

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, June 10, 2021

Time: 11:00 AM

Zoom Meeting

Meeting Called to Order at ~ 11:02 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: Discussion with Town Counsel regarding Littleton Drive Land Disposition Agreement
 - a. Easement and Title status will be part of this effort
 - b. Postponed waiting for TC to provide a work plan
2. Discussion and Possible Vote: Bentley Companies Concept Plan for Tremont Nail
 - a. Don Huggins and Jason Pannone were in attendance, and reported on their current outreach efforts
 - b. Discussed residential opportunities and the need for a building program in the master developer plan.

Derek Sullivan joined at 11:05

- c. Housing options include the main building with the possibility of expanding upward, but maintaining the historical outline, shape, and character.
- d. Workforce, Market, Affordable and Senior housing options were discussed.
- e. Current thinking:
 - i 50 to 60 units in the main building, with 4 floors
 - ii First floor non-residential
 - iii 700-1100 square foot units
 - iv Roofline integrity is key to maintaining the character
 - v Expected height increase would be 25 to 30 feet
 - vi Workforce and Market housing options would be the focus
 - ◆ Workforce housing is based on a local income formula.
- f. Kenneth Buckland commented that our LDA should strive to maintain some level of flexibility in regard to residential/retail/commercial options to be able to adjust to changing economic conditions.

3. Discussion: Outreach for Downtown Main Street and Tremont Nail projects
 - a. We will postpone the outreach efforts until Bentley comes back with their readiness to present an updated plan with housing
 - b. Kenneth Buckland commented on the wetlands zoning article 10 regarding the 50 foot setback. This article is important for both the Danny Warren project and the TNF master development.
 - c. Richard Swenson commented that the Baker Property and the TNF projects have been well received by the community, and that message needs to be heard. Richard Swenson will incorporate that into his message at town meeting.
 - d. Kenneth Buckland commented that the CPC article for Littleton Drive funding will have a minority report presented at town meeting, advocating against using CPC money for a private developer project.
4. Discussion and Possible Vote: Advisory Committee and RFP for Tremont Nail Infrastructure Projects
 - a. Kenneth Buckland reported that Wareham needs to create an Advisory Committee, made up of citizens and town leaders, to satisfy state grant requirements
 - b. Need to institute this committee in the next 3 months
 - c. Kenneth Buckland to develop a proposal
5. Discussion: Land Disposition Agreement for Bentley Companies LLC at Tremont Nail Factory
 - a. See item II/2
 - b. Kenneth Buckland will request from Bentley a Bank reference as part of the LDA process
6. Ongoing discussion of WRA-related properties
 - a. 4 Recovery Road
 - i. October 2019 was when the grant was closed, which pushes obligations to 2024.
 - ii. Kenneth Buckland will repost the RFP
 - iii. Derek Sullivan will investigate commercial databases for opportunities.
 - iv. Smithers is still considering
 - b. Motion by Derek Sullivan to continually post the RFP until such time as a lease is in place, seconded 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
 - c. Bay Pointe Country Club
 - i. Clubhouse costs have risen from \$400K to \$700K
 - ◆ Material costs
 - ◆ Sprinkler system (requirement could be eliminated by design change)
 - ii. Permitting target is September for the property, which is when we can actually sell the land



- iii Cahoon Road closure is still in the works, actual process to do this is unclear, will be discussed with TC
 - d. Tremont Nail Factory
 - i See item II/2, II/3, II/4, II/5
 - ii Containers of test soil are on the property now, will be removed after results have come back
 - iii General discussion around the level of contamination and remediation procedures
 - iv Steel Building Special Permit/Public Hearing/SPGA scheduled for July 8, 2021
 - e. Littleton Drive
 - i See item II/1
 - ii Pennrose did not get tax credits on pass 1, but will be included on pass 2 mini round, as expected
 - f. Downtown
 - i See item II/3
 - ii Boardwalk grant application was submitted
 - g. Other properties
 - i A proposal being by Ransom to evaluate the West Wareham School
- 7. Clerk's Report
 - a. Review Action Item Log
 - i All open issues addressed during the meeting
- 8. 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; Executive Session; 5/13/2021; 5/27/2021; 6/3/2021
 - a. Motion by Richard Swenson to approve the minutes of 6/3/21, seconded 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
- 9. Confirmatory Vote on action taken regarding minutes of May 20, 2021
 - a. Typo in the agenda, need to do this on minutes of 5/27/21
 - b. Will be updated for the 6/24/21 meeting

III. **48 HOUR BUSINESS**

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

- a. none

IV. **CORRESPONDENCE**

- 1. none

V. **SIGNING OF DOCUMENTS**

- 1. none



VI. MEMBER COMMENTS

1. Judith Whiteside suggested that the WRA meeting go to bi-weekly, which was agreed to by the members

VII. CITIZEN COMMENTS

1. none


VIII. ADJOURNMENT

1. Motion to adjourn by Richard Swenson, second by Judith Whiteside. 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 12:26 PM

IX. UPCOMING MEETING

1. Tentative WRA meeting 6/24/21 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

