



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes **Regular Meeting** **Thursday October 9, 2014** **2nd Floor Auditorium Room**

Members Present: Kenneth LaBrack, Sheila Donofrio, Beth Hunt, Dennis Casavant, David Connor

Members Absent:

Others Present: Gerald White; Grants Administrator; Jenelle Sroczynski; Finance Manager, Tracy Murphy, Planning Agent

Meeting called to order: 3:32 p.m.

Approval of Minutes:

Motion to approve the minutes of the 9-11-2014 regular meeting, Hun/Donofrio Approved 4-0, @3:33 pm, and Motion to approve the minutes of the 9-25-2014 special meeting Casavant/Hunt Approved 4-0 @ 3:34 pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, LaFortune & Glenny, Scotty's Potties, and Winchendon Police Department were approved. *Motion to pay Colonial Co-operative Bank, LaFortune & Glenny, Scotty's Potties, and Winchendon Police Department Donofrio/Hunt Approved 5-0 3:36 pm.*

Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports Donofrio/Casavant Approved 5-0 @ 3:47 pm*

Town Manager Issues:

None for this meeting

Unfinished Business:

60 Franklin Street: Authority was briefed on the process of releasing the lien they hold on 60 Franklin Street for the purpose of relinquishing their interests in the property to the second mortgage holder, NCMDC. A complete release was presented for signatures. Mr. White related the Authority would need a motion and vote to sign the discharge of mortgage. *Motion was made to sign the Discharge of Mortgage relinquishing the Boards interest in 60*

Franklin Street by way of mortgage in return for \$11,700 to be paid by NCMDC.

Donofrio/Casavant 5-0 Approved at 3:55 pm.

Phase V Bike Path: Bids are due in 10/28/2014. Contract is signed for additional funding through DOT. Mr. White is waiting on Notice to Proceed. He anticipates a spring 2015 construction start.

Wind Tower: Mr. White working on setting up meetings with potential customers. Bemis Road will not be worked on or improved due to financial constraints. Mr. White to speak with Mr. Deline about possible drainage improvement.

Front Street Landscaping: Some work has been completed. Granite will be donated. Trees are planned to be planted behind Clyde. Mrs. Paston has purchased some bulbs and trees.

Mylec Road Design: Design is complete. Mr. White is waiting on road design copy from Hannigan. After plan is received a meeting will happen with planning agent and planning board chair.

Ahimsa Haven: No new information for this meeting

River Street Property: No new information.

50 Franklin Street: Authority is still waiting on payment. Fence is built. Mr. Bator has been removing some material from property. The Planning Board is satisfied with progress.

Conservation is still concerned over the blowing of woodchips. Conservation has given Mr. Bator 14 days to comply. Mr. Koonce may consider an extension.

Vine Street: Purchase is still on hold. Atty. Glenney can't insure title while there is a court case pending. Family is stating they want to pay taxes. Waiting on more information.

Baldwinville State Road: Mr. Morin has 2 showings and 6 inquiries. Property is actively on market.

UMASS Workshop: UMass students will be back in town on 10/20/2014 at 10am for an update. All parties are invited. Informational presentation will be conducted. Ms. Hunt would like students to look into grant opportunities for the town.

Cumberland Farms: There is a deed issue Cumberland Farms is working on. P&S has asked for extension until 11/17/2014. *Motion for David Connor to sign extension*

Donofrio/Casavant 5-0 Approved @4:40 pm.

Tax Taking Procedures: Mr. White would like to speed up process. Donna Spellman has a limited budget. Town is looking into tax takings being bundled and sold. This may present an issue for the Authority regarding income sources. It is the Town Managers decision on how to handle properties. Authority will wait for guidance from Town Manager.

New Business:


Ahimsa Haven; Authority would like Mrs. Scanio to be invited to next meeting and give an update on Lincoln Street Ext. property.

Stipend: Authority was presented a projection of cash on hand as of 6-30-2014. Town Manager has asked Authority to absorb Mr. White's stipend for his work in sight of Town's current financial situation. *Motion to have Authority absorb stipend expense 4-0 Approved 1 Abstention @4:26 pm.*

Master Plan Rewrite: The DLT Grant was awarded. Robinson Broadhurst grant was not received. Mr. White spoke with RB regarding the grant being denied. They would like to see letters of support. *Motion for Authority to sign letter of support for RB Grant*

Donofrio/Casavant 5-0 Approved 4:42 pm.

Open Space Plan: Cost to update is about \$16,000. Mr. LaBrack would like to know if there are any grants available. The Authority may make a contribution. Mr. White to check on other available funding.



Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

Minutes Approved By:

Dennis Casavan

Edward R Hunt

Kenneth G. LoBeach

Don R. [unclear]