

# WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, February 25, 2021

Time: 2:00 PM.

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	absent
3. Derek Sullivan	Town Administrator	absent
4. Kenneth Buckland	Planning Director	present
5. Richard Swenson	Citizen at Large	present

## **II. AUTHORITY BUSINESS**

1. Discussion: Master Developer proposal for Tremont Nail Factory
  - a. Kenneth Buckland has found positive results from reference checks on Bentley
  - b. Social media has been generally positive on the proposal as reported in local papers
  - c. Kenneth Buckland has reached out to Angie Dunham, no response to date. Ken will reach out again.
  - d. Dormers, as indicated in the rendition drawings, are not well received
  - e. Goal for next week to have a WRA vote to approve Bentley, and start preparing for BoS presentation
2. Discussion and Possible Vote: Action on 4 Recovery Road Lease
  - a. Baystate Labs is withdrawing, they need a bigger building.
  - b. We need to terminate the lease with Baystate Labs, Ken will work with town council to finalize
  - c. Another similar cannabis testing lab company is ready to move in and execute within 6 months
  - d. Motion to send out another RFP by Richard Swenson, second by Kenneth Buckland.
    - i. Vote: 3-0-0
      - ♦ Peter Teitelbaum                      Aye
      - ♦ Judith Whiteside                      Absent
      - ♦ Derek Sullivan                      Absent
      - ♦ Kenneth Buckland                      Aye
      - ♦ Richard Swenson                      Aye
3. Ongoing discussion of WRA-related properties
  - a. Decas School
    - i. WRA will sponsor the zoning change
    - ii. Planning Board will be engaged, Swenson to coordinate

**Derek Sullivan joined at 2:12**

- iii Target will be fall 2021 Town Meeting
  - b. 4 Recovery Road
    - i See item II-2 above
  - c. Bay Pointe Country Club
    - i Question had come up about a lease extension, which has been resolved
    - ii Clubhouse architectural design is ready
    - iii Signatures are in process
  - d. Tremont Nail Factory
    - i Steel building – HCA and lease are drafted, town council has reviewed
      - ◆ WRA will do a final review on 3/4/2021
      - ◆ Kenneth Buckland will coordinate with Aspen Blue to attend the 3/9/2021 BoS meeting for a presentation and HCA and lease approval.
    - ii 2 requests for TNF usage for some video/television work, legal review underway
  - e. Littleton Drive
    - i Sandy Slavin requested information on CPC procedures, she will need to work with town council, which Peter Teitelbaum, as BoS chair, approved
    - ii Pennrose is currently waiting for decision on first round tax credit
  - f. Downtown
    - i Kenneth Buckland is putting together a visual preference survey
    - ii BoS has put the WV1-R article on the STM warrant
  - g. Other properties
    - i Town List
      - ◆ On hold until resources available to generate
    - ii West Wareham School
      - ◆ TNF – first right of refusal – no update
      - ◆ Appraisal of the property – we will fund with Bay Pointe proceeds
      - ◆ Status of 2<sup>nd</sup> property associated with the WWS property, owned by the town (56 Carver Road)
        - i. Deed update was 1901, appears there are no restrictions
- 4. Clerk's Report
  - a. Grant applications for Economic Development
    - i Grant application has been submitted for the TNF dam
  - b. Review Action Item Log
    - i All items addressed during the meeting
- 5. 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; 12/10/2020; 1/14/21; 2/11/21

- a. Motion to approve meeting minutes of 2/11/21 by Richard Swenson, second by Kenneth Buckland.

i. Vote: 3-0-1

♦ Peter Teitelbaum	Aye
♦ Judith Whiteside	absent
♦ Derek Sullivan	abstain
♦ Kenneth Buckland	Aye
♦ Richard Swenson	Aye

- b. Richard Swenson indicated that the minutes from 1/14/21 have been approved, and should be removed from the pending list above.

III. **48 HOUR BUSINESS**

Any Authority business not reasonable anticipated within 48 hours of the posting of this meeting

1. none

IV. **CORRESPONDENCE**

1. none

V. **SIGNING OF DOCUMENTS**

1. none

VI. **MEMBER COMMENTS**

1. none

VII. **ADJOURNMENT**

1. Motion to adjourn by Richard Swenson, second by Kenneth Buckland.

a. Vote: 4-0-0

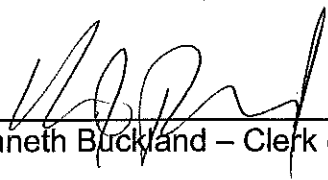
i. Peter Teitelbaum	Aye
ii. Judith Whiteside	absent
iii. Derek Sullivan	Aye
iv. Kenneth Buckland	Aye
v. Richard Swenson	Aye

- b. Meeting adjourned at 2:52 PM

VIII. **UPCOMING MEETINGS**

- a. Tentative WRA meeting March 4, 2021

Submitted by \_\_\_\_\_

  
Kenneth Buckland – Clerk of the WRA

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

WAREHAM TOWN CLERK  
2021 MAR 23 PM 3:31