

# **WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES**

Thursday, January 7, 2021

Time: 2:00 P.M.

Zoom Meeting

Meeting Called to Order at 2:03 PM

## **I. ROLL CALL**

- |                     |                           |                    |
|---------------------|---------------------------|--------------------|
| 1. Peter Teitelbaum | Chair, BoS Representative | present            |
| 2. Judith Whiteside | BoS Representative        | present            |
| 3. Derek Sullivan   | Town Administrator        | present until 2:16 |
| 4. Kenneth Buckland | Planning Director         | present            |
| 5. Richard Swenson  | Citizen at Large          | present            |

## **II. AUTHORITY BUSINESS**

1. Discussion and possible vote on ZBA and Conservation Commission hearings regarding Littleton Drive Comprehensive Permit
  - a. Kenneth Buckland reported that the ZBA and ConComm presentations by Pennrose went fairly well
  - b. Pennrose addressed several issues that were raised at the initial public hearing, including having meetings with abutters
  - c. No action necessary by the WRA at this time, other than staying in sync with Pennrose
2. Discussion and possible vote regarding Littleton Drive sewer connection
  - a. The Littleton drive project completion is 2 years out minimum, current thinking is that capacity issues will have been addressed by then.
  - b. The WRA/Planning Director will keep in contact with the Sewer Commission regarding capacity issues and Littleton Drive hookup status
  - c. At this point, we are getting feedback that sewer discussions are progressing well, but the WRA will stay on top of sewer status for Littleton.
3. Discussion and possible vote regarding zoning articles for redevelopment for Town Meeting
  - a. Peter Teitelbaum reported that the BoS decided not to have an additional Special Town Meeting in March. Current plan is to wait for the normal Town Meeting in April.
  - b. WV1-R zoning was discussed, in terms of getting a town meeting scheduled and the article approved. With multiple other high impact zoning articles in the queue for TM approval, execution during Covid is extremely challenging.
  - c. There are developers interested in the new WV1-R zoning, and do have concepts that could be shared with the public.

- d. **Kenneth Buckland will reach out to existing interested WV developers to see what could be shared in terms of conceptual idea**
- 4. Ongoing discussion of WRA-related properties
  - a. Decas School
    - i We need to rezone the site, and discussed when would be the optimal TM to execute, as we are competing with WV1-R, Hospitality, making 3 significant zoning articles that need time and attendance.
    - ii Extending the BDOD is the current strategy, which SRPEDD will present to the BoS in February
    - iii **The WRA needs to carefully examine the BDOD zoning regulations, and ensure all requirements for Decas are covered, as well as any updates for the existing BDOD that should be considered**
    - iv **Kenneth Buckland will re-distribute the BDOD and SRPEDD presentation to the WRA**
  - b. 4 Recovery Road
    - i Peter Teitelbaum reported that cannabis lab capacity is an issue in Massachusetts
    - ii Tag (person looking to lease the building for a cannabis testing lab) is ready to submit a modified HCA by 1/16 that adds his partners to the document
    - iii Targeting 1/19 for a BoS HCA presentation and approval
    - iv Tag is making payments on his 3net lease now
  - c. Bay Pointe Country Club
    - i Tim Fay wants to move ahead. Phase 2 has already sold 11 units
    - ii To improve the clubhouse, the WRA will re-write the lease, allowing Tim Fay to start renovations
    - iii Rental fees will double
    - iv Tim Fay will purchase the property once he has received permitting approval for the next development (parking lot area)
    - v Kenneth Buckland is updating the lease
    - vi There will be no division of the property
    - vii **Derek Sullivan left the meeting after this discussion**
  - d. Tremont Nail Factory
    - i Aspen Blue is interested in the RFP for a TNF Master Developer, will likely submit a proposal
    - ii Aspen Blue is reviewing our proposed HCA and lease, expected to combine with Master Developer response
    - iii Pickling building is on hold until Master Developer is chosen
    - iv Clean up has gone well, one issue, expected to go away on retesting in the spring
    - v We are at budget for cleanup
  - e. Littleton Drive

- i A title exam was done, there are some issues, Kenneth Buckland is just starting to research and develop plans to address them
  - f. Downtown
    - i Kenneth Buckland reported that there have been more acquisitions of property in Wareham Village
    - ii Kenneth Buckland is starting to work on an Urban Renewal Plan
      - ◆ A cost estimator and financial model will be required, which may require the WRA to pay for appraisals
  - g. Other
    - i Judith Whiteside asked if we could start developing our next priority projects
      - ◆ Judith Whiteside suggested we focus on liquidating town owned property
      - ◆ Kenneth Buckland suggested that Onset Village and Cranberry Highway commercial property rehabilitation was a higher priority
      - ◆ Richard Swenson suggested that we can do both, as one is long term, and one is short term
      - ◆ **Judith Whiteside and Richard Swenson will research town owned property, and try to identify low hanging fruit that we could review with Derek**
    - ii Kenneth Buckland reported that there is interested party in the Little Harbor Golf Course, which would maintain the open space, with no residential development. WRA members were asked if they thought the town should pursue it's option to buy if that type of buyer were to come to agreement. General feeling was that if the golf course was maintained, open space maintained, that the town should not get involved.
- 5. Clerk's Report
  - a. Last SNEP meeting January 6, 2021
    - i Last meeting covered Form Based Zoning
  - b. Discover Wareham web site
    - i **WRA will assume ownership of the website**
    - ii **Kenneth Buckland will forward maintenance/management information to Richard Swenson**
  - c. Review Action Item Log
    - i All current items were addressed as part of the agenda/discussion
- 6. Approval of Meeting Minutes: 2/11/2020; 2/18/2020; 2/25/2020; 3/3/2020 3/10/2020; 3/17, 2020; 4/15/2020; 6/2/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/30/2020; 8/13/2020; 9/17/2020; 10/1/2020; 10/15/2020, 10/22/2020, 10/29/2020, 11/19/2020
  - a. Kenneth Buckland moved to accept minutes from 12/10/20, Richard Swenson seconded.

i Vote: 4-0-0

- ♦ Peter Teitelbaum – Aye
- ♦ Judith Whiteside – Aye
- ♦ Kenneth Buckland – Aye
- ♦ Richard Swenson - Aye

III. **48 HOUR BUSINESS**

1. none

IV. **CORRESPONDENCE**

1. none

V. **SIGNING OF DOCUMENTS**

1. none

VI. **MEMBER COMMENTS**

1. none

VII. **ADJOURNMENT**

1. Motion by Richard Swenson to adjourn, Second by Judith Whiteside

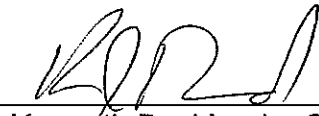
a. Vote: 4-0-0

- i Peter Teitelbaum – Aye
- ii Judith Whiteside– Aye
- iii Kenneth Buckland – Aye
- iv Richard Swenson - Aye

VIII. **UPCOMING MEETINGS**

- 1. 1/14/2021 at 2:00 PM
- 2. Thursdays at 2 will be the new norm

Submitted by



Kenneth Buckland – Clerk of the WRA

1/14/21

Date Submitted to Town Clerk

WAREHAM TOWN CLERK  
2021 JAN 14 PM 5:12