

WAREHAM REDEVELOPMENT AUTHORITY

MEETING MINUTES



September 28, 2023
9 am, Room 27, Town Hall
54 Marion Road, Wareham, MA 02571

MEETING CALLED TO ORDER AT 9:06 AM by Chair Butler

Members present: Dan Butler, Judith Whiteside, Ken Buckland, Derek Sullivan.

Members absent: Ron Besse

RESIDENT COMMENTS: None

AUTHORITY BUSINESS:

1. **MOTION** made by Ms. Whiteside, seconded by Mr. Sullivan, to authorize payment of \$7,500 per annum stipend to Mr. Buckland for work supporting WRA.
VOTE: 3-0-1 (Mr. Buckland abstained.) Motion passed.
2. Discussion regarding the four proposals responsive to an RFP, regarding a coastal pathway, fishing pier, and kayak launch on property along the river, behind Merchants Way. Four companies will be interviewed later today:
 - a. Stoss, in conjunction with Nitsch Engineering and Childs Engineering
 - b. Tighe & Bond with Halvorson and Coastal Engineering
 - c. Waterfield Design Group
 - d. Horsely & Whitten with Geosyntec and Innes Associate.
3. **MOTION** made by Mr. Sullivan, seconded by Mr. Buckland, to expend up to \$1,500 for street banners for Wareham's 2023 Veteran's Day.
VOTE 3-0-1 (Whiteside abstained). Motion passed.
4. Follow up on discussion of "Sip 'n Stroll Wareham." Mr. Butler recapped highlights of Sip 'n Stroll presentation previously provided during the August 24th meeting. Mr. Butler reported that Ms. Brunnelle, organizer of Sip 'n Stroll, has selected a tentative date — Saturday, April 27, 2024 — for Wareham's first Sip 'n Stroll in Wareham Village.

5. Discussion regarding draft WV-1R subdistrict design guideline. Mr. Butler called WRA member attention to the new guidelines adopted by the Planning Board. Further discussion deferred to a future meeting.
6. Update regarding the Wareham Village Urban Renewal Plan (URP).
 - a. Mr. Buckland explained that now URPs must have an environmental justice component and to acquire such information may cost as much as \$100,000. So far the WRA has expended \$60,000 on the development of the URP.
 - b. Mr. Butler questioned the wisdom of expending further scarce WRA funds to refine the URP when much has already been accomplished (establishment of new WV-1R subdistrict and rezoning to attract private investment, for example) through the process of developing the current draft URP, especially if the WRA has no plan or intentions to exercise URP “takings” authority (exercise of eminent domain taking of private properties) in Wareham Village. He underscored his opinion that the WRA is not, and will not, be purchasing any properties in Wareham Village in the foreseeable future.
 - c. Members discussed/questioned return on investment of an additional \$100,000 to refine and finalize the plan, citing, for example, that redistricting/rezoning has already begun to attract new private investment on Main Street in Wareham Village.
 - d. Hearing no motion to expend the additional funds to finalize the URP, Mr. Butler proposed the WRA “shelve” the current draft of the Wareham Village URP pointing out the URP process had already yielded good results and it could always be “dusted off” and updated/refined in the future, if necessary. In the interim, Mr. Buckland will explore whether there are grants available to make the required environmental study affordable for Wareham. There were no objections to this course of action.
 - e. Mr. Butler summarized that the WRA had effectively concluded work on the Wareham Village URP, had decided during an earlier meeting to dispense with launching a new URP effort for Cranberry Highway, and it would be appropriate at the next WRA meeting to discuss WRA plans and priorities for the coming year or more. He said he would put that on a future agenda.

REPORT FROM THE DIRECTOR OF PLANNING

1. Mr. Buckland reported that the Eastern Bank Building may be being developed, adding height and adding residential units above.

2. Mr. Buckland reported that the Bentley Company continues to pay \$12,000 per month to the Town, which money can only be reinvested in the Tremont Nail Factory property. It is clear that the fate of the Parker Mills Dam, full removal, is key to any redevelopment of the TNF complex.
3. Littleton Drive continues to be built out as promised, and Pennrose sends a weekly update to the neighbors, with copies to the WRA. Mr. Buckland will ask Pennrose when they might begin to take applications for the housing. First priority will go to Warcham residents for the first year.

MEMBER COMMENTS/INITIATIVES: Ms. Whiteside reminded everyone of the Veterans Day Parade this Fall.

CORRESPONDENCE: None

MINUTES:

Motion: Ms. Whiteside moved to accept the minutes of August 24, 2023, seconded by Mr. Buckland.


VOTE : 3-0-1 (Mr. Sullivan abstained. Motion passed.

ADJOURNMENT:

Motion made by Ms. Whiteside, seconded by Mr. Buckland, to adjourn.

VOTE: 4-0-0 (Unanimous). Motion passed. Meeting was adjourned at 10:02 AM

Submitted by _____


Kenneth Buckland, Clerk of the WRA

Date Submitted to Town Clerk _____



Documents used or referred to during the meeting:

1. Coastal Path Design RFP
2. Minutes of August 24, 2023