

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: April 6, 2022

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: Bernie Pigeon, Chairman
David Heard, Vice Chairman
Gerald Stefanski, Clerk
Matthew Rose
Joseph Smith
Tom Worthen (Arrived at 6:35 P.M.)
Dominic Cammarano (Arrived at 6:51 P.M.)

Members Absent: Norma Scogin
Stuart Novick

III. FINANCE COMMITTEE MATTERS

A. Article S14 – Tremont Nail Lease

Present before the FinCom: Ken Buckland, Town Planner

Mr. Buckland discussed a brief history of the proposed development of the property & an RFP submitted by a developer. He noted challenges w/ the property, such as increase in construction costs & need for a long-term lease. The Bylaw presently is only for a five year lease. This article would allow a 30 year lease plus two 30 year extension options. He discussed fees that will be generated from the property rentals, real estate taxes, etc.

NOTE: Mr. Worthen arrived at this time.

Discussion ensued re: rental leases & proposed tenants for the property.

Discussion ensued re: the dam issue on the property & its potential removal.

B. Article S15 – Solar Energy Bylaw

Present before the FinCom: Nancy McHale, Solar Bylaw Committee member

Ms. McHale spoke re: the creation of reasonable alternative to the original Solar Bylaw that will meet the Town's & environmental needs. She proceeded to make a presentation on the new proposed solar Bylaw, which included the following:

- Primary goals.

Brief discussion ensued re: Article 24.

NOTE: Mr. Rose & Mr. Stefanski withdrew their motions.

MOTION: Mr. Rose moved to refer Article 24 of the 2022 Spring Annual Town Meeting Warrant to Town Meeting. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Article 23

MOTION: Mr. Smith moved Favorable Action on Article 23 of the 2022 Spring Annual Town Meeting Warrant. Mr. Heard seconded.

Discussion ensued re: concerns that there are items that need to be addressed/fixed in the building, the building not ready for occupancy & the need for a complete evaluation be done of the building prior to occupancy.

Discussion ensued re: the site still being Town property & budgetary monies needed for utilities & upkeep in the interim.

VOTE: (1-6-0)

Mr. Worthen, Mr. Smith, Mr. Heard, Mr. Pigeon, Mr. Stefanski & Mr. Rose opposed

Articles S9 & S10

Mr. Pigeon stated this is a duplicate of Article 14 on the Annual Warrant.

MOTION: Mr. Smith moved Favorable Action on Article S10 of the 2022 Spring Special Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Article S14

MOTION: Mr. Smith moved Favorable Action on Article S14 of the 2022 Spring Special Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: (6-1-0)

Mr. Worthen opposed

Article S15

MOTION: Mr. Smith moved Favorable Action on Article S15 of the 2022 Spring Special Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Article S16

MOTION: Mr. Smith moved Favorable Action on Article S16 of the 2022 Spring Special Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Mr. Pigeon briefly discussed Article 13 & taxes paid by 815 Main St.

Mr. Pigeon spoke re: cancellations of some Town events due to lack of seasonal police officers & funding of said officers due to a State bill passage. Discussion ensued.

Breif discussion ensued re: sewer bills/rates & septic.

I. Review of articles the FinCom doesn't feel need to be heard.

J. Discussion of any financial information re: articles that may become available.

IV. ANY OTHER BUSINESS (Unanticipated Items)

V. NEXT MEETING DATE & TIME

The next meeting will be held on Wednesday, April 13, 2022, 6:30 P.M., Room 27, Wareham Town Hall.

VI. ADJOURNMENT

MOTION: Mr. Cammarano moved to adjourn the meeting at 9:01 P.M. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Date signed: 7/13/22

Attest: Bernie Pigeon

Bernie Pigeon, Chairman

WAREHAM FINANCE COMMITTEE

Date copy sent to Wareham Town Clerk: _____

