

## WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

WAREHAM TOWN CLERK  
2021 NOV 11 AM 9:57

Thursday, January 14, 2021  
Time: 2:30 P.M.  
Zoom Meeting

Meeting Called to Order at 2:34 PM

### I. ROLL CALL

1. Peter Teitelbaum	Chair, BoS Representative	present
2. Judith Whiteside	BoS Representative	present
3. Derek Sullivan	Town Administrator	absent
4. Ken Buckland	Planning Director	present
5. Richard Swenson	Citizen at Large	present

### II. AUTHORITY BUSINESS

1. Discussion and possible vote regarding Littleton Drive Comprehensive Permit
    - a. ZBA approved the comprehensive permit on 1/13/2021, no additional action required by WRA
    - b. Next step is for Pennrose to file the tax credit application next week
    - c. 1<sup>st</sup> round decision could happen in June, or a 2<sup>nd</sup> round decision by the end of the year
  2. Discussion and possible vote regarding Littleton Drive sewer connection
    - a. Kenneth Buckland has generated a presentation for the Sewer Commission meeting that outlines a plan to mitigate the incremental sewer requirements.
    - b. Judith Whiteside made the motion to endorse Kenneth Buckland's sewer presentation, Richard Swenson seconded.
    - c. Vote: 4-0-0
      - i. Peter Teitelbaum Aye
      - ii. Judith Whiteside Aye
      - iii. Kenneth Buckland Aye
      - iv. Richard Swenson Aye
  3. Discussion and possible vote regarding zoning articles for redevelopment for Town Meeting
    - a. New Hospitality Zoning Article is being drafted by NOTOS, will be distributed to WRA and Planning Board as soon as available
      - i. Area of the overlay is reduced
    - b. Richard Swenson will generate a comparison of the old versus new and distribute
  4. Discussion and possible vote regarding disposition of town properties
    - a. WRA zoning articles for town meeting
      - i. WV1-R
      - ii. Decas School rezoning
- Derek Sullivan joined the meeting at 2:51**

- iii Cannabis lab rezoning near Decas
- 5. Ongoing discussion of WRA-related properties:
  - a. Decas School
    - i BDOD will be the basis for an updated overlay district
      - ♦ New name (Commercial Development Overlay District?)
      - ♦ Will target existing BDOD lots, and add Decas School, Wareham Crossing, and area near Smithers
    - ii SRPEDD will be asked to help write the new overlay
      - ♦ **Kenneth Buckland will talk to Grant King from SRPEDD about utilizing SRPEDD to help draft a new overlay by-law**
    - iii **Richard Swenson will reach out to the Planning Board to ask for input, help, sponsorship**
  - b. 4 Recovery Road
    - i HCA is not ready, Tag Glynn warned that time is running out
    - ii Documentation via email states our position
  - c. Bay Pointe Country Club
    - i Revised documents have been sent to Tim Fay
    - ii Tim Fay has asked for rent relief, which we have declined
    - iii WRA is waiting for Tim Fay to sign and return the lease
  - d. Tremont Nail Factory
    - i Master Developer RFP responses are coming in, last day is 1/27
      - ♦ Dam/bridge future is unclear, and a concern from developers
  - e. Littleton Drive
    - i Discussed under items #1 and #2
  - f. Downtown
    - i Another developer has shown interest in downtown property
    - ii Speed of execution/property acquisition is a concern, making an Urban Renewal Plan more viable as a solution
    - iii Kenneth Buckland reported that larger properties generate the most interest, however owners are reluctant to participate.
    - iv DIF (district improvement financing) was explained (Massachusetts specific program)
  - g. Other
    - i Richard Swenson has not been able to generate an updated property list, it is a work in progress
    - ii Judith Whiteside commented that Wareham should focus on disposition rather than acquisition of property
    - iii **West Wareham School ownership may have issues, Peter Teitelbaum will report back that status next week**
    - iv Judith Whiteside commented known development interest should be advocated and promoted by the WRA.

- ◆ Kenneth Buckland explained how typical developer interest is received, and how the building inspector is utilized

6. Clerk's Report

a. Review Action Item Log

- i Aspen Blue has submitted a lease/HCA for the TNF Steel Building

ii **Next step is for Kenneth Buckland to request town council Richard Bowen to review**

7. 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; 1/7/2021

- a. Richard Swenson moved to approve the minutes from 1/7/21, Judith Whiteside seconded

b. Vote: 5-0-0

- i Peter Teitelbaum Aye
- ii Judith Whiteside Aye
- iii Derek Sullivan Aye
- iv Kenneth Buckland Aye
- v 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**

- a. Richard Swenson moved to adjourn, Judith Whiteside seconded

b. Vote: 5-0-0

- i Peter Teitelbaum Aye
- ii Judith Whiteside Aye
- iii Derek Sullivan Aye
- iv Kenneth Buckland Aye
- v Richard Swenson Aye

- c. Meeting adjourned at 3:35 PM

VIII. **UPCOMING MEETINGS**

- 1. Tentative WRA meeting January 21, 2021 at 2:00

Submitted by   
Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk \_\_\_\_\_