION: Selectman Whiteside moved to approve the renewal of the Year Round Veterans Club all Alcoholic Beverages License to Dudley L. Brown Post #2846 VFW of US, Inc., 4 Gibbs Ball Park Road, Onset for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

e. Renewal of the following Year Round Inn holder all Alcoholic Beverages License for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws:

- i. Glen Cove Hotel, LLC d/b/a Glen Cove Hotel, 167 Onset, Ave, Onset.

MOTION: Selectman Whiteside moved to approve the renewal of the Year Round Inn Holder all Alcoholic Beverages License to Glen Cove Hotel, LLC d/b/a Glen Cove Hotel, 167 Onset Ave., Onset for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

9. TOWN BUSINESS

- a. COVID-19 Update.

Mr. Sullivan stated that there have been seventeen new confirmed cases since November 29th and the cases are trending upward.

- b. Refuse Update.

No update was provided.

- c. Presentation of Littleton Drive housing proposal by Pennrose and possible vote to issue letter of support.

Present before the Board: Kenneth Buckland-Planning Director, Frances Goyes Flor-Mass Housing Authority, Charlie Adams-Pennrose, Ryan Kiracofe-Pennrose, Jennifer Hayward-Pennrose.

Ms. Flor explained that while the Town's priority included senior housing, there are not a lot of subsidies available at the state level which has been a crisis across the Commonwealth. The state, in order to make do with what little money is available to subsidize, focus on family housing as a main priority. If community is under the 10% subsidized housing inventory, such as Wareham, family housing prior to community funding for senior housing becomes a priority at the State level. This restriction affordability also creates more options so even though it's not restricted for seniors, there are seniors that live in non-age restricted affordable housing. She also explained that one of the main reasons Pennrose was selected to present this project

SELECTMEN MEETING MINUTES-12/1/2020 (CONT'D)

was because they were the only developers that had senior housing as part of their proposal. She stated that from the point of view of the state, financials, and the need in Town, this proposal was able to provide something for everyone.

Mr. Adams provided the presentation that included the development concept, key dates, and the next steps. The housing unit consists of ninety-three units, forty-nine for non-age restricted, and forty-four for seniors. The proposal also included a club house, senior building, community room, central green with walking parks and playground, community garden, sidewalk and potential bus stop. *(See attached)*

MOTION: Selectman Tropeano moved to authorize providing a letter supporting the Littleton Drive proposal by Pennrose to the Department of Housing and Community Development for funding. Selectman Whiteside seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-present, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

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

- d. Discussion and vote to authorize Wareham Redevelopment Authority to issue Master Developer RFP for Tremont Nail Factory.

MOTION: Selectman Tropeano moved to authorize the Wareham Redevelopment Authority to issue Master Developer RFP for Tremont Nail Factory. Selectmen Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

- e. Continued discussion and votes to recommend warrant articles for 2020 Fall Town Meeting.

Mr. Sullivan explained the breakdown of the proposed free cash and proposed capital items articles for Town meeting. *(see attached)*

MOTION: Selectman Whiteside moved to recommend the Approve and Fund FY21 Capital Plan article and Transfer of Free Cash article in the 2020 Fall Town Meeting warrant. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Slavin moved to recommend the PEG Access Receipts article in the 2020 Fall Town Meeting warrant. 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)

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

10. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan provided information to the Board about the Local Rapid Recovery Plan which is a technical assistance program offered to municipalities to help local businesses affected by COVID-19. This is not a funding program, it is to help

SELECTMEN MEETING MINUTES-12/1/2020 (CONT'D)

communities develop immediate strategies for short term recovery. There is an application process which must be completed by December 18th.

11. LIAISON REPORTS/INITIATIVE REPORTS

Hospitals are now at 65% capacity and ICUs are currently at 50%.

The transportation travel industry is down 70% in certain areas and air travel is down 60%.

There are CARES Act funds being offered to municipalities to set up their own testing facilities.

The Cannabis Control Commission has voted to allow manufacturers to take their own stock and sell directly to the customer as well as deliver. This is a concern for Towns because this will impose a potential loss of income.

12. CONSENT AGENDA

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

13. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 9:07 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, Clerk

Date Signed: 1-19-21

Date sent to the Town Clerk: 1-25-21

December 1
meeting attachment

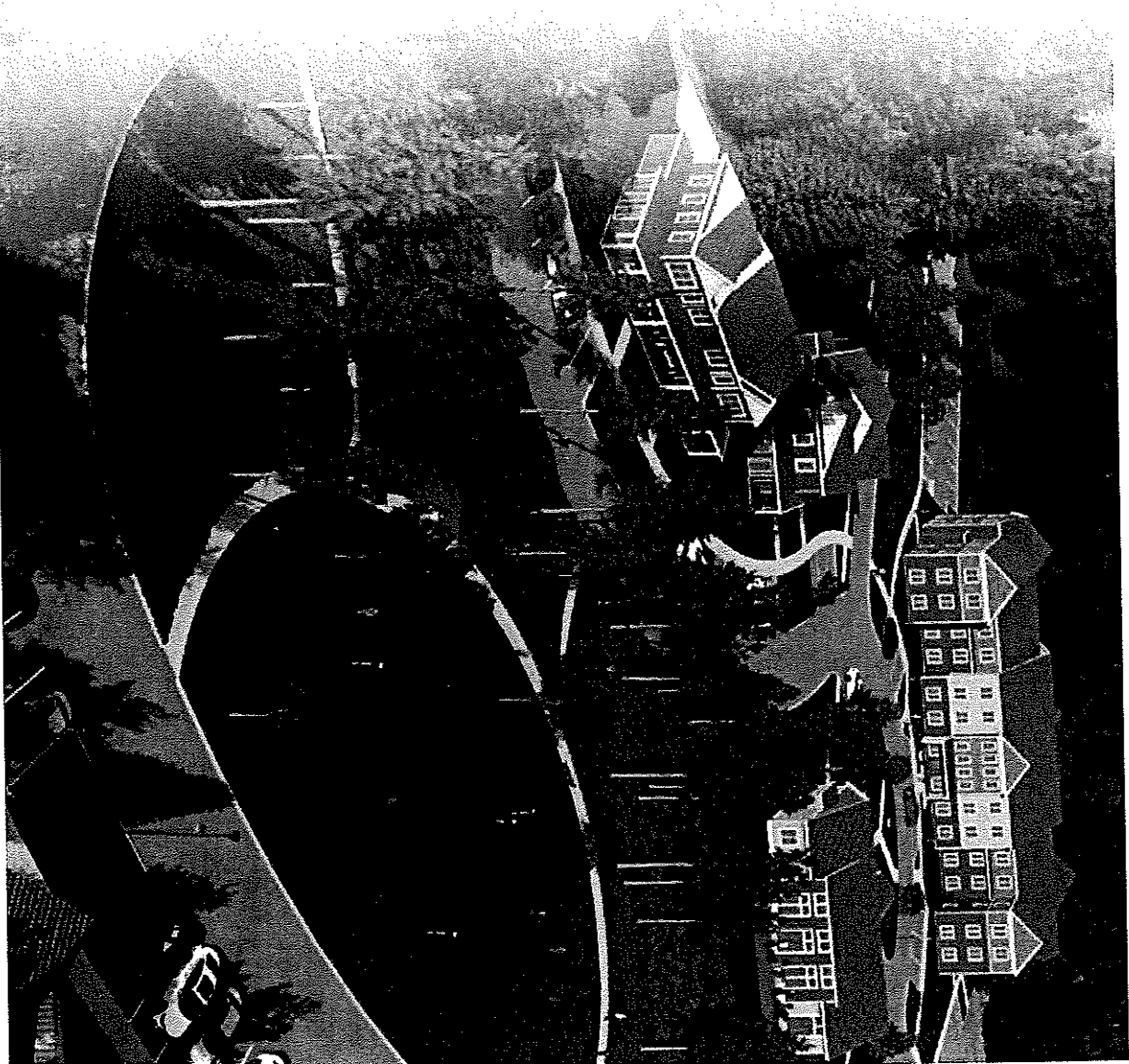
Wareham Littleton Drive

Update for Board of Selectmen
December 2020

PENNRose
Bricks & Mortar | Heart & Soul

tat CROWLEY
the architectural team COTTRELL

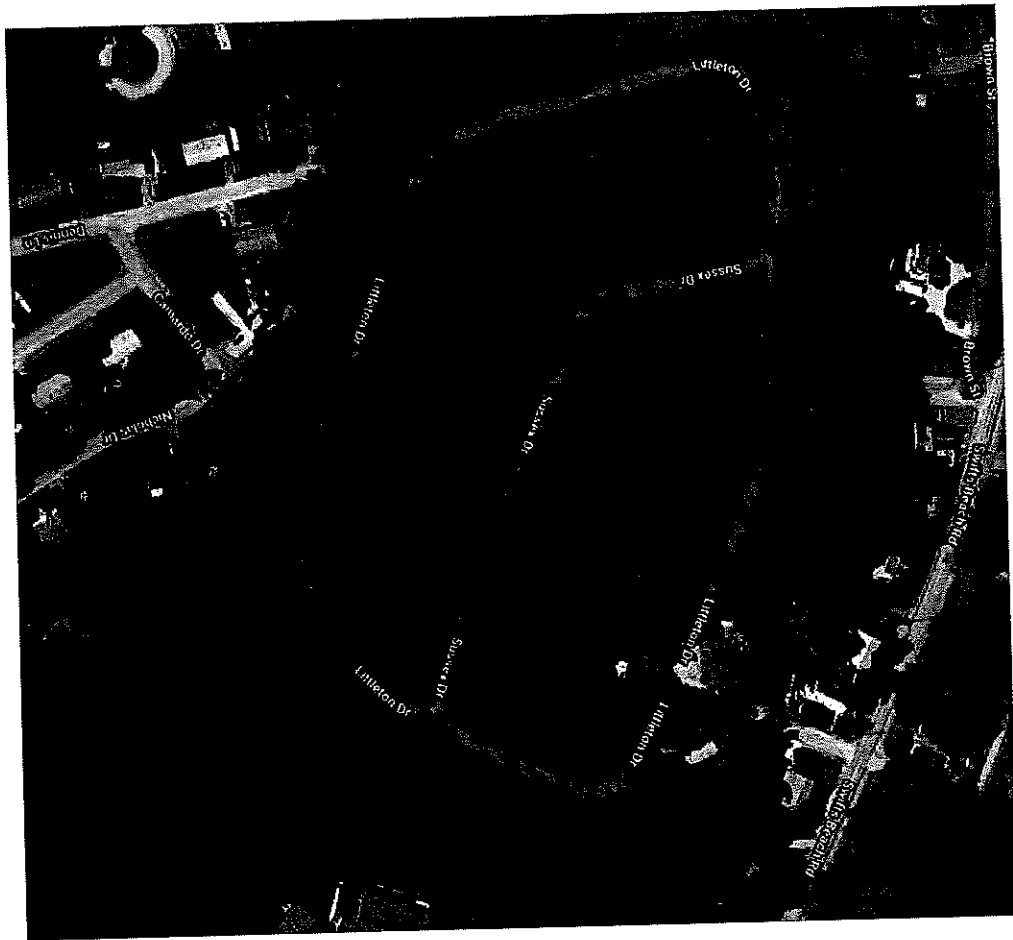
Horsley Witten Group
Sustainable Environmental Solutions



Agenda

- The site + how we got here
- Updated development concept
- Key dates, public engagement, & next steps

Vareham Littleton Drive



PENNROSE
Bricks & Mortar | Heart & Soul

Development Team

PENNROSE
Bricks & Mortar | Heart & Soul

tat CROWLEY
the architectural team COTTRELL

Horsley Witten Group
Sustainable Environmental Solutions



Vareham Littleton Drive



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How We Got Here

Wareham Redevelopment Authority RFP issued
1/15/2020 – MassHousing as consultant

Pennrose selected as preferred developer after March
submission

Vareham Littleton Drive

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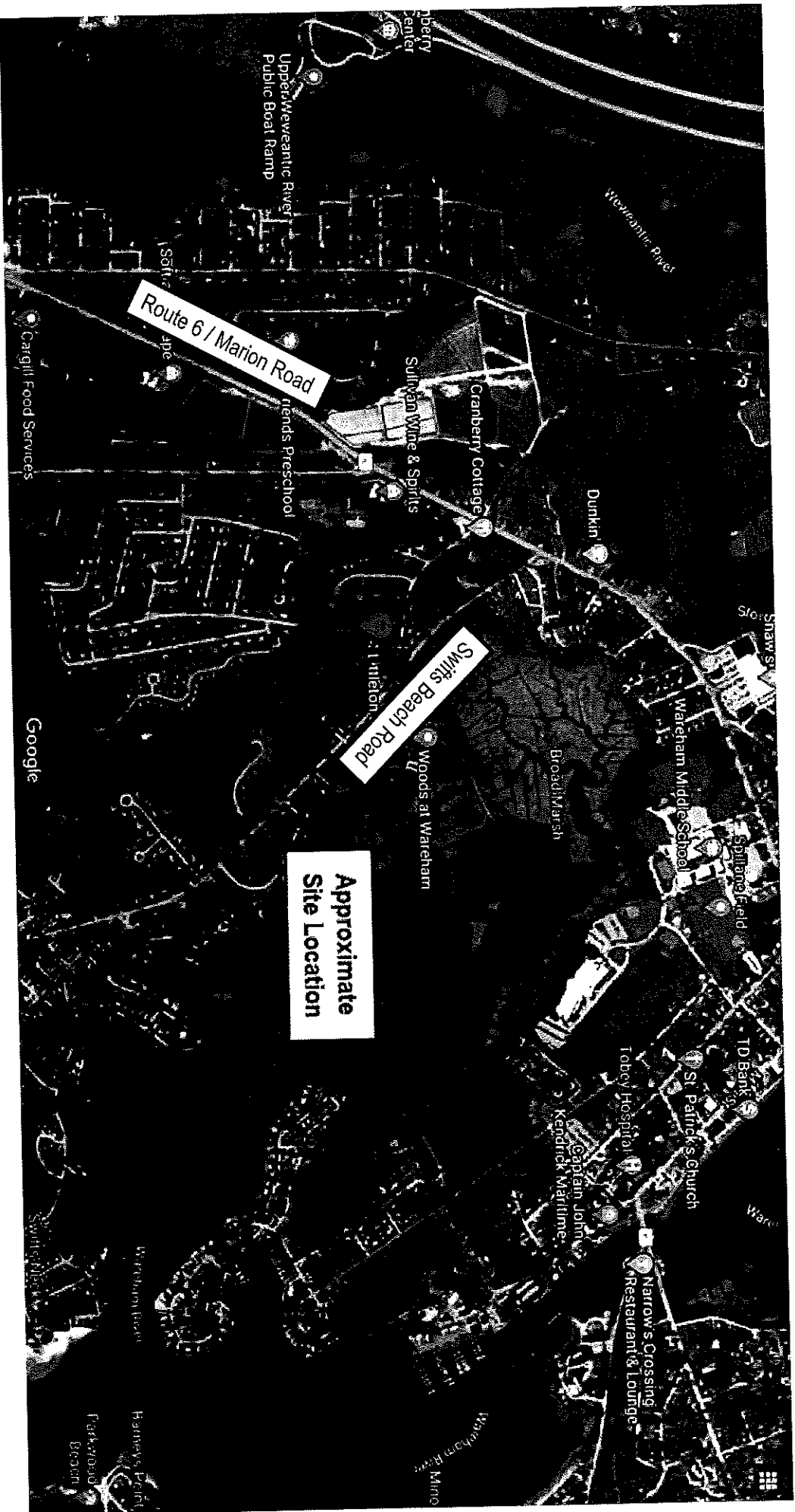


How We Got Here

Progress to date

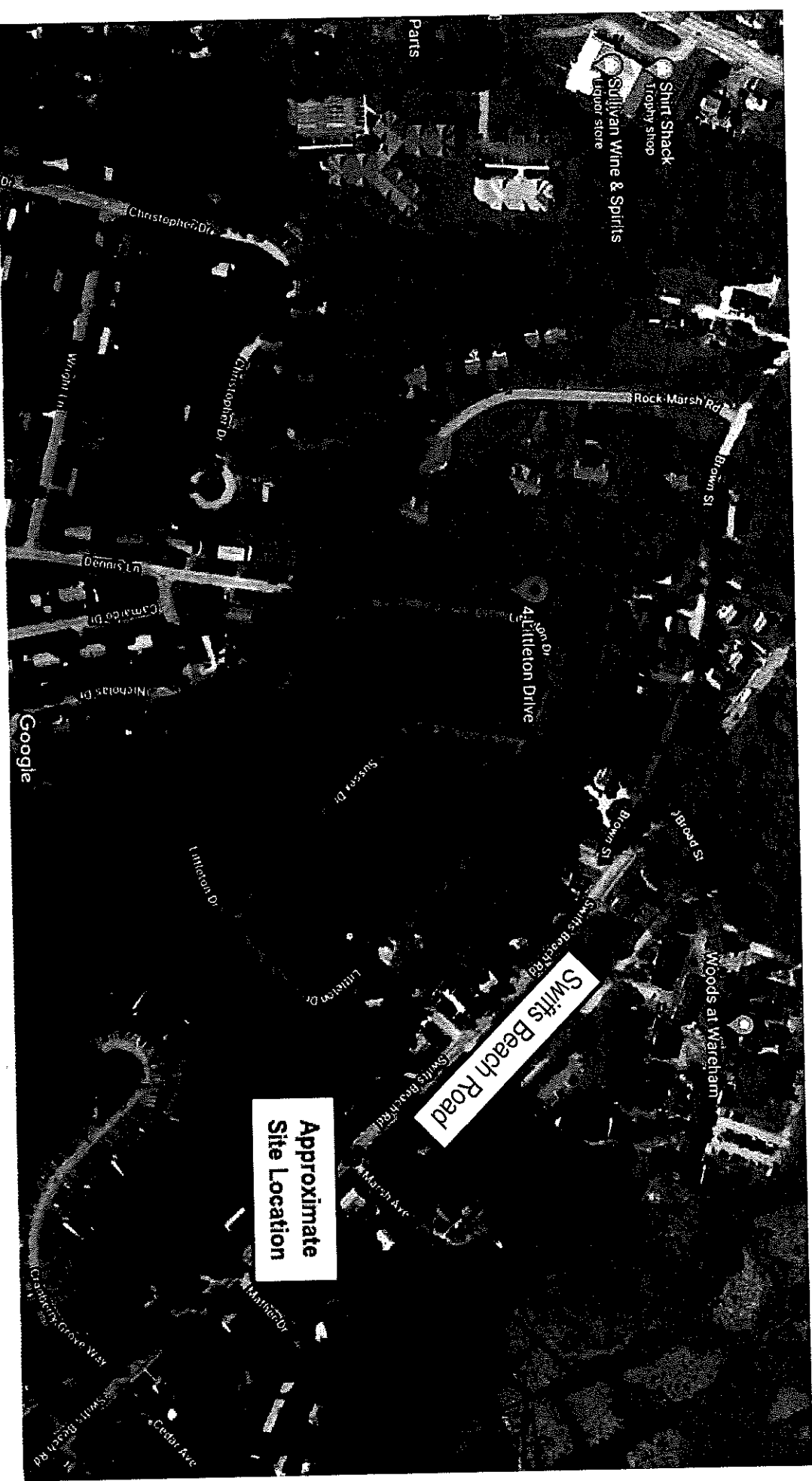
- Signed LDA
- Preliminary site plans & designs
 - Revised with input from WRA, Planning, other stakeholders
- Completed survey
- Phase I ESA ongoing
- Applied for Zoning Board hearing 12/9
- Applied for Project Eligibility Letter (PEL) for comprehensive permit from Mass DHCD
- Submitted Pre-Application for Low-Income Housing Tax Credits

Vareham Littleton Drive



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Vareham Littleton Drive



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Development Concept

Changes since RFP submission

RFP Submission

92 total units

54 non-age restricted
rental units

38 senior rental units



Current Development Concept

93 total units

49 non-age restricted
rental units

44 senior rental units

Development Concept

44 Senior Units

44 1-bedrooms

49 Non-Age

Restricted Units

18 1-bedrooms

25 2-bedrooms

6 3-bedrooms

Local priority for Wareham residents during first year

Income Mix

Senior Units

44 (100%) affordable to <60% AMI

Non-Age Restricted Units

41 (84%) affordable to <60% AMI

8 (16%) Workforce units <110-120% AMI

Ground Uses

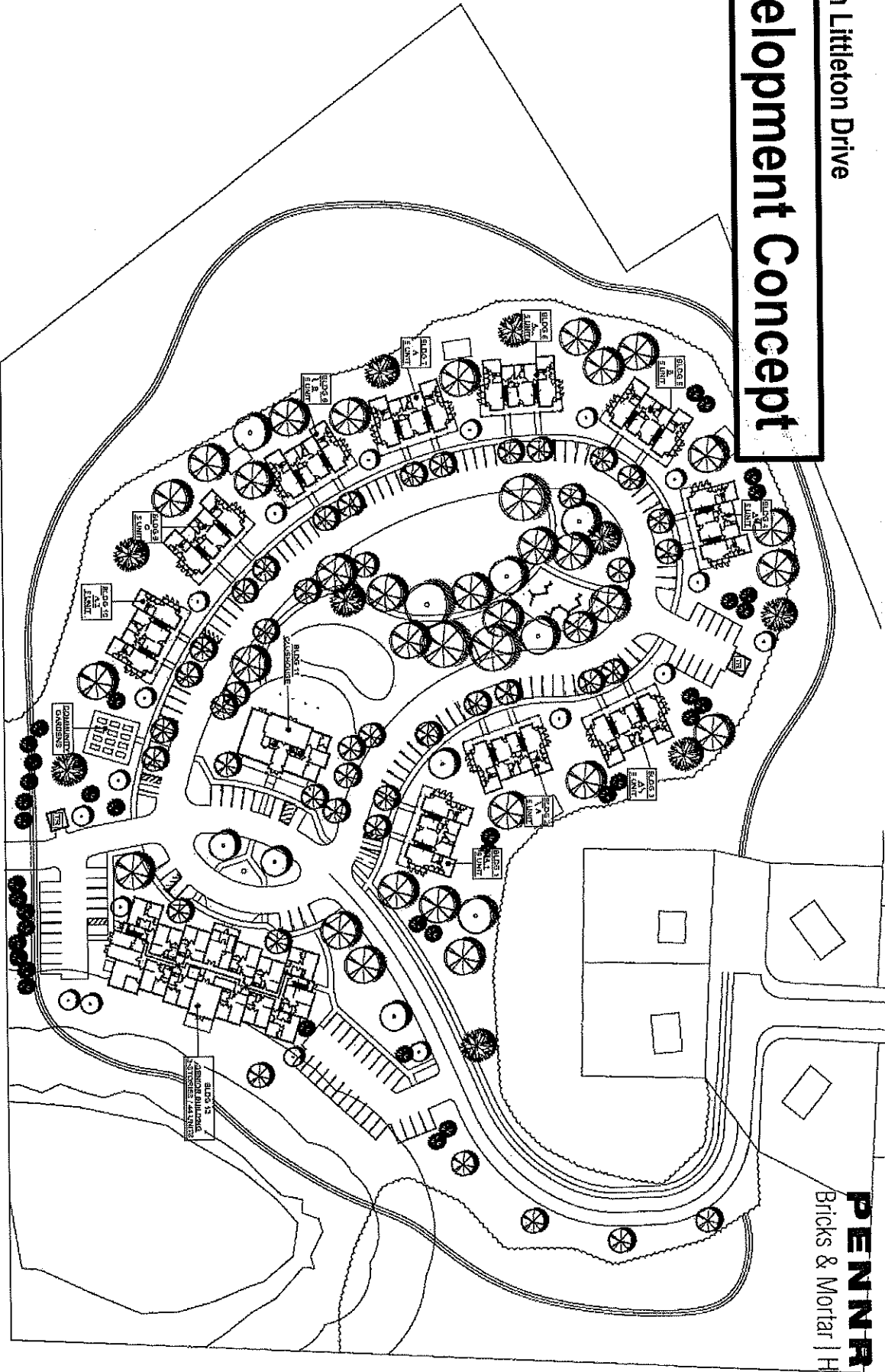
82% Open Space

11% Parking/Circulation

7% Building Ground Coverage

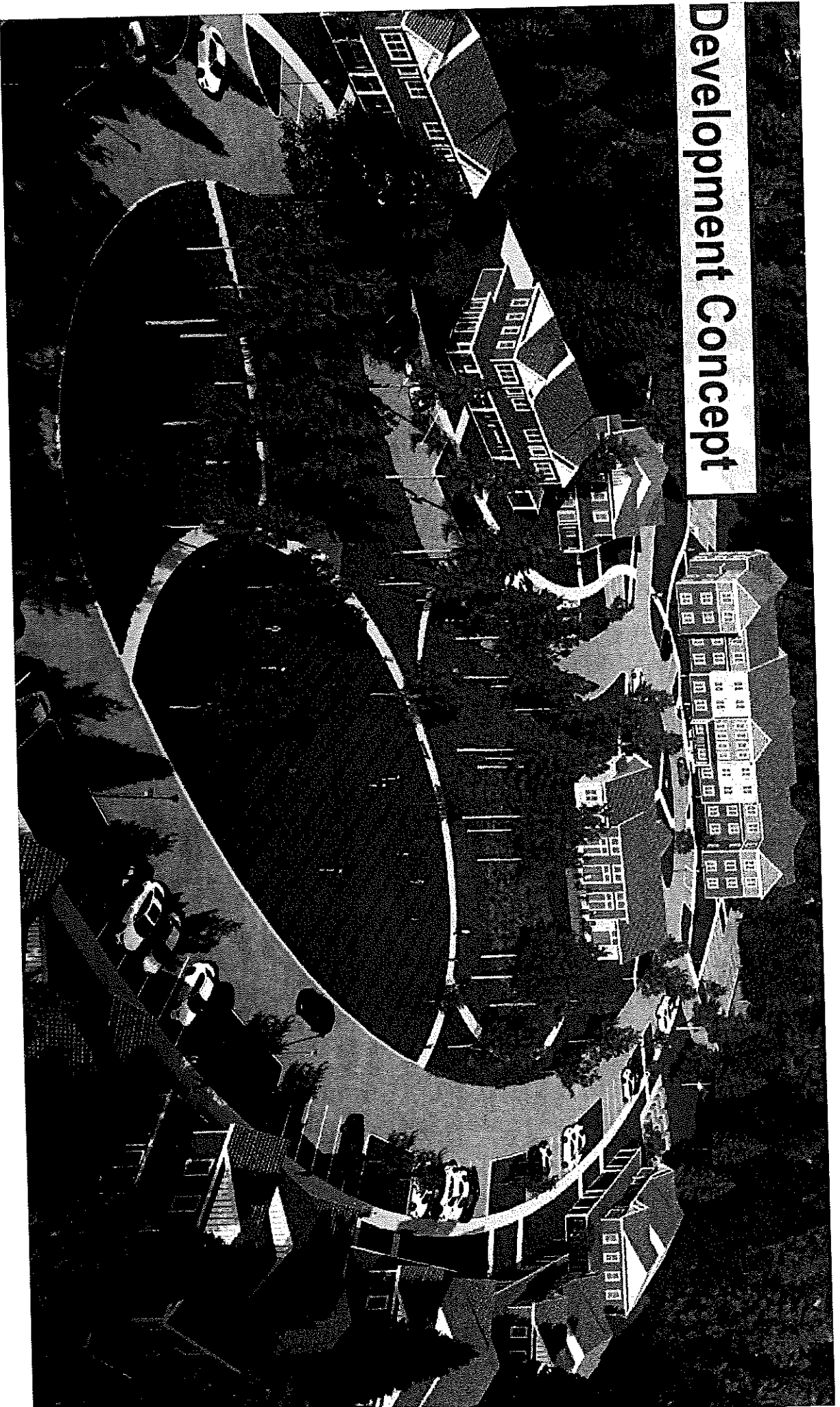
Vareham Littleton Drive

Development Concept

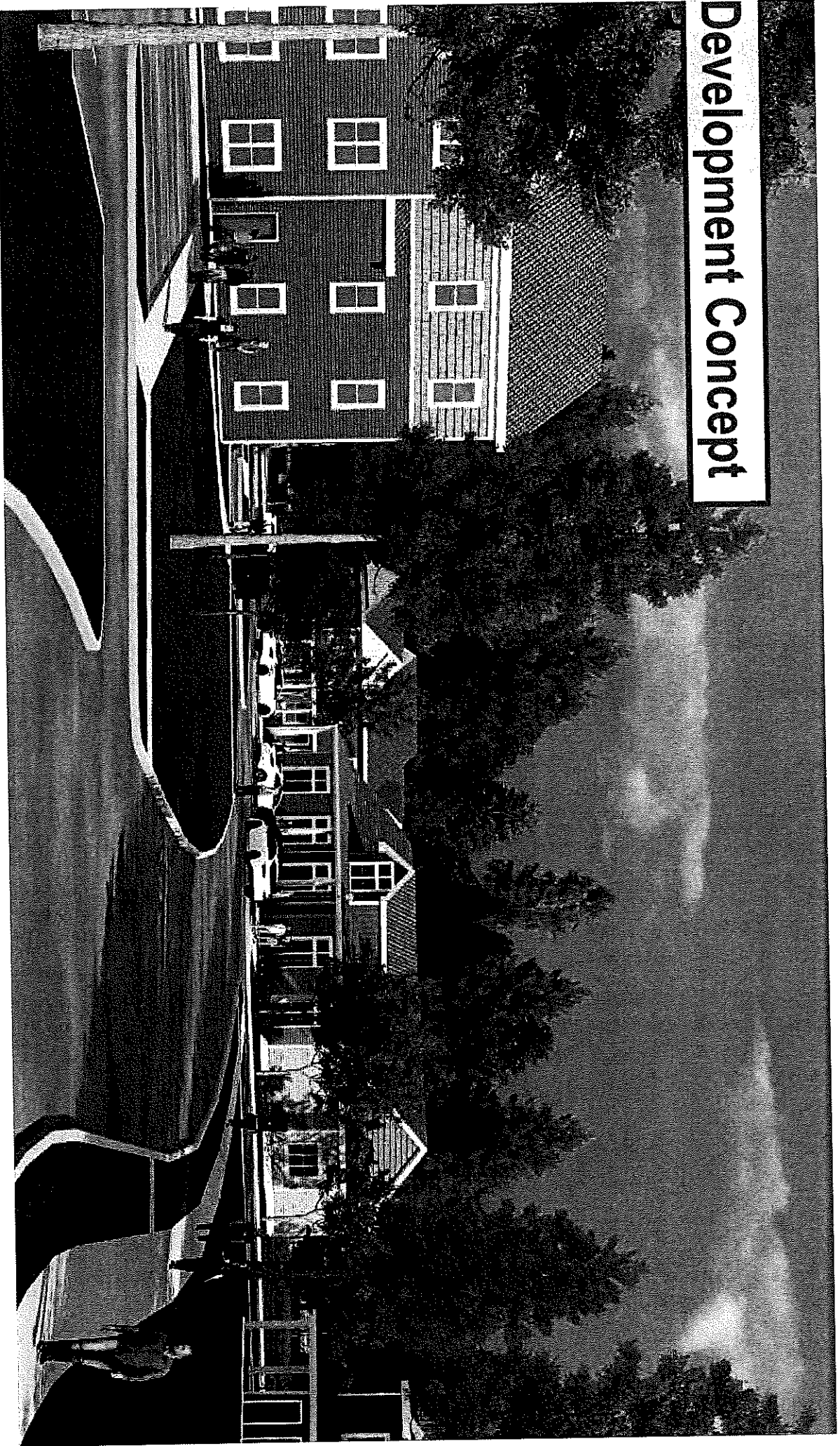


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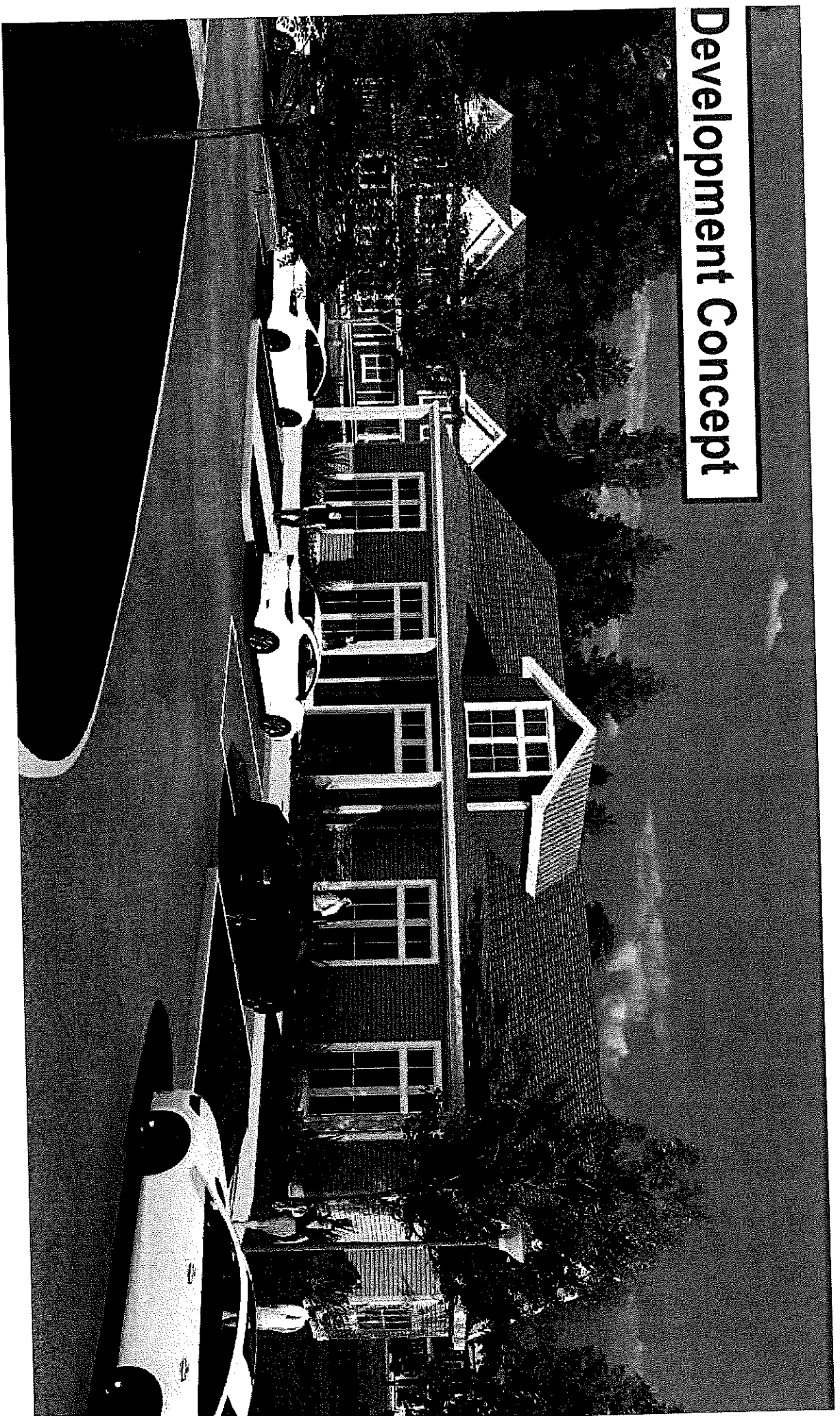
Development Concept



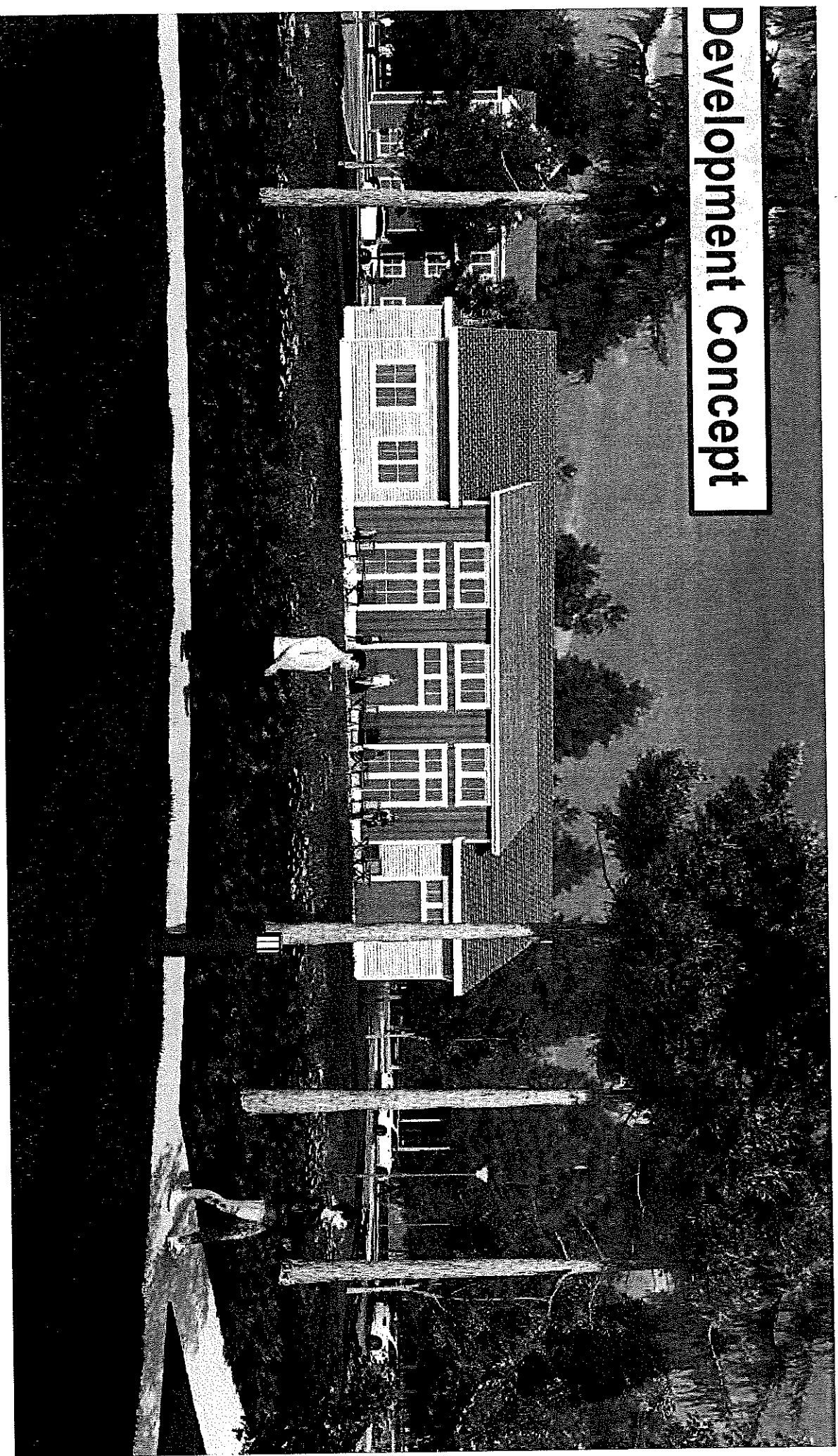
Development Concept



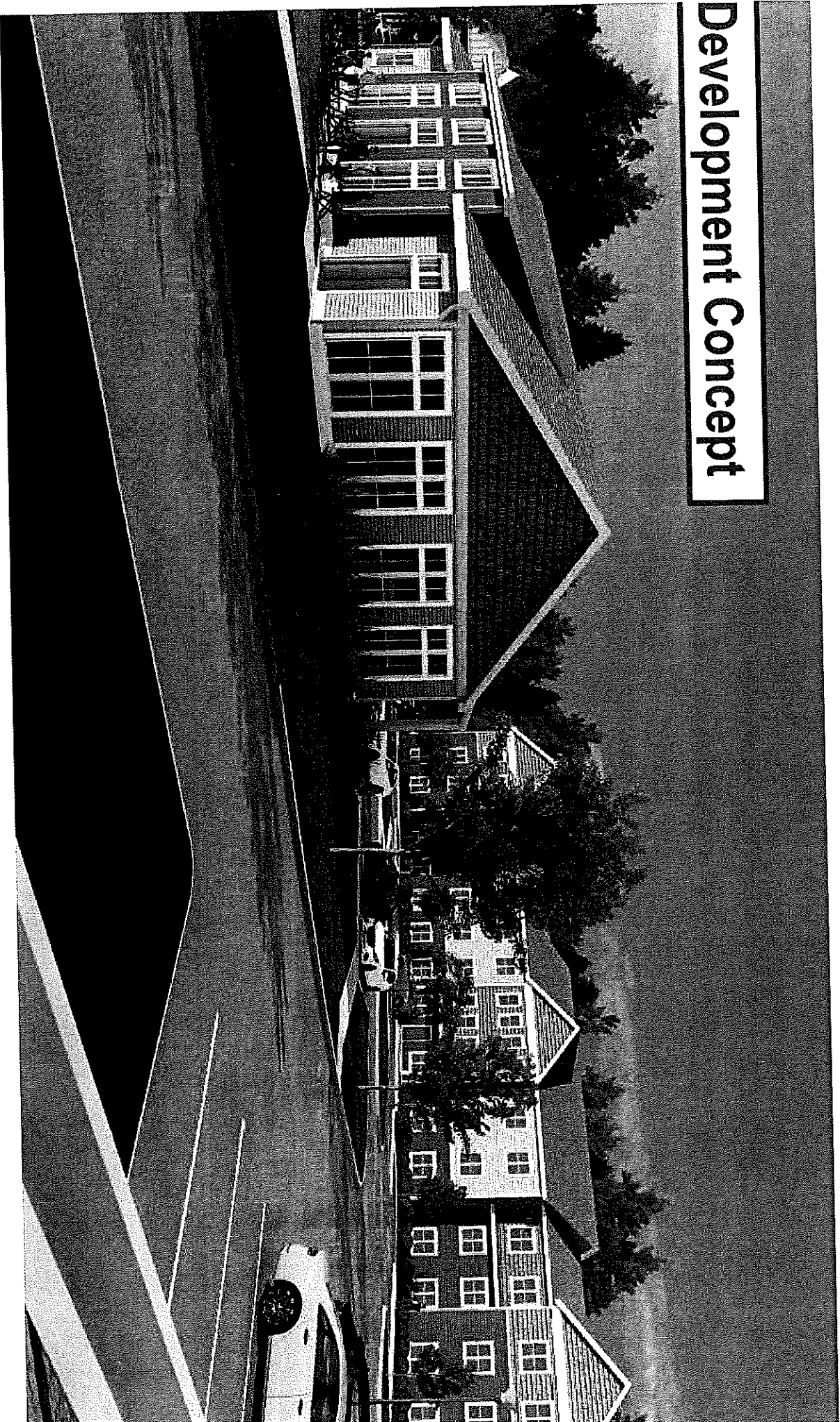
Development Concept



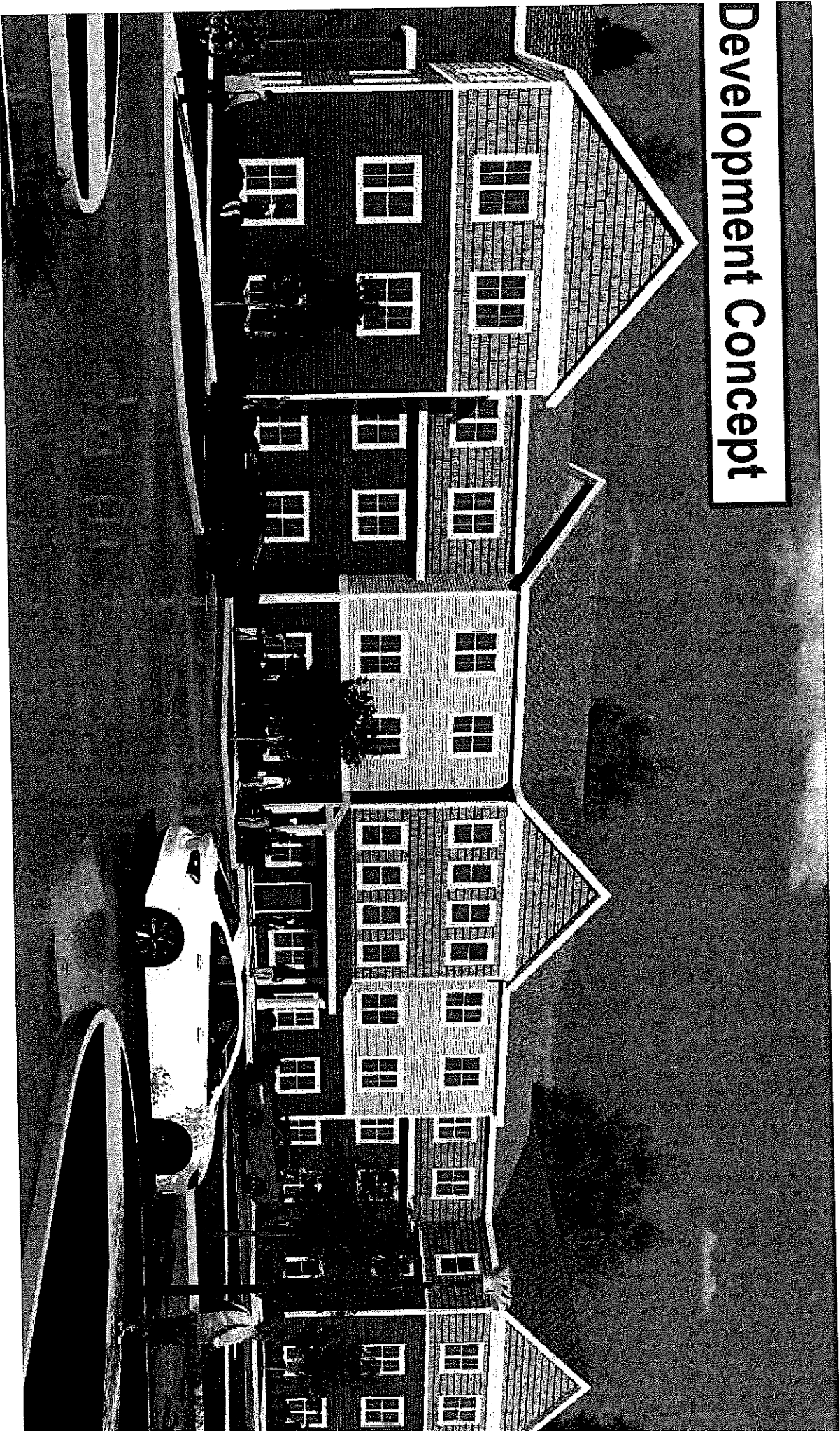
Development Concept



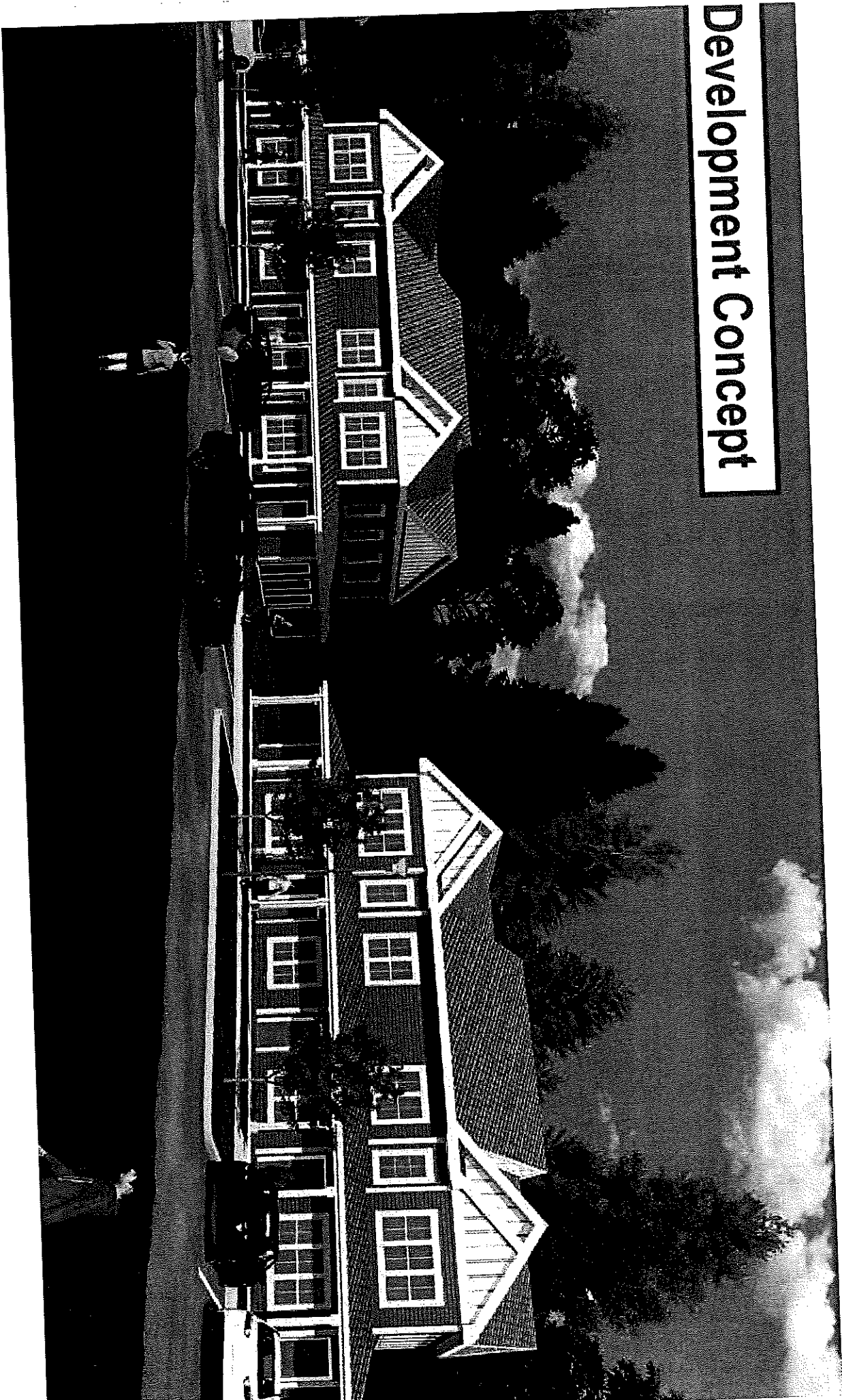
Development Concept



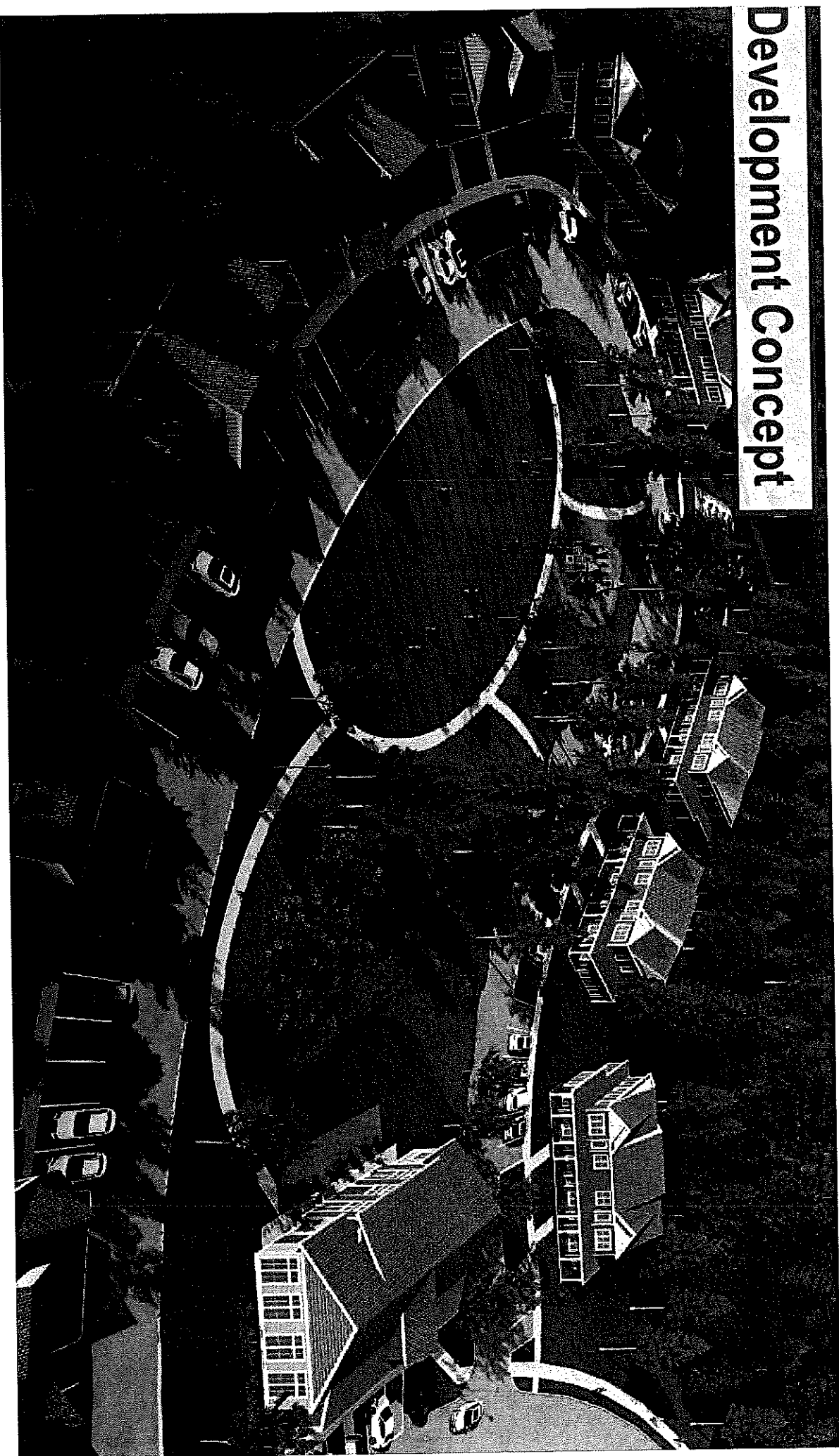
Development Concept



Development Concept



Development Concept

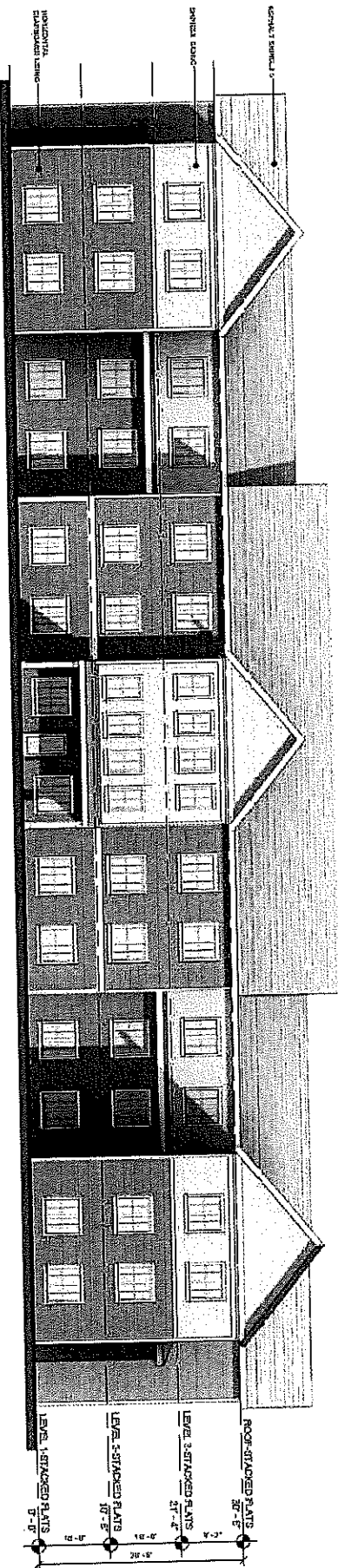
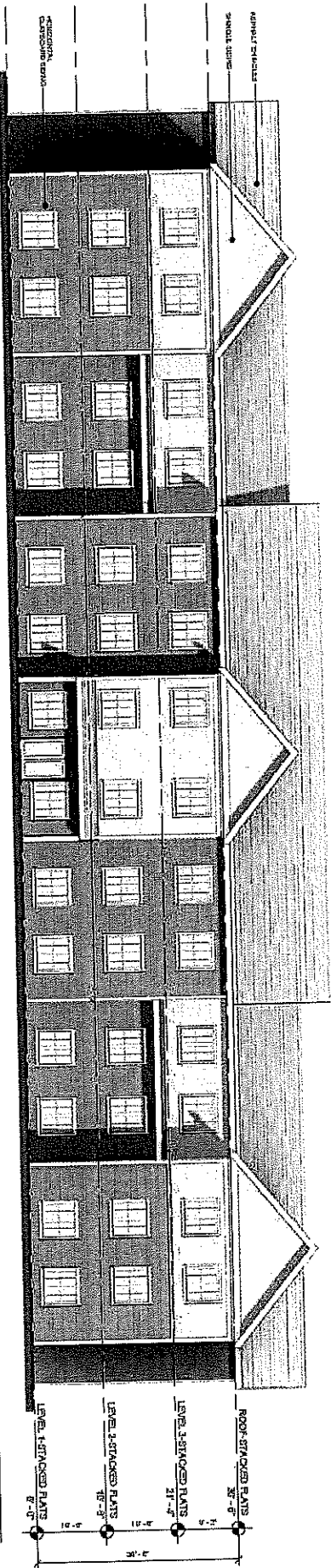


Vareham Littleton Drive

Development Concept

Senior Building – Elevations

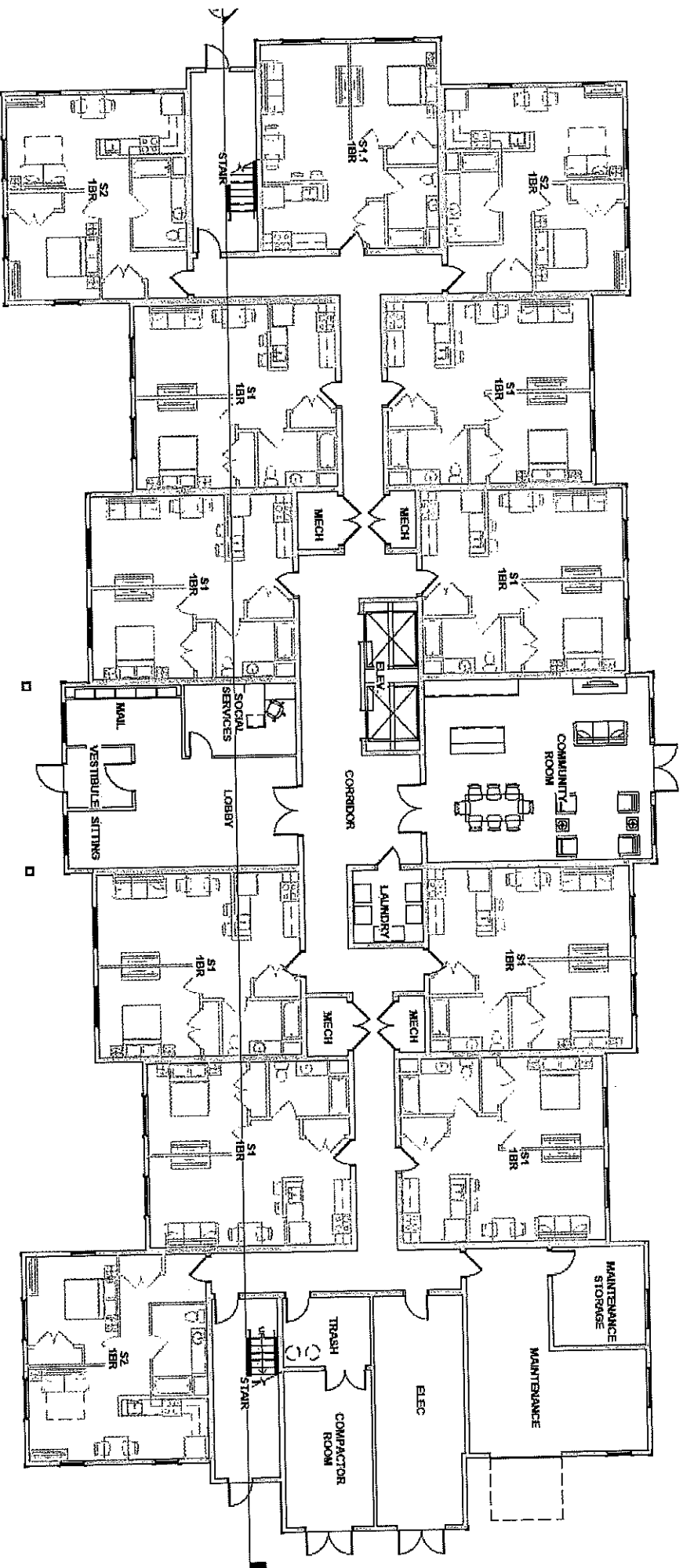
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Vareham Littleton Drive

Development Concept

Senior Building – First Floor

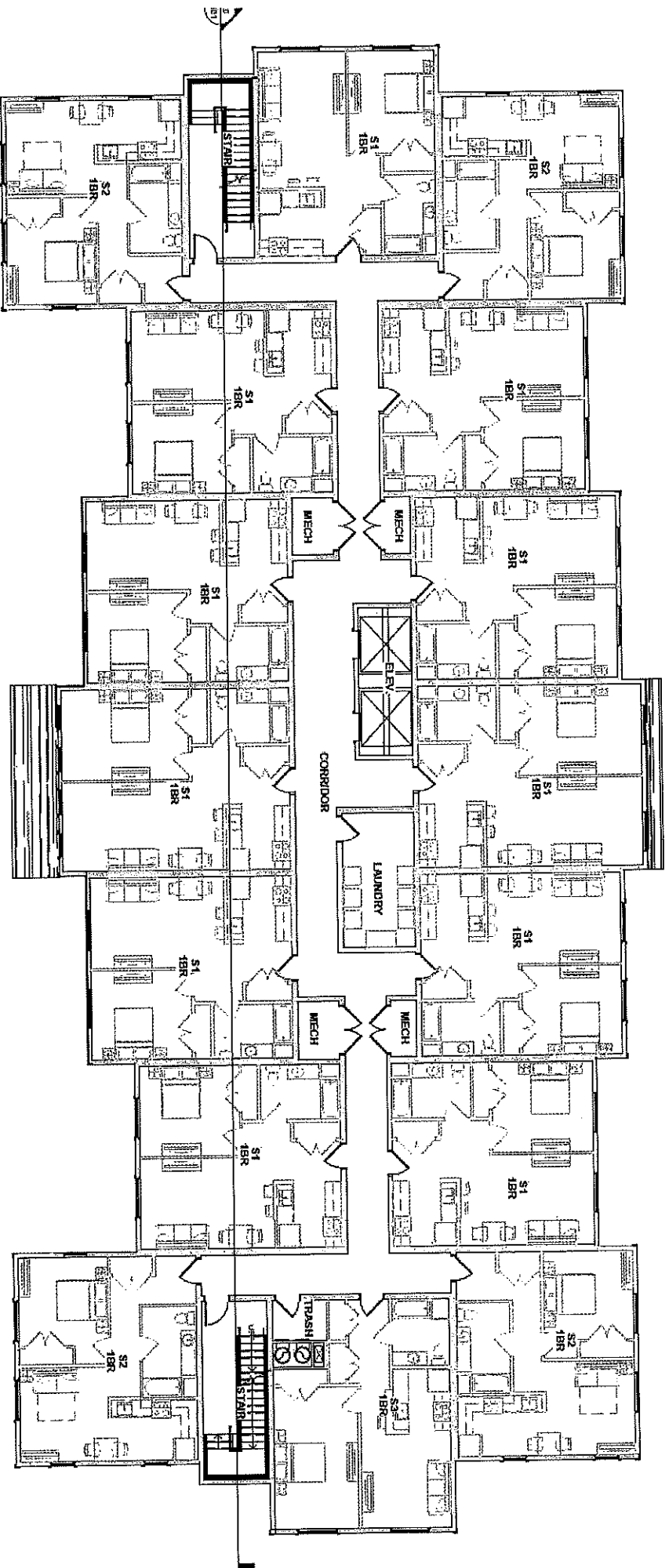


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Vareham Littleton Drive

Development Concept

Senior Building – Second and Third Floor



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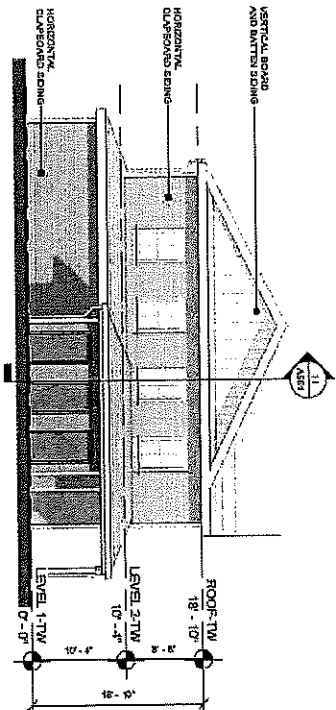
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Vareham Littleton Drive

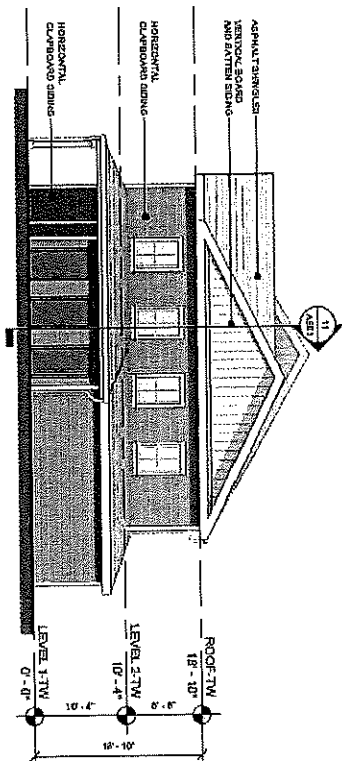
Development Concept

Townhome Buildings – Elevations

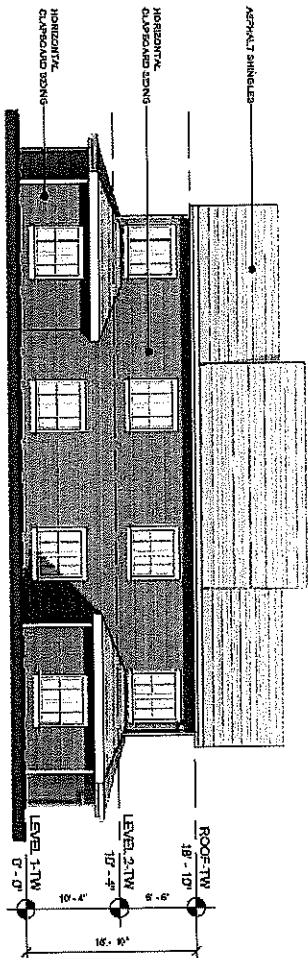
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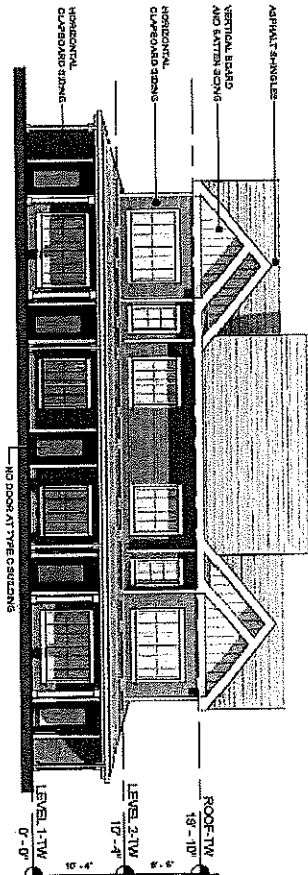
21 TYPICAL BUILDING-WEST ELEVATION
Scale: 1/8" = 1'-0"



11 TYPICAL BUILDING-EAST ELEVATION
Scale: 1/8" = 1'-0"



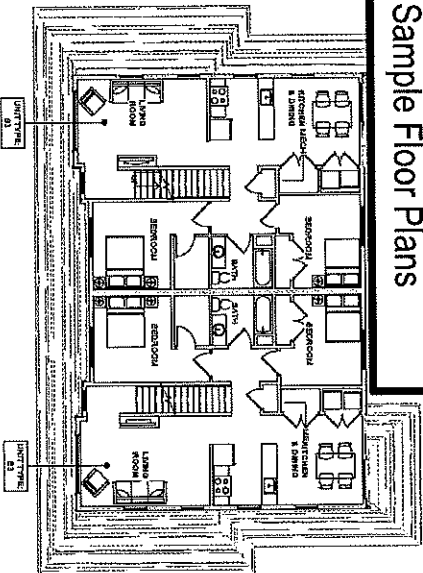
20 TYPICAL BUILDING-NORTH ELEVATION
Scale: 1/8" = 1'-0"



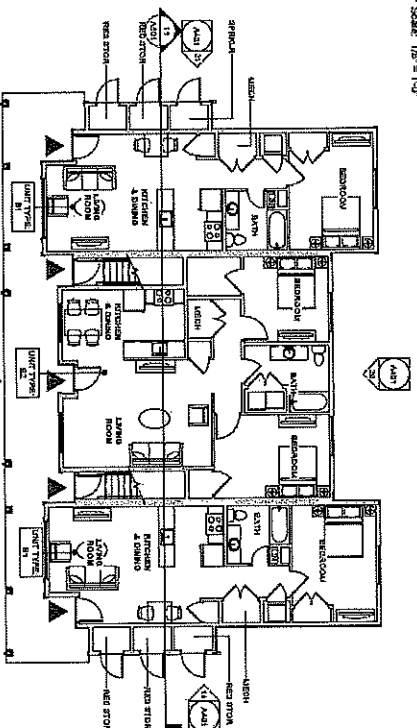
10 TYPICAL BUILDING-SOUTH ELEVATION
Scale: 1/8" = 1'-0"

Development Concept

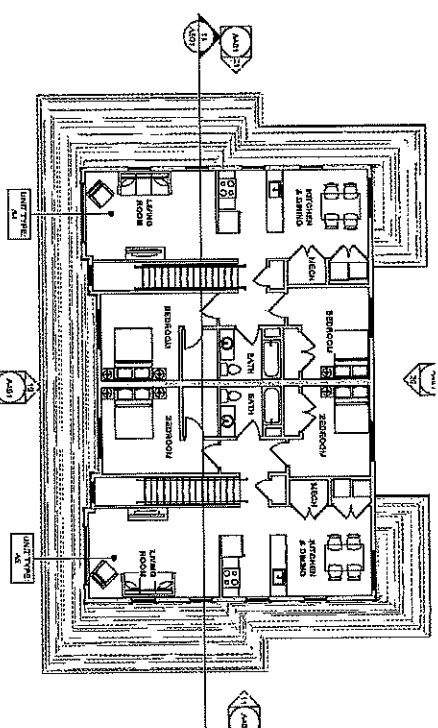
Townhome Buildings – Sample Floor Plans



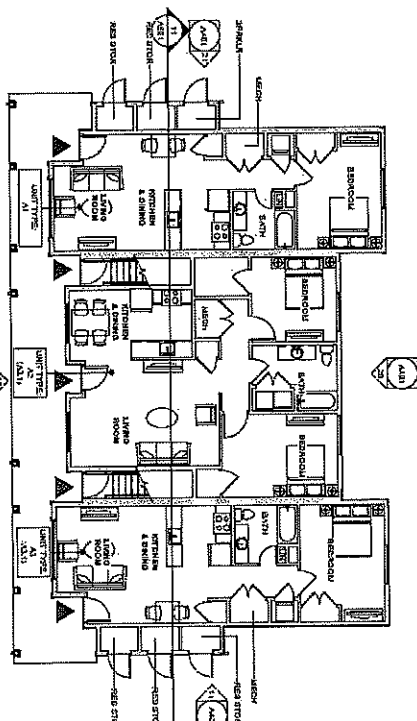
21 TOWNHOME B-SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



20 TOWNHOME B-FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



11 TOWNHOME A-SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

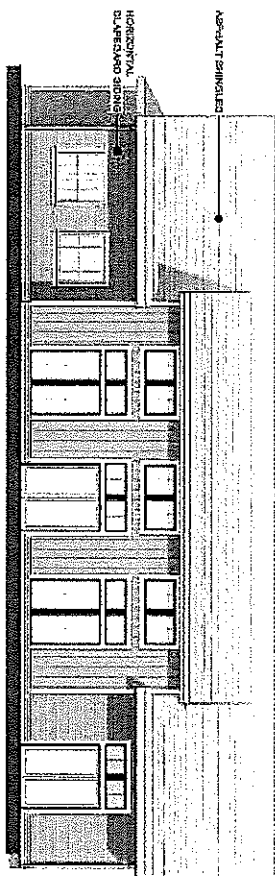


10 TOWNHOME TYPE A-FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

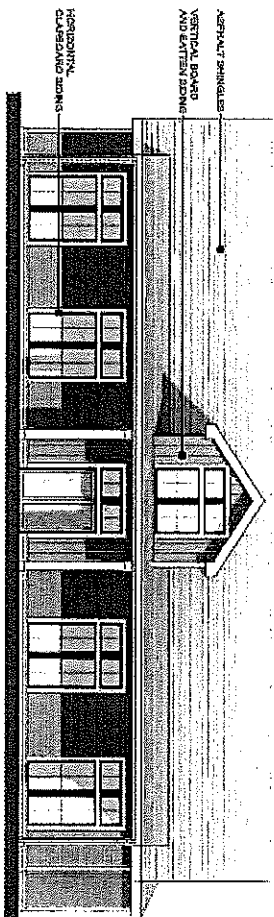
Vareham Littleton Drive

Development Concept

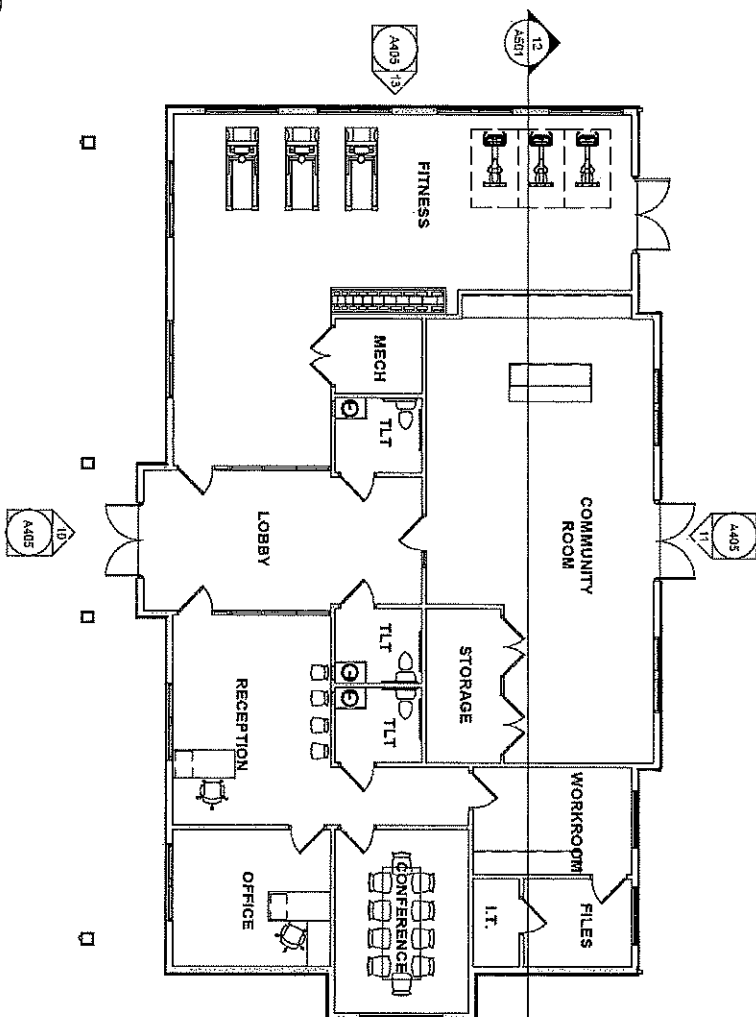
Clubhouse



11 CLUBHOUSE NORTH ELEVATION
Scale: 1/8" = 1'-0"



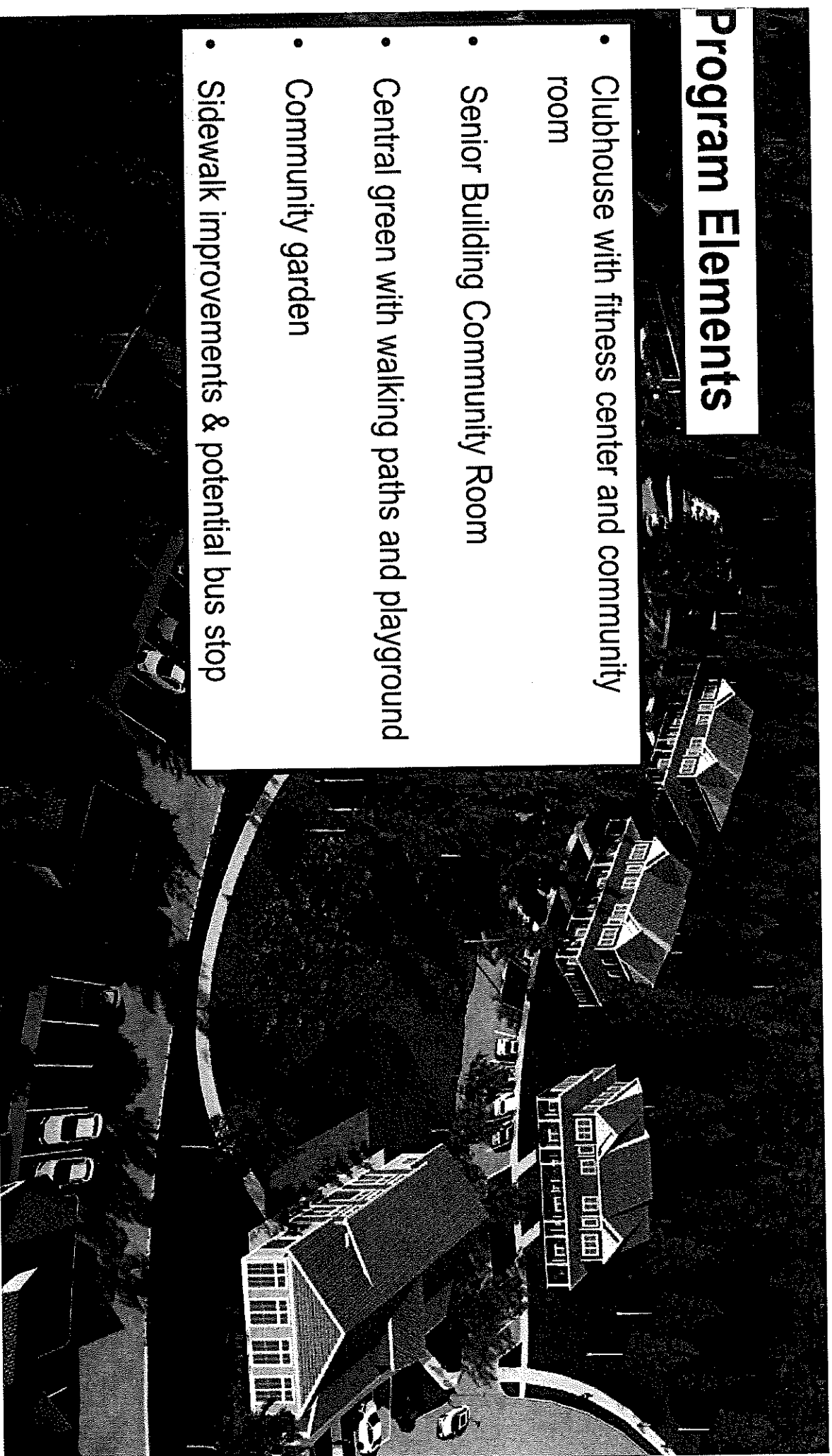
10 CLUBHOUSE SOUTH ELEVATION
Scale: 1/8" = 1'-0"



10 CLUBHOUSE FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

Program Elements

- Clubhouse with fitness center and community room
- Senior Building Community Room
- Central green with walking paths and playground
- Community garden
- Sidewalk improvements & potential bus stop



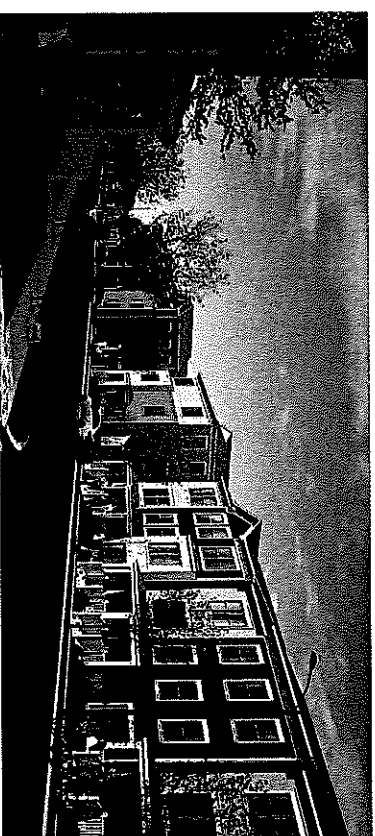
Vareham Littleton Drive

Program Elements

Penrose Management Company

- 35+ years of management experience with specialty in affordable and mixed-income multifamily
- Portfolio of 140+ properties, 10,500 units, across 8 states and DC
- Integrated in development process from conceptual design to construction

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Next Steps

- **Engagement with local groups including:**
 - Project abutters
 - Community Preservation Committee
 - Wareham YMCA
 - Other key stakeholder groups
- **Zoning Board of Appeals in December**
- **Low-Income Housing Tax Application in January**

Vareham Littleton Drive

Thank you!

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12-1-20
meeting

Proposed Free Cash Use		
Action	Certified Free Cash	4,180,163
TM	Transfer to Stab Fund	(1,200,000)
TM	Solid Waste Startup	(200,000)
TM	Transfer to OPEB	(300,000)
TM	Unemployment	(300,000)
TM	School Department	(500,000)
NA	Snow & Ice Hold	(450,000)
NA	Rollover	(750,000)
	Available for Capital	480,163

Proposed Capital Items	Department	Cost
Front End Loader	Muni Maint.	(285,000)
Street Light LED	Muni Maint.	(50,000)
Electric Vehicle Leases (4)	Muni Maint./WPS	(24,500)
Vests, Tasers, Radio, UTV	Police Department	(98,500)
		(458,000)

Available Funds

480,163

195,163

145,163

120,663

22,163

22,163