



TOWN of WAREHAM

Board of Selectmen/Sewer Commissioners

Meeting Agenda

7:00 PM – Room #320 Multi-Service Center, 48 Marion Road, Wareham Massachusetts

1. **CALL TO ORDER BY CHAIRMAN**
2. **ROLL CALL**
3. **ANNOUNCEMENT**
4. **CITIZENS PARTICIPATION**
5. **CONSENT AGENDA**
 - a. Authorization to sign bills and documents, etc.
 - b. Appointment to CEDA.
 - c. Approval of the Selectmen's regular minutes: July 13, 2010 & August 31, 2010.
6. **LICENSES & PERMITS**
 - a. Application for a Common Victualler's License by Michelle Magee d/b/a Melinas in the Village, 1 West Central Avenue, Onset.
7. **HEARINGS:**
 - a. 7:15 p.m. (approximately) – Abandonment of Garage Street
 - b. 7:30 p.m. (approximately) – Acceptance of Bethel Way
 - c. 7:30 p.m. (approximately) – Acceptance of Rock Marsh Road
8. **TOWN ADMINISTRATOR'S REPORT**
 - a. Leadership Team Update
 - b. Model Regional Recreation Program.
 - c. Office Moves
 - d. Wareham Housing Authority - Agawam VillageStatus Report (attached).
9. **TOWN BUSINESS**
 - a. Discussion re. Computer Audit.
 - b. Discussion with Harbormaster re. increase of fees.
 - c. Any other town business.

10. SEWER BUSINESS

- a. Sewer Connection – Great Hill Mobile Home Park.
- b. Sewer Betterment Fee for 9 Elm Street
- c. Any other sewer business.

11. LIAISON REPORTS

12. CHAIRMAN'S REPORT

13. ADJOURNMENT

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

MINUTES OF MEETING OF SELECTMEN/SEWER COMMISSIONERS

Date of Meeting: October 19, 2010
Date of Transcription: January 25, 2011
Transcribed by: Janet Wilson

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: M. Jane Donahue, Chairman
Walter B. Cruz, Sr. Clerk
Brenda Eckstrom
Cara A. Winslow (left at 10:00 p.m.)
Stephen M. Holmes

Also present: Mark J. Andrews, Town Administrator

3. ANNOUNCEMENT

The Veterans Day Parade will be held on November 11, 2010 for more information please contact Jim Newman 508-291-3100, x 6513. After the parade the American Legion will be having an open house for all the marchers involved.

The Department of Conservation and Recreation Commonwealth of Massachusetts will be having a public forum on the preparation of the Resource Management Plan for Myles Standish State Forest on Thursday, October 28, 2010 from 7:00 p.m. to 8:30 p.m. at the Carver High School Auditorium.

4. CITIZENS PARTICIPATION

Present before the board: Michael Altabello
Mr. Altabello was before the board with complaints about the noise problems with Home Depot.

Chairman Donahue held a moment of silence for James Cormier a resident of town who served on the Finance Committee who passed away.

5. CONSENT AGENDA

Authorization to sign bills and documents, etc.

Present before the board: Tom Casey, CDM

Mr. Casey was before the board to explain the bills before the board for payment.

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #5, and project #76027 in the amount of \$12,259.59. Selectman Eckstrom seconded.

SELECTMEN/SEWER COMMISSIONERS MEETING - 10-19-10 (CONT'D)

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #1, and project #76027 in the amount of \$49,417.09. Selectman Holmes seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #2, and project #76027 in the amount of \$19,887.70. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #3, and project #76027 in the amount of \$22,867.92. Selectman Eckstrom seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #1, and project #76028 in the amount of \$10,000.00. Selectman Holmes seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #2, and project #76028 in the amount of \$58,712.36. Selectman Holmes seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #3, and project #76028 in the amount of \$42,121.14. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #4, and project #76028 in the amount of \$39,515.92. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #5, and project #76028 in the amount of \$38,638.39. Selectman Eckstrom seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #6, and project #62745 in the amount of \$9,723.22. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #1, and project #62745 in the amount of \$7,570.97. Selectman Eckstrom seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #8, and project #62745 in the amount of \$3,864.73. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

SELECTMEN/SEWER COMMISSIONERS MEETING - 10-19-10 (CONT'D)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #9, and project # 62745 in the amount of \$4,663.07. Selectman Eckstrom seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #6, and project # 62748 in the amount of \$29,300.52. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #7, and project # 62748 in the amount of \$7,706.39. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #8, and project # 62748 in the amount of \$9,120.00. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #9, and project # 62748 in the amount of \$8,430.16. Selectman Eckstrom seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Cruz moved to approve payment to CDM, Invoice #4, and project # 76027 in the amount of \$14,033.31. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

Appointment to CEDA

Present before the board: Robert Brady

Selectman Holmes asked Mr. Brady for some of his ideas in expanding economic development in Wareham. Mr. Brady said that he would look at Walmart differently in moving to Tobey Road. He feels the rail will come to the south coast and it would make sense to stop in Wareham and the town needs to be out in front to be prepared. He feels if Walmart wants to go to Tobey Road the current location would be ideal for a Railroad station. He would also fix 40B issues with the respect to Mobile Home parks and that Wareham has to reach out to Mobile Home parks owners and encourage them to change their development strategies.

MOTION: Selectman Winslow moved to appoint Robert Brady as a member to the CEDA board to a term to expire no later than June 30, 2011. Selectman Cruz seconded. Selectman Cruz seconded. Some discussion ensued on the appointment of Mr. Brady and the CEDA office.

VOTE: 2-3-0 (Selectman Eckstrom, Donahue & Holmes opposed)

Approval of the Selectmen's regular minutes: July 13, 2010 & August 31, 2010.
(The minutes were not approved at the meeting)

6. LICENSES & PERMITS

SELECTMEN/SEWER COMMISSIONERS MEETING - 10-19-10 (CONT'D)

Application for a Common Victualler's License by Michelle Magee d/b/a Melina's in the village, 1 West Central Avenue, Onset.

Present before the board: Michelle Magee
Ms. Magee was before the board for a Common Victualler's License

MOTION: Selectman Eckstrom moved to approve the application for a Common Victualler's License by Michelle Magee d/b/a Melina's in the Village, 1 West Central Avenue, Onset. Selectman Cruz seconded.

VOTE: 5-0-0 (Unanimous)

7. **HEARINGS:**

7:15 pm (approximately) Abandonment of Garage St.

MOTION: Selectman Winslow moved to open the hearing. Selectman Cruz seconded.

VOTE: 5-0-0 (Unanimous)

Present before the board: Attorney Richard Serkey
Attorney Serkey was before the board asking to discuss the article that would be appearing on the Warrant for the abandonment and discontinuance of Garage Street.

The board did ask if anyone from the audience had any comments or questions.

Present before the board: Gerry Barros
Mr. Barros asked what would be the name of the street? Chairman Donahue explained that they would abandon the street therefore; it would no longer be a street.

Present before the board: Donald Hall
Mr. Hall asked if there was any contamination or underground tanks on the street? Mr. Serkey stated that he wasn't aware of any

MOTION: Selectman Winslow moved to close the hearing. Selectman Cruz seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Eckstrom moved to abandon Garage Street and support asking the Town to convey it. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

7:30 pm (approximately) Acceptance of Bethel Way.

MOTION: Selectman Winslow moved to open the hearing. Selectman Cruz seconded.

VOTE: 5-0-0 (Unanimous)

SELECTMEN/SEWER COMMISSIONERS MEETING - 10-19-10 (CONT'D)

Present before the board: John Sanguinet & Leo Sullivan

Mr. Sullivan explained that they were previously on the warrant as article 54 at the Spring Town Meeting and they were voted and approved. Mr. Sullivan stated that unfortunately due to some procedural issues and lack of layout plans they are back to be re-voted again. Mr. Sanguinet stated that they have the meets and bounds prepared and the board needs to approve or accept the layout to move forward with this article. Selectman Holmes asked who the plans were designed by and at what cost. Mr. Sanguinet stated that Hancock Associates prepared them at a cost of under \$2000.00. The funds will be coming out of the Town Administrators budget and the Planning Office to cover this project as well as Rock Marsh Road. Mr. Andrews said that he plans on making the town whole on this matter. Selectman Holmes asked if Mr. Gifford was still in support of the roads being in acceptable condition to the town. Mr. Andrews stated that was his understanding. Mr. Sanguinet stated that it was his understand as well. Mr. Andrews said that they now have a process in place for approval of acceptance of roads.

Chairman Donahue asked if anyone in the audience wishes to speak.

Present before the board: Frank DeFelice

Mr. DeFelice stated that he thought it was common practice when a road gets accepted it's up to the people putting in the requests to supply the money. Chairman Donahue stated that is correction however there are special circumstances relating to this particular project.

Present before the board: Donna Barros

Ms. Barros wanted to know where the street was located?

MOTION: Selectman Winslow moved to close the hearing. Selectman Eckstrom seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Winslow moved the board to accept the layout and meets and bounds of Bethal Way. Selectman Eckstrom seconded.

VOTE: 5-0-0 (Unanimous)

7:30 pm (approximately) Acceptance of Rock Marsh Rd.

MOTION: Selectman Eckstrom moved to open the hearing. Selectman Winslow seconded.

VOTE: 5-0-0 (Unanimous)

Present before the board: John Sanguinet, Richard Callahan and Phil McClintock

Mr. Sanguinet stated they have completed the layout and meets and bounds for Rock Marsh Road. The developer went bankrupt and never completed the roads and it still has a course on it. Once the street is accepted they will be looking into Chapter 90 funds for the topcoat. Selectman Holmes had issues with \$28,000 of Chapter 90 funds being used to pave the road. Mr. Callahan said that Rock Marsh is a very unusual circumstance not only was it a developer that filed for bankruptcy but it was the Planning Board that failed to comply with state law and require the developer to provide a surety. He stated that the neighborhood

SELECTMEN/SEWER COMMISSIONERS MEETING - 10-19-10 (CONT'D)

approached the planning board in summer of 2008 and inquiring about the roadway and never heard anything. He said that this could have been avoided had the town required a bond. Selectman Winslow said she does agree that something went wrong and they can't go back and change it and she stated that it's very possible that they won't be getting any Chapter 90 funds this year or even next year. She said that the only way they can use the Chapter 90 funds is to accept the layout. Selectman Eckstrom stated she agrees with Selectman Winslow and said that our Planning Board failed to get a bond. Mr. Andrews said the process here is a little bit different and he believes that some sort of betterment could come into place because they are talking about a sizeable project. He would like to entertain the use of Chapter 90 funds however; they are very hard to come by these days. Mr. Andrews stated the residents might need to step up and help fund the completion of the project.

Present before the board: Frank Kowciz

Mr. Kowciz said he lives on an unaccepted street, which is a dirt road, and said 37 years ago he was promised that his street would be accepted and paved.

MOTION: Selectman Winslow moved to close the hearing. Selectman Eckstrom seconded.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Eckstrom moved to accept the layout of Rock Marsh Road. Selectman Winslow seconded.

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

8. TOWN ADMINISTRATOR'S REPORT LEADERSHIP TEAM UPDATE

Mr. Andrews has asked John Charbonneau, Town Planner, to attend tonight's meeting to discuss the following items: Performance Bond and 53G Account Reconciliation; Street Acceptance Procedure; Department Web Page Updates; and Commonwealth Capital Application. Mr. Charbonneau updated the board and also stated that Walmart has dropped off their application and he will be reviewing it for completeness and the next step would be to establish dates for public hearings.

Garry Buckminster, Harbormaster/Shellfish Constable, is asking that the Board approve increases in some of the fees for various permits as well as adopt some new ones. Mr. Buckminster went over the changes he was proposing for the board. He was looking at combining the beach and transfer station sticker and change \$30 for residents and \$15 for seniors also the one day transfer station pass will remain at \$5. The Alternate Beach passes which do not include access to the transfer station or Tempest Knob would be Resident Guest Placard \$50 Swifts Beach/Neck, Little Harbor Beach, Non-Resident Beach Sticker \$50 Swifts Beach/Swifts Neck Only and one day pass \$10 Swifts Beach/Swifts Neck only, One week pass \$30 Swifts Beach/Swifts Neck only (new option) The replacement stickers will have no charge within the same calendar year if the original receipt or produced or old sticker is peeled off and returned. Tempest Knob Boat Ramp. This permit is needed to put

SELECTMEN/SEWER COMMISSIONERS MEETING - 10-19-10 (CONT'D)

the town in line with the MOU agreed upon between the State Public access board and the Town of Wareham. The fee for Tempest Knob Boat Ramp Parking permit \$50 per calendar year, regardless of residency and \$5 per day parking fee (no changes) No changes for Recreational will be made. Also quahog permits will remain the same price along with oyster permits. Scallop permit fee will be reduced from \$300 to \$200 and the soft shell permit would also be reduced from \$300 to \$200 and the Master Digger permit will also be reduced from \$700 to \$440. The Harbormaster is also looking to establish an application fee for Mooring/Transfer/Relocation fees for \$10 and Mooring establishment fee to \$25.

MOTION: Selectman Holmes moved the board, in accordance with provisions of Chapter 40, Section 22F, of the Massachusetts General Laws, adopts the Harbormasters new permit and associated fee schedule as those fees come up for renewal. Selectman Cruz seconded.

VOTE: 5-0-0 (Unanimous)

Jean Connaughton, CEDA chair, will provide the Board with an overview of a building renovation on Main Street. The project is eligible for a mixed-use grant and the CEDA Board has voted in favor of this renovation, which will improve the site and overall appearance at a very busy intersection.

Present before the board: Jean Connaughton, Chairman of CEDA
Ms. Connaughton was before the board Report on mixed-use downtown projects 367 Main Street Rear that is owned by Mr. Fitzgerald. The grant would be a 15 year deferred loan administered and funded by DHCD.

MODEL REGIONAL RECREATION PROGRAM

Mr. Andrews is working with Chairman Jane Donahue on researching a model Regional Recreation Program with the Town of Dartmouth. On Thursday, October 7, 2010, Mr. Andrews met with Mr. Timothy Lancaster, Superintendent of Parks and Director of Recreation, regarding a joint venture to create a preliminary plan that evaluates the feasibility of starting a new Recreation program.

This would be a low-cost or no-cost Recreation Program (work towards self-funding). Please see enclosed sample programs from Dartmouth. My intention is to work with the Town Administrator, Mr. David Cressman, on this program.

OFFICE MOVES UPDATE

The Land Use and planning offices have been moved to the former Selectmen's Office at Town Hall in an effort to better utilize space and serve the public. Other moves will be taking place as well as we continue efforts to consolidate functions to better assist the public and make conducting business with Town Hall customer-friendly as well as efficient.

WAREHAM HOUSING AUTHORITY/AGAWAM VILLAGE

SELECTMEN/SEWER COMMISSIONERS MEETING - 10-19-10 (CONT'D)

On Friday, October 15, 2010, Mr. Andrews met with Senator Marc Pacheco, Representative Susan Williams Gifford, Selectman Stephen Holmes, Pam Sequeira, and Executive Director of the Wareham Housing Authority, Donna Barros, Wareham Housing Committee, and Richard Paulsen, Wareham Finance Committee, to discuss the complex. Following our meeting we toured the facility to see first-hand the issues the residents are facing concerning the deteriorated condition of their housing. Congressman Barney Frank's office was unable to attend due to a staff shortage because of vacations and other reasons, but did already speak with Ms. Sequeira and offer her some guidance as to where she could go for possible funding to update the units.

Present before the board: Pam Sequeira and Donna Barros

Ms. Sequeira spoke about the Agawam Village not being able to get technical assistance from the DHCD until after January. She was hoping that they would be placed on the forefront. She stated that the Agawam village would need about \$3 million dollars to rehab and they have to wait for formula funding which does not start until 2014. She spoke about a dilemma about getting \$50,000 from CPA funds to hire a consultant and they now have to go out for an RFP due to the fact that the consultant tabled his application for the time being. They have also been awarded \$100,000 from CEDA to install GFI electrical outlets and would like to see if that can be placed on hold with CEDA to see if they are able to restructure that grant for something better used for safety within the development. Ms. Barros said she is appalled that the last time they received money for repairs at Agawam was in 1994.

9. TOWN BUSINESS

- a. Discussion re: Computer Audit.

Mr. Andrews stated that he is very frustrated with Attorney Torres and wanted to let everyone know that the town hasn't paid him for this project.

MOTION: Selectman Eckstrom moved to go beyond the hour of 10:00 p.m. Selectman Donahue seconded out of necessity.

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

Note: *Selectman Winslow left the meeting at 10:00*

- b. Discussion with Harbormaster re: Increase of fees (under Town Administrators report)
c. Any other town business

Selectman Eckstrom stated that she attended the Senior Work off Dinner and everything went well and the food was great. Also she thanked Move Wareham Forward for cleaning up the back of Merchant's Way on Saturday.

Selectman Eckstrom stated that some people called to ask if the reduction of the Council on Aging Board of Directors would cause people to be bumped off.

SELECTMEN/SEWER COMMISSIONERS MEETING - 10-19-10 (CONT'D)

10. SEWER BUSINESS

a. Sewer Connection – Great Hill Mobile Home Park

Present before the board: Guy Campinha

Mr. Campinha stated that Great Hill Mobile Home Park has requested to tie into the sewer and they currently have 66 units home into the sewer and would like to bring in the rest. He suggested that they do an impact study if they wish to tie into sewer. He said this would affect the project at the Springboard pump station, which may impact the date with the A.D. Makepeace project.

b. Sewer Betterment Fee for 9 Elm Street

Mr. Campinha feels that they should look at this closely before tying them in due to the fact that the town has been maintaining the pump station for some time. He would like to get some answers before making any decision on this property.

c. Any other sewer business

11. LIAISON REPORTS

12. CHAIRMAN'S REPORT

13. ADJOURNMENT

MOTION: Selectman Holmes moved to adjourn the meeting. Selectman Eckstrom seconded.

VOTE: 4-0-0 (Unanimous)

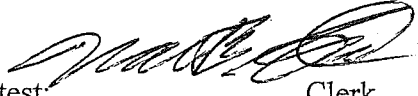
14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted,

Janet Wilson

Department Assistant

The foregoing minutes were submitted to the Board of Selectmen/Sewer Commissioners on: 6/28/11

Attest: , Clerk
Walter B. Cruz, Sr.

Date Signed: 7-6-11

Date sent to the Town Clerk: 7-6-11

