

APRIL 3, 2018



# TOWN of WAREHAM

## Board of Selectmen

### Meeting Agenda

7:00 P.M. Wareham Multi-Service Center, Selectmen's Meeting Room 320, 48 Marion Road, Wareham, MA

**1. CALL TO ORDER BY CHAIRMAN**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. ANNOUNCEMENTS**

**5. CITIZENS COMMENTS**

**6. APPOINTMENTS/REAPPOINTMENTS/ INTERVIEWS**

**7. LICENSES AND PERMITS**

**8. TOWN BUSINESS**

- a. Discussion and vote to establish Retail Marijuana Host Agreement Application Fee.
- b. Possible votes to recommend warrant articles.
- c. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

**9. TOWN ADMINISTRATOR'S REPORT**

**10. LIAISON/INITIATIVE REPORTS**

**11. CONSENT AGENDA**

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes of: December 19, 2017; February 13, 2018; February 20, 2018; March 6, 2018; Executive session minutes of March 15, 2018; March 27, 2018.

**12. ADJOURNMENT**

**13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD**

RECEIVED

345 am

MAR 29 2018

TOWN OF WAREHAM  
TOWN CLERK

3/29/2018



## Town of Wareham Planning and Community Development

54 Marion Road  
Wareham, MA 02571-1428

Phone: (508) 291-3100 x6501

Email: kbuckland@wareham.ma.us

Kenneth Buckland, Director of Planning

Jasmin Campos, Dept. Assistant

March 27, 2018

TO: Board of Selectmen

RE: Application Policy for Adult Use Marijuana Establishments

### **Situation**

Town Meeting voted to allow 'Adult Use' Marijuana Establishments under the Zoning By-Law. This includes a number of different types of establishments but puts a cap on 3 retail stores. All types of Establishments are subject to review under Site Plan Review Special Permit before the Zoning Board.

There are two pre-requisites for State license application for an Adult Use MJ Establishment to submit a complete application to the Cannabis Control Commission [CCC]:

1. Completion of a Host Agreement between the Town and the Establishment. The Host Agreement may include an 'impact fee' of up to 3% on gross sales for a period of 5 years
2. Scheduling and holding a 'Community Outreach' meeting for public input

In addition, the Town must provide a notice of zoning compliance to the CCC within 60 days of a request from the CCC. This is only for the location conforming to zoning and not completion of the local Site Plan Review Special Permit before the Zoning Board.

### **Recommended Procedures**

Given this is a relatively new process and the Town must determine impacts of the new establishments to negotiate the Host Agreement, the following procedure is recommended:

- Applicants shall submit a Letter of Intent to the Planning and Community Development office, with copies to the BOS and Town Clerk, identifying the property, listing the establishment type(s), and including the Application and Review fees. Conceptual site plans, if available, or a summary description of the Establishment should be submitted with the Letter of Intent.
- The Planning Office will send out notice to other Town departments, and hold a Department Review Meeting to obtain input on project impacts.
- The Town Administrator, in consultation with the Director of Planning and Town Counsel will prepare the terms of the Host Agreement.
- The BOS will hold a public meeting to approve the terms of the Host Agreement.
- The Town may offer space in a municipal building for the Community Outreach meeting, at a mutually agreed upon time. The Town may also recommend venues for public notice of the meeting.

- In the event the Town has more than 3 applications for the 3 retail stores allowed under Zoning, the Town will establish selection criteria for comparative rating of each application and will choose the most advantageous proposals.
- Upon request of the CCC, the Planning and Community Development Department will prepare a zoning assessment for the site, and submit the report to the CCC.
- The Zoning Board will accept and review the proponent's proposal under Site Plan Review Special Permit. This may be concurrent with the above process or following execution of the Host Agreement.

### **Fees**

Application Fee: \$5,000 for each establishment, which may include multiple licenses

Review Fee: \$5,000 for each application deposited in an interest-bearing account to be used for technical, and legal consultant review. Funds remaining at the conclusion of the process will be returned to the applicant. Additional funds may be required under the so-called 53G accounts for the Site Plan Review.

Checks are to be made out to the Town of Wareham

Prepared by:  
Kenneth J. Buckland

## **MINUTES OF MEETING OF THE BOARD OF SELECTMEN**

Date of Meeting: December 19, 2017  
Date of Transcription: March 1, 2018  
Transcribed by: Cassandra Slaney

### **1. CALL MEETING TO ORDER BY CHAIRMAN**

### **2. ROLL CALL**

Selectmen Present: Peter W. Teitelbaum, Chairman  
Judith Whiteside, Clerk  
Alan H. Slavin, absent  
Patrick G. Tropeano  
Anthony R. Scarsciotti, Jr.  
(arrived at 7:17 p.m.)

Absent: Alan Slavin, Clerk  
Derek Sullivan, Town Administrator  
Attorney Richard Bowen, Town Counsel

### **3. PLEDGE OF ALLEGIANCE**

### **4. ANNOUNCEMENTS**

Selectman Tropeano announced there will be an Opioid Crisis meeting on December 20<sup>th</sup> at 5pm. in the drop in center at The Church of the Good Shepherd. There is counseling available to those in need of help dealing with addiction issues.

Selectman Tropeano also announced that he had attended the Veteran's Senior Homeless Event. It was a very successful turnout that involved a turkey dinner as well as donations of clothes and stuffed animals.

Imagination Library is available at the Friends of the Free Library. This program offers books for children of Wareham to receive one book a month until the age of five years old. There is no charge to sign up. This program was started by Dolly Parton in 2000.

There will be no meetings on the December 26<sup>th</sup> or January 2<sup>nd</sup>. The next meeting will be held on January 9<sup>th</sup>.

### **5. CITIZENS COMMENTS**

Present before the board: David Heard

Mr. Heard attended the State House meeting regarding the 40B modification and voiced his concern about the impact on the infrastructure. He also indicated the committee is scheduled to report out by February 1, 2018 if anyone wants to participate to voice opinions or thoughts.

SELECTMEN MEETING MINUTES-12/19/17 (CONT'D)

Present before the board: Bill Pimental, member of Wareham Fighting against Addiction

Mr. Pimental wanted to thank Patrick Tropeano for attending the Opioid Crisis Meeting. He wanted to announce that the meetings take place from 5pm-9pm every third Wednesday of the month at the Good Shepherd Church. He also wants to do more events to promote awareness as well as looking for support from Tobey Hospital.

**6. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS**

**7. LICENSES AND PERMITS**

a. Hearing: Approximately 7:20 p.m. on the application for a change of class from an Annual Year Round Common Victualler All Alcoholic Beverages Licenses to a Seasonal Common Victualler All Alcoholic Beverages License for Little Harbor Country Club Inc. under the Provisions of Chapter 138 of the Massachusetts General Laws for the year 2018.

**MOTION:** Selectman Whiteside moved to open the hearing. Selectman Tropeano seconded. Poll vote: Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Scarsciotti-yes, Selectman Teitelbaum-yes

**VOTE: 4-0-0 (Unanimous)**

Present before the board: Kenneth Drenzio, GM of Little Harbor Country Club  
Mr. Drenzio was before the board seeking to change Little Harbor Country Club from an Annual Year Round Common victualler all alcoholic beverage license to a seasonal common victualler all alcoholic beverages license.

Chairman Teitelbaum asked if anyone was in favor or against the applicant, nobody was there to speak.

**MOTION:** Selectman Tropeano moved to close the hearing. Selectman Whiteside seconded. Selectman Tropeano-yes, Selectman Scarsciotti-yes, Selectman Teitelbaum-yes, Selectman Whiteside-yes.

**VOTE: 4-0-0 (Unanimous)**

**MOTION:** Selectman Whiteside moved to grant changing Little Harbor Country Club from an Annual Year Round Common Victualler All Alcoholic Beverage License to a seasonal common victualler all alcoholic beverage license Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

**MOTION:** Selectman Whiteside moved to renew the annual common victualler all alcoholic beverage license to Little Harbor Country Club Inc. for the year until it becomes seasonal. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

SELECTMEN MEETING MINUTES-12/19/17 (CONT'D)

b. Renewal of Year Round Retail Package Good Store All Alcoholic Beverages License for the year 2018, under the provisions of Chapter 138 of the Massachusetts General Laws for The Liquor Locker, Inc., d/b/a Liquor Locker.

**MOTION:** Selectman Whiteside moved to renew the Year Round Retail Package Good Store All Alcoholic Beverages License for 2018 for Liquor Locker Inc., d/b/a Liquor Locker. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

**8. TOWN BUSINESS**

a. Acceptance of donation from Representative Susan Williams Gifford to Lukey Park Playground

**MOTION:** Selectman Whiteside moved to accept the donation from Representative Susan Williams Gifford to Lukey Park Playground. Selectman Tropeano seconded.

**VOTE: 4-0-0 (Unanimous)**

b. Authorization for CEDA miscellaneous income funds for window protection at Tremont Nail.

Chairman Teitelbaum indicated that there has been some discussion by Town Administration and Municipal Maintenance to improve the lighting at Tremont Nail and freight building. Municipal Maintenance proposed installing plexi-glass. The total cost would be \$2800.00.

**MOTION:** Selectman Whiteside moved to authorize the expenditure of \$2800.00 for window protection at Tremont Nail and freight building. Selectman Scarsciotti seconded.

**VOTE: 3-1-0 (Selectman Tropeano opposed)**

c. Continued discussion for potential Spring Town Meeting articles.  
*Not discussed*

d. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.  
*Not discussed*

**9. TOWN ADMINISTRATOR'S REPORT**

Mr. Sullivan wasn't present at this meeting.

**10. LIAISON REPORTS/INITIATIVE REPORTS**

SELECTMEN MEETING MINUTES-12/19/17 (CONT'D)

Selectman Tropeano will be attending a meeting on Wednesday, December 20, 2018 with Onset and he will also be attending the Opioid meeting after that.

Selectman Whiteside stated that the school committee will be voting on the school budget on December 20, 2017. She urged those interested in the request from the schools to attend.

Cemetery Commissioners will be discussing the proposed rules and regulations on Thursday, December 21, 2017 at 8:00 a.m. at Municipal Maintenance.

**11. CONSENT AGENDA**

- a. Authorization for payment to the Law Office of Richard P Bowen

**MOTION:** Selectman Whiteside moved to approve payment to the Law Office of Richard P Bowen in the amount of \$15,416.67. Selectman Tropeano seconded.

**VOTE: 4-0-0 (Unanimous)**

**12. ADJOURNMENT**

**MOTION:** Selectman Whiteside moved to adjourn. Selectman Tropeano seconded.

**VOTE: 4-0-0 (UNANIMOUS)**

**13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD**

Respectfully submitted

***Cassandra Slaney***

Department Assistant

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

Attest: \_\_\_\_\_

***Judith Whiteside, Clerk***

Date Signed:

Date sent to the Town Clerk:

## **MINUTES OF MEETING OF THE BOARD OF SELECTMEN**

Date of Meeting: February 13, 2018  
Date of Transcription: March 28, 2018  
Transcribed by: Janet Wilson

### **1. CALL MEETING TO ORDER BY CHAIRMAN**

### **2. ROLL CALL**

Selectmen Present: Peter W. Teitelbaum, Chairman  
Alan H. Slavin, Clerk  
Patrick G. Tropeano  
Anthony Scarsciotti

Also present: Derek Sullivan, Town Administrator, absent  
Attorney Richard Bowen, Town Counsel

### **3. PLEDGE OF ALLEGIANCE**

### **4. ANNOUNCEMENTS**

There have been more changes by the Cannabis Control Commission; Governor Baker has expressed his dismay with their changes.

On Thursday at 6pm there will be a presentation by the Mass DOT in the Auditorium on the Route 6 project.

### **5. CITIZENS COMMENTS**

### **6. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS**

### **7. LICENSES AND PERMTIS**

- a. Hearing at 7:15 p.m on the application for a Transfer of License of an existing Year Round Retail package Goods Store All Alcoholic Beverages License for the Liquor Locker, 3021 Cranberry Highway, E. Wareham, MA under the provisions of Chapter 138 of the Massachusetts General Laws.

**MOTION:** Selectman Tropeano moved to open the hearing. Selectman Scarsciotti seconded. Poll vote: Selectman Tropeano=yes, Selectman Scarsciotti=yes, Selectman Slavin=yes, Selectman Teitelbaum=yes.

Present before the board: Attorney John Moordian & Mr. Patel  
Mr. Patel was seeking approval for the board for the transfer of a liquor license.



SELECTMEN MEETING MINUTES-2-13-18 (CONT'D)

**MOTION:** Selectman Tropeano moved to close the hearing. Selectman Scarsciotti seconded. Poll vote: Selectman Tropeano=yes, Selectman Scarsciotti=yes, Selectman Slavin=yes, Selectman Teitelbaum=yes.

**MOTION:** Selectman Slavin moved to approve on the application for a Transfer of License of an existing Year Round Retail package Goods Store All Alcoholic Beverages License for the Liquor Locker, 3021 Cranberry Highway, E. Wareham, MA under the provisions of Chapter 138 of the Massachusetts General Laws. Selectman Tropeano seconded.

**VOTE: 4-0-0 (Unanimous)**

**8. TOWN BUSINESS**

a. Hearing at 7:30 p.m. on the FY2018 CDBG grant.

**MOTION:** Selectman Tropeano moved to open the hearing. Selectman Slavin seconded. Poll vote: Selectman Tropeano=yes, Selectman Slavin=yes, Selectman Scarsciotti=yes, Chairman Teitelbaum=yes. (Unanimous 4-0-0)

Present before the board: Peter Sanborn and Kenneth Buckland, Town Planner

DHCD has informed the Town that it is eligible to apply for \$825,000 for its FY18 grant under the Mini-Entitlement (ME) Plan Fund. The grant submission deadline is March 2, 2018. Mr. Sanborn spoke about the Community Development Block Grant and explained that the proposals for Public Services received were \$100,000+ higher than what they could fund. Mr. Sanborn provided the board with a list of requests received (as attached) and recommended the following funding: Boys & Girls Club (Wareham unit) \$50,000, The Family Pantry-Damien's Place \$30,000, GATRA Transportation Assistance \$30,000, Wareham Area Committee on the Homeless/Turning Point \$35,000 and Wareham Council on Aging \$20,000 for a total of \$165,000. Mr. Sanborn explained that if the State allows the town to fund more than \$165,000 for more social service programs then they will add those later, using Program Income. Mr. Sanborn provided the board with a report on the progress of current and prior grants which was summarized in a handout he provided to the board and handed out to the public. At the end of the year they completed the FY15 grant and the FY16 grant is coming along as well as the FY17.

Mr. Sanborn described the changes that are pending concerning Program Income, explaining what Program Income is. Wareham has accumulated a substantial amount of Program Income. With the expected change, the Town will need to spend it on CDBG-eligible projects and not accumulate it. He said that the Town currently has approximately \$130,000 and will need to describe in the grant application how it intends to use it. He presented his recommendations, which were conditional because he is still seeking clarification from DHCD on some matters.

SELECTMEN MEETING MINUTES-2-13-18 (CONT'D)

Mr. Sanborn also spoke on the community development strategy which is a discussion of the community needs as perceived by the community as well as local officials. They had a meeting on January 31, 2018, specifically to talk about community needs. Mr. Sanborn stated that at that meeting the community did feel that they were heading in the right direction with the use of community development funds. He also explained the Sustainable Development Principles handout and how it related to the grant.

At this time the board asked if anyone from the audience had any questions or comments. Mr. Swenson had a question on the Program delivery and General admission line – Chairman Teitelbaum explained that this fee is a lot less than in previous years. Mr. Sanborn stated this is the high end of what is allowed and it may not be this much and this would also help fund a Code Enforcement Officer position, which is a new position to be partially funded from this grant. Also before the board was Marc Bianco who had a question regarding the \$50,000 allocated for Tremont Nail and wanted to know how much money was currently in the budget for Tremont Nail in which he was told nothing. Before the board was Benjamin Hughes from the Onset Water Department asked that if any funds were available to please keep the Onset Water Department in mind. He said that the infrastructure is poor however, the water quality is good.

**MOTION:** Selectman Tropeano moved to close the public hearing. Selectman Slavin seconded. Selectman Tropeano-yes, Selectman Slavin-yes, Selectman Scarsciotti-yes, Chairman Teitelbaum-yes.

**VOTE: (Unanimous 4-0-0)**

**MOTION:** Selectman Scarsciotti moved to endorse the prospered FY2018 grant activities described above. Selectman Slavin seconded.

**VOTE: (Unanimous 4-0-0)**

**MOTION:** Selectman Scarsciotti moved to authorize the Chairman of the Board of Selectmen to take all actions required for the submission of the grant application. Selectman Slavin seconded.

**VOTE: (Unanimous 4-0-0)**

**MOTION:** Selectman Tropeano moved to designate Derek Sullivan, Town Administrator, as Environmental Certifying Officer. Selectman Scarsciotti seconded.

**VOTE: (Unanimous 4-0-0)**

b. Continued discussion and possible votes to include articles in the warrant. Mr. Sullivan spoke about a placeholder for the Capital Plan and a placeholder article for the repairs at the Onset Pier.

SELECTMEN MEETING MINUTES-2-13-18 (CONT'D)

- c. Close 2018 Spring Annual Town Meeting Warrant.

**MOTION:** Selectman Tropeano moved to close the 2018 Spring Annual Town Meeting Warrant. Selectman Slavin seconded.

**VOTE: (Unanimous 4-0-0)**

- d. Close March 12, 2018 Special Town Meeting Warrant.

**MOTION:** Selectman Tropeano moved to close the March 12, 2018 Speical Town Meeting Warrant. Selectman Scarsciotti seconded.

**VOTE: (Unanimous 4-0-0)**

- e. Vote on performance bond.

**MOTION:** Selectman Slavin moved to accept the bond in the amount of \$35,722.00. Selectman Tropeano seconded.

**VOTE: (Unanimous 4-0-0)**

- f. Vote to adopt Process for calling Special Town Meeting.

Chairman Teitelbaum read into record (as attached) the process for calling a Special Town Meeting.

- g. Vote to accept donation to the Department of Natural Resources from Cynthia Eisen.

**MOTION:** Selectman Slavin moved to accept the donation from Cynthia Eisen. Selectman Scarsciotti seconded.

**VOTE: (Unanimous 4-0-0)**

- h. Request from the Onset Bay Association to place signs on Town property for the events to be held in 2018.

**MOTION:** Selectman Slavin moved to approve the request to place signs on Town property. Selectman Scarsciotti seconded.

**VOTE: (Unanimous 4-0-0)**

- i. Update on the South Coast Rail/Cape Flyer Status.

Last week Governor Baker after 30 years have committed to the commuter rail project in the amount of the \$935 million. Selectman Slavin would like to send a letter in support and ask that the Cape Flyer be included in Phase I of this project.

**MOTION:** Selectman Tropeano moved to send a letter. Selectman Scarsciotti seconded.

**VOTE: (Unanimous 4-0-0)**

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

**9. TOWN ADMINISTRATOR'S REPORT**

Mr. Sullivan along with the President of the Buzzards Bay Coalition went to Quincy last week and accepted the grant from the Seaport Counsel in the amount of \$350,000 for the Onset Bath House renovation.

SELECTMEN MEETING MINUTES-2-13-18 (CONT'D)

**10. LIAISON REPORTS/INITIATIVE REPORTS**

Selectman Tropeano stated that last week the Director of the WPCF was before the board seeking the boards support on placing an article for \$10 million however, since then they are having more than just that one issue and they will be before the board again next week with an update.

Selectman Slavin was at the State House today and said that Mayor Mitchell from New Bedford congratulated him on the Seaport Counsel Grant for the Onset Bath House, he also talked about the Housing Choice initiative.

**11. CONSENT AGENDA**

- a. Authorization to sign bills and documents, etc.

**12. ADJOURNMENT**

**MOTION:** Selectman Slavin moved to adjourn. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (UNANIMOUS)**

**13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD**

Respectfully submitted

***Janet Wilson***

Department Assistant

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

Attest: \_\_\_\_\_

***Alan H. Slavin, Clerk***

Date Signed:

Date sent to the Town Clerk:



## TOWN OF WAREHAM

54 Marion Road

Wareham, Massachusetts 02571

*Attachment to  
2/13/18  
meeting  
minutes*

### PROCESS FOR CALLING A SPECIAL TOWN MEETING – APRIL 23, 2018 @ 7:30 P.M. WITHIN ANNUAL TOWN MEETING

TUESDAY, February 6, 2018	Board of Selectmen should establish all dates for completion of a Warrant for the Special Town Meeting.
FRIDAY, February 16, 2018	Last day to post in at least one public place in each precinct, Notice of Intention of Board of Selectmen to call a Special Town Meeting for April 23, 2018. (By-Law Div. I, Art. I, Sec. 3.) - <b>10 days before Warrant closes.</b>
THURSDAY, March 8, 2018	Publication in local newspaper of Notice of Intent to call a Special Town Meeting. (WHRC Section 2-4 (c) - 45 days or more before the date of Town Meeting.
THURSDAY, March 15, 2018	Last day to submit articles to be inserted in the Warrant.
TUESDAY, March 20, 2018	Board of Selectmen should officially close the Warrant.
FRIDAY, March 23, 2018	Last day to post in each precinct and deliver a copy of Warrant to the Town Moderator and to the Chairman of each Committee established by Section 2-5 of WHRC. (WHRC Section 2-4 (d) - <b>Within 3 days of closing of Warrant</b>
THURSDAY, April 5, 2018	Last day to publish entire Warrant in a local newspaper. (WHRC Section 2-4 (d) – <b>Not less than 14 days before Town Meeting</b>
MONDAY, April 23, 2018	Commencement of Special Annual Town Meeting.

## **MINUTES OF MEETING OF THE BOARD OF SELECTMEN**

Date of Meeting: February 20, 2018  
Date of Transcription: March 27, 2018  
Transcribed by: Janet Wilson

### **1. CALL MEETING TO ORDER BY CHAIRMAN**

### **2. ROLL CALL**

Selectmen Present: Peter W. Teitelbaum, Chairman  
Alan H. Slavin, Clerk  
Patrick G. Tropeano  
Anthony Scarsciotti

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

### **3. PLEDGE OF ALLEGIANCE**

### **4. ANNOUNCEMENTS**

The Church of the Good Shepherd is having a drop in center tomorrow evening at 5pm for anyone with an addiction or is dealing with a loved one with addiction.

The Wareham Firemen's Association will be holding a Chicken Bake & Surprise Auction to benefit the Scholarship fund on Saturday, March 24<sup>th</sup> at 6pm at the Redman Hall.

A raffle drawing will be held for three lucky winners and their guest to enjoy a three course colonial dinner with General George Washington on Saturday, April 28<sup>th</sup> at 6pm to be held in the Marion Music Hall. This is presented by the Wareham Minutemen and Militia Companies, Inc.

A visit from General George Washington will be held on Friday, April 27<sup>th</sup> at 7pm at the Wareham High School Auditorium. This is presented by the Wareham Minutemen and Militia Companies, Inc.

Selectman Slavin will keep the board apprised on the plastic bag ban as well as the act for disposal of miniatures.

The Planning Board will be having an Attorney who is experience in 40B at their next meeting.

SELECTMEN MEETING MINUTES-2-20-18 (CONT'D)

**5. CITIZENS COMMENTS**

Present before the board: Marc Bianco

Mr. Bianco was before the board with some concerns about the impact on businesses along Cranberry Highway once the construction of that road begins. He would like to propose looking for some grant assistance to help those businesses or offering some type of a tax relief.

Present before the board: Don Jepson

Mr. Jepson was before the board to express his dissatisfaction in having marijuana dispensaries in town.

**6. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS**

**7. LICENSES AND PERMTIS**

- a. Application for a Change of Manager from Rego & Sons, Inc., d/b/a 7-Eleven, 3 Barker Road, Wareham.

Present before the board: Mr. Rego

Mr. Rego was before the board seeking approval for a Change of Manager.

**MOTION:** Selectman Slavin moved to approve the Change of Manager for Rego & Sons Antonio L. Rego. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

- b. Application for a Change of Beneficial Interest from Pepper Dining, Inc., d/b/a Chili's Grill & Bar Restaurant, 2885 Cranberry Highway, E. Wareham, MA.

**MOTION:** Selectman Slavin moved to approve the Change of Beneficial Interest from Pepper Dining, Inc., d/b/a Chili's Grill & Bar Restaurant. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

**8. TOWN BUSINESS**

- a. Continued discussion of warrant articles for Special town meeting within annual town meeting.

Some discussion ensued regarding an article for overnight commercial parking ban. Chairman Teitelbaum spoke with Chief Walsh and he had some concern about people who own vans not being able to park in Onset. Selectman Tropeano stated that he wasn't thinking about vans he was more concerned with tractor trailer trucks and tow trucks.

**MOTION:** Selectman Tropeano moved that the Chairman send a letter to the road commissioners about concerns with commercial parking overnight. Selectman Slavin seconded.

**VOTE: 4-0-0 (Unanimous)**

SELECTMEN MEETING MINUTES-2-20-18 (CONT'D)

- b. Discussion re: Board of Selectmen's position on Woodland Cove 40B project, and possible vote to authorize Chairman to submit correspondence to Zoning Board of Appeals.

*Note: Selectman Tropeano left the meeting during this part of the discussion.*

Chairman Teitelbaum stated that he has sent a letter that the board is not in support of the project. He said that he along with the Town Administrator will be speaking next week to the Secretary of Housing & Economic Development and will explain that a town this size cannot absorb a project with 174 units. He feels that the size of the town should be taken into consideration since our population is only 22,000 and it's an unfair burden. The board would like to ask the ZBA to request a study on the impact to the Schools, Sewer, Onset Fire & Water and Police as well as questioning about Fire safety should something happen at that complex. Some discussion ensued about 40B and stating that they have asked that mobile homes be considered 40B which would stop this type of developments. Selectman Slavin spoke about having the mobile home park owners deem their property as affordable.

**MOTION:** Selectman Slavin moved to send a letter. Selectman Scarsciotti seconded.

**VOTE: 3-0-0 (Unanimous)**

- c. Discussion with WPCF Director and Chairman of the Sewer Commissioner re: proposed sewer article.

Present before the board: Jim Giberti & Guy Campinha

Mr. Giberti stated that the sewer department is in need of installing a sewer interceptor from Swifts Beach Road to the Narrows Pump station and the cost would be approximately \$10 million and was looking for the boards support on placing an article on the Town meeting warrant.

**MOTION:** Selectman Tropeano moved to include the \$10 million dollar article on the special town meeting warrant. Selectman Slavin seconded.

**VOTE: 4-0-0 (Unanimous)**

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

**9. TOWN ADMINISTRATOR'S REPORT**

Mr. Sullivan went to the Worcester Town Hall to listen to Lt. Governor Politio and Secretary Ash. They spoke about the Opportunity Zone Program.

**10. LIAISON REPORTS/INITIATIVE REPORTS**



SELECTMEN MEETING MINUTES-2-20-18 (CONT'D)

Selectman Slavin spoke about looking for a solution to having a community center, he said that the YMCA would like to be involved and he did get an email from SRPEDD today offering DLTA which is an assistance to help write grants.

**11. CONSENT AGENDA**

- a. Authorization to sign bills and documents, etc.
- b. Authorize payment to the Law Office of Richard P. Bowen.

**MOTION:** Selectman Slavin moved to approve payment to the Law Office of Richard P. Bowen for services through February 20, 2018 in the amount of \$15,416.00. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

- c. Approval of meeting minutes: January 30, 2018.

**MOTION:** Selectman Slavin moved to accept the meeting minutes of January 30, 2018. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

**12. ADJOURNMENT**

**MOTION:** Selectman Slavin moved to adjourn. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

**13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD**

Respectfully submitted

***Janet Wilson***

Department Assistant

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

Attest: \_\_\_\_\_

***Alan H. Slavin, Clerk***

Date Signed:

Date sent to the Town Clerk:

## **MINUTES OF MEETING OF THE BOARD OF SELECTMEN**

Date of Meeting: March 6, 2018  
Date of Transcription: March 27, 2018  
Transcribed by: Janet Wilson

### **1. CALL MEETING TO ORDER BY CHAIRMAN**

### **2. ROLL CALL**

Selectmen Present: Peter W. Teitelbaum, Chairman  
Alan H. Slavin, Clerk  
Patrick G. Tropeano  
Anthony Scarsciotti

Also present: Derek Sullivan, Town Administrator, absent  
Rich Bowen, Town Counsel

### **3. PLEDGE OF ALLEGIANCE**

### **4. ANNOUNCEMENTS**

Selectman Tropeano wanted to thank Eversource for restoring power to the town quickly during the recent storms.

Selectman Tropeano spoke about someone who recently commented on a story in Wareham Week about the Selectmen placing an article about shopping carts on the Town Meeting Warrant. Selectman Tropeano stated that the board works very hard and that if someone has time to write and complain about something they should get out and do something to solve it not complain online.

The Wareham Firemen's Association will be holding a Chicken Bake & Surprise Auction to benefit the Scholarship fund on Saturday, March 24<sup>th</sup> at 6pm at the Redman Hall.

Selectman Slavin read a list of vacancies to boards, committees and commissions. A complete list can be found on the Town's website at [www.wareham.ma.us](http://www.wareham.ma.us)

A raffle drawing will be held for three lucky winners and their guest to enjoy a three course colonial dinner with General George Washington on Saturday, April 28<sup>th</sup> at 6pm to be held in the Marion Music Hall. This is presented by the Wareham Minutemen and Militia Companies, Inc.

## SELECTMEN MEETING MINUTES-3-6-18 (CONT'D)

A visit from General George Washington will be held on Friday, April 27<sup>th</sup> at 7pm at the Wareham High School Auditorium. This is presented by the Wareham Minutemen and Militia Companies, Inc.

Selectman Slavin read an article from Pollack: Time to build consensus on South Coast Rail (as attached).

The Special Town Meeting will be held on March 12<sup>th</sup> re: Retail Marijuana Establishments. The Town must vote by April 1<sup>st</sup> to limit the establishments. Chairman Teitelbaum explained that a no vote next Monday is a yes vote so that we would not be overrun by the establishments.

Chairman Teitelbaum wanted to thank all the hard work by the Municipal Maintenance Department, the Wareham and Onset Fire Departments and the Board of Health as well as the Wareham Police Department and the Harbormaster as well as the YMCA who offered free showers and also gave people a place to warm up and also charge their cellphones.

Deputy Chief Osswald from the Onset Fire Department wanted to mention that due to the rapid response and quick transport by EMS he believes that helped save the life of the firefighter that was hit by a hit and run driver during the storm.

### **5. CITIZENS COMMENTS**

Present before the board: Sandy Slavin

Ms. Slavin said that she recently picked up trash around Pezzoli square and stated that even though a trash barrel was in the area she still picked up about 2 dozen nips. She also stated that she did pick up some trash along Stillman and Indian Neck and actually found \$11 in one of the bags. Ms. Slavin spoke about one of the bylaws regarding smoking and would like to see the police issue a \$300 fine to anyone who would decide to light up in public as they are leaving one of the marijuana establishments.

### **6. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS**

### **7. LICENSES AND PERMTIS**

### **8. TOWN BUSINESS**

- a. Request from Wareham Village Association to place signs on town property.

**MOTION:** Selectman Slavin moved to approve the placement of signs on town property. Selectman Tropeano seconded.

**VOTE: 4-0-0 (Unanimous)**

SELECTMEN MEETING MINUTES-3-6-18 (CONT'D)

- b. Vote to accept donation from the Wareham Library Foundation, Inc.

**MOTION:** Selectman Slavin moved to accept the \$5000 donation from the Wareham Library Foundation, Inc., Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

- c. Continued discussion and possible votes to include articles on Special Town meeting warrant.

Attorney Bowen will forward to the Board a copy of the Shopping Cart bylaw.

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

**9. TOWN ADMINISTRATOR'S REPORT**

**10. LIAISON REPORTS/INITIATIVE REPORTS**

Selectman Tropeano attended the school building committee meeting in which they discussed the cost of the rehab of the Minot Forest School and also talked about going to visit other locations to look at the school renovation projects.

Selectman Tropeano urged everyone to vote in support of the article on spending the \$10 million on the sewer project. He said that it will be money in the bank in the long run.

Selectman Slavin spoke about proposition 2 ½ and debt exclusions and how they work.

Chairman Teitelbaum spoke about the costs that the town is facing. He said that the town is facing a lot of big ticket items.

Chairman Teitelbaum stated that the ZBA held the opening round of Woodland Cove 40B hearing and the hearing has been continued until March 21<sup>st</sup>. Selectman Tropeano stated that the Town will not be able to afford this project with the children that would be in the school system.

The Cemetery Commissioners will be having a hearing re: Cemetery Rules & Regulations in the Auditorium tomorrow at 6 pm.

**11. CONSENT AGENDA**

- a. Authorization to sign bills and documents, etc.

**12. ADJOURNMENT**

SELECTMEN MEETING MINUTES-3-6-18 (CONT'D)

**MOTION:** Selectman Slavin moved to adjourn. Selectman Scarsciotti seconded.

**VOTE: 4-0-0 (Unanimous)**

**13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD**

Respectfully submitted

***Janet Wilson***

Department Assistant

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

Attest: \_\_\_\_\_

***Alan H. Slavin, Clerk***

Date Signed:

Date sent to the Town Clerk:

## Pollack: Time to build consensus on South Coast Rail

[southcoasttoday.com/news/20180221/pollack-time-to-build-consensus-on-south-coast-rail](http://southcoasttoday.com/news/20180221/pollack-time-to-build-consensus-on-south-coast-rail)

DARTMOUTH — It's time to build consensus on South Coast Rail, Massachusetts Transportation Secretary Stephanie Pollack told a largely sympathetic audience Wednesday at a meeting hosted by business and community leaders.

Agreement on station locations, use of the Middleboro route, and use of non-electrified trains would help the project meet its promised Phase 1 delivery date of 2022, she said.

"We are really at a critical moment," Pollack said.

She said the plan needs to get specific fast, because you can't secure permits for a conceptual idea.

"We, collectively, need to make some decisions," she said. "And if we can reach consensus in the weeks and months ahead on what the 'it' is, then the Baker-Polito administration is completely committed to funding and building and putting in service this project. But we need complete consensus."

Pollack spoke at UMass School of Law at the invitation of the business-led Rail to Boston Coalition and the SouthCoast Development Partnership. The Rail to Boston Coalition has endorsed the Middleboro route as a way to bring trains to the region sooner.

"We step forward in unity because we can see the benefits that are coming," coalition chairman Paul Chasse said in his opening remarks.

"We believe that restoring rail service is critical to linking jobs, housing, tourism, specialty health, college campuses and so much more," he said. And that doesn't include "tens of millions of dollars" of economic growth expected in and around the train stations, according to Chasse.

About a year ago, the Massachusetts Department of Transportation announced it was considering doing South Coast Rail in phases, with service via Middleboro as Phase 1.

The previously selected Stoughton route would offer shorter rides, but building it would cost more and require traversing the Hockomock Swamp. The plan for Stoughton also includes electric trains, which the Middleboro route does not.

The state is still pursuing the Stoughton route as Phase 2, and Pollack said Massachusetts needs to keep the Stoughton route on the table to avoid starting over with federal permitting.

When consultants determined that the Stoughton route would take longer to build and cost more than anticipated — \$3.2 billion — the Baker administration could have taken the easy way out and continued permitting a project that would take 12 or 13 years, she said. But Gov.

## **BOARD OF SELECTMEN EXECUTIVE SESSION MEETING MINUTES**

Date of meeting: March 15, 2018  
Date of transcription: March 15, 2018  
Transcribed by: Alan H. Slavin

Selectmen present: Peter W. Teitelbaum, Chairman  
Alan H. Slavin, Clerk  
Patrick G. Tropeano  
Judith Whiteside  
Anthony R. Scarsciotti, Jr., arrived at 6:50 p.m.

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

**MOTION:** Selectman Slavin moved to enter into executive session at 6:47 p.m. M.G.L. 30A §21 (a) (3) To discuss whether to commence litigation against opioid manufacturers for costs incurred by Town of Wareham public safety and other departments and services. . To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. Selectman Tropeano seconded.

Roll Call Vote:

Selectman Teitelbaum	yes
Selectman Slavin	yes
Selectman Tropeano	yes

**VOTE: 3-0-0 (Unanimous)**

Attorney Bowen gave an explanation to join litigation against the opioid manufacturers.

**MOTION:** Selectman Tropeano moved to authorize Town Counsel to join in litigation. Selectman Slavin seconded.

Roll Call Vote:

Selectman Teitelbaum	yes
Selectman Slavin	yes
Selectman Tropeano	yes

**VOTE: 3-0-0 (Unanimous)**

**MOTION:** Selectman Tropeano moved to come out of executive session at 6:59 p.m. Selectman Slavin seconded.

Roll Call Vote:

Selectman Teitelbaum	yes
Selectman Slavin	yes
Selectman Tropeano	yes
Selectman Scarsciotti	yes

**VOTE: 4-0-0 (Unanimous)**

Respectfully submitted:

Attest: \_\_\_\_\_

***Alan H. Slavin, Clerk***

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



## **BOARD OF SELECTMEN EXECUTIVE SESSION MEETING MINUTES**

Date of meeting: March 27, 2018  
Date of transcription: March 27, 2018  
Transcribed by: Alan H. Slavin

Roll Call:  
Selectmen present: Peter W. Teitelbaum, Chairman  
Alan H. Slavin, Clerk  
Patrick G. Tropeano  
Judith Whiteside  
Anthony R. Scarsciotti, Jr., absent

**MOTION:** Selectman Tropeano moved to enter into executive session at 6:34 p.m. M.G.L. 30A §21 (a) (3) Town Administrator's Contract Renewal. To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. Selectman Slavin seconded.

Roll Call Vote:

Selectman Teitelbaum	yes
Selectman Slavin	yes
Selectman Tropeano	yes

**VOTE: 3-0-0 (Unanimous)**

**MOTION:** Selectman Tropeano moved to inform the Town Administrator that they will be offering him a new contract. Selectman Slavin seconded.

Roll Call Vote:

Selectman Teitelbaum	yes
Selectman Slavin	yes
Selectman Tropeano	yes

**VOTE: 3-0-0 (Unanimous)**

**MOTION:** Selectman Tropeano moved to come out of executive session at 6:58 p.m. Selectman Slavin seconded.

Roll Call Vote:

Selectman Teitelbaum	yes
Selectman Slavin	yes
Selectman Tropeano	yes

**VOTE: 3-0-0 (Unanimous)**

Respectfully submitted:

Attest: \_\_\_\_\_  
***Alan H. Slavin, Clerk***

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