

Approved: 4-8-2024

TOWN OF WINCHENDON
BOARD OF SELECTMEN MEETING
MONDAY, MARCH 25, 2024
Town Hall, 109 Front Street, Winchendon, Mass.

Board of Selectmen Present:

Audrey LaBrie, Chair
Rick Ward, Vice-Chair
Danielle LaPointe
Melissa Blanchard

William McKinney, Interim Town Manager
Linda Daigle, Executive Assistant
Debra Dennis, Administrative Assistant

Absent: Barbara Anderson

List of Documents Presented at Meeting:

- Letter of Interest-Terry Lupien, Re-appointment to Board of Registrars
- Entertainment Permit Application-Scott Brown and the Diplomats
- Hawker Peddlers License Application-Aaron Lempert, Boundless Energy
- Tametsa Real Estate Inc. dba Camelot Farms License
- Beals Memorial Library Presentation documents
- Sponsorship –Fidelity Bank \$300, Eastern Propane & Oil \$500, and Scott Brown and the Diplomats \$900 to Parks & Recreation
- Sherbert Road Inter-Municipal Agreement with Town of Ashburnham
- School Committee Member Disclosure Form
- Minutes February 26, 2024 and March 11, 2024

6:30 P.M. Chair LaBrie called the meeting to order at 6:30P.M. All rose for the Pledge of Allegiance. Chair LaBrie asked if anyone would be audio or video recording this meeting tonight to which there was no response heard.

1. **SELECTMEN'S COMMENTS AND ANNOUNCEMENTS:** There were no Selectmen's comments or announcements this evening.
2. **PUBLIC COMMENTS AND ANNOUNCEMENTS:** There were no public comments or announcements this evening.
3. **PUBLIC HEARINGS:** There were no public hearings scheduled this evening.
4. **APPOINTMENTS/RESIGNATIONS:**
 - 4.1. Re-Appointment – Board of Registrars, Terry Lupien-**Ward moved to re-appoint Terry Lupien to the Board of Registrars for a three-year term which expires March 31, 2027. LaPointe seconded. Vote: All aye.**
5. **PERMIT/LICENSE APPLICATIONS:**
 - 5.1. Entertainment Permit – Scott Brown and the Diplomats, July 20, 2024, 7pm-10pm Winchendon Parks and Recreation- **Ward moved to approve the entertainment permit**

for Scott Brown and the Diplomats on July 20th at the Amphitheater. LaPointe seconded. Vote: All aye.

- 5.2. Hawker Peddlers License – Aaron Lempert, Boundless Energy, Residential Solar-Aaron came forward. Ward asked is this license for the entire year? Linda Daigle said normally it's to the end of the calendar year. Ward said he is concerned with the time to dusk. Aaron Lempert said 7pm would be the limit. Ward said it is detrimental to seniors with no handouts. Mr. Lempert said he has business cards, he said he tries to do everything digital. Ward asked when do they start paying money for the solar panels. Mr. Lempert said they pay once the utility turns the system on. LaBrie said we have approved other permits until dusk. **Ward moved to approve the Hawker Peddler License for Aaron Lempert, Boundless Energy with the hours Monday-Friday 10am to dusk and Saturday 10am-4pm with an expiration date of December 31, 2024 as presented this evening. LaPointe seconded for discussion.** LaPointe wanted a post on the website that he is permitted. Ward said post it on the Winchendon website licensed peddlers of solar energy. Brian Croteau said in the past they have notified the police department. **Vote: All aye.**

Aaron Lempert informed the Board that he wears an orange vest and respects no soliciting signs.

- 5.3. 2024 Lodging License Renewal Expiring on March 31, 2024 – Tametsa Real Estate, Inc., dba Camelot Farms, 50 Old Centre-Jarrold Martin, Greenfield Group Real Estate. Mr. Martin said they have been working with Camelot Farms for nine months doing rehab, working with the building, plumbing and electrical inspector. Just finished a kitchen rehab and paid over \$12,000 in property taxes. He said they need to bring in revenue. Ward asked of the 23 units how many are occupied. Mr. Martin said five. It is a boarding/lodging facility. Ward we do need housing. LaBrie said she appreciates that they are here tonight. LaPointe asked about the consulting agreement. Mr. Martin said they mainly solve problems with the property. He said they work as a consultant between housing and Camelot farms. Francis Chiminje property manager joined via zoom. **LaBrie moved to extend the FY24 Lodging license of Tametsa Real Estate Inc. dba Camelot Farms, 50 Old Centre through December 31, 2024. Ward seconded. Vote: Blanchard aye, Ward aye, LaPointe no, and LaBrie aye.**

6. BOARDS/COMMITTEES/COMMISSIONS:

- 6.1. Beals Memorial Library Presentation-Alexis and Manuel King came forward. Manual King, Library Director, went over the presentation which highlighted the value the library holds as an important community asset. He discussed the programs and services they have at the library. He spoke about the small budget increases they are proposing in the FY25 budget. Ward said he appreciates all that Manuel and his staff have done.
- 6.2. Planning and Development - Nicole Roberts, Planning and Development Coordinator Update on Cannabis Licenses, Revenues-Nicole Roberts came forward. She said we have three facilities. Two are up and running which are Bud Barn and THC. The FY23 Revenue from the Bud Barn and THC was \$223,000 and FY24 it was \$189,000. The other was Not Your Grandfathers which is now Stella 5 Cannabis. She said they are making headway. They found asbestos in the building and had to scale down due to amount of power in the area. The Host agreement needs to be updated. She said per a discussion with them everything should be submitted to the town by the end of the month. LaBrie asked about the grow facilities? Nicole Roberts said there is no update about West Street and she will be getting an update about Hillview at the Winchendon Redevelopment meeting in May. She

said there is a grow facility on Franklin, but isn't sure what is going on with the old Walgreens. LaBrie clarified that this revenue goes into the general fund.

7. NEW BUSINESS:

- 7.1 Accept Event Sponsorships for Winchendon Recreation Department
Fidelity Bank \$300.00; Eastern Propane & Oil \$500.00; Scott Brown and the Diplomats \$900.00-**Ward moved to accept the event sponsorships for the Winchendon Recreation Department from Fidelity Bank \$300.00, Eastern Propane & Oil \$500.00, and Scott Brown and the Diplomats \$900.00. LaPointe seconded. Vote: All aye.**
- 7.2 Sherbert Road Inter-Municipal Agreement with Town of Ashburnham- Bill McKinney said he is working closely with the Town of Ashburnham. This is about a 9.5-million-dollar project. **Ward moved the Board of Selectmen ratify the Inter-Municipal Agreement with Ashburnham regarding the property at 0 Sherbert Road, Ashburnham. LaPointe seconded. Vote: All aye.**

LaBrie commented she knows we need to address the water and sewer enterprises. How do we move forward, maybe put together a sub-committee to look at the situation and come up with alternative ways?

- 7.3 School Committee Member Disclosure-Chair LaBrie clarify Mr. Finley's position as a coach and the Athletic Director. Disclosure of a special municipal employee. Ward said he is concerned since he is a School Committee member and is getting paid by the school. He asked Mr. Finley if he would you exclude himself on the budget. Finley said yes. **Chair LaBrie moved to accept the disclosure as presented by Mr. Finley. Ward seconded. Vote: All aye.**

8 OLD BUSINESS:

- 8.1 Continued discussion on 580 River Street, Mabardy Landfill Operations-Brian Croteau came forward and said there has been various inspections on the site. Nicole Roberts has placed all the inspections on the website.

Public Comment:

Mr. Dave Watkins- What is buried in that ground? Why is cap expanding? How far is the cap going out beyond the edge of the waste? Thinks water testing needs to be expanded (deep dive testing). Concerned with what is buried there. Truck wash concerns with recirculated water.

Jarrold John Kitchin Consultant-Jarrold said there was asphalt, brick, concrete, limited amount of solid waste (household trash). Jarrold said the capping goes to the limit of waste. Drains off to a swale. There is semiannual water testing. The ground water flow is towards the Miller's River. The truck wash is operational. We don't need to operate it below 32 degrees. There is a filter set up on the wheel wash. Paving the entire driveway as soon as the asphalt plant is open. Ward asked what did you find in the landfill. Jarrold said they found asphalt, brick, concrete, tile, drywall and trash. Ward asked about the test holes done on that property and the toxic results in the landfill. Jarrold said we found a car battery.

Mike Jelenewski-What is buried? Why is the DEP involved? Why are we covering with Comm 97 if it is not safe?

John Kitchin-under state law landfills require closing and capping.

Jody Mendoza- concerns sine they are trying to grow food for the community-why putting Comm 97 on top of toxins? Why are we adding Comm 97? I want to have the water tested. Want to make sure the water is safe. Why should we have to pay. Terms of permits have been violated. What are the consequences. Concern about the dust pollution. Don't see our concerns being actively addressed here. Understands they have a permit and they have broken the terms of the permit. Bill McKinney said he will reach out and have a meeting and get all the questions answered.

Richie Bennett-Original agreement was for a certain amount of yards which they have gone over. The project was to last no longer than 3 years. Concern with the dust. Wind gusts blowing dust over the neighborhood.

Chair LaBrie said she wants to bring this back for the April 22nd meeting.

- 8.2 2nd Review of Town Manager Goals & Objectives-LaPointe said goal 2 focuses on the finances. She said she would like to see something about support in other departments at Town Hall. Example: Employee annual survey. Get feedback from employees. Bill McKinney said he will be holding zoom drop meeting each week where residents can discuss their concerns, comments, or questions. He said he will post a schedule a month in advance. Ward commented we need to get this done. Chair LaBrie discussed with the other Board members if they are ready to vote to accept this tonight and add/subtract as we go. **Chair LaBrie moved the Board accept the goals & objectives for the Town Manager as discussed this evening. Ward seconded. Vote: All aye.**

9. TOWN MANAGER'S REPORT: Bill McKinney said a new Treasurer/Collector Paul Redman has been hired and started today. Free Cash has been certified. The amount of free cash is just over \$900,000. The real amount will be \$700,000 after we replace the \$200,000 that was used from the stabilization account to pay for the health insurance. Chair LaBrie thanked Bill and Katie and anyone else who worked on that.

10. MINUTES:

10.1 February 26, 2024 – Regular Meeting-**Ward moved to approve the BOS regular meeting minutes of February 26, 2024 as presented this evening. LaPointe seconded. Vote: All aye.**

10.2 March 11, 2024 – Regular Meeting-**Ward moved to approve the BOS regular meeting minutes of March 11, 2024 as presented this evening. LaPointe seconded. Vote: All aye.**

11. COMMUNICATIONS: Chair LaBrie said the next meeting is a joint meeting with the Finance Committee on Tuesday March 26, 2024.

12. AGENDA ITEMS:

13. EXECUTIVE SESSION: There were no scheduled executive sessions this evening.

14. ADJOURNMENT: LaPointe moved to adjourn. Ward seconded the motion. Vote: All aye.

The meeting was adjourned at 8:05pm.

Respectfully submitted
Debra Dennis

