

MINUTES OF MEETING OF THE SELECT BOARD

Date of Meeting: March 7, 2023
Date of Transcription: March 15, 2023
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

Remote meeting due to COVID 19

2. ROLL CALL

Selectmen Present: Judith Whiteside, Chair
Patricia A. Wurts, Clerk
Alan H. Slavin
Ronald S. Besse
Jared S. Chadwick

Also Present: Derek Sullivan, Town Administrator
Rich Bowen, Town Counsel

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The Wareham Fire Department, EMS, Onset Fire Department and the Department of Natural Resources attended Nero's Law training hosted by the Marion Fire Department, Fairhaven Police Department and Professional K9 Services. The training is required for emergency medical personnel to assess, treat and transport police K9s that are injured in the line of duty.

Mr. Chadwick thanked the Wareham EMS, Wareham Police, Wareham Fire Department and Onset Fire Department for their hard work on a house fire in East Wareham.

5. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

a. Bylaw Review Committee-Term to expire on June 30, 2024

- i. David Heard
- ii. Sherry Quirk

MOTION: Ms. Wurts moved to appoint David Heard and Sherry Quirk to the Bylaw Review Committee to a term to expire no later than June 30, 2024. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

6. LICENSES AND PERMITS

- a. **HEARING AT APPROXIMATELY 7:15 PM-** Application from Stone Path Malt LLC d/b/a Stone Path Malt, 11 Kendrick Rd, Wareham, MA., Mark St. Jean, Manager, for a Change of Classification from a Seasonal General On Premises Wines & Malt Beverages License to an Annual General On Premises Wines & Malt Beverages License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2023.

MOTION: Ms. Wurts moved to open the hearing. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

Present Before the Board: Mark St. Jean, Manager/Owner Stone Path Malt.

Mr. St. Jean is seeking approval to correct his current license from a Seasonal to Annual.

MOTION: Ms. Wurts moved to close the hearing. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

SELECTMEN MEETING MINUTES-3/7/2023 (CONT'D)

VOTE: 5-0-0 (Unanimous)

MOTION: Ms. Wurts moved to approve the application from Stone Path Malt LLC d/b/a Stone Path Malt, 11 Kendrick Road, Wareham, MA., Mark St. Jean, for a Change of Classification from a Seasonal General On Premises Wines & Malt Beverages License to an Annual General On Premises Wines & Malt Beverages License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2023. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

7. TOWN BUSINESS

**a. Update and possible discussion regarding the Regional Refuse District
(Robert Belbin)**

Mr. Belbin reported the financial issues involving the District and explained the potential solutions. He also explained the investments the District has made. (*See attachment*)

**b. Presentation of the CPC article: FY2024 Community Preservation Fund
Reserves.
(Presentation by David Heard)**

Mr. Heard stated that the CPC is required by law to reserve at least 10% of the fiscal years estimated revenue for historic preservation, affordable housing and open space grants and to allocate 5% of the estimated revenue for administrative expenses. The fiscal year 2024 estimated revenue is 1.6 million which is provided by the Town Treasurer. The warrant article is to see if the Town will vote for future appropriation from Community Preservation Act funds fiscal year 2024 estimated annual revenues for \$80,000.00 for administrative expenses, \$160,000.00 for Open Space Reserves, \$160,000.00 for historic preservation and \$160,000.00 for affordable housing.

**c. Presentation of the CPC article: Woodland Cove Phase II.
(Presentation by Penn Lindsey and Sarah Kiser)**

Present before the Board: Penn Lindsey, VP of Acquisitions and Development for Dakota Partners; Sarah Kiser, Development Project Manager for Dakota Partners

Ms. Kiser presented the Woodland Cove Phase II project article. In the presentation, she provided the project overview, affordability, amenities, community need and funding. (*See attachment*)

Ms. Whiteside asked about the number of laundry units available to tenants as well as the square footage of the proposed playground. She also asked for assurance that the playground would be 100% ADA compliant. Mr. Sullivan stated that he would like to see senior affordable housing.

**d. Presentation of the CPC article: Sawyer Conservation Area.
(Presentation by Nancy McHale and Bob Gleason)**

Ms. McHale explained that this article pertains to the Conservation Open Space project to preserve wetlands and upland along rivers for wildlife habitat as well as for the protection of the Plymouth/Carver Sole Source Aquifer. (*See attachment*)

**e. Presentation of CPC article: Depot Auto LLC, Onset Train Station.
(Presentation by Derek Perry and Mercedes Gomes)**

Present before the Board: Dawn Gomes, Project Manager; Angela Greene, Operations Manager; George Gakidis, Principal Architect for Gakidis & Stewart

Ms. Greene presented the Depot Auto LLC, Onset Train Station article. In the presentation she summarized the project goal, community needs and the restoration plans. (*See attachment*)

**f. Presentation of CPC article (Special Town Meeting): W. Wareham School.
(Presentation by Patricia McArdle)**

Ms. McArdle is the owner of the W. Wareham School. In her presentation she explained that presented the W. Wareham School Article. In her presentation she explained restoration plans and the possibility of creating 6-8 residential units. (*See attachment*)

**g. Presentation of CPC article (Special Town Meeting): Wareham Littleton Dr.
(Presentation by Charlie Adams)**

SELECTMEN MEETING MINUTES-3/7/2023 (CONT'D)

Mr. Adams presented the Wareham Littleton Drive article. In the presentation he gave a summary of the project, community benefits, provided images of the proposed housing project, amenities and potential costs. (*See attachment*)

- h. **Presentation of Citizens Petition article: Parker Mills Dam.
(Presentation by Barry Cosgrove)**

Mr. Cosgrove provided a summary of the Parker Mills Dam citizens petition explaining that it allows for expanded visibility to the ownership issue as well as the potential hazards.

- i. **Presentation of Citizens Petition article: Town of Wareham Playground
Revolving Fund.
(Presentation by Claire Smith)**

Ms. Smith explained that this petition is to create a revolving fund to allow for the maintenance, upkeep and repairing of the playgrounds.

- j. **Presentation of Citizens Petition article: Terminate Contract 2022-001 Sewer
Swifts Beach.
(Presentation by Jean Welch)**

Ms. Welch explained that this article is to rescind the decision that was made a year ago to replace the gravity system with a new low pressure sewer system and to see what the cost would be to repair the current system.

- k. **Presentation of CPC article: Tremont Nail Factory Office Building.
(Presentation by Ken Buckland, Planning Director & Derek Sullivan,
Town Administrator)**

No presentation

- l. **Presentation of CPC article (Special Town Meeting): Bayview Park.
(Presentation by Derek Sullivan, Town Administrator)**

No presentation

- m. **Discussion and possible vote to review the fee structure of the earth removal
permit fee.**

Ms. Whiteside stated that there is an article on the Town Meeting Warrant to have an engineer look at the earth removal situation in the Town and review the fee structure.

- n. **Discussion and possible vote to hold 2023 Special Spring Town Meeting
within the 2023 Annual Spring Town Meeting.**

Ms. Whiteside read the Notice of Intent into record.

MOTION: Ms. Wurts moved to hold the 2023 Special Spring Town Meeting within the 2023 Annual Spring Town Meeting. Mr. Chadwick seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- o. Discussion and possible vote to recommend action on articles for the 2023 Annual Spring Town Meeting.

This item was not discussed.

- p. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

8. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan stated that the library will be closed due to a water main break and will not open until it is fixed.

9. LIAISON/INITIATIVE REPORTS/BOARD'S COMMENTS

There is a pending bill with the state for infrastructure and public safety complexes mirroring the MSBA program.

Ms. Whiteside and Ms. Wurts toured the Swifts Beach area with two of the Sewer Commissioners to review the issue in the area.

SELECTMEN MEETING MINUTES-3/7/2023 (CONT'D)

10. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b **Discussion and possible vote to approve revised meeting minutes of June 28, 2022 previously accepted.**

MOTION: Ms. Wurts moved to approve the revised meeting minutes of June 28, 2022 previously accepted. Mr. Chadwick seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- c. Approval of meeting minutes: February 21, 2023.

MOTION: Ms. Wurts moved to approve the meeting minutes of February 21, 2023. Mr. Chadwick seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- d. Review and possible vote to approve revised executive session minutes:
November 9, 2021; November 16, 2021; December 7, 2021; January 4, 2022;
February 8, 2022.

This item will be reviewed and voted on at the next meeting.

11. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

12. ADJOURNMENT

MOTION: Mr. Slavin moved to adjourn at 9:23 p.m. Mr. Besse seconded. Roll Call: Mr. Besse-yes, Mr. Chadwick-yes, Mr. Slavin-yes, Ms. Wurts-yes, Ms. Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

Respectfully submitted
Cassandra Slaney
Department Assistant

The foregoing minutes were submitted to the Board of Selectmen on:

Attest:  Date Signed: 5/3/23
Patricia A. Wurts, Clerk

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Bylaw Review Committee appointments-David Heard and Sherry Quirk.
2. Stone Path Malt application for Change of Classification.
3. Regional Refuse District presentation.
4. CPC article presentations.
5. Parker Mills Dam article presentation.
6. Playground Revolving Fund article presentation.
7. Terminate Contract 2022-001 Sewer/Swifts Beach article presentation.
8. Notice of Intent for 2023 Special Spring Town Meeting.
9. Meeting minutes for June 28, 2022 and February 21, 2023.

Date sent to Town Clerk: _____