

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

Date of Meeting: March 24, 2015  
Date of Transcription: March 26, 2015  
Transcribed by: Janet Wilson

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

### **2. ROLL CALL**

Selectmen Present: Alan H. Slavin, Chairman  
Patrick G. Tropeano, Clerk  
Stephen M. Holmes, absent  
Peter W. Teitelbaum  
Judith Whiteside

Also present: Derek Sullivan, Town Administrator  
Attorney Rich Bowen

### **3. ANNOUNCEMENTS**

April 7<sup>th</sup> is Election Day!

The Beach & Tourism committee will be hosting a get together on April 14<sup>th</sup> at the Marriott. Businesses in Town are encouraged to attend.

Candidate's night will be held on March 26<sup>th</sup> at 7pm at the Dudley Brown VFW

Coffee Hour will be held Thursday at 9am at the Agawam Village.

Chairman Slavin spoke about County Road and said that he did mention it at the MPO meeting and the State is looking to take it over to repair it.

### **4. CITIZENS PARTICIPATION**

Present before the board: Kara Young  
Ms. Young spoke about her love for the Library and said that she is sad that the Library hours have been cut.

Present before the board: Melissa Dyer  
Ms. Dyer stated that she moved here 3 years ago and based one of her choices to move here was due to the Library. She spoke about how important it is to have a functioning Library.

**5. APPOINTMENTS/INTERVIEWS/REAPPOINTMENTS**

(None)

**6. LICENSES & PERMITS**

- a. 7:15 pm Hearing – To determine if a Year Round Common Victualler All Alcoholic Beverages License issued to Wasabi Steakhouse, Inc. d/b/a Zen Palace should be modified, suspended, revoked or cancelled.

**MOTION:** Selectman Tropeano moved to open the hearing and read into the record the notice (as attached). Selectman Whiteside seconded.

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

Nobody was present from the Wasabi Steakhouse, Inc., d/b/a Zen Palace.

Selectman Teitelbaum read into the record (as attached) a letter from Louis Masiello from WS Asset Management.

**MOTION:** Selectman Tropeano moved to close the public hearing. Selectman Whiteside seconded.

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

**MOTION:** Selectman Teitelbaum moved that the Wareham Board of Selectmen revoke the license issued to Wasabi Steakhouse, Inc., d/b/a Zen Palace, 2421 Cranberry Highway, Wareham for failure to conduct business

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

**7. SEWER BUSINESS**

- a. Update on the CIP Program and the Coastal Management by the WPCF Director.

Present before the board: Guy Campinha, Russ Kleekamp from Green Seal Environment and Mark Drainville from GHD Engineering.

Mr. Drainville gave a brief presentation

**8. TOWN BUSINESS**

- a. Discussion and vote on Harbormaster's Proposed Launch Fees

**MOTION:** Selectman Whiteside moved to accept the new fees proposed by the Harbormaster. Selectman Teitelbaum seconded.

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

- b. Discussion with the Massachusetts Cultural Council

Present before the board: Paul Ciccotelli and Mari Jenkins

SELECTMEN/SEWER COMMISSIONERS MEETING -3-24-15 (CONT'D)

Ms. Jenkins spoke about the Massachusetts Cultural Council and how it works to promote the revitalization of tourism. Currently, there is no funding available however, Ms. Jenkins stated that it does take time to put together the application and by the time it's submitted she was confident that funding would be available. Mr. Ciccotelli said that he came across the Council while looking for grants to refurbish the band shell.

**MOTION:** Selectman Tropeano moved to continue outreach with the Massachusetts Cultural Council. Selectman Teitelbaum seconded.

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

c. Presentation by the YMCA re: Fundraiser Program

Present before the board: Melissa Dyer

Ms. Dyer was before the board to let everyone know that they do hold fundraisers and that financial aid is available to those in need of it. The next fundraiser that they have will be a swim a thon held on April 25<sup>th</sup>.

d. Discussion and possible vote to approve the application to the Massachusetts School Building Authority for the Minot Forest Elementary School to the MSBA's core program (for renovation/replacement)

Present before the board: Kimberly Shaver-Hood, Superintendent & Principal Joan Seamans

Both were before the board asking for the board to sign the MSBA Statement of Interest for renovations of the Minot Forest School. Some discussion ensued on having money in the budget to cover the costs. Mr. Sullivan said that he was comfortable that the school is working together and that they can get this through. Selectman Whiteside stated that we have skinned the town beyond its skin and she said that she is not going to cut back in Municipal Maintenance or the Police.

**MOTION:** Selectman Teitelbaum moved and read into record (as attached) the MSBA for the roof at Minot Forest School. Selectman Slavin seconded.

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

e. Discussion and vote on the changes to the Wareham Veterans Council

**MOTION:** Selectman Tropeano moved to amend the Veterans Council to consist of not more than 11 members who shall each serve a term of (3) years by adding one member to the Veterans Group and one member to the members at large group. Selectman Teitelbaum seconded.

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

f. Continued discussion and vote on Regular & Special Town Meeting Warrant articles

**MOTION:** Selectman Whiteside moved to approve article #1 on the Spring Town Meeting Warrant. Selectman Teitelbaum seconded.

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

SELECTMEN/SEWER COMMISSIONERS MEETING -3-24-15 (CONT'D)

**MOTION:** Selectman Whiteside moved to approve article #2 on the Spring Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Tropeano moved to approve article #3 on the Spring Town Meeting Warrant. Selectman Whiteside seconded.

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

**MOTION:** Selectman Whiteside moved to approve article #4 on the Spring Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Teitelbaum moved to approve article #7 on the Spring Town Meeting Warrant. Selectman Whiteside seconded.

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

**MOTION:** Selectman Tropeano moved to approve article #10 on the Spring Town Meeting Warrant. Selectman Whiteside seconded.

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

**MOTION:** Selectman Whiteside moved to disapprove article #11 on the Spring Town Meeting Warrant. Selectman Tropeano seconded.

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

**MOTION:** Selectman Tropeano moved to approve article #13 on the Spring Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Whiteside moved to approve article #14 on the Spring Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Whiteside moved to approve article #3 on the Special Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Teitelbaum moved to approve article #4 on the Special Town Meeting Warrant. Selectman Whiteside seconded.

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

**MOTION:** Selectman Whiteside moved to approve article #3 on the Special Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Whiteside moved to approve article #8 on the Special Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Whiteside moved to approve article #9 on the Special Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Teitelbaum moved to approve article #10 on the Special Town Meeting Warrant. Selectman Whiteside seconded.

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

**MOTION:** Selectman Whiteside moved to approve article #11 on the Special Town Meeting Warrant. Selectman Teitelbaum seconded.

SELECTMEN/SEWER COMMISSIONERS MEETING -3-24-15 (CONT'D)

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

**MOTION:** Selectman Tropeano moved to approve article #12 on the Special Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Tropeano moved to approve article #13 on the Special Town Meeting Warrant. Selectman Teitelbaum seconded.

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

**MOTION:** Selectman Tropeano moved to approve article #14 on the Special Town Meeting Warrant. Selectman Whiteside seconded.

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

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

Selectman Teitelbaum asked if the board wanted to authorize Chairman Slavin to send a letter of support to the ZBA for the hearing on the electric sign. Selectman Tropeano will attend the ZBA meeting and inform them that the Board of Selectmen is in favor of the signs.

Selectman Whiteside stated that Chairman Slavin will be sending out a copy of the report on the perambulation of the bounds as well as inviting them to walk the bounds next time.

Attorney Bowen stated that he has been in contact with Selectman Holmes and he wanted to let the board know that he was looking to adopt an internal policy on the junk dealers.

**9. CONSENT AGENDA**

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

**10. TOWN ADMINISTRATOR'S REPORT**

Mr. Sullivan stated that today that the Town took over the domain [www.parkwareham.com](http://www.parkwareham.com) and we will be placing on the website the parking program and well as the costs for beach stickers, etc.

**11. LIAISON REPORTS**

Chairman Slavin stated that ZBA will be holding meetings to discuss the 122 senior housing development planned on Main Street. He urged anyone who is interested in this project should check the agendas for the ZBA meetings.

Lt. Governor Polito will be at the Town Hall on April 16<sup>th</sup> or 17<sup>th</sup> starting at 9am and Chairman Slavin stated that the representatives from Mattapoisett, Marion, Rochester, Middleboro, Carver, Bourne and Plymouth will all be there as well.

**12. ADJOURNMENT**

**MOTION:** Selectman Tropeano moved to adjourn. Selectman Teitelbaum 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/Sewer Commissioners on:

Attest:

  
***Patrick G. Tropeano, Clerk***

Date Signed: 4-14-15

Date sent to the Town Clerk: 4-15-15



Town of Wareham

Wareham, MA 02571

Attachment 3/24/15  
Meeting minutes

Resolved: Having convened in an open meeting on Tuesday March 24, 2015, prior to the closing date, the Wareham Board of Selectmen, in accordance with its charter, by-laws, and ordinances, has voted to authorize Wareham Public Schools' Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated April 7, 2015 for the Minot Forest Elementary School located at 63 Minot Avenue, Wareham, MA 02571 which describes and explains the following deficiencies and the priority category for which an application may be submitted to the Massachusetts School Building Authority in the future :

- Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility. This Statement of Interest will address renovation of the Minot Forest elementary school building, including replacement of windows, boilers, heating and ventilation systems and upgrading the electrical system and the school safety system.

- Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements. This Statement of Interest will seek to replace the current modular classrooms at Minot Forest Elementary.

and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Wareham Public Schools to filing an application for funding with the Massachusetts School Building Authority.

WAREHAM BOARD OF SELECTMEN

DATED: March 24, 2015

\_\_\_\_\_  
Alan H. Slavin, Chairman

\_\_\_\_\_  
Patrick G. Tropeano, Clerk

\_\_\_\_\_  
Stephen M. Holmes

\_\_\_\_\_  
Peter W. Teitelbaum

\_\_\_\_\_  
Judith Whiteside

*Attachment 3/24/15  
meeting minutes*

W/S Wareham Properties LLC  
33 Boylston Street  
Chestnut Hill, MA 02467

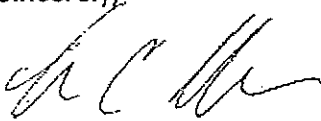
February 26, 2015

Wareham Board of Selectmen  
c/o Ms. Shirley Oldfield  
Memorial Town Hall  
54 Marion Road  
Wareham, MA 02571

Dear Ms. Oldfield,

Please accept this letter as written confirmation that the restaurant tenant, Wasabi Steakhouse, Inc, d/b/a "Zen", has ceased operations within our property; Wareham Crossing in Wareham, MA. The lease with Zen was officially terminated as of September 25, 2013 and the business was permanently closed to the public on February 17, 2015. Please let me know if I can be of further assistance in this matter.

Sincerely,



Louis C. Masiello  
Vice President of Development  
for WS Asset Management, Inc., it's Property Manager

Cc: File

