

## **WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES**

Thursday, May 20, 2021

Time: 11:00 AM

Zoom Meeting

Meeting Called to Order at ~ 11:04 AM



### **I. ROLL CALL**

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

### **II. AUTHORITY BUSINESS**

1. EXECUTIVE SESSION: Title and Land Disposition at Littleton Drive
  - a. Cancelled
2. Discussion: Outreach for Bentley Companies LLC at Tremont Nail Factory
  - a. Agreement that WRA should hold public outreach meetings after June 12 town meeting
  - b. Thursday June 17 at 7:00 PM
  - c. Saturday June 19 at 9:30 AM
  - d. Bentley will present

#### **Derek Sullivan joined at 11:11 AM**

- e. Kenneth Buckland will talk to Bentley to understand their presentation requirements
    - f. Will utilize the Freight Building
    - g. Discussion around formal presentations or an open house concept
    - h. Past history on public outreach has resulted in low attendance, general discussion on how to improve
      - i. Agreed that we should ask all Wareham Agencies and Groups to help us advertise
    - i. Noted that there are no public bathrooms
3. Discussion and Possible Vote: Grant application for boardwalk feasibility study and concept plan
  - a. Kenneth Buckland suggested that the WRA submit an application for a state grant for a Merchant Way Boardwalk study and concept plan
  - b. Motion by Judith Whiteside to have Kenneth Buckland submit an application for a state grant for a Merchant Way Boardwalk study and concept plan, 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

4. Ongoing discussion of WRA-related properties:
  - a. Decas School
    - i Discussion and agreement that Decas School should be removed from the agenda.
    - ii Discussion and agreement that it is not in the WRA's best interest to spend work cycles on town property that it doesn't have authority over until the party that does, typically the BoS, has engaged and agreed with the WRA on a plan of action.
  - b. 4 Recovery Road
    - i No update
  - c. Bay Pointe Country Club
    - i BayPointe expects to have Phase 2/3 modifications in front of the Planning Board in June, which will include public hearings.
    - ii No update on Phase 4 (townhouse/condo project on CEDA land). Target is July for initial planning.
  - d. Tremont Nail Factory
    - i See items II/2
    - ii LDA template has been provided to Bentley attorney
    - iii Aspen Blue is preparing building update plans
    - iv Remediation testing results expected in 2 to 3 weeks
      - ◆ River barrier looking more likely
      - ◆ Will require partnership with ConCom
      - ◆ No update on potential use limitations, Kenneth Buckland will update Bentley on current status
    - v Nemasket Kayak has shown interest in moving to TNF
      - ◆ Would require an RFP
    - vi Judith Whiteside will follow up with TC on status of SPGA hearing officer for Aspen Blue permit
  - e. Littleton Drive
    - i TC is developing a roadway easement workplan
  - f. Downtown
    - i Kenneth Buckland reported that the Urban Renewal Application was submitted on 5/24/21
    - ii Kenneth Buckland reported that the Slum and Blight Study formal approval has not been received yet, which is a requirement for URP
    - iii Updated guidance from the state concerning simple/super majority town meeting voting states that the housing development must be a requirement to qualify for simple majority. General agreement that the WV1-R article would not qualify, and should not be modified to meet that requirement.
  - g. Other properties
    - i No update
5. Clerk's Report
  - a. Review Action Item Log
    - i All open issues covered during the meeting



6. Approval of Meeting Minutes: 2/25/2020; 3/31/2020 4/7/2020; 4/15/2020; 4/22/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/30/2020; 9/17/2020; 10/15/2020;
  - a. No minutes to approve

**III. 48 HOUR BUSINESS**

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

1. Discussion concerning the WRA needed to approve a payment to Greenfield Environmental, regarding Peer Review for Littleton Drive from the 53G account funded by Pennrose.
  - a. Determined that this didn't qualify for '48 hour business', and would be brought up at the next meeting.

**IV. CORRESPONDENCE**

1. none

**V. SIGNING OF DOCUMENTS**

1. none

**VI. MEMBER COMMENTS**

1. none

**VII. CITIZEN COMMENTS**

- a. none

**VIII. ADJOURNMENT**

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

Vote: 5-0-0


- |                     |     |
|---------------------|-----|
| a. Peter Teitelbaum | Aye |
| b. Judith Whiteside | Aye |
| c. Derek Sullivan   | Aye |
| d. Kenneth Buckland | Aye |
| e. Richard Swenson  | Aye |

2. Meeting adjourned at approximately 12:15 PM

**IX. UPCOMING MEETING**

1. Tentative WRA meeting 6/3/21 11:00 AM

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

  
Kenneth Buckland – Clerk of the WRA

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

WAREHAM TOWN CLERK  
2021 JUN 24 PM 4:00

