

Minutes of the Meeting - Westfield Study Committee
August 23, 2010 Transcribed by Jane Donahue

The meeting was called to order by Chair, Jane Donahue at 6:40

All members were in attendance with the exception of Jim Franklin (who arrived at 6:55).

Richard Heaton was also in attendance (on a gratus basis) at the request of the committee.

Minutes of the previous meeting, July 29, 2010 were approved after a motion by Chris Smith, 6-0-0.

A draft of the proposed article(s) was discussed. (See attached)

Chris Smith raised the issue and it was agreed by consensus of the committee, that there should be one article and that not more than one-third would be used for the senior affordable housing. Previous plans and explanation were provided by Dick Heaton and were reviewed. (see attached)

Discussion ensued about how to educate the voters on the changes from previous articles. The changes from previous articles addressed the four major issues of opposition and were reiterated. (municipal use/deed, use of space for recreation, location, review/input by other than the BOS)

The committee wanted to look at a list of the waiting list for housing, and but the thought was we could only get numbers, not names. Tony Scarsciotti offered to try and get the list. Committee agrees there is a need for the housing.

Chris suggested that the fields and grounds committee be involved in some way.

It was suggested that specific language be added to the draft to require the RFP to include developer rehab and continued maintenance of playing field area.

Discussion turned to presenting the issue. Donna Bronk suggested the article be presented by a member of the committee who may have been previously opposed.

Chris Smith agreed to present as long as he felt the article was airtight.

Discussion went back to revisit the issue of location. It was commented that the center of town seemed to be moving to the west.

Jim Franklin arrived at 6:55

Jim Franklin and Chris entered into a discussion of how to sell the project and commitment to getting the word out. Chris suggested that an advisory committee be required in the article, a committee who would review and recommend from the RFP's to the BOS. It was agreed by consensus of the committee. He also wanted to know who currently controls the use of the field, and discussion ensued regarding the school department and interaction with the newly appointed fields and grounds committee was suggested as a good opportunity to involve them by the Chair.

Chris Smith wondered if asking the developer to kick in for rehab would be putting the project out of reach. Jim Franklin disagreed. It was again suggested by Chris that specific language is added to the draft to require the RFP to include developer rehab and continued maintenance of playing field area. By consensus, the committee agreed to add that language.

Rick Boucher moved on to discuss the possibility of including a new Senior center in the RFP.

The Chair requested we hold off on that thought for a few minutes.

Discussion returned to the definition of municipal uses and Jim Franklin had information on the Town of Sudbury which also took property for tax title and then built three senior affordable housing projects.

Chris Smith stated Chelmsford had also done the same.

Tony raised the issues of location and municipal use again.

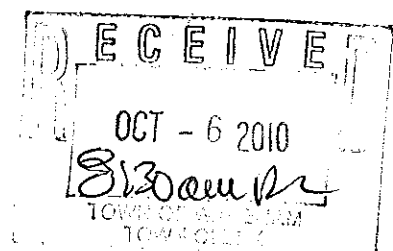
After some discussion, the committee agreed again it was necessary to clarify the definition of municipal use and include it in the article rather than open the definition issue to a possible legal challenge. Location was then rehashed and Rick Boucher said he had clocked the mileage from Westfield to Rte 28 as 1.1 miles, to the mall as 1.9 miles, 2.2 miles to the proposed medical center and 3.5 miles to the Senior Center, Library and Town Hall. And 3.7 miles to the Post Office on main Street, noting there was also a post office in West Wareham right at the intersection of Charlotte Furnace Road and Rt 28. The committee agreed by consensus that location was not a problem. Then Rick went back to the topic of the possible Senior Center and elaborated on the location as ideal place to share resources with the Town of Carver who is badly in need of a larger facility. The committee reached no real agreement on that issues and it was set aside.

It was agreed to revamp the draft to include the specifics, make it one article and come back on the 31st of August for the next meeting, prior to the deadline for submitting articles on September 3rd. Several citizens requested to ask questions or make suggestions. The chair allowed it. Sandy Slavin from Open Space wanted to add passive to recreation to avoid allowing three wheelers etc in the open space trails.

A play area with a covered pavilion for spectators and a parking lot were suggested to be included. Liz MacDonald wanted to know if the Selectmen would be running the housing. It was explained that the developer would be leasing the property and be responsible for hiring a management team. No day to day involvement on the part of the BOS or Town would be needed. It was stated that 50 pages of the previous RFP were detailing the responsibilities of the management company. She then asked about the Town's potential exposure if the developer or management company went under. Donna Bronk stated that would never happen. The application process for the funding is too stringent, and that in the unlikely event that happened after the housing was open that the state would step in and run it until a new management company could be hired. Rent guidelines were discussed briefly as established under the HUD 202 program and that all units would count towards the Town's 40B requirement. The meeting adjourned at 8:45pm

*Approved 6-0-0 on September 27th 2010
with date amended to
July 29th*

M. J. [Signature]





TOWN OF WAREHAM

54 Marion Road
Wareham, Massachusetts 02571

WESTFIELD REVIEW COMMITTEE MONDAY, AUGUST 23, 2010 6:30 p.m.

AGENDA

- ▶ Call to order — ~~MISSING DOCUMENT~~ Jim

- ▶ Review current deed
- ▶ Review plans from Fields & Grounds from last drawings.
- ▶ Review Westfield proposed citizen's petition article
- ▶ Approve minutes of July 29, 2010
- ▶ Any other Committee business
- ▶ Adjourn

Parcel One

Lot 90, Lots 92 through 137, both inclusive, Lots 153 through 190, Lots 192 through 287, both inclusive, as shown on plan entitled "Subdivision of Land of to be known as Westfield 3, Wareham, Mass Owned by Campanelli Inc" (4 sheets) dated November 8, 1971 Walter E. Rowley & Associates, West Wareham, Mass recorded with Plymouth Registry of Deeds and Plan 283 of 1972, Plan Book 16 Page 548, to which plan references is hereby made for a more particular description of said lots.

Parcel Two

The areas marked "Green Area", and parcel marked "A" 17,277 sq. feet, and the Recreation Area containing 4.56 acres, more or less all as shown on the above mentioned plan. Together with the fee in the streets and road shown on the above-mentioned plan subject to conveyances of record, of any part to said streets and ways.

Parcel Three

Any land shown on the aforesaid "Subdivision of Land of to be known as Westfield 3, Wareham, Mass Owned by Campanelli Inc" (4 sheets) dated November 8, 1971 Walter E. Rowley & Associates, West Wareham, Mass recorded with Plymouth Registry of Deeds and Plan 283 of 1972, Plan Book 16 Page 548, which maybe owed by Campanelli, Inc and which has not been heretofore conveyed by instruments of record and all the aforesaid parcels of land described in Parcels 1,2 and 3 are subject to any and all restrictions, reservations, grants, agreements, covenants and any other encumbrances of record.

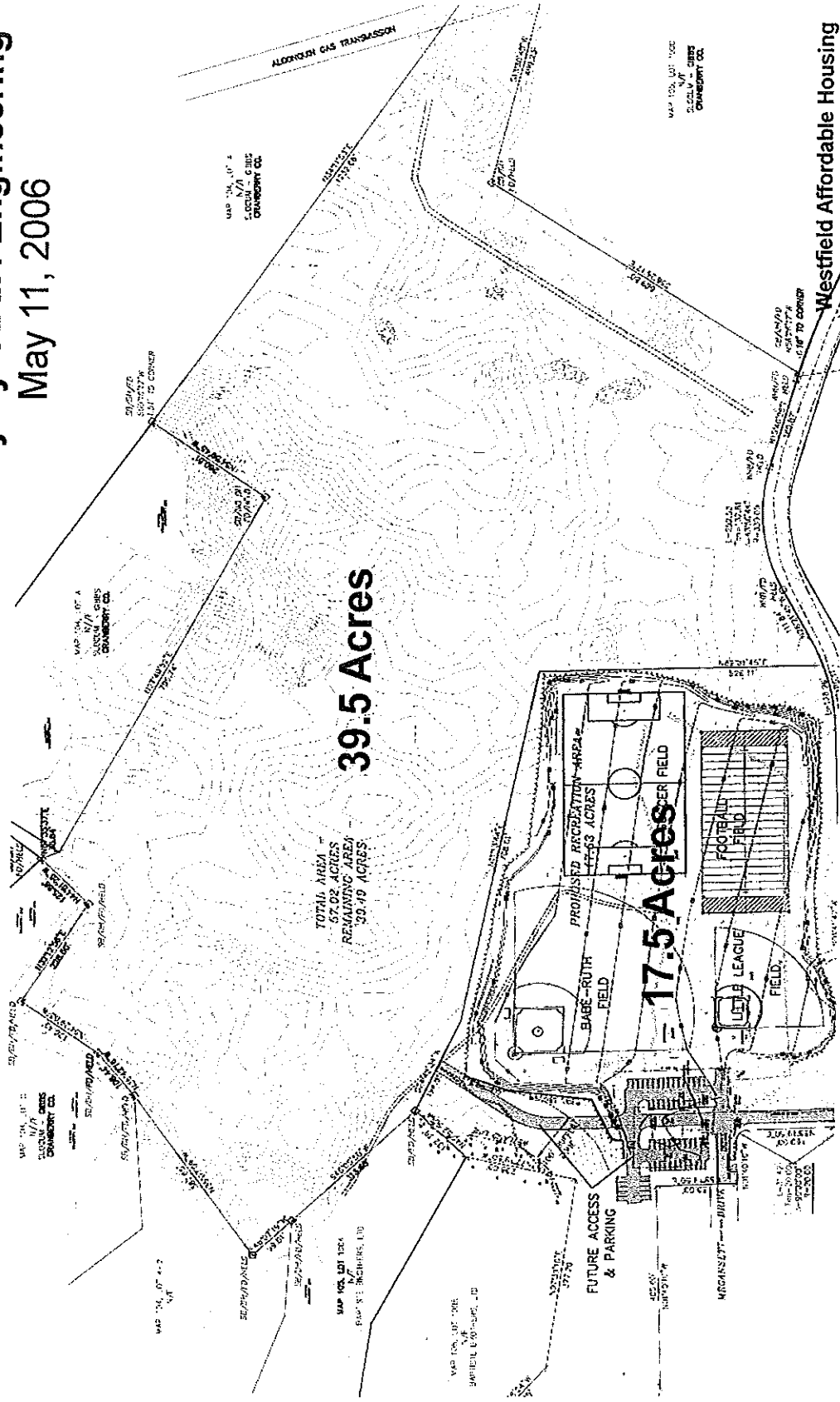
Parcel Four

A certain parcel of vacant land situated on State Highway, Route 25, Wareham, Plymouth County, Massachusetts, being shown as an area marked "Recreation Area, 15.5 Acres +" on plan entitled "Subdivision of Land of to be known as Westfield 3, Wareham, Mass Owned by Campanelli Inc" (4 sheets) dated November 8, 1971 Walter E. Rowley & Associates, West Wareham, Mass recorded with Plymouth Registry of Deeds and Plan 283 of 1972, Plan Book 16 Page 229 and bounded and described as follows:

SOUTHWESTERLY by State Highway; WESTERLY by parcel marked "Park Area" on said plan; NORTHERLY by Lots 44 through 51 both inclusive as shown on said plan; SOUTHEASTERLY by Lot 18 on said Plan and Lots 11 through both inclusive, as shown on plan recorded with said Deeds as Plan 1019 of 1971, Plan Book 16, Page 228.

Also unmarked way 50 feet wide on Charlotte Furnace Road between Lots 2 and 3 on said Plan 1019 of 1971

Survey by G.A.F. Engineering May 11, 2006



Westfield Affordable Housing
Conceptual Design
H&H Associates
March 31, 2009
Note: Dimensions are approximate

Refer to Section 4-4



Westfield Review, May 26, 2009

