

**Westfield Meeting Minutes**  
**August 30, 2010**  
**(transcribed by Janet Wilson)**

Present: M. Jane Donahue  
Richard Boucher  
Christopher Smith  
James Franklin  
Anthony Scarsciotti  
Donna Hagopian-Barros arrived at 6:45  
Not present Donna Bronk

Also present: Mr. Heaton

I. Approval of meeting minutes of August 23, 2010

Chair Donahue asked that they table approving the minutes of August 23<sup>rd</sup> until the next meeting. Mr. Franklin motioned and Mr. Smith seconded.

II. Review Committee Charter

Chair Donahue read the Town Meeting Article that created the Westfield Committee. She read the motion and the committee concurred that the recommendations of the committee would include a report and bringing an article forward with the report, was within the boundaries of Article #20. The committee decided by consensus to bring both before the Fall Town Meeting.

III. WHA – Other Senior Housing issues and initiatives

Pam Sequeira arrived late to speak about the Wareham Housing Plan of 2004. Ms. Sequeira said that she wasn't prepared because she wasn't sure what the meeting was about. Ms. Sequeira stated that she had spoken early with Mr. Heaton and she stated that there are CPA funds available to rehab the Agawam Village and their needs to be a lot of work to be done. They are in the process of hiring Mr. Heaton and having him start researching what can be done. Also the bond money would have to be spread out over the next five years and they won't get any money until 2012. They have also received \$100,000 from CEDA but they haven't decided as to what that money will be used for at this time. Ms. Sequeira stated that their average rent is \$300 per month including utilities at Agawam and they have approximately 250 people on the waiting list. Mr. Heaton spoke about the four proposals for Westfield that were already received. Chair Donahue stated that the four proposals were a result of the last RFP that went out. Chair Donahue stated that the new article put out before Town meeting would authorize the Board of Selectmen to move forward with a new RFP that would limit the amount of space to be used at Westfield that would designate for Recreation and Open Space.

Mr. Franklin asked if Ms. Sequeira could give them a list of how many people are turned down a day due to the fact that they don't meet the income guidelines and also what age are the applicants. The committee was asked to email Chair Donahue with any questions



that they have for the Housing Authority and she will forward them to Ms. Sequeira for answers.

Michael Schneider was had a copy of the Wareham Housing Plan and in the plan it states that the Agawam Village should be demolished and also recommends that the Town only would develop parcels.

#### IV. How to survey potential tenants

The committee was asked to email Chair Donahue any questions that they have for the Housing Authority and she will forward them to Ms. Sequeira for answers. They are looking to see how many residents have applied and not able to get housing, how many people are turned down. Also some discussion on meeting with the residents at Agawam however, Ms. Sequeira stated that it's difficult to get them to speak out at a meeting because they fear being displaced.

#### V. Discuss proposed citizens petition article

Some discussion if the article should be a single article one or two articles. It was agreed to include in the article there should be an RFP review and recommendation committee. (Brief 2-minute recess) They will get the revision from Mr. Heaton in the morning.

#### VI. Any other committee related business

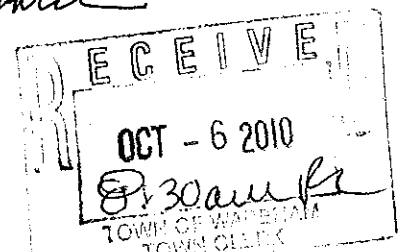
Mr. David Pottier from Mass Housing was at the meeting stating that they may be some technical assistance available. He stated that Mass Housing works close with DHCD and that Senior Housing is a huge issue right now and that the state is trying to get more involved.

The committee agreed to try and go before the Board of Selectmen on September 21, 2010. The next Westfield Committee meeting will be held on September 13<sup>th</sup> at 6:30 p.m. At that meeting they will discuss the educational brochures and how to get the word out to the media and to also invite the Fields & Grounds Committee.

#### VII. Adjourn

**MOTION:** Mr. Boucher moved to adjourn the meeting all members were in favor.

*Approved 6-0-0  
on Sept 27, 2010 Respectfully Submitted  
M. Jane Donahue*







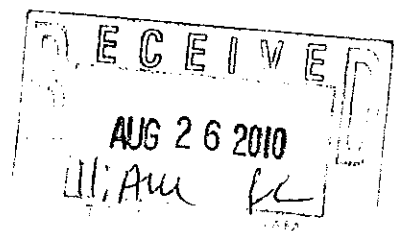
## TOWN OF WAREHAM

54 Marion Road  
Wareham, Massachusetts 02571

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

#### AGENDA

- ▶ Call to order
- ▶ Approve minutes of August 23, 2010 ✓
- ▶ Review committee charter
- ▶ WHA – other senior housing issues and initiatives
- ▶ How to survey potential tenants ? — *Wait list is confidential*
- ▶ Discuss proposed citizens petition article
- ▶ Any other committee related business
- ▶ Adjourn





# Westfield Review Committee



TOWN OF WAREHAM  
54 MARION ROAD  
WAREHAM, MASSACHUSETTS 02571

TOWN CLERK

MAY 12, 2009

I hereby certify the following to be the vote on ARTICLE TWENTY of the ANNUAL TOWN MEETING convened on April 27, 2009; reconvened and voted on April 28, 2009; reconvened on May 5, 2009; reconvened and dissolved on May 11, 2009:

ARTICLE: 20

To see if the Town will vote to authorize the Board of Selectmen, pursuant to M.G.L. c. 40, s.15A, to lease the care and custody of the real property and improvements thereon known as Westfield Site, more specifically located at Charlotte Furnace Road, consisting of 18.5 acres, more or less, and identified on Wareham Assessor's shown as Assessors' Map 105, Parcel 1004 and Assessors' Map 105A, Parcels 107 through 130 and Parcels 162 through 175 and Parcels 198 through 213 and Parcels 215 through 221 and Parcels 229 through 238 and Parcels 259 through 287, and described in the instrument recorded with the Plymouth District Registry of Deeds in Book 4314, Page 189, said portion containing 24.49 acres, more or less, being the premises shown as Westfield Overall Plan surveyed by G.A.F Engineering on May 11, 2006, to be placed under the Selectmen's care and custody for the purposes of continuing and expanding the use of the parcel for affordable senior rental housing and further, to authorize the Board of Selectmen, if the Board of Selectmen so vote, to lease or convey said property and improvements for the purposes of improving, expanding and the perpetual management of the property for affordable rental housing pursuant to the requirements of M.G.L. c.40, s.3 and M.G.L. c.30B, et seq. and upon terms and conditions acceptable to the Board of Selectmen and pursuant to the authority granted the Board of Selectmen by M.G.L. c.44, s.55C, and further, that if the Board of Selectmen is to lease for a maximum of 99 years said property, that lease be subject to the prior placement of a restriction on said property, including but not limited to that found at M.G.L. c.184, ss.31-33, ensuring that all dwelling units constructed thereon be restricted for affordable housing purposes in perpetuity; or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen

MOTION: Mr. Paulsen

I move that the town vote no action on Article Twenty. Second

MOTION : Mr. Monahan

Please move the question





## Draft Citizen Petition

We, the undersigned, request the Wareham Selectmen place the following article on the Warrant for the October 25, 2010 Wareham Town Meeting.

### Article I

To see if the Town will vote to clarify the definition of “municipal purposes” originally used in Article 10 from the Special Town Meeting held on July 20, 1977, wherein the Town authorized the Selectmen to acquire certain parcels of land from Campanelli, known as the Westfield land for municipal purposes. “Municipal purposes” shall mean any purpose for which the Town maintains legal title to the land and uses it for the benefit of the citizens of the Town. This shall include, but not limited to: municipal buildings, schools, fire/police buildings, passive recreation and/or affordable housing.

Not more than one third of the approximately 77 acres of the Westfield land defined in the original article shall be used for affordable housing and the remaining land to be used for passive recreation, open space or other municipal purposes.

### (Optional Article II or continuation of Article I)

To see if the Town will vote to authorize the Board of Selectmen, pursuant to M.G.L. c. 40, s.15A, based on the recommendation of a duly appointed **“RFP Review and Recommendation Committee”** to lease the care and custody of the real property and improvements thereon known as Westfield Site, more specifically located at Charlotte Furnace Road, consisting of 18.5 acres, more or less, and identified on Wareham Assessor's shown as Assessors' Map 105, Parcel 1001 and Assessors' Map 105A, **Parcels 110 through 127 and Parcels 165 through 173 and Parcels 202 through 206 and Parcels 232 through 235 and Parcels 262 through** described in the instrument recorded with the Plymouth District Registry of Deeds in Book 4314, Page 189, said portion containing 24.49 acres, more or less, being the premises shown as Westfield Overall Plan surveyed by G.A.F Engineering on May 11, 2006, to be placed under the Selectmen's care and custody for the purposes of continuing and expanding the use of the parcel for affordable senior rental housing and further, to authorize the Board of Selectmen, if the Board of Selectmen so vote, to lease or convey said property and improvements for the purposes of improving, expanding and the perpetual management of the property for affordable rental housing pursuant to the requirements of M.G.L. c.40, s.3 and M.G.L. c.30B, et seq. and upon terms and conditions acceptable to the Board of Selectmen and pursuant to the authority granted the Board of Selectmen by M.G.L. c.44, s.55C, and further that **such leasehold interest shall be subject to initially rehabilitating the ball fields and maintaining the ball fields during the term of the lease**, and further, that if the Board of Selectmen is to lease for a maximum of 99 years said property, that lease



## Draft Citizen Petition

We, the undersigned, request the Wareham Selectmen place the following article on the Warrant for the October 25, 2010 Wareham Town Meeting.

### Article I

To see if the Town will vote to clarify the definition of "municipal purposes" originally used in Article 10 from the Special Town Meeting held on July 20, 1977, wherein the Town authorized the Selectmen to acquire certain parcels of land from Campanelli, known as the Westfield land for municipal purposes. "Municipal purposes" shall mean any purpose for which the Town maintains legal title to the land and uses it for the benefit of the citizens of the Town. This shall include, but not limited to: municipal buildings, schools, fire/police buildings, passive recreation and/or affordable housing.

Not more than one third of the approximately 77 acres of the Westfield land defined in the original article shall be used for affordable housing and the remaining land to be used for passive recreation, open space or other municipal purposes.

### (Optional Article II or continuation of Article I)

To see if the Town will vote to authorize the Board of Selectmen, pursuant to M.G.L. c. 40, s.15A, **based on the recommendation of a duly appointed "RFP Review and Recommendation Committee"** to lease the care and custody of the real property and improvements thereon known as Westfield Site, more specifically located at Charlotte Furnace Road, consisting of 18.5 acres, more or less, and identified on Wareham Assessor's shown as Assessors' Map 105, Parcel 1001 and Assessors' Map 105A, **Parcels 110 through 127 and Parcels 165 through 173 and Parcels 202 through 206 and Parcels 232 through 235 and Parcels 262 through** described in the instrument recorded with the Plymouth District Registry of Deeds in Book 4314, Page 189, said portion containing 24.49 acres, more or less, being the premises shown as Westfield Overall Plan surveyed by G.A.F Engineering on May 11, 2006, to be placed under the Selectmen's care and custody for the purposes of continuing and expanding the use of the parcel for affordable senior rental housing and further, to authorize the Board of Selectmen, if the Board of Selectmen so vote, to lease or convey said property and improvements for the purposes of improving, expanding and the perpetual management of the property for affordable rental housing pursuant to the requirements of M.G.L. c.40, s.3 and M.G.L. c.30B, et seq. and upon terms and conditions acceptable to the Board of Selectmen and pursuant to the authority granted the Board of Selectmen by M.G.L. c.44, s.55C, and further that **such leasehold interest shall be subject to initially rehabilitating the ball fields and maintaining the ball fields during the term of the lease, and further, that if** the Board of Selectmen is to lease for a maximum of 99 years said property, that lease

