

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: November 15, 2022
Date of Transcription: December 6, 2022
Transcribed by: Cassandra Slaney

Remote meeting due to Covid-19

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

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

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

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS AND RECOGNITIONS

The deadline for applying for Community Preservation grants is January 10th. Forms are available on the Town's website.

VFW is having a clothing drive on Saturday, November 19th from 11am to 3pm. Donations of new or gently used coats, jackets, hats, scarves, boots and gloves are being collected. Drop off location is 4 Gibbs Ball Park Road, Onset.

VFW is offering free Veterans dinner on Saturday, November 19th from 11am to 3pm. There will be a turkey giveaway to any Veteran, Senior or family in need this holiday season while supplies last. Turkeys were donated by Walmart, Trade Routes and Coast Cannabis.

Selectman Whiteside wanted to remind residents that there is a leash law for dogs in the Town of Wareham.

Dump stickers are available for the year 2023. Prices will remain the same.

Stuff a Cruiser will be taking place on Saturday, December 3rd at Walmart and Target from 9am to 3pm.

Meals are offered at the following places:

Wednesdays:	St. Patricks and the High School	3pm-7pm
Wednesdays	First Congregational Church	7am-8:30am
Thursdays	Church of the Good Shepherd	4:30
Thurs & Sat	Damien's Pantry	9am-11am

provides groceries to those who have registered

SELECTMEN MEETING MINUTES-11/15/2022 (CONT'D)

Thanksgiving meals will be offered on November 24th at Church of the Good Shepherd provided by Turning Point. Reservations are required. Please call 508-295-2840. The First Congregational Church will be offering a Thanksgiving meal on November 24th at noon. To make a reservation, call 508-295-1630. The Buzzards Bay Eagles on Cohasset Ave in Buzzards Bay is offering a drive-thru meal from 1pm-4pm on November 24th as well.

Selectman Whiteside read into record the certificates of recognition to the students and members of the Key Club for a job well done cleaning Minot Avenue.

5. TAX CLASSIFICATION HEARING 7:10 PM

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

VOTE: 5-0-0 (Unanimous)

Present Before the Board: Jacqui Nichols, Director of the Assessing Department, Michele Bissonnette, Town Clerk

Ms. Nichols provided a presentation seeking approval to continue utilizing a single tax rate or all classes of property or to split the tax rate. (*See attachment*)

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

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Wurts moved to keep the residential factor selected at 1.0%. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

6. APPOINTMENTS/REAPPOINTMENTS AND INTERVIEWS

None.

7. LICENSES AND PERMITS

- a. **HEARING AT 7:15 P.M. - Application from Scarlet Rose, LLC d/b/a Scarlet Rose, 196 Main Street, Wareham, MA., Michael Kjølgaard, Manager, for a Change of Class and Change of Category from a Seasonal Common Victualler Wines and Malt Beverages License to an Annual Common Victualler All Alcoholic Beverages License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022.**

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

VOTE: 5-0-0 (Unanimous)

Present before the Board: Michael Kjølgaard, co-owner

Mr. Kjølgaard is seeking approval to change his Seasonal Wine and Malt Common Victualler license to an Annual All Alcoholic Beverages Common Victualler license.

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

VOTE: 5-0-0 (Unanimous)

Selectman Whiteside stated that a vote will take place after hearing the statement from Water Wizz seeking a liquor license as well.

SELECTMEN MEETING MINUTES-11/15/2022 (CONT'D)

- b. **HEARING AT 7:20 P.M. - Application from WW Cranberry Highway, Inc. d/b/a Water Wizz of Cape Cod, 3031 Cranberry Highway, E. Wareham, MA, Christopher Bizier, Manager for an Annual General On-Premises All Alcoholic Beverages License and Pledge of License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022.**

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

VOTE: 5-0-0 (Unanimous)

Present before the Board: David Darling, Owner; Christopher Bizier, Manager; Mike Levinson, Attorney Brainsky Levinson LLC.

Mr. Levinson stated that Mr. Darling purchased the Water Wizz property and is seeking a year round liquor license on site to offer domestic and imported beers as well as tropical drinks and cocktails to patrons. Mr. Darling intends to open year round for fall and winter festivities. Discussion ensued and the Board questioned where the alcohol would be served, how it would be contained and how it would be controlled.

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

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Chadwick moved to approve the application from Scarlet Rose, LLC d/b/a Scarlet Rose, 196 Main Street, Wareham, MA., Michael Kjelgaard, Manager, for a Change of Class and Change of Category from a Seasonal Common Victualler Wines and Malt Beverages License to an Annual Common Victualler All Alcoholic Beverages License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022. Selectman Wurts seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-no, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 4-1-0 (Selectman Besse opposed)

MOTION: Selectman Slavin moved to deny the application from WW Cranberry Highway, Inc. d/b/a Water Wizz of Cape Cod, 3031 Cranberry Highway, E. Wareham, MA, Christopher Bizier, Manager for an Annual General On-Premises All Alcoholic Beverages License and Pledge of License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022 under the basis of not having a license available, the need to identify point of sale, the need to identify area of consumption and the need to identify restriction of the area of consumption. Selectman Chadwick seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-no, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 4-1-0 (Selectman Besse opposed)

- c. **CONTINUED HEARING 7:25 PM- Application from AJ C Store, Inc. d/b/a New England Convenience, Kelly Jolin, Manager, 3088 Cranberry Hwy, East Wareham, MA for an Annual Package Goods Store Wine & Malt Only Beverage License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022.**

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

VOTE: 5-0-0 (Unanimous)

Present before the Board: Amine Nassif, owner; Jilian Morton, Attorney

Ms. Morton stated that the paperwork missing has been provided and the insurance binder provided does include the liquor liability.

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

SELECTMEN MEETING MINUTES-11/15/2022 (CONT'D)

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Wurts moved to approve the application from AJ C Store, Inc. d/b/a New England Convenience, Kelly Jolin, Manager, 3088 Cranberry Hwy, E. Wareham, MA. for an Annual Package Good Store Wines & Malt Only Beverages License under the provisions of Chapter 138 of the Massachusetts General Laws for the year 2022. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-no.

VOTE: 4-1-0 (Selectman Whiteside opposed)

- d. **Application from Wareham Village Association C/O Tracy McGraw, 245 High St., Wareham for use of Town roads for the Annual Christmas Parade to take place December 3, 2022 from 2pm to 3:30pm. Parade will start at Viking Dr./Town Hall and end at Besse Park.**

Present before the Board: Tracy McGraw

MOTION: Selectman Wurts moved to approve the application from Wareham Village Association c/o Tracy McGraw, 245 High St., Wareham for use of Town roads for the Annual Christmas Parade to take place December 3, 2022 from 2pm-3:30pm. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- e. **Application from Onset Bay Association C/O Kat Jones, 186 Onset Ave, Wareham for use of Town property for Christmas in the Village to take place on December 10, 2022 from 12pm-3pm.**

Present before the Board: Kat Jones

MOTION: Selectman Wurts moved to approve the application from Onset Bay Association c/o Kat Jones, 186 Onset Ave., Wareham for use of Town property for Christmas in the Village to take place on December 10, 2022 from 12pm-3pm. Selectman Besse seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- f. **Application from Wareham Garden Club C/O Peter LaBouliere, PO Box 3276 Wareham to place signs on Town property for Christmas Faire on December 3, 2022.**

MOTION: Selectman Chadwick moved to approve the application from Wareham Garden Club c/o Peter LaBouliere, PO Box 3276, Wareham to place signs on Town Property for the Christmas Faire on December 3, 2022. Selectman Besse seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- g. **Application from Wareham Garden Club C/O Peter LaBouliere, PO Box 3276 Wareham to place signs on Town property for Spring Plant Sale on May 20, 2023.**

MOTION: Selectman Besse moved to approve the application from Wareham Garden Club c/o Peter LaBouliere, PO Box 3276, Wareham to place signs on Town property for the Spring Plant sale on May 20, 2023. Selectman Wurts seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- h. **Renewal of the following Year Round Common Victualler licenses for the year 2023, under the provisions of Chapter 140 of the Massachusetts General Laws:**

- i. **Sienna Café d/b/a AMERICANA CAFÉ, 200R Main Street, Wareham.**
- ii. **St. Maria & St. Gerges, Inc. d/b/a AMERICAN PIZZA & GRILL, 2360 Cranberry Hwy, W. Wareham.**
- iii. **LBK, LLC d/b/a BURGER KING #4588, 3012A Cranberry Hwy, E. Wareham.**

SELECTMEN MEETING MINUTES-11/15/2022 (CONT'D)

- iv. **Wu & Wong Corp. d/b/a CHINA CHEF RESTAURANT, 1 Depot St., E. Wareham.**
- v. **Cranberry Cottage II, Inc. d/b/a CRANBERRY COTTAGE II, 246 Marion Rd, Wareham.**
- vi. **Milad Gerges d/b/a CRANBERRY PIZZA & STEAK TIPS, 2605 Cranberry Hwy, Wareham.**
- vii. **MC Bean LLC d/b/a CUP 2 CAFÉ, 3185 Cranberry Hwy, E. Wareham.**
- viii. **Penny Lessa d/b/a CUPCAKE CHARLIE'S, 2421 Cranberry Hwy, Wareham.**
- ix. **Wareham Pizza Company, Inc. d/b/a DOMINOS, 189 Marion Road, Wareham.**
- x. **Hyde Park Burgers, LLC d/b/a FIVE GUYS, 10-40 Rosebrook Way, Wareham.**
- xi. **Mary Good d/b/a GOOD LIFE NUTRITION CORP., 172 Main St., Wareham.**
- xii. **Mass Subs 2, LLC d/b/a JERSEY MIKE'S SUBS, 12 Seth F. Tobey Road, Wareham.**
- xiii. **DE Goods Inc. d/b/a KENTUCKY FRIED CHICKEN, 3015 Cranberry Hwy, E. Wareham.**
- xiv. **Chankait Suksanit – Wonthip Niyomsin d/b/a KRUA THAI 2, 3043 Cranberry Hwy, E. Wareham.**
- xv. **Peace Café, LLC d/b/a MAKEPEACE FARMS, 158 Tihonet Road, Wareham.**
- xvi. **P & D Management Group d/b/a MCDONALDS, 3022 Cranberry Hwy, E. Wareham.**
- xvii. **Mary Labonte d/b/a MUMMA MARY'S, 219 Main Street, Wareham.**
- xviii. **Nouria Energy Retail, Inc. d/b/a NOURIA 2416 CRANBERRY HWY, 2416 Cranberry Hwy, Wareham.**
- xix. **Nouria Energy Retail, Inc. d/b/a NOURIA 2501 CRANBERRY HWY, 2501 Cranberry Hwy, Wareham.**
- xx. **Nouria Energy Retail, Inc. d/b/a AMATO'S, 2416 Cranberry Hwy, Wareham.**
- xxi. **Nouria Energy Retail, Inc. d/b/a AMATO'S, 2501 Cranberry Hwy, Wareham.**
- xxii. **New England Authentic Eats, LLC d/b/a PAPA GINO'S, 2899 Cranberry Hwy, E. Wareham.**
- xxiii. **Qdoba Restaurant, Corp. d/b/a QDOBA RESTAURANT, 2421 Cranberry Hwy, Wareham.**
- xxiv. **Julie Phillips d/b/a RIVERSIDE CAFÉ, 173 Main Street, Wareham.**
- xxv. **Kos & Man Partnership d/b/a SANTOROS PIZZA & SUBS, 1 Depot St Ste. D, Wareham.**
- xxvi. **Starbucks Corp. d/b/a STARBUCKS COFFEE, 1 Seth F. Tobey Rd, Wareham.**
- xxvii. **Divya Jyoit, Corp. d/b/a SUBWAY, 2890 Cranberry Hwy, Wareham.**
- xxviii. **Wareham Subway, Inc. d/b/a SUBWAY OF WALMART, 15 Seth F. Tobey Road, Wareham.**
- xxix. **Wareham Persy's Place d/b/a PERSY'S PLACE, 3198 Cranberry Hwy, E. Wareham.**

SELECTMEN MEETING MINUTES-11/15/2022 (CONT'D)

- xxx. Wendys Properties, LLC d/b/a THE WENDY'S COMPANY, 2419 Cranberry Hwy, Wareham.**
- xxxi. Ping's Inc. d/b/a WOH LUN CHINESE RESTAURANT, 172 Main Street, Wareham.**

MOTION: Selectman Slavin moved to approve the above renewals of the Year Round Common Victualler licenses for the year 2023, under the provisions of Chapter 140 of the Massachusetts General Laws subject to receiving all necessary documentation and all department approvals with the exception of license #26, Starbucks that would be continued to a further meeting so that the Board may have the opportunity to inquire of the applicant as to whether it is in compliance with its Planning Board conditions. Selectman Besse seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- i. Renewal of the following Class 1 licenses for the year 2023, under the provisions of Chapter 140 of the Massachusetts General Laws:**
 - i. Ballard Mack Sales & Service, Inc. d/b/a BALLARD TRUCK CENTER, 2381 Cranberry Hwy, W. Wareham.**
 - ii. Factory Five Racing, Inc. d/b/a FACTORY FIVE, 9 Tow Road, Wareham.**
 - iii. Robertson's GMC Truck Inc. d/b/a ROBERTSON'S GMC TRUCK, 2680 Cranberry Hwy, Wareham.**
 - iv. Truck Caps Unlimited Inc. d/b/a TRUCK CAPS UNLIMITED, 878 County Road, W. Wareham.**
 - v. Wareham Ford Inc. d/b/a WAREHAM FORD, 2628 Cranberry Hwy, Wareham.**

MOTION: Selectman Slavin moved to approve the above Class 1 license renewals for the year 2023, under the provisions of Chapter 140 of the Massachusetts General Laws subject to receiving all necessary documentation and all department approvals. Selectman Wurts seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

- j. Renewal of the following Class 2 licenses for the year 2023, under the provisions of Chapter 140 of the Massachusetts General Laws:**
 - i. Anibal Barroso d/b/a AB AUTO SALES, 3251 Cranberry Hwy, E. Wareham.**
 - ii. AKJ Auto Sales, Inc. d/b/a AKJ USED AUTOS, 2234 Cranberry Hwy, W. Wareham.**
 - iii. Steven Beauchemin d/b/a BEAUCHEMIN AUTO SALES, 19 Depot Street, E. Wareham.**
 - iv. Buzzards Way Garage, Inc. d/b/a BUZZARDS WAY GARAGE, 3067 Cranberry Hwy, E. Wareham.**
 - v. Cape Cod Choppers & Custom Bikes, Inc. d/b/a CAPE COD CHOPPERS & CUSTOM BIKES, 2554 Cranberry Hwy, Wareham.**
 - vi. Tamer Gas Corp. d/b/a CRANBERRY HIGHWAY SHELL, 2889 Cranberry Hwy, E. Wareham.**
 - vii. GATEWAY MOTORS OF WAREHAM, LLC, 379 Main St, Wareham.**
 - viii. Gia Auto Sales, Inc. d/b/a GIA AUTO SALES, 2888 Cranberry Hwy, E. Wareham.**
 - ix. Nancy Nowik and Edward Nowik d/b/a MARION AUTO SALES, 370 Marion Road, Wareham.**
 - x. Robertson's Auto Salvage Inc. d/b/a ROBERTSON'S AUTO SALVAGE, 2680 Cranberry Hwy, Wareham.**

SELECTMEN MEETING MINUTES-11/15/2022 (CONT'D)

xi. **Osamco Enterprises d/b/a SAM'S GAS, 274 Marion Rd, Wareham.**

xii. **Supreme Motors Corp. d/b/a SUPREME MOTORS, 2371 Cranberry Hwy, Wareham.**

xiii. **Afif Elbaba d/b/a U FIRST AUTO SALES, 3070 Cranberry Hwy, E. Wareham.**

MOTION: Selectman Slavin moved to approve the above Class 2 license renewals for year 2023, under the provisions of Chapter 140 of the Massachusetts General Laws subject to receiving all necessary documentation and all department approvals. Selectman Wurts seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

k. **Renewal of the following Class 3 licenses for the year 2023, under the provisions of Chapter 140 of the Massachusetts General Laws:**

i. **Collision Tech d/b/a ROBERTSON'S AUTO BODY, 2777 Cranberry Hwy, Wareham.**

ii. **Robertson's Auto Salvage, Inc. d/b/a ROBERTSON'S AUTO SALVAGE, 2680 Cranberry Hwy, Wareham.**

MOTION: Selectman Slavin moved to approve the above Class 3 license renewals for the year 2023, under the provisions of Chapter 140 of the Massachusetts General Laws subject to receiving all necessary documentation and all department approvals. Selectman Besse seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

8. TOWN BUSINESS

a. **Discussion and possible vote to update Selectmen Fees.**

***Annual Package Goods Store Wines & Malts**

***Seasonal Package Goods Store All Alcoholic Beverages**

***Seasonal Package Goods Store Wines & Malts**

***Shellfish Renewal/Modification**

MOTION: Selectman Besse moved to approve the Shellfish Renewal/Modification fee to \$75.00. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Besse moved to approve the fee of the Seasonal Package Good Store Wines & Malts to \$1260.00. Selectman Chadwick seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Besse moved to approve the fee of the Seasonal Package Goods Store All Alcohol to \$1575.00. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Wurts moved to approve the fee of the Annual Package Goods Store Wines & Malts to \$1575.00. Selectman Besse seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

b. **Discussion and possible vote to approve the inclusion of the Rental Registration Reminder notice in the real estate tax bills.**

MOTION: Selectman Slavin moved to approve the inclusion of the Rental Registration Reminder notice in the real estate tax bills. Selectman Besse seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

c. **Accept donation from Stop & Shop Give It Back Where It Counts in the**

SELECTMEN MEETING MINUTES-11/15/2022 (CONT'D)

amount of \$34.00 to the Wareham Free Library for the Wareham Free Library Gift Fund.

MOTION: Selectman Besse moved to accept the donation from Shaw's (scrivener's error above) Give it Back Where it Counts in the amount of \$34.00 to the Wareham Free Library for the Wareham Free Library Gift Fund. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

d. Discussion and possible vote to approve curbside billing FY23 in the amount of \$1,348.17 due to approved opt out and reduction fee applications.

MOTION: Selectman Besse moved to approve the curbside billing FY23 in the amount of \$1,348.17 due to approved opt-out and reduction fee applications. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Selectman Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

**e. GHD to present the Comprehensive Wastewater Management Plan (CWMP) Process.
(Presented by Marc Drainville)**

Mr. Drainville provided a presentation of the Comprehensive Wastewater Management Planning Project. The presentation included the planning history, project reports, process and schedule.
(See attachment)

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

9. TOWN ADMINISTRATOR'S REPORT

Remembrance trees for the Veterans has been displayed at a section of Besse Park. There are approximately fifty trees displayed there.

10. LIAISON/INITIATIVE REPORTS

The State will be making changes to the Host Community Agreements involving cannabis licenses.

The VFW had a very successful Veterans Day event.

Onset Bay Association had their annual meeting. The fireworks event will be taking place following the Harvest Moon Festival in September of 2023 and will not be taking place on July 4th.

11. CONSENT AGENDA

- a. **Authorization to sign bills and documents, etc.**
- b. **Approval of meeting minutes: September 27, 2022**

MOTION: Selectman Wurts moved to approve the minutes of September 27, 2022. Selectman Chadwick seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

12. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 9:35 pm. Selectman Besse seconded. Roll Call: Selectman Slavin-yes, Selectman Chadwick-yes, Selectman Besse-yes, Wurts-yes, Selectman Whiteside-yes.

VOTE: 5-0-0 (Unanimous)

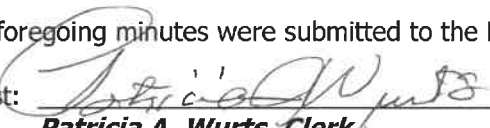
13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

SELECTMEN MEETING MINUTES-11/15/2022 (CONT'D)

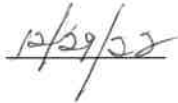
Respectfully submitted
Cassandra Slaney
Department Assistant

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

Attest:


Patricia A. Wurts, Clerk

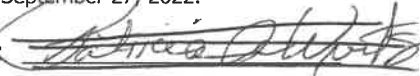
Date Signed:



DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Recognition for Key Club members.
2. Tax Classification presentation.
3. Application from Scarlet Rose.
4. Application from Water Wizz.
5. Application from New England Convenience.
6. Application for Christmas Parade.
7. Application for Christmas in the Village.
8. Applications to place signs on Town Property.
9. Renewals of Common Victualler licenses and Class 1, 2 and 3 licenses.
10. Board of Selectmen's fee schedule.
11. Rental Registration Reminder notice.
12. Donation to the Wareham Free Library.
13. Curside Billing FY23.
14. Comprehensive Waste Water Management Plan presentation.
15. Meeting minutes for September 27, 2022.

Date sent to Town Clerk:



1-4-23

Tax Classification Hearing

11/15/2022

Tax policy for the Town of Wareham FY2023

We have received final certification of values from the Department of Revenue. The vote taken tonight will be the final necessary vote.



Classes



Residential (Res)

Single Family

Condominiums

Mobile Home

Multi-family

Apartments

Residential Land

Commercial, Industrial and Personal Property (CIP)

Office and Retail

Industrial & Manufacturing

Commercial & Industrial Zoned Land

Chapter Land

Personal Property (Business & Second Homes)

Tax Classification Hearing

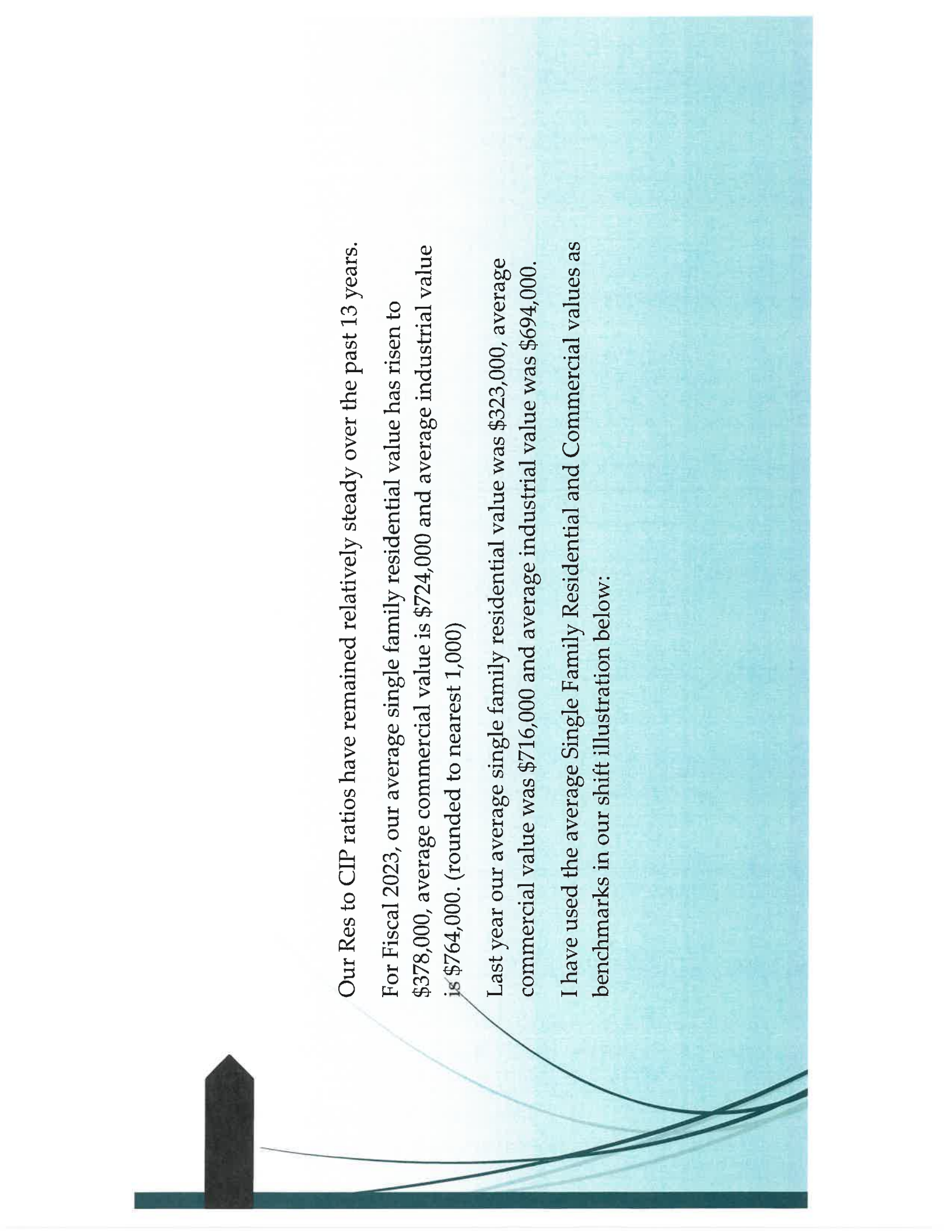
11/15/2022

The purpose of this hearing is to determine whether the Town will continue to utilize a single tax rate for all classes of property or to split the tax rate, shifting the burden toward the Commercial, Industrial and Personal Property(CIP) from the Residential class.

Generally, an 80% Residential vs 20% CIP share of the overall property makeup is considered the minimum division at which to begin to consider a split tax rate. This is due to the fact that with a CIP share lower than 20% any shift results in a very small benefit to the residential and a larger burden for the CIP taxpayer without proper support from the tax base.

We have not yet reached that threshold.

Fiscal Year	Residential Ratio	CIP Ratio
2023	85.10	14.9
2022	83.6	16.4
2021	83.40	16.6
2020	83.2	16.8
2019	83.2	16.8
2018	82.3	17.7
2017	82.1	17.9
2016	81.6	18.4
2015	82.1	17.9
2014	81.5	18.5
2013	82.0	18.0
2012	83.2	16.8
2011	83.4	16.6
2010	84.2	15.8



Our Res to CIP ratios have remained relatively steady over the past 13 years.

For Fiscal 2023, our average single family residential value has risen to \$378,000, average commercial value is \$724,000 and average industrial value is \$764,000. (rounded to nearest 1,000)

Last year our average single family residential value was \$323,000, average commercial value was \$716,000 and average industrial value was \$694,000.

I have used the average Single Family Residential and Commercial values as benchmarks in our shift illustration below:

CIP Shift	Res Rate	Res Tax	Res savings	Comm Rate	Comm Tax	Comm Increase
1	9.92	\$3,750		9.92	\$7,182	
1.1	9.75	\$3,686	(\$64)	10.91	\$7,899	\$717
1.2	9.57	\$3,617	(\$132)	11.9	\$8,616	\$1,434
1.3	9.4	\$3,553	(\$197)	12.9	\$9,340	\$2,158
1.4	9.23	\$3,489	(\$261)	13.89	\$10,056	\$2,874
1.5	9.05	\$3,421	(\$329)	14.88	\$10,773	\$3,591

*note: Tax amounts rounded

Note: Tax rate is per 1,000. Ex. $378,000 / 1000 = 378 \times 9.92 = 3,749.76$ rounded \$3,750

At the lowest shift point of 1.10, the Residential property would save \$64 and the Commercial bill would increase \$717.

At the highest possible shift of 1.50, the residential property would save \$329 and the Commercial bill would increase \$3,591.

Res Savings vs Comm Increase



■ RES SAVINGS ■ Comm increase

SUMMARY AND CONSIDERATIONS

- A split rate does not increase revenue, it simply shifts the tax burden
- A shift would make Wareham less attractive to new development and small business relocation
- The shift would impact summer cottage residents, as their personal property taxes would increase
- Many of the Town's commercial properties are leased. Landlords typically pass the increases on to tenants, thus impacting our smaller businesses, which are typically locally owned.
- Business Personal Property would be taxed at the higher commercial rate
- Chapter Land including cranberry bogs, recreational land would be taxed at the higher commercial rate

Community Comparisons

Additional considerations include the demographics, assessed values and overall tax burden of the properties in our Community.

Statistics available at the Dept. of Revenue website show the Town of Wareham as having one of the lowest Average Single Family Tax bills in the Commonwealth for **Fiscal 2022**. The **State average tax bill was \$6,525**.

Municipality	Year	Single Family Parcels	Average Single Family Value	Single Family Tax Bill
Bourne	2022	7,820	524,788	5,295
Carver	2022	3,151	387,173	6,187
Marion	2022	2,264	708,271	7,685
Mattapoisett	2022	2,998	578,024	7,168
Middleborough	2022	5,643	369,155	5,678
Plymouth	2022	19,439	417,246	6,438
Rochester	2022	1,813	471,053	6,001
Wareham	2022	9,475	323,154	3,513

Source: Comm of Mass Division of Local Services **Data Analytics and Resources Bureau**

Town of Wareham		
Average Single Family Home Value		
Fiscal Year	Value	Count
2023	378,000	9,489
2022	323,000	9,475
2021	305,000	9,444
2020	293,000	9,426
2019	280,000	9,407
2018	258,000	9,382
2017	249,000	9,357
2016	235,000	9,333
2015	234,000	9,296

Town of Wareham		
Average Industrial Value		
Fiscal Year	Value	Count
2023	764,300	101
2022	694,093	101
2021	691,000	102
2020	674,000	103
2019	625,000	103
2018	621,000	105
2017	610,000	105
2016	608,000	108
2015	603,000	108

Town of Wareham		
Average Commercial Value		
Fiscal Year	Value	Count
2023	724,000	525
2022	716,000	519
2021	707,000	519
2020	701,000	519
2019	679,000	526
2018	670,000	531
2017	655,000	542
2016	645,000	556
2015	619,000	559

Attachment to 11-15-22
Meeting minutes

Town of Wareham

Comprehensive Wastewater Management Planning Project (CWMP)

November 15, 2022
Board of Selectmen

Marc Drainville, PE, BCEE
Sara Greenberg



Agenda

- 1 Planning History
- 2 Massachusetts Estuaries Project Reports
- 3 CWMP Process
- 4 Project Schedule

Agenda

- 1 Planning History
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History

- Town of Wareham completed a Comprehensive Wastewater Management Plan (CWMP) in March 2002
- Recommendations from this plan that were implemented included upgrades to the Wareham WPCF
- These documents have a life of 20 years
 - Accuracy of planning
 - Life of equipment
- New CWMPs are required at least every 20 years or more frequently as dictated by changes in the community

History

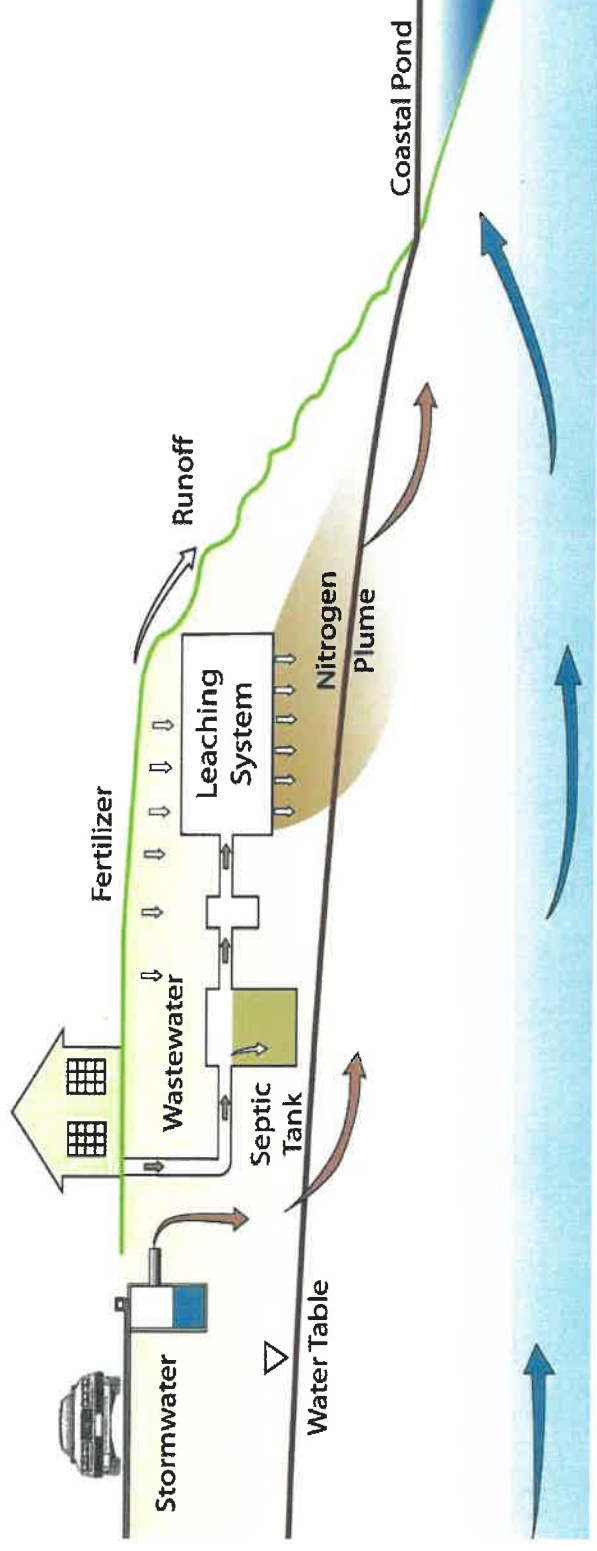
- Current Known Needs
 - Sewer moratorium
 - Town is overcommitted on wastewater flows
 - Actual flows have nearly crossed a threshold that would have required a plan to be submitted to EPA
 - Existing facility needs to be able to accommodate growth which has been severely limited
- Most equipment/processes have exceeded or are nearing the end of their life expectancy
- Massachusetts Estuaries Project has identified nitrogen sensitive areas in the town (more in next section)
 - - reinforced by upcoming regulations

Agenda

- 1 Planning History
- 2 Massachusetts Estuaries Project Reports
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Massachusetts Estuaries Project (MEP)

- MEP Reports developed by MassDEP and UMass/SMAST
- Classifies nitrogen sensitivity for SE Massachusetts coastal bays and estuaries

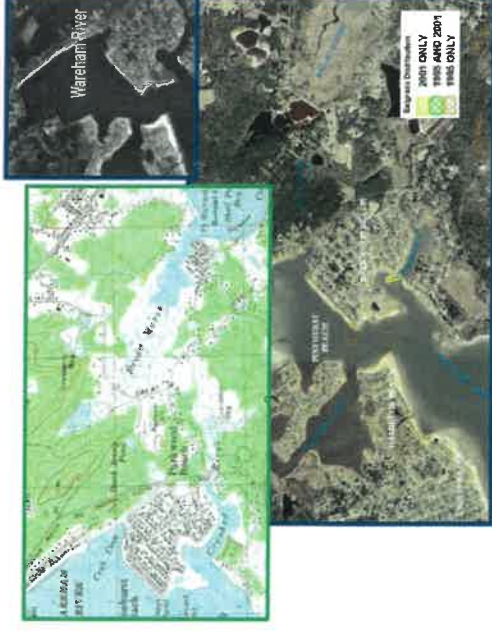


Massachusetts Estuaries Project (MEP)

- Total Maximum Daily Limits (TMDLs) are established based on findings of these reports
 - A TMDL will limit the amount of nitrogen that can enter the groundwater
- TMDLs will be established for:
 - Wareham River, Broad Marsh, and Mark's Cove

Massachusetts Estuaries Project

Linked Watershed-Embayment Model to Determine Critical Nitrogen Loading Thresholds for the Wareham River, Broad Marsh and Mark's Cove Embayment System, Wareham, Massachusetts



University of Massachusetts Dartmouth
School of Marine Science and Technology



Massachusetts Department of
Environmental Protection

FINAL UPDATED REPORT – MAY 2014

Agenda

- 1 Planning History
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CWMP Project

Goals:

- Comprehensively and effectively manage wastewater and nutrients (Nitrogen) in the Town of Wareham
- Improve water quality
- Protect public health
- Sustain and enhance the Town's economic vitality and property values



CWMP Initiatives

- Initiate planning for nutrient impacted estuaries
- Evaluate and recommend wastewater management solutions, to include a combination of:
 - Centralized collection and treatment
 - On-site Innovative/Alternative Systems
 - Sewering alternatives (where applicable)
- Determine most cost effective solution for wastewater needs

CWMP

Plan of Study

- Establish an outline for the project
- Meets requirements of DEP for similar projects
- Draft developed and will be subject of a future public meeting



Town of Wareham, MA

2023 Comprehensive Wastewater Management Plan
Plan of Study

GHD | 1545 Vineyard Road, Hyannis, MA 02601
~~12561428~~ | October 2022



CWMP

Needs Assessment (Phase I) - Establish projected wastewater needs for 20 year planning period

Alternatives Analysis (Phase II) – Review alternatives to meet wastewater needs

Recommended Plan (Phase III) - Develop recommended plan to meet wastewater needs

CWMP

Needs Assessment (Phase I) Establish projected wastewater needs for 20 year planning period

- Defines Town's goals for wastewater management
- Initial assessment of Town wastewater needs
- Evaluation of existing conditions
- Review of regulatory requirements
- Projection of future conditions
- Comparison of goals and conditions to the wastewater limitations in the Town

Alternatives Analysis (Phase II)

Recommended Plan (Phase III)

Phase I points of interest

Input: We will need input from planning and others to discuss growth projections

Main Goals: How much wastewater will need to be managed to meet the town goals?

CWMP

Needs Assessment (Phase I)

Alternatives Analysis (Phase II) - Review alternatives to meet wastewater needs

- Development of alternative solutions for established needs
- Screening to identify most feasible alternatives - feasible solutions (technical as well as management) are then grouped into a limited number of alternative scenarios for detailed evaluation.

Recommended Plan (Phase III)

Phase II points of interest

One of the major challenges is treated wastewater disposal

- Increase flow to the river (possible but expected to be limited)
- Discussions are actively ongoing with state

-Outfall (cost)

-Groundwater disposal (need to find sites, some technical challenges)

- Discussions are ongoing with state

CWMP

Needs Assessment (Phase I)

Alternatives Analysis (Phase II)

Recommended Plan (Phase III) - Develop recommended plan to meet wastewater needs

- Detailed alternatives evaluation cost estimate development
- Development of a Recommended Plan to meet established wastewater needs

Phase III points of interest

One of the major challenges is cost and how to structure a plan that works for the Town

- Consider how recommendations fit in with CIP planning
- Current principal forgiveness options and potential for 0% financing

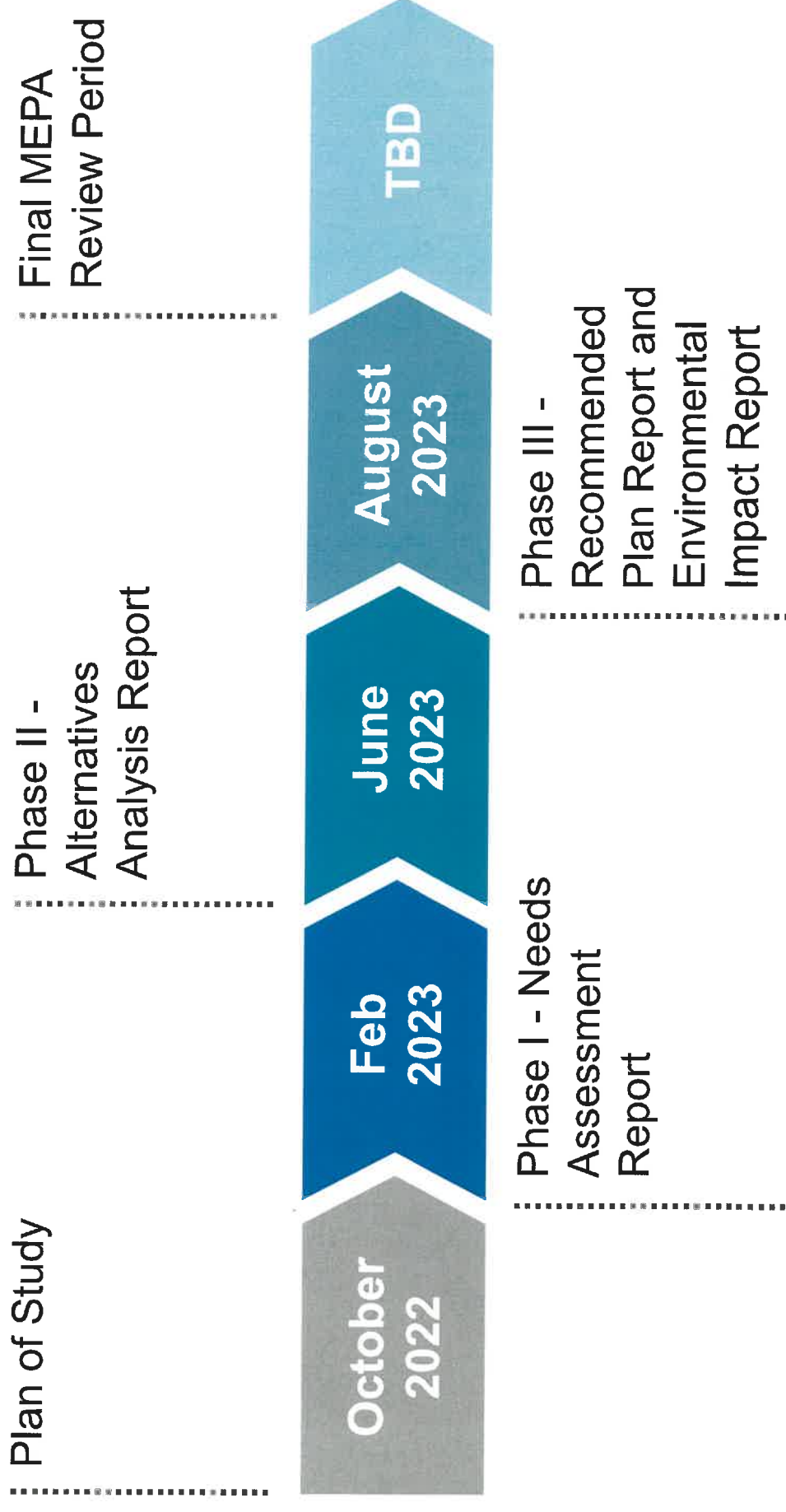
Public Participation

- **Environmental review (MEPA)** - Preparation of Draft and Final Environmental Impact Reports
- **Public Involvement** – minimum
 - Update Meetings
 - Board of Selectmen
 - Sewer Commissioners
 - Public Hearing/meeting
 - Board Assistance
 - Planning
 - BOH

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Tentative Project Schedule



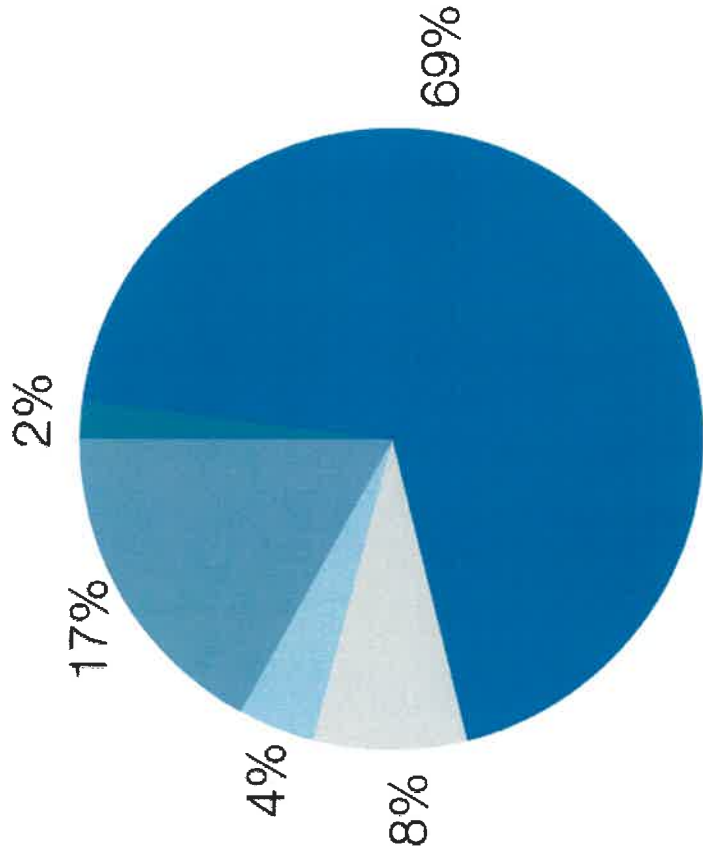
What do we need?

We would like you – the Board of Selectmen – to recognize the importance of this project (your Plan) by encouraging other boards to be engaged in the process and for you to be engaged by allowing our continued attendance at your meetings as well as having one of your members periodically attend our meetings

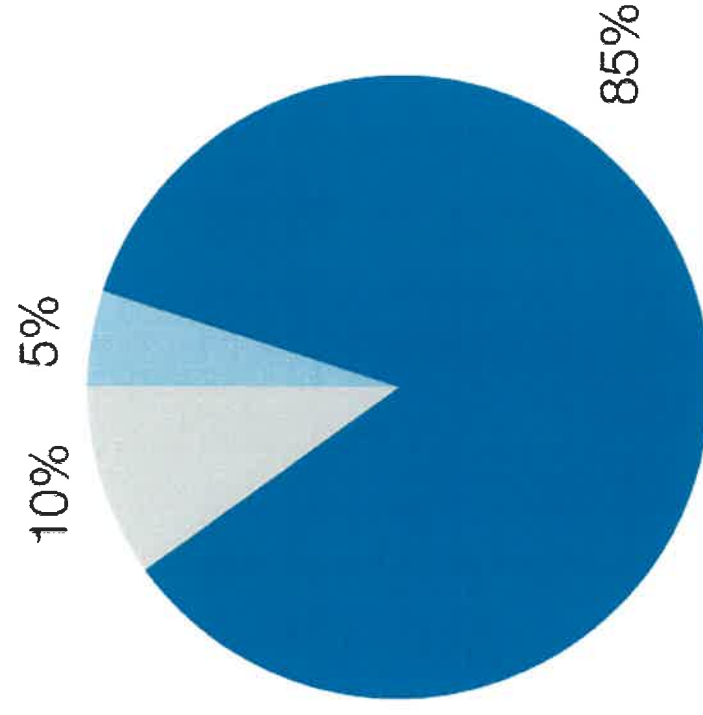


Questions and Discussion

Typical nitrogen sources and contribution percentage



Total Sources



Controllable Sources

- Wastewater
- Atmospheric deposition on ponds & bays
- Fertilizers
- Runoff from roads and roofs
- Atmospheric deposition on natural (forest) areas

Background

- Excess nitrogen is the main cause of decline in estuaries
- Principal sources of nitrogen:
 - Septic Systems
 - Fertilizers
 - Road Runoff