

## **MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE**

**Date of Meeting: October 4, 2023**

### **I. CALL MEETING TO ORDER**

The meeting was called to order at 6:30 P.M.

### **II. ROLL CALL**

Members Present: Norma Scogin  
Matt Rose  
Julie Moran  
Heidi Churchill  
Dominic Cammarano  
Gerald Stefanski  
Joseph Smith

### **III. FINANCE COMMITTEE MATTERS**

#### **A. Public comment at the discretion of the Chair**

No members of the public came forward.

#### **B. Presentation/discussion of Fall Town Meeting Zoning Articles – Ken Buckland, Town Planner & Planning Board members**

- i. Article 18 – Delete Zoning Bylaws, Section 1216.9**
- ii. Article 19 – Amend Zoning Bylaws, Article 16**
- iii. Article 20 – Update Zoning Bylaws, Article 3**
- iv. Article 21 – Zoning Bylaw, Article 14 Clarification**
- v. Article 22 – Clarification of Zoning Bylaws, Article 15 Land Use**
- vi. Article 23 – Zoning Bylaws Articles 3 & 5, Wireless Communication**
- vii. Article 24 – Zoning Bylaws, Article 5, Large Solar Battery Storage**
- viii. Article 25 – Amend Zoning Bylaw, Section 590, Solar Energy**
- ix. Article 27 – Bylaw Correction/Stormwater Permit**

**NOTE: Due to technical difficulties, Item B will be handled later in the meeting.**

#### **C. Presentation/discussion of Fall Town Meeting Town Administration Articles – Derek Sullivan, Town Administrator**

- i. Article 2 – Transfer of Available Funds**

Mr. Sullivan stated as of today, Free Cash has not been certified & not submitted to DOR, thus, any articles needing Free Cash will be passed over. These articles will be handled at the spring Town Meeting. He briefly discussed possible reasons for the delay in certification.

October 4, 2023

**ii. Article 3 – Prior Year Bills & Deficits**

Mr. Sullivan distributed copies of prior year bills/deficits to the FinCom & explained each bill. One bill is from the Onset Water Dept. for \$945.00. Another bill is for flow assessment meters for \$13,650.00.

**iii. Article 4 – PEG Access Receipts Reserved for Appropriation**

Mr. Sullivan stated \$214,999.52 will be transferred from PEG Access receipts to WCTV.

**iv. Article 5 – Union Contracts**

Mr. Sullivan stated union contracts have not been voted in open session, so his goal is to have these by the next FinCom meeting.

**v. Article 13 – Delete Lottery Requirements for Town Meeting articles**

Mr. Sullivan spoke re: the zero-quorum rule presently. He discussed Town Meeting under the lottery system & the thought that the lottery system is no longer needed due to the zero-quorum in place now.

**vi. Article 14 – Easement Agreement w/ NSTAR/Eversource/Hammond School**

Mr. Sullivan distributed documents re: the location. He explained that Onset/Onset Village has been having issues w/ brown-outs & energy loads. Eversource would like to do upgrades to this area which will benefit residents of the area. The easement will be at the Hammond School. Eversource is looking for a permanent easement at the school.

**NOTE: The meeting went back to Item B. Presentation/discussion of Fall Town Meeting Zoning Articles – Ken Buckland, Town Planner & Planning Board members**

Also present before the FinCom: Sherry Quirk, Associate Planning Board member

**i. Article 18 – Delete Zoning Bylaws, Section 1216.9**

Mr. Buckland explained what Section 1216.9 under Article 12 in the Zoning Bylaws is re: performance standards & what will be deleted.

**ii. Article 19 – Amend Zoning Bylaws, Article 16**

Mr. Buckland explained Article 16 are definitions under the Zoning Bylaws, clarifications/amendments needed to some definitions & why. A question & answer session ensued.

October 4, 2023

Ms. Moran stated these amendments will capture new terms used & clarify terms used that have never been defined.

**iii. Article 20 – Update Zoning Bylaws, Article 3**

Mr. Buckland explained Article 3 as being the Use Table & definitions of uses for all districts. He briefly noted what the updates would be.

Ms. Quirk stated in terms of solar projects, there needed to be a division between site plan review & a Special Permit. The update will make solar projects meet more requirements.

**iv. Article 21 – Zoning Bylaw, Article 14 Clarification**

Mr. Buckland gave a history of Article 14 & Article 15 of the Zoning Bylaws which have created some problems for applicants & the permitting boards. He noted the clarifications proposed for Article 14.

**v. Article 22 – Clarification of Zoning Bylaws, Article 15 Land Use**

Mr. Buckland discussed clarifications proposed for Article 15.

**vi. Article 23 – Zoning Bylaws Articles 3 & 5, Wireless Communication**

Mr. Buckland stated this article proposes certain requirements for all new cell phone towers which will assist emergency services in Town.

**vii. Article 24 – Zoning Bylaws, Article 5, Large Solar Battery Storage**

Mr. Buckland is a new section in Article 5 to help control large solar battery storage.

Ms. Quirk explained the Planning Board has been discussing concerns re: battery storage & has come up with safe storage requirements for solar batteries. Brief discussion ensued.

Mr. Cammarano expressed concern re: making regulations on technology & by the time the regulations are approved, the technology has changed.

**viii. Article 25 – Amend Zoning Bylaw, Section 590, Solar Energy**

Mr. Buckland explained this Article deals w/ the Solar Energy Bylaw that was approved, but with some rejections by the Attorney General. He recommends this article be passed over at this time to reconsider at the spring Town Meeting.

Ms. Quirk discussed the effect this Bylaw will have on solar projects by moving it to the spring Town Meeting.

October 4, 2023

**ix. Article 27 – Bylaw Correction/Stormwater Permit**

Mr. Buckland spoke re: correction to the stormwater permit Bylaw. The correction would have the Planning Board be responsible for the stormwater permitting vs. the Board of Health. The Planning Board already reviews stormwater management & they have a consultant.

Ms. Quirk noted Article 24 & 27 will be discussed by the Planning Board on October 16, 2023.

Mr. Buckland discussed Article 31 & Article 8 re: affordable housing. The current affordable housing Bylaw in place now has not been used. He sees issues re: fair market rates, rents & values. He feels it is worth they try to get it to be a functioning Bylaw as is the intent of these articles. The proposed articles will require additional administrative function where there is limited staffing. Monitoring will be problematic as well.

**D. Update on FY23 Income & Expenses – Derek Sullivan, Town Administrator**

Mr. Sullivan discussed at length the updated FY23 Income & Expenses figures as distributed to the FinCom members. Examples of figures he discussed were excise taxes, cannabis revenue, fees, miscellaneous recurring/non-recurring revenue, Medicaid, State aid & cherry sheet revenue.

Mr. Sullivan briefly discussed departmental expenses & any departmental budget that has money left over goes to Free Cash.

**E. Update on Town-owned properties – Derek Sullivan, Town Administrator**

Mr. Sullivan spoke re: document that itemizes Town-owned property. He discussed various buildings that are generating some revenue, such as the Hammond School, Oak Grove School, 4 Recovery Rd., Tremont Nail (steel metal building) & Old Town Hall.

**F. Presentation/discussion of Fall Town Meeting Article 10 – Mark's Cove Vista – Elise Leduc-Fleming, Wareham Land Trust Executive Director**

Ms. Leduc-Fleming stated a request is being made for \$250,000 from Community Preservation funds for the Wareham Land Trust's Marks Cove vista project at 120 Cromesett Rd. Said funding will help to purchase & protect 3.5 acres of forested land & salt marsh along the shores of Cedar Creek & Marks Cove. The property is of high conservation value. This will add to the continuous open space that already exists w/ the Marks Cove Preserve. A conservation restriction will be placed on the parcel. She discussed other potential funding sources, such as a State grant. The total cost is for \$250,000 & any other funding received will reduce the request for CP monies. A question & answer session ensued.

**G. Discussion & possible votes on Fall Town Meeting articles previously heard**

October 4, 2023

**MOTION: Mr. Rose moved Favorable Action on Article 9 of the 2023 Fall Town Meeting Warrant. Ms. Churchill seconded.**

**VOTE: (4-2-1)  
Mr. Stefanski & Mr. Cammarano opposed  
Mr. Smith abstained**

**MOTION: Mr. Smith moved Favorable Action on Article 10 of the 2023 Fall Town Meeting Warrant. Mr. Cammarano seconded.**

**VOTE: Unanimous (7-0-0)**

**MOTION: Mr. Smith moved Favorable Action on Article 11 of the 2023 Fall Town Meeting Warrant. Mr. Cammarano seconded.**

**VOTE: Unanimous (7-0-0)**

**MOTION: Mr. Smith moved Favorable Action on Article 12 of the 2023 Fall Town Meeting Warrant. Ms. Moran seconded.**

Mr. Rose discussed the concern that the Affordable Housing Trust set up subsidies w/out anyone requesting said subsidies & basically the Trust searching for applicants.

Present before the FinCom: Tricia Wurts, Select Board member

Ms. Wurts discussed struggles the Trust had & how things were straightened out. A struggle that remains is there isn't money to offer if a project or someone comes forward for assistance. The intent of the article is to have access to the money when it is needed & not have a waiting period until the next Town Meeting.

Discussion ensued re: funding & need to review how the funding is distributed & used. Ms. Wurts stated establishing a budget for the Trust is something that needs to be looked at & there is now an application process in place to request funding.

**NOTE: Mr. Cammarano left the table at this time.**

Present before the FinCom: Alan Slavin, Select Board member

Mr. Slavin discussed Woodland Cove & difficulties w/ this project. He stated the Town has not given the Woodland Cove project any monies. The Town is proposing giving tenants a head start in assistance of rent.

**NOTE: Mr. Cammarano returned to the table at this time.**

October 4, 2023

**VOTE: (5-2-0)**

**Mr. Stefanski & Mr. Smith opposed**

**MOTION: Mr. Smith moved Favorable Action on Article 17 of the 2023 Fall Town Meeting Warrant. Mr. Cammarano seconded.**

**VOTE: Unanimous (7-0-0)**

**MOTION: Mr. Smith moved Favorable Action on Article 29 of the 2023 Fall Town Meeting Warrant. Mr. Cammarano seconded.**

Mr. Rose suggested voting to refer to Town Meeting due to Town policy moratorium on named items in Town w/ the exception of the bandshell.

Mr. Smith & Mr. Cammarano withdrew their motions.

**MOTION: Mr. Smith moved to refer Article 29 of the 2023 Fall Town Meeting Warrant to Town Meeting. Mr. Cammarano seconded.**

**VOTE: Unanimous (7-0-0)**

**MOTION: Mr. Smith moved Favorable Action on Article 30 of the 2023 Fall Town Meeting Warrant. Mr. Rose seconded.**

Discussion ensued re: concerns w/ this article & its concept.

**VOTE: Unanimous (0-7-0)**

**MOTION: Mr. Smith moved Favorable Action on Article 31 of the 2023 Fall Town Meeting Warrant. Mr. Cammarano seconded.**

Ms. Moran spoke re: the Attorney General's stance on this matter/article which previously passed Town Meeting. She feels the article needs more work. She also noted the Attorney General has stated that there are issues w/in the article that needs to be reviewed by Town Counsel. Brief discussion ensued.

**VOTE: (0-6-1)**

**Mr. Smith, Mr. Stefanski, Ms. Churchill, Mr. Rose, Ms. Scogin & Ms. Moran opposed  
Mr. Cammarano abstained**

#### **H. Discussion of plans for October Town Meeting report**

Ms. Scogin encouraged members to get the recommendations in ASAP. She read which members are responsible for each article recommendations.

October 4, 2023

**I. Acceptance of meeting minutes: September 20, 2023**

**MOTION: Mr. Smith moved to accept the meeting minutes of September 20, 2023. Mr. Cammarano seconded.**

**VOTE: Unanimous (7-0-0)**

**J. Discussion of School Committee budget meeting dates**

Ms. Scogin stated there will be a school budget workshop on November 11, 2023 at 8:30 A.M. There will be a public meeting on November 16, 2023 & a joint meeting of the School Committee, Select Board & Finance Committee on December 7, 2023.

**K. Liaison reports (NONE)**

**IV. ANY OTHER BUSINESS (Unanticipated Items)**

**V. NEXT MEETING DATE & TIME**

The next FinCom meeting will be held on October 11, 2023 at 6:30 P.M. in Room 27 of Wareham Town Hall.

**VI. ADJOURNMENT**

**MOTION: Mr. Smith moved to adjourn the meeting at 8:40 P.M. Mr. Cammarano seconded.**

**VOTE: Unanimous (7-0-0)**

**Referenced Documents:**

- Article 3 – Prior year bills
- Article 14 – Easement agreement w/ NSTAR/Eversource – Hammond School
- FY23 Income/Expenses
- Town-owned property list

Date signed: \_\_\_\_\_

Attest: \_\_\_\_\_  
Norma Scogin, Chair  
WAREHAM FINANCE COMMITTEE

Date copy submitted to Wareham Town Clerk: \_\_\_\_\_