



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Approved 7-25-2013

Phone: 978.297.3308

Fax: 978.297.5411

### Minutes **Special Meeting** **Wednesday July 3, 2013** **Town Hall Auditorium**

**Members Present:** Beth Hunt; Sheila Donofrio; Kenneth LaBrack;  
**Members Absent:** David Connor, Dennis Casavant  
**Others Present:** Gerry White, Director of Development  
Sign-In Sheet attached

#### **Documents presented at this meeting:**

Agenda for 7/3/13 meeting  
Sign in sheet for the Board Members  
Sign in sheet for citizens attending  
Repair estimate for 11 East Street from contractor Art LeRay

**Meeting called to order:** Sheila Donofrio/Vice Chairperson called the meeting to order at 3:30 p.m.

#### **Approval of Minutes:**

*No minutes approved at this special meeting*

#### **Bills, Communication and Financials:**

None for this meeting

#### **Financial Report:**

No financial report for this meeting

#### **Town Manager Issues:**

No Town Manager issues for this meeting

#### **Unfinished Business:**

The Board discussed the repair estimate for the 11 East Street property. Mr. White began going over the estimate by line item to explain each detail and associated cost. The estimate

was for an inoperative zone on the furnace; \$250.00, Stabilization of a portion of the stone foundation; \$300.00, Removal of debris from the basement; \$200.00, Replace GFI plug in bathroom; \$300.00, Repair light in entryway; Free, Replace covers on electrical junction boxes in the attic; \$250.00, Address the flow of water seeping into the basement; \$1,000.00, and replace metal support columns in basement; \$400.00 per pole. The discussion revolved around what item should be done as they pertain to safety and liability issues. Mr. Kreidler, Town Manager who was present related that these issues should be addressed as they do present safety issues.

*Motion was made to address all of the issues as presented in the estimate with the exception of addressing the water infiltration into the basement and to include the replacement of three of the support poles for a total up to \$2,500.00. Also, to give the authority to Gerald White the Director of Development to include the issue of water infiltration if it becomes an issue that might stop the closing of the sale bringing the total to \$3,500.00. Hunt/LaBrack; Approved 3-0 at 3:35 pm.*

**New Business:**

There was discussion with the Town Manager as to the process and timelines for future tax title properties. It was related that it can take up to 3 years before the process is complete. It was noted that Mr. White would coordinate with the Town Treasurer to see what properties are in that category at this time.

An additional discussion resulted on the WRA property located at the intersection of Mill and School Streets. It was noted that a resident had make known his interest in the property for the possibility of a small vehicle repair shop there. The Board discussed their desires for the property and its future possibilities which did not include this type of business.

The Chair asked if there were other topics for discussion and if not, she would entertain a motion to adjourn.

**Adjournment:** *Motion to adjourn: Hunt/Labrack: 3- 0 approved. 3:42p.m.*

**Meeting adjourned at 3:42p.m.**

Respectfully submitted by:  
Gerald White  
Director of Development

Minutes Approved By:

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