

MINUTES OF THE SELECT BOARD

Date of Meeting: January 23, 2024
Date of Transcription: February 1, 2024
Transcribed by: Karen Wilfert

1. CALL TO ORDER BY CHAIR

2. ROLL CALL

Select Board members present: Ms. Judith Whiteside, Chair
Mr. Jared Chadwick, Clerk
Mr. Alan Slavin

Also Present: Mr. Derek Sullivan, Town Administrator (7:01)
Attorney Richard Bowen, Town Counsel (7:01)

Not Present: Mr. Ronald Besse

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

Mr. Slavin reported that NESN TV recently televised a program produced by Explore New England, titled "Coastal Treasure, Wareham MA". The program will be rebroadcast, and WCTV will be given access to rebroadcast on their stations.

Mr. Chadwick reported that there is retirement party for David Evans on Saturday at Stone Path Malt at 5 PM. Tickets are available through him.

Ms. Whiteside reported that the COA is sponsoring free tax preparation for seniors, starting February 1st through February 12th. Appointments are required. Call 508-291-3130.

5. APPOINTMENTS/REAPPOINTMENTS/ INTERVIEWS

a. Council on Aging

i. Celine Hassell – Member – term to expire June 30, 2027

MOTION: Mr. Chadwick moved to appoint Celine Hassell as a Member to the Council on Aging – term to expire June 30, 2027. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

b. Library Board of Trustees

i. Wendy Young – Member – term to expire June 30, 2027

MOTION: Mr. Chadwick moved to appoint Wendy Young as a Member to the Library Board of Trustees – term to expire June 30, 2027. Seconded.

Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes.

VOTE: 3-0-0 (unanimous)

6. **7:15 HEARING – Massachusetts Community Development Block Grant**

MOTION: Mr. Chadwick moved to **open the 7:15 Hearing** for the Massachusetts Community Development Block Grant. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

Before the Board: Mr. Wayne Darragh and Ms. Christine Sullivan.

After a presentation by Mr. Wayne Darragh, the President of Community Opportunities Group and Ms. Christine Sullivan.

MOTION: Mr. Chadwick moved to **close the Hearing** for the Massachusetts Community Development Block Grant at 8:12. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

MOTION: Mr. Chadwick moved to approve Wareham's Community Development Strategy (CDS) to submit for approval to the Executive Office of Housing and Livable Communities (EOHLC) for the FY24 grant. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

MOTION: Mr. Chadwick moved to approve submitting an FY24 CDBG application in the maximum amount of \$925,000, an award adjustment of \$100,000, which EOHLC just announced in November for Mini-Entitlement Communities. In past years, the Mini-Entitlement Grants were maxed at \$825,000. Seconded.

As part of that application, the Board approved to fund the following activities and budgets:

- Housing Rehabilitation Program - \$402,500
- Evergreen Sober House housing repairs - \$60,000
- Program Delivery & General Administration - \$277,500
- 5 Public Social Services (PSS) (The maximum amount of \$185,000 – the PSS activities are limited to 20% of the total grant award total):

- o Community Youth Empowerment (CYE) – Providing Wareham kids ages 14-18 with knowledge, skills and mentorship applicable to life outside of school.

- o Damien's Food Pantry – Addressing food insecurity.

- o Greater Attleboro Taunton Regional Transit Authority (GATRA) – Providing bus and medical transportation services to low-income Wareham residents, including seniors
- o Onset Bay Center – After school and summer programs to foster essential life skills and receive maritime and summer camp job training – for Wareham kids between 13-16.
- o Turning Point – Empowering the Wareham community challenged with the issues of homelessness and near homelessness.

The PSS organizations submitted interest letters to the Board and suggested budgets to help meet their goals. As the budget requests exceeded the total PSS limit of \$185,000, the Board felt that an even percentage reduction (based on the max budget divided by the total amount requested) would be the fairest way to set the individual budgets, without exceeding the max.

Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

MOTION: Mr. Chadwick moved to approve an activity and budget Amendment to the FY21 Grant. This Amendment will add GATRA as a PSS under the FY21 Grant with a budget of \$40,000, by transferring those funds from the previously approved Domestic Violence Outreach Program activity. The Domestic Violence Outreach Program was designed to be a partnership with the Wareham Police Dept. and the Masters of Social Work program at Bridgewater State University (BSU) to address domestic violence calls. Unfortunately, BSU did not have a graduate student available to support the program at the time funding had been secured. A partnership with BSU is an imperfect match because the assigned graduate student would only be available while school is in session. With the amount of time that had passed seeking another potential organization, it seemed best to transfer the funds to help seniors with the costs of out of town medical and regular bus service transportation, coordinated by the Council on Aging (COA) through GATRA. Seconded.

Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

Christine Sullivan, Program Coordinator from Community Opportunities Group gave a brief status of the FY19, FY20, FY21 and FY22/23 grants:

FY19 – The Housing Rehabilitation Program, Housing Authority Roof Project (Redwood Park) and PSS activities were completed, and funds fully expended.

The Streets & Sidewalks (S&S) project for Highland Ave., remains open. The project, combined with the activities under FY20 and FY21, was released for

bidding on 1/3/24, a pre-construction meeting held on 1/18/24 and bids are due on 2/1/24.

FY20 – The Housing Rehabilitation Program is nearly complete. The Program has insufficient funds remaining to complete the final project. EOHLC granted Wareham permission to finance this final project through a combination of FY20 and FY22/23 grant funds. The project is currently under construction. CYE is the only PSS that remains open under this grant. With the closure of the Boys and Girls Club after CDBG funds were awarded (\$40,000) an amendment was approved to transfer the majority of funds to this organization (\$35,000), new to CDBG but also serving Wareham's youth. Damien's Food Pantry also received a small amount of extra funding to help the food pantry (\$5,000). The Streets and Sidewalks activity remains open under the FY20 grant. This grant will fund sidewalk replacements for Bayview park, as mentioned under the FY19 status update, the S&S activities have been combined into a single project for bidding purposes.

FY21 – Damien's and Turning Point fully expended their allotted budgets under this grant. As mentioned above, an amendment was approved to transfer funds to GATRA. Program Staff needs to work through the rest of the formal Amendment process with the Town and EOHLC before a contract can be executed with GATRA. Under Other/Planning – the Community Development Office and Town continue to search for a firm to undertake the project at 195 Main Street. Streets and Sidewalks – There is also funding in this grant to cover the Highland Ave. and Bayview Park sidewalk replacements. As mentioned previously, the projects have been combined into a single project for bidding purposes.

FY22/23 – the Start-up process has been completed, EOHLC sent their Environmental Approval letter and the appropriate contracts are being setup to be able to start processing payments and expending funds.

NO VOTE REQUIRED.

7. INFORMATIONAL MEETING

- a. Discussion on the status of the Liquor License for Barnacle Bob's, Inc. d/b/a BB's Bar & Grille, 2424 Cranberry Highway, Wareham. Before the Board: Attorney Timothy Ciaffoni. BB's Bar and Grille has been closed since October, with the knowledge of the Select Board. After discussion, Mr. Chadwick moved to hold (Pocket) the license for the period to end 12/31/2024. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-no, Ms. Whiteside-yes. **VOTE: 2-1-0**

- b. Discussion on the status of the Liquor License for Barnacle Bill's d/b/a Barnacle Bill's Seafood, 3126 Cranberry Highway, Wareham. Before the Board: Mr. Andrew Mattos. Paperwork for this license is not complete, nor have fees been paid. Owner was given until Feb 15th to complete all paperwork, or the Board will convene another meeting. **No vote taken.**

8. LICENSES AND PERMITS

- a. Discussion and possible vote, under the provisions of MGL Chapter 140, to renew the Common Victualler License for the year ending December 31, 2024 to Main Street Deli, Inc. d/b/a **ONSET BEACH PATIO & GRILLE**, 182 Onset Avenue, Onset. **MOTION:** Mr. Chadwick moved under the provisions of MGL Chapter 140, to renew the Common Victualler License for the year ending December 31, 2024 to Main Street Deli, Inc d/b/a **ONSET BEACH PATIO & GRILLE**, 182 Onset Avenue, Onset. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- b. Discussion and possible vote, under the provisions of MGL Chapter 138, § 14, to approve the One Day Liquor License application from Dusk Till Dawn Tattoo Studio, 3065 Cranberry Highway, East Wareham, MA 02538. Before the Board: Ms. Liz Chasse, Wareham Police Chief Walter Correia, Onset Fire Chief Jess Oswalt. Mr. Bowen asked Ms. Chasse to explain what she was requesting, which she explained was a one-day liquor license for 100 to 200 people. Ms. Whiteside read onto the record a Letter from the Director of Inspectional Services, which asked the Board to deny the one-day liquor license for public safety reasons. Chief Correia spoke to the issue of public safety at the location, especially in regards traffic and pedestrian safety. Chief Oswalt spoke to the public safety issues concerning the egress from the location, which has only two entrances/exits, one into a common hallway. **MOTION:** Mr. Chadwick moved, under the provisions of MGL Chapter 138, § 14, to deny the One Day Liquor License application from Dusk Till Dawn Tattoo Studio, 3065 Cranberry Highway, East Wareham, MA 02538 without prejudice and for the applicant to reapply after consulting with local public safety officials. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- c. Discussion and possible vote, under the provisions of MGL Chapter 140 § 183A, to approve the Entertainment License application from Dusk Till Dawn Tattoo Studio, 3065 Cranberry Highway, East Wareham, MA 02538. **MOTION:** Mr. Chadwick moved, under the provisions of MGL Chapter 140 § 183A, to deny the Entertainment License application from Dusk Till Dawn Tattoo Studio, 3065 Cranberry Highway, East Wareham, MA 02538 without prejudice and for the applicant to reapply after consulting with local public safety officials. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

9. TOWN BUSINESS

- a. Discussion and possible vote regarding the study of the intersections of Onset Ave. /Depot St. /Minot Ave./Great Neck Rd. Present before the Board: Mr. Robert Scully. After a presentation and discussion, Mr. Slavin moved to approve Option 4 regarding the study of the intersections of Onset Ave. /Depot St. /Minot Ave./Great Neck Rd. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-no, Ms. Whiteside-yes. **VOTE: 2-1-0**
- b. Discussion and possible vote to approve a Conservation Restriction for the Sawyer property and Marks Cove Vista property owned by the Wareham Land Trust. Present before the Board: Ms. Elise Leduc-Fleming, Mr. Josh Faherty. After presentation and discussion, Mr. Chadwick moved to approve a Conservation Restriction for the Sawyer property and Marks Cove Vista property owned by the Wareham Land Trust. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- c. Discussion and possible vote to accept a donation from Ms. Marie Greig to the Council on Aging in the amount of \$240.00. **MOTION:** Mr. Chadwick moved to accept a donation from Ms. Marie Greig to the Council on Aging in the amount of \$240.00. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- d. Discussion and possible vote to accept a donation from Salerno's, Inc to the Council on Aging in the amount of \$2340.00. **MOTION:** Mr. Chadwick moved to accept a donation from Salerno's, Inc. to the Council on Aging in the amount of \$2340.00. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- e. Discussion and possible vote to approve Mr. Michael Iappini's application for Change of Manager for Point Independence Yacht Club d/b/a Point Independence Yacht Club, 15 Independence Lane, Wareham. **MOTION:** Mr. Chadwick moved to approve Mr. Michael Iappini's application for Change of Manager for Point Independence Yacht Club d/b/a Point Independence Yacht Club, 15 Independence Lane, Wareham. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- f. Discussion and possible vote to adopt Flag Policy. **MOTION:** Mr. Chadwick moved to adopt Flag Policy. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- g. Discussion and possible vote to reaffirm the special municipal employee status for the position of Town Moderator, originally voted on 3/24/14. **MOTION:** Mr. Chadwick moved to reaffirm the special municipal employee status for the position of Town Moderator, originally voted on 3/24/14. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- h. Discussion and possible vote to designate special municipal employee status for the position of Deputy Moderator. **MOTION:** Mr. Chadwick moved to designate special municipal employee status for the position of Deputy Moderator. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

- i. Discussion and possible vote regarding cannabis regulations and the impact on the Town. **NO DISCUSSION. MOVED TO THE FEBRUARY 6th AGENDA**
- j. Discussion and reassignment of liaisons to Boards and Committees. **NO DISCUSSION. MOVED TO THE FEBRUARY 6th AGENDA**
- k. Discussion and possible vote to amend the annual income eligibility requirements for the Senior Citizen Tax Work-off Program Policy. **MOTION:** Mr. Slavin moved not to amend the annual income eligibility requirements for the Senior Citizen Tax Work-off Program Policy. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- l. Discussion and possible vote to amend the Select Board Policy Statement Number 2023-02, Access to Town Counsel. **MOTION:** Mr. Chadwick moved to accept as amended the Select Board Policy Statement Number 2023-02, Access to Town Counsel. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- m. Discussion and possible vote to confirm hiring of EMS Director. Present before the Board: Mr. Bradford Allen. **MOTION:** Mr. Chadwick moved to confirm hiring Bradford Allen for EMS Director. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**
- n. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.
Before the Board: Ms. Elise Leduc-Fleming. The Select Board had previously agreed to endorse the request of Wareham Land Trusts Trails Grant, regarding the Stoney Run property at 600 Main Street. The Board was asked to endorse the grant on January 19th. Deadline for grant is February 1st, which is why this is before the Board this evening. **MOTION:** Mr. Slavin moved to endorse the request of Wareham Land Trusts Trails Grant, regarding the Stoney Run property at 600 Main Street. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0 (unanimous)**

10. TOWN ADMINISTRATOR'S REPORT

11. LIAISON/INITIATIVE REPORTS/BOARD'S COMMENTS

12. CONSENT AGENDA

- a. Approval of meeting minutes:
 - i. Select Board Meeting Minutes 1/9/2024. **MOTION:** Mr. Chadwick moved to approve the Select Board Meeting Minutes of 1/9/24. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0(unanimous)**
 - ii. Select Board Executive Meeting Minutes 1/9/24. **MOTION:** Mr. Chadwick moved to approve and hold the Select Board Executive Meeting Minutes of 1/9/24. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0(unanimous)**

13. ADJOURNMENT

MOTION: Mr. Chadwick moved to adjourn the meeting. Seconded. Roll Call: Mr. Slavin-yes, Mr. Chadwick-yes, Ms. Whiteside-yes. **VOTE: 3-0-0(unanimous).**

Meeting was adjourned at 9:58 p.m.

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted,

Karen Wilfert

Department Assistant

The foregoing minutes were submitted to the Select Board:

Attest:


Jared Chadwick, Clerk

Date Signed: 2/21/24

The foregoing minutes were submitted to the Select Board on: 2/20/24

DOCUMENTS REVIEWED AND/OR USED IN MEETING

1. Celine Hassell COA appointment application
2. Wendy Young Board of Trustees appointment application
3. 1/23/24 CDBG Program Notice of Public Hearing letter
4. 1/13/24 Turning Point Mini-Entitlement Program Grant consideration letter
5. Wareham Community Development Strategy package
6. 1/12/24 Buzzards Bay Coalition CDBG application letter
7. Community Young Empowerment CDBG application letter
8. 1/15/24 Damien's Pantry CDBG application letter
9. 1/16/24 GATRA CDBG application letter
10. 1/19/24 Evergreen House CDBG application packet
11. 1/19/24 Planning and Community Development CDBG application letter
12. Barnacle Bobs (BB's) CV license application
13. Barnacle Bills CV license application
14. Onset Beach Patio and Grille CV license application
15. Wine and Malt beverages one-day liquor permit application
16. Dusk Till Dawn Tattoo Studio one-day liquor permit application
17. Dusk Till Dawn Tattoo Studio Entertainment license application
18. Paul Turner 1/23/24 email recommending Dusk Till Dawn Tattoo Studio application denial
19. Town of Wareham Onset Ave at Minot Ave Traffic Analysis and Plan Development packet

20. Sawyer Property Conservation Restriction and Marks Cove Vista draft packet
21. Elise Leduc-Fleming email re: additional language for Marks Cove Vista CR
22. \$240 donation from Marie Greig to COA
23. \$2,340 donation from Salerno's, Inc. to COA
24. Michael Iappini's/Point of Independence Yacht Club Change of Manager packet (ABCC)
25. Town of Wareham Flag Policy packet
26. 3/25/14 Select Board meeting minutes re: Town Moderator Municipal employee status
27. 2024 Town of Wareham Senior Citizen Work-Off Program Policy packet
28. Select Board Policy Statement Access to Town Counsel Number 2023-2
29. Wareham FY19 ME Plan Grant-Progress Report for Quarter #18, period ending 12/31/23
30. Christine Sullivan's Summary of CDBG Public Hearing from 1/23/24
31. Boards and Committees Liaison list
32. 1/9/24 Select Board Meeting Minutes
33. 1/9/24 Select Board Executive Meeting Minutes