

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, April 29, 2021

Time: 2:00 PM

Zoom Meeting

Meeting Called to Order at 2:04 PM



I. ROLL CALL

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

Note: the order of discussion is different from the agenda, as some members could not attend the entire meeting

II. AUTHORITY BUSINESS

1. Discussion and Possible Vote: Town Meeting Information Outreach
 - a. General discussion around postponing of the WV1-R zoning article, due to the observed negativity towards re-development in Wareham at this time.
 - b. Motion by Judith Whiteside to ask town meeting to table for further study the WV1-R zoning article, second by Kenneth Buckland.
Vote: 5-0-0
 - i. Peter Teitelbaum Aye
 - ii. Judith Whiteside Aye
 - iii. Derek Sullivan Aye
 - iv. Kenneth Buckland Aye
 - v. Richard Swenson Aye
2. Discussion and Possible Vote: Master Plan Roll-out and Land Disposition Agreement Negotiations for Master Developer of Tremont Nail Factory
 - a. The BoS approved the choice of Bentley as the TNF Master Developer at the 4/27 BoS meeting
 - b. Next step is to start negotiating a Land Disposition Agreement (LDA)
3. Execution of Lease and Host Community Agreement for Aspen Blue Wareham Inc, at Tremont Nail Factory
 - a. The BoS approved the lease and HCA for Aspen Blue at the 4/27 BoS meeting
 - b. Derek Sullivan has the action item to sign the HCA
 - c. BoS has the action item to sign the lease

4. Discussion and Possible Vote: Recommendation for Special Permit Issuance for Aspen Blue Wareham Inc
 - a. BoS is the special permit granting authority for the TNF, and has the action item to either execute as the SPGA, or appoint one.
5. Discussion: State/DHCD Approval of Slum & Blight Study
 - a. Kenneth Buckland reported that the Slum and Blight Studies for Wareham Village and Onset Village are about to be approved by DHCD, which will allow the WRA to start working on an Urban Renewal Plan
 - b. The WRA's initial focus will be Wareham Village
 - c. Motion by Richard Swenson to authorize Kenneth Buckland to reach out to URP consultants to initiate engagement, second by Judith Whiteside. Vote: 5-0-0
 - i. Peter Teitelbaum Aye
 - ii. Judith Whiteside Aye
 - iii. Derek Sullivan Aye
 - iv. Kenneth Buckland Aye
 - v. Richard Swenson Aye
6. Discussion and Possible Vote: Grant Opportunities and Support
 - a. Kenneth Buckland outlined 4 grants that being worked by the Planning Department
 - i. Tremont Dam
 - ii. Flood Resiliency in Wareham Village
 - iii. MassWorks Waterfront Access in Wareham Village
 - iv. Sewer Improvements
 - b. Motion by Richard Swenson to authorize Kenneth Buckland to submit letters of support on behalf of the WRA, second by Judith Whiteside. Vote: 5-0-0
 - i. Peter Teitelbaum Aye
 - ii. Judith Whiteside Aye
 - iii. Derek Sullivan Aye
 - iv. Kenneth Buckland Aye
 - v. Richard Swenson Aye

Kenneth Buckland left the meeting at 2:30 PM

7. Discussion and Possible Vote: RFP for Decas School Reuse
 - a. General discussion around the process the WRA should use for redevelopment of town property that the WRA does not have control of.
 - b. It was agreed that the owner (in this case the BoS for Decas School once the school closes and the School Committee transfers the property to the BoS) should drive the execution
 - c. Peter Teitelbaum will add an agenda item to the 5/11 BoS meeting that asks the BoS to approve the WRA posting an RFP for the Decas School Property, based on the SRPEDD recommendations.



8. Ongoing discussion of WRA-related properties (**this agenda item was skipped**)
 - a. Decas School
 - b. 4 Recovery Road
 - c. Bay Pointe Country Club
 - d. Tremont Nail Factory
 - e. Littleton Drive
 - f. Downtown
 - g. Other properties
9. Clerk's Report
 - a. Review Action Item Log (**this agenda item was skipped**)
10. Approval of Meeting Minutes: 2/25/2020; 3/31/2020 4/7/2020; 4/15/2020; 4/22/2020; 6/2/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/30/2020; 8/20/2020; 8/27/2020 Executive Session 8/27/2020; 9/17/2020; 10/15/2020; Executive Session 10/15/2020; 10/22/2020; 10/29/2020; 11/5/2020; 2/4/21; & 4/1/2021
 - a. Motion by Judith Whiteside to approve the 5 sets of minutes previously distributed by Richard Swenson last week, second by Richard Swenson. Vote: 3-0-1

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

(minutes approved were 8/20/20, 8/27/20, 8/27/20 Exec Session, 2/4/21, 4/1/21)

- III. **48 HOUR BUSINESS** (**this agenda item was skipped**)
Any Authority business not reasonable anticipated within 48 hours of the posting of this meeting
- IV. **CORRESPONDENCE** (**this agenda item was skipped**)
- V. **SIGNING OF DOCUMENTS** (**this agenda item was skipped**)
- VI. **MEMBER COMMENTS** (**this agenda item was skipped**)
- VII. **CITIZEN COMMENTS** (**this agenda item was skipped**)
- VIII. **ADJOURNMENT**
 1. Motion to adjourn by Derek Sullivan, second by Judith Whiteside. Vote: 4-0-0

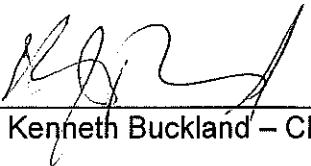
a. Peter Teitelbaum	Aye
b. Judith Whiteside	Aye
c. Derek Sullivan	Aye



- d. Kenneth Buckland Absent
- e. Richard Swenson Aye
- 2. Meeting adjourned at approximately 2:50 PM

IX. UPCOMING MEETINGS

- 1. Tentative WRA meeting 5/6/21 11:00 AM

Submitted by 
Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk _____

WAREHAM TOWN CLERK
2021 MAY 20 PM5:51

