



# TOWN of WAREHAM

## Board of Selectmen/Sewer Commissioners

### 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. **ANNOUNCEMENTS**
4. **CITIZENS PARTICIPATION**
5. **CONSENT AGENDA**
  - a. Authorization to sign bills and documents, etc.
6. **LICENSES AND PERMITS**
  - a. Application for One Day Wines & Malt Beverages License by Bay Pointe Club.
  - b. Use of town roads by Max Performance, c/o Tim Richmond, 57 Prospect Avenue, Norwood, MA for the use of Lopes Field, 10<sup>th</sup> Ave, Wareham Ave and Shell point lots and the Town Pier, Onset Beach and use of town roads on June 8, 2013 (rain date June 9, 2013) from 9am-1pm for the 4<sup>th</sup> Annual Escape the Cape Triathlon.
7. **SEWER BUSINESS**
  - a. Parkwood Beach Association betterment.
  - b. Funding source for contract 2.
  - c. Intent to sewer lien.
  - d. Discussion re. water department, \$210,000.
  - e. Discussion re. contract 2 letter.
  - f. Any other sewer business.
8. **TOWN BUSINESS**
  - a. Meeting with Wareham Historical Commission re. Tremont Nail Factory District – Presentation by J. Rowley.
  - b. CEDA update.
  - c. Establish dates for Special Town Meeting.
  - d. Notice of Intent for Special Town Meeting.
  - e. Vote to accept Affordable Housing Plan – Presentation by Karen Sunnarborg.
  - f. Finalize WCTV contract.

- g. Discussion of board policies.
  - i. 09-03 Code of Conduct – Contract Services
  - ii. 09-02 Code of Conduct - Outside Employment
  - iii. 09-01 Wareham Traffic Policies to include the Chapters
  - iv. 08-01 Procedure for filling positions of Town Employment
- h. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

**9. TOWN ADMINISTRATOR'S REPORT**

- a. Smelt Regulations.

**10. LIAISON REPORTS**

**11. ADJOURNMENT**

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

2/20/2013

## **MINUTES OF MEETING OF SELECTMEN/SEWER COMMISSIONERS**

Date of Meeting: February 5, 2013  
Date of Transcription: February 6, 2013  
Transcribed by: Janet Wilson

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

Chairman Holmes called the meeting to order

### **2. ROLL CALL**

Selectmen Present: Stephen M. Holmes, Chairman  
Cara A. Winslow, Absent  
Alan H. Slavin, Clerk pro-tem  
Peter Teitelbaum

Also present: Derek D. Sullivan, Town Administrator

### **3. ANNOUNCEMENT**

The Hurricane Coalition will be accepting donations for the Guyon Rescue at Eastern Bank on February 16<sup>th</sup> from 9am-11am as well as February 22<sup>nd</sup> from 11am-2pm. They are looking for gift cards from places such as Lowe's, Home Depot, Target as well as Chain Restaurants.

The Gleason Family YMCA will be hosting its annual drive on March 7<sup>th</sup> seeking donations for those who cannot afford the membership.

Coffee Hour on Thursday will host Guy Campinha, WPCF Director.

Chairman Holmes stated that a meeting was posted in conjunction with the Finance & School Committee however he was canceling the meeting.

### **4. CITIZENS PARTICIPATION**

Present before the board: Michael Besse

Mr. Besse was before the board with a proposal. He would like the town to waive the fee for docking your boat at the pier if you visit one of the businesses in Onset. He stated they could show their receipt in order to prove they have spent money at a business.

### **5. CONSENT AGENDA**

(CONT'D)

- a. Authorization to sign bills and documents, etc. (none)

**6. LICENSES & PERMITS**

- a. Application for one-day wines & malt beverages license by Bay Pointe Club.  
Present before the board: Shannon Woodward  
Mr. Woodward was before the board seeking a one-day liquor license for a private party.

**MOTION:** Selectman Slavin moved to approve the one-day liquor license for the Bay Pointe Club, LLC, 19 Bay Pointe Drive Onset on February 23, 2013 from 6pm-11pm for the sale of beer and wine for profit. Selectman Teitelbaum seconded.

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

- b. Use of town roads by Max Performance, c/o Tim Richmond, 57 Prospect Ave, Norwood, MA for the use of Lopes Field, 10<sup>th</sup> Avenue, Wareham Ave, Shell Point lots and the Town Pier, Onset Beach and the use of town roads on June 8, 2013 (rain date June 9, 2013) from 8am -1pm for the 4<sup>th</sup> Annual Escape the Cape Triathlon.

Present before the board: Tim Richmond  
Mr. Richmond was seeking a permit for the 4<sup>th</sup> annual race. Last year they had 700 participants.

**MOTION:** Selectman Slavin moved to approve the Use of town roads by Max Performance, c/o Tim Richmond, 57 Prospect Ave, Norwood, MA for the use of Lopes Field, 10<sup>th</sup> Avenue, Wareham Ave, Shell Point lots and the Town Pier, Onset Beach and the use of town roads on June 8, 2013 (rain date June 9, 2013) from 8am -1pm for the 4<sup>th</sup> Annual Escape the Cape Triathlon. Selectman Teitelbaum seconded.

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

**7. SEWER BUSINESS**

- a. Parkwood Beach Association betterment  
Present before the board: Guy Campinha  
Mr. Campinha was before the board to correct an error on betterment. They billed for a lateral at the ball field rather than the clubhouse.

**MOTION:** Selectman Slavin moved to see if the Board of Selectmen in their capacity as Board of Sewer Commissioners of the Town of Wareham, acting pursuant to the authority granted them under G.L. Chapters 80 & 83, will vote to amend the Betterment Assessment made in connection with Wareham Sewer Contract #1 recorded in the Plymouth County Registry of Deeds in Book 39475, page 11 (the "betterment") to correct a clerical error therein by: (1) deleting the reference to "Map 38, Lot 1007, Parkwood Beach Improvement Association

(CONT'D)

\$15,010.00" on page 36 of Exhibit "A" to the betterment and (ii) substituting in it's place "Map 38, lot 1014, Parkwood Beach Improvement Association \$15,010.00"; and to certify the betterment assessment to said lot 1014 on map 38 to the Town Assessor for collection by the Collector of Taxes of the Town of Wareham; and further, that each of the Commissioners may individually execute and documents necessary to effect the purpose of this action without a further meeting. Selectman Teitelbaum seconded.

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

b. Funding source for contract 2

Mr. Sullivan has asked that Mr. Foster speak with the Mass. Wastewater Pollution Abatement Trust to see if the town can pay down the principle without any penalties.

c. Intent to sewer lien

Mr. Campinha was asking the board to approve a release for property located on Map 54, lot 21. A stub was placed at the end of the private road for the future and this property didn't receive the benefit of the installation of a sewer line. They are looking to close on the property soon and this is needed to clear the title.

**MOTION:** Selectman Slavin moved that the Board of Sewer Commissioners for the Town of Wareham, holders of a Notice of Decision and Intention to make an assessment for the cost of laying sewer lines in the Town of Wareham (the "notice"), against the land hereinafter described to hereby release and discharge said land from the notice as said property did not receive the benefit of the installation of a sewer line thereto as proposed in said notice: The land in Wareham, Plymouth County, described as follows: Map 54, Lot 21, Joseph B. & Diane M. Reilly, Certificate of Title # 109780, lot 21 on land court plan #120021 filed with certificate #4024. Selectman Teitelbaum seconded.

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

d. Discussion re: water department, \$210,000

Attorney Bowen stated that they have faithfully pursued collection of this money and now need to decide on how to move further to collect.

e. Discussion re: contract 2 letter

Mr. Campinha talked about a letter sent to five residents back in 2009 indicating that a sewer stub would be installed at the intersection of Cromesett Road and Preservation lane, Twins Beach Lane and Agawam Road would not be receiving a sewer stub for their individual property and therefore, will not be assessed a sewer betterment and/or be required to connect to town sewer. Mr. Camphina wasn't sure if the board approved Mr. Simmons to send out the letters. This is something the board would be looking at further during an executive session meeting.

- f. Any other sewer business

8. **TOWN BUSINESS**

- a. Meeting with Wareham Historical Commission Re: Tremont Nail Factory District – Presentation by J. Rowley

Present before the board: Johanna Rowley, Mack Phinney & Cheryl Knapp  
Ms. Rowley was before the board with a proposal for the Tremont Nail property. She will provide her service free of charge to the town. She will be working with students at Boston Architectural College on this project and will also be seeking grants. Her strategy is to build a diverse team to include people from local government, business, non-profits, higher education institutions and the community.

- b. CEDA update – This will be moved to March 5<sup>th</sup> meeting

- c. Establish dates for Special Town Meeting

**MOTION:** Selectman Slavin moved to approve the Notice of April 22, 2013 Special Town Meeting (as attached). Selectman Teitelbaum seconded.

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

- d. Notice of Intent for Special Town Meeting

- e. Vote to accept Affordable Housing Plan- Presentation by Karen Sunnarborg

Present before the board: Sandy Slavin, Stephen Sooy & Karen Sunnarborg  
Ms. Sunnarborg gave a presentation on affordable housing. She stated that the greatest growth spurt was back in 1979-1980, which rose about 61% that year. She went on to say that the growth from 2000-2010 has slowed down significantly with only 7.3%, which is still highest in the county. The median age is higher than the County. She went on to say that 24% of households in Wareham are spending 50% of their income on housing. Ms. Sunnarborg also went over the potential and housing preservation strategies as well as zoning strategies. Under Housing Development Strategies she spoke about suitable public properties available for affordable housing, including tax title properties.

**MOTION:** Selectman Slavin moved to accept the Town of Wareham Affordable Housing Production Plan as provided by the Wareham Affordable Housing Trust. Selectman Teitelbaum seconded.

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

- f. Finalize WCTV contract

Present before the board: Matthew Underhill

Mr. Underhill said that they have a contract ready to finalize with the Board of Selectmen. Attorney Bowen will look it over and said that Attorney Ishishara will have it no later than tomorrow. Chairman Holmes stated that if there are no changes then they could get this taken care of on February 26<sup>th</sup>. Mr. Underhill stated that he did verify with the accounting office and they have \$117,000 from Comcast and \$89,000 from Verizon in the account.

SELECTMEN/SEWER COMMISSIONERS MEETING - 2-5-13  
(CONT'D)

- g. Discussion of board policies
  - i. 09-03 Code of Conduct – Contract Services
  - ii. 09-02 Code of Conduct – Outside Employment
  - iii. 09-01 Wareham Traffic Policies to include Chapters
  - iv. 08-01 Procedure for filling positions of Town Employment
- h. Any other town business not reasonably anticipated 48 hours prior to the posting of this meeting

**9. TOWN ADMINISTRATOR'S REPORT**

Mr. Sullivan spoke about the SRPEDD appointment and stated that right now they only have a Planning Representative for the 20 hours of service. Mr. Sullivan said they need to appoint a member of the Board of Selectmen to get the additional 20 hours. Chairman Holmes will serve as the representative and Selectman Slavin will be the alternate.

The Plymouth County Mosquito was looking for the board to support the mosquito control increase to their budget.

- a. Smelt regulations  
There are no changes to the smelt regulations.

**MOTION:** Selectman Slavin moved to accept the smelt regulations for FY13 as supplied by the Harbormaster. Selectman Teitelbaum seconded.

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

**10. LIAISON REPORTS**

Chairman Holmes said that they would continue to meet with the School Department and the Town Administrator. It was his hope that they could include the Finance Committee in these joint meetings.

Selectman Teitelbaum stated that the logger should be back on Indian Neck Road removing the red pines soon.

Chairman Holmes stated that the board entered into executive session earlier and would need to enter back into executive to finish work on contract negotiations and litigation that would be detrimental to have that discussion in public. They will not enter back into regular session this evening.

**11. ADJOURNMENT**

(CONT'D)

**MOTION:** Selectman Slavin moved that the board entered into executive session earlier and would need to enter back into executive to finish work on contract negotiations and litigation that would be detrimental to have that discussion in public. They will not enter back into regular session this evening. Selectman Teitelbaum seconded.

Roll call

Selectman Teitelbaum – yes

Selectman Slavin – yes

Chairman Holmes - yes

**12. 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:

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

***Alan H. Slavin, Clerk pro-tem***

Date Signed: 2-19-13

Date sent to the Town Clerk: 2-20-13