



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.
- b. Appointment/Interview of Council on Aging Board of Directors and Wareham Cultural Council.
- c. Discussion of Citizen Petition Warrant Articles
- d. Approval of meeting minutes of February 26, 2013; March 5, 2103, executive session of February 26, 2013

6. LICENSES AND PERMITS

- a. Renewal of Seasonal Liquor Licenses under the provisions of Chapter 138 of MGL for the year 2013:
 - i. Common Victualer Wines & Malt Beverages License issued to GYJO, Inc. d/b/a The Lobster Pot, Joseph A. Marino, III, Manager, 3155 Cranberry Hwy, E. Wareham.
 - ii. Common Victualer All Alcoholic Beverages License issued to Project Half Shell, Inc. dba Quahog Republic, Erik C. Bevans, Manager, 197 Onset Avenue, Onset.
 - iii. Club All Alcoholic Beverages License issued to Point Independence Yacht Club, Inc. d/b/a Point Independence Yacht Club, Dennis Langlais, Manager, 15 Independence Lane, Onset.
- b. Application for a One-Day All Alcohol License by Bay Pointe Club.

7. TOWN COUNSEL INTERVIEWS

- a. Interview for Town Counsel

8. TOWN BUSINESS

- a. TIF Agreement – LaFrance Hospitality
- b. Close Special Town Meeting Warrant.
- c. Discussion re. Senior Work-Off Program.
- d. Town Counsel interviews.
- e. Vote and approve the Seasonal Renewal Certification.
- f. Preliminary discussion on Department submitted warrants articles.

9. TOWN ADMINISTRATOR'S REPORT

10. LIAISON REPORTS

11. ADJOURNMENT

12. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

4/5/2013

MINUTES OF MEETING OF SELECTMEN/SEWER COMMISSIONERS

Date of Meeting: March 19, 2013
Date of Transcription: March 26, 2013
Transcribed by: Janet Wilson

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Stephen M. Holmes, Chairman
Cara A. Winslow, Clerk
Alan H. Slavin
Peter W. Teitelbaum

Also present: Derek D. Sullivan, Town Administrator

3. ANNOUNCEMENT

This week's coffee hour guest will be Patrick Tropeano on Thursday at 9am in room 225.

The Onset Protective League will host candidate's night on Thursday March 21st at 7pm at the Dudley Post.

4. CITIZENS PARTICIPATION

Present before the board: Gerry Barrows

Mr. Barrows asked why the Commission on Disability isn't meeting? Chairman Holmes stated that he did speak with Mr. Newman and he said he would be posting an upcoming meeting.

Present before the board: Tom McManus

Mr. McManus asked when the public hearing was held for the Stonebridge Bistro? He said it was his understanding that the deck portion of the alterations was previously removed. He said that currently construction has begun on the deck. Attorney Bowen stated that he would look into this and Mr. McManus could meet with him during his office hours on Friday.

5. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc. (none)
- b. Appointment/Interview of Council on Aging Board of Directors & Wareham Cultural Council.

Present before the board: Judith McGrath

Ms. McGrath was before the board seeking appointment to the Wareham Cultural Council or the Council on Aging Board of Directors. She said that she now has more time to volunteer since her children are grown and her job doesn't require her to travel. She attended a Council on Aging meeting and feels that she does have the time and energy for this committee.

SELECTMEN/SEWER COMMISSIONERS MEETING - 3-19-13 (CONT'D)

MOTION: Selectman Winslow moved to appoint Judith A. McGrath as a member to the Council on Aging Board of Directors to a term to expire no later than June 30, 2017. Selectman Teitelbaum seconded.

VOTE: 4-0-0 (Unanimous)

MOTION: Selectman Winslow moved to appoint Judith A. McGrath as a member to the Wareham Cultural Council to a term to expire no later than June 30, 2016. Selectman Slavin seconded.

VOTE: 4-0-0 (Unanimous)

c. Discussion of citizen Petition Warrant Articles
Present before the board: Dorothy Heath & Sharon Gomes
Both were before the board to discuss article 31 – Providing Sewer Commissioners
The board provides for a board of sewer commissioners consisting of 5 members who shall be elected to 3-year terms.

MOTION: Selectman Winslow moved favorable action on article #31. Selectman Slavin seconded.

VOTE: 0-0-4 (Unanimous)

d. Approval of meeting minutes of February 26, 2013; March 5, 2013 & Executive session of February 26, 2013

MOTION: Selectman Winslow moved to approve the meeting minutes of February 26, 2013 as written. Selectman Slavin seconded.

VOTE: 4-0-0 (Unanimous)

MOTION: Selectman Winslow moved to approve the meeting minutes of March 5, 2013 as written. Selectman Slavin seconded.

VOTE: 3-0-1 (Selectman Holmes abstained)

MOTION: Selectman Winslow moved to approve and hold the executive session meeting minutes of February 26, 2013.

VOTE: 4-0-0 (Unanimous)

6. LICENSES & PERMITS

a. Renewal of Seasonal Liquor Licenses under the provisions of Chapter 138 of the MGL for the year 2013

i. Common Victualer Wines & Malt Beverages License issued to GYJO, Inc., d/b/a The Lobster Pot, Joseph A. Marino, III, Manager, 3155 Cranberry Highway, E. Wareham.

MOTION: Selectman Winslow moved to approve the renewal of Common Victualer Wines & Malt Beverages License issued to GYJO, Inc., d/b/a The Lobster Pot, Joseph A. Marino, III, Manager, 3155 Cranberry Highway, E. Wareham. Selectman Slavin seconded.

VOTE: 4-0-0 (Unanimous)

ii. Common Victualer All Alcoholic Beverages License issued to Project Half Shell, Inc., d/b/a Quahog Republic, Erik C. Bevans, Manager, 197 Onset Avenue, Onset.

MOTION: Selectman Winslow moved to approve the renewal of the Common Victualer All Alcoholic Beverages License issued to Project Half Shell, Inc., d/b/a Quahog Republic, Erik C. Bevans, Manager, 197 Onset Avenue, Onset. Selectman Slavin seconded.

VOTE: 4-0-0 (Unanimous)

SELECTMEN/SEWER COMMISSIONERS MEETING - 3-19-13 (CONT'D)

- iii. Club All Alcoholic Beverages License issued to Point Independence Yacht Club, Inc., d/b/a Point Independence Yacht Club, Dennis Langlais, Manager, 15 Independence Lane, Onset.

MOTION: Selectman Winslow moved to approve the application for Club All Alcoholic Beverages License issued to Point Independence Yacht Club, Inc., d/b/a Point Independence Yacht Club, Dennis Langlais, Manager, 15 Independence Lane, Onset. Selectman Slavin seconded.

VOTE: 4-0-0 (Unanimous)

- b. Application for a One-day All Alcohol License by Bay Pointe Club.

MOTION: Selectman Winslow moved to approve the one-day application under chapter 138 s, 14 for the Bay Pointe Country Club to be issued on March 23, 2013. The license holder to maintain it's own liability insurance. Selectman Teitelbaum seconded.

VOTE: 4-0-0 (Unanimous)

7. TOWN COUNSEL INTERVIEWS

- a. Interview for Town Counsel

Present before the board: Attorney Lauren Goldberg & Attorney Elizabeth Lane, Kopelman & Paige, PC

Attorney Goldberg stated that their firm has a team of dedicated Attorneys with experts in all aspects of Municipal Law. She stated that they did submit two proposals, one being an hourly fee and the other with a set fee. They chose a rate that was fair which includes labor counsel services. They are very proactive for all their clients and manage and monitor all legislation at the state level that might impact their clients. They also issue e-update service for items that are of importance and usually get them out within a day or two within their occurrence. They also hold a webinar free of charge on the 3rd Thursday of the month.

Attorney Lane said she started working for Len Kopelman in 1978. She spoke about the expertise of the firm and they practice in every county in the state. She practices general municipal law as well as land use.

Present before the board: Attorney Lawrence Mayo

Attorney Mayo has an office in Norwell and has 16 years experience. His experience ranges from Municipal finances to civil rights litigation as well as employee litigation and day to day. He says it's important to have weekly or biweekly office hours. He said he provides very solid opinions and representations than any of the boards members or towns people can rely upon. He is currently Town Counsel for the Halifax.

Present before the board: Attorney Richard Bowen

Attorney Bowen has 30 years experience of Municipal Government and has been Town Counsel for 25 years and was a senior partner at Kopelman & Paige. He served as a Selectmen for 6 years, served as a Town Moderator for 10 years and served as President of the Plymouth County Selectmen's Association. He said that he has been available for the board whenever they needed him whether it's answering an email at 1am or attending a Saturday meeting. He said that office hours are a key opponent.

SELECTMEN/SEWER COMMISSIONERS MEETING - 3-19-13 (CONT'D)

MOTION: Selectman Slavin moved to go beyond the hour of 10pm to complete items B and E under Town Business. Selectman Teitelbaum seconded.

VOTE: 4-0-0 (Unanimous)

8. TOWN BUSINESS

a. TIF Agreement – LaFrance Hospitality

Present before the board: Sal Pina, CEDA Director and Jeff Pino, LaFrance Hospitality
Mr. Pina went over the TIF agreement and went over the taxes that it would bring to the town. The total estimated TIF payments made during the agreement would total \$761,000 and the total estimated tax benefit to the LaFrance Hospitality Group would be \$622,000. The total estimated taxes during the 15-year period for local room occupancy tax is \$2.6 million and estimated meals tax of \$74,000 as well as estimated land tax of \$111,000. The total estimated tax benefit to the town not related to the TIF agreement is \$2.5 million.

MOTION: Selectman Winslow moved to approve the Tax Increment Financing Agreement by and between the Town of Wareham, LaFrance Hospitality Co, and Rosebrook Place Hospitality, LLC for a period of 15 years as contained in the agreement. Selectman Teitelbaum seconded.

VOTE: 4-0-0 (Unanimous)

b. Close Special Town Meeting Warrant

MOTION: Selectman Winslow moved to close the Special Town Meeting to be held on April 22, 2013 in the Wareham High School Auditorium, Viking Drive, Wareham, MA at 7:30 pm Commonwealth of Massachusetts, Plymouth, SS. To either of the constables of the Town of Wareham. Greetings: In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the legal voters of the Town qualified to vote in Town affairs to meet in the Wareham High School Auditorium, Viking Drive, Wareham, MA on Monday, April 22, 2013 at 7:30 o'clock pm to act on the following articles to include #1-17. Given under our hands this 19th day of March in the year 2013. Selectman Teitelbaum seconded.

VOTE: 4-0-0 (Unanimous)

c. Discussion re: Senior Work-Off Program

Present before the board: Janice Churchill

Ms. Churchill would like the board to consider some changes made on the application. She said that she been working as the coordinator for the program and has enjoyed working with the seniors. She would like to change the dates of the program to run from May 1st to October 30th. Some discussion ensued about the qualifications such as income guidelines and primary residence locations. The board didn't vote on the program this week and will be voting on this next week.

d. Vote and approve the Seasonal Renewal Certification

MOTION: Selectman Winslow moved to approve the Seasonal renewal Certification for 2013. Selectman Slavin seconded.

VOTE: 4-0-0 (Unanimous)

SELECTMEN/SEWER COMMISSIONERS MEETING - 3-19-13 (CONT'D)

- e. Preliminary discussion on Department submitted warrants articles.

9. TOWN ADMINISTRATOR'S REPORT

10. LIAISON REPORTS

11. ADJOURNMENT

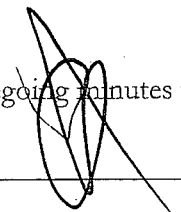
MOTION: Selectman Winslow moved to adjourn. Selectman Slavin seconded.

VOTE: 4-0-0 (Unanimous)

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:  _____

Date Signed:

4-9-13

Date sent to the Town Clerk:

4-10-13