

eIngleside Utilization Committee (I.U.C.)
Meeting Minutes
Monday, May 23rd, 2017

Present: Dave Romanowski, Guy Corbosiero, Rev. J. Lillie, Francis Murphy, Brian Dickens,
Jane LaPointe, Greg Vine
Absent: None

Guests: Jonathan Zlotnik, MA State Representative
Glen Eaton, Executive Director, Montachusett Regional Planning Commission
Tracy Murphy, Director, Winchendon Department of Planning and Development

Agenda:

- Approve minutes from May 8th, 2017 meeting

Meeting called to order at 5:35 p.m.

The committee voted to approve minutes from May 8th, 2017.

Member Greg told the committee that Winchendon Chief of Police David Walsh has accepted the committee's invite to attend its next meeting on June 13th, 2017 to discuss security matters at Ingleside.

Chair Dave noted that the Board of Selectmen appointed a new member to the committee, local business owner Lucky Belcamino. Lucky was appointed on May 22nd, 2017 and sworn in the next day.

The meeting began with Fran, Guy and Greg describing their visit to Ingleside with State Forester Richard Valcourt from Phillipston. His analysis of the site determined that there are little to no revenue opportunities in selling timber from Ingleside. He claimed that some trees can be chipped for use in biomass applications, but for little to no money. He also said that some pine trees on the property can be sold for \$100 per board feet. He said that it's not a bad idea to clear dead shrubbery and trees from Ingleside, but that it isn't profitable.

Valcourt noted that a Forestry Stewardship grant could defray the cost of preparing the land at Ingleside, but that the red maplewood on the property was "firewood, not furniture wood". He said his company does mark trees, adding he can send an analysis to the committee via email.

Jane spoke to the importance of prioritizing areas for clearing in order to involve the community of Winchendon as soon as possible. Greg agreed saying that there are many great areas for picnics and the like, and that there were grants available for habitat and species preservation as well.

Guest Glen Eaton of M.R.P.C. noted that the MA Department of Conservation and Recreation grants non-use grants, which could help Ingleside, as a large portion of the property is bog and swamp land. Habitat Grants is one specific example Glen mentioned.

There has been no action on the barn since our last meeting. In order to gain access, we need Town Manager approval and the key from the Fire Chief.

Jane suggested that the surveys for Ingleside should be reconducted at the 2017 Summer Solstice on June 17th, 2017. Jane said that the priorities of Ingleside can adjust around not only funding availabilities but by available volunteer power.

Greg moved to have Ingleside rent a booth to promote the committee at the upcoming Summer Solstice on June 17th. (approved 7-0) Brian said he would attend table, Greg said he could attend as well, as did Jane. J. Lillie offered that Cornerstone Church would pay the rental fee.

Jane also requested that each I.U.C. be able to describe briefly why they joined in the first place. She said it would benefit the group's chemistry and understanding of each other's motivations, backgrounds and abilities. This was agreed upon by all present.

Glen Eaton asked the committee was was important for him to gather at this meeting. Fran said that the restoration of the barn was paramount, while Greg said that a top priority should be reminding the greater Winchendon community that Ingleside is there at all.

Glen responded by speaking to the quality of Ingleside's Master Plan created by Tighe & Bond, saying that few properties are privileged with such thorough plans. He said that prioritization of work can push the funding process along and allow grant writers and local government figures to more easily back the project.

Glen recommended John, the MRPC Director of Planning and Development, as someone knowledgeable and who can help with research and information on what is available and when.

Rep. Zlotnik reviewed the condition of the Whitney Pond Dam with the committee, which is relevant because of its impact on water levels at the shores of Ingleside. Jon stated that four years ago, an environmental bond bill had funds in it to repair the dam but funds have not been released by the Governor. He said that the response to the dam's renovation has not been positive at the State House because of its high anticipated cost of over four million dollars.

Jon continued, saying that the bond bill's authorization process is five years long and that both MA General Court and the State Senate must approve it. He said that most dams he oversees in his district (3rd Worcester) are in comparatively bad shape.

Guy interjected to note that Al Gallant estimates that 1.5 million spent through Winchendon DPW can restore dam to a safe, functioning status, and that Mr. Zlotnik and Winchendon DPW can coordinate on the project.

Greg asked if there was a better way to sell the project to the State, such as seeking out better, more well suited bonds for Ingleside.

Jon said that Ingleside's proposal should be put in the context of economic development and downtown revitalization along with a significant cost reduction in the dam repair. He noted that even if the project is lobbied in Boston by passionate citizens and perhaps IUC members, the dam repair project will struggle because of the size of Winchendon- he said that similar projects in Lowell and Haverhill may have gone through because of their higher population and proximity to the capital.

Jon recommended that IUC work with Tracy Murphy of the Planning Department to involve itself in the economic steering work that Tracy has been doing in 2017, but to be cautious about mentioning cost/benefit figures when speaking to Ingleside's potential to positively affect winchendon.

Action: *Jon recommends getting this new, revised information (reduced cost estimates and economic development components) to him by Fall 2017.* He can take care of packing the information and getting permits. There is an urgency as the bond bill approved five years ago will be expiring.

Greg made a motion for the IUC to contact Tighe & Bond, MRPC, Winchendon DPW and Rep Zlotnik in order to expedite a reduced cost plan for the dam repair (moved 7-0 to approve).

Glen spoke to his work in directing the MRPC. He said that MRPC is one of 13 planning groups like it in MA, and that Winchendon is one of 22 communities he works at. He is a grant writer for many transportation improvement projects.

Glen oversees environmental grants. He was asked and agreed to see if there are funds to conduct the Due Diligence environmental work at Ingleside that was listed in the Master Plan and intended to be done prior to any purchase/sale of the property.

Jon said that while his office as a MA State Rep can't be a large resource at this time, he indicated that when the committee does submit grants, that he can help more with approval, getting permits. He said that without a grant, the state budget may be able to give between \$50,000.00 and \$100,000.00 to Ingleside for general use.

Dave brought up that DCR has a trail grant and might help. Glen reminded the committee that most grants are based in matching funds. However, Glen said that the committee's greatest asset will always be people. He said that grants can be complicated and "have strings", and that community development block grants are even more tricky. But Glen said that the MRPC will be happy to write any grant for the committee, but will charge to administer the grant.

Jane noted that the committee should continue to evaluate the committee's ability to use Converse Funds if it is eligible to use it. Chair Dave reminded the committee to not forget about Robinson Broadhurst Foundation either, which collects grants until every December.

Vice Chair J. Lillie said that the committee should look to portion out clearing as soon as possible, since the property is of great size and can not be done by few people in short time.

Glen said that the utilization of Ingleside is a great project for the community of Winchendon and that he would be happy to come back to a future meeting.

The committee moved to have its next meeting on Tuesday June 13th, in keeping with its schedule of meeting on the 2nd Tuesday and 4th Monday of each month.

Meeting adjourned at 7:15pm

Next meeting:

June 13th, 2017 at Town Hall 4th Floor Conference Room

Minutes Approved June 13, 2017