



## Winchendon Redevelopment Authority

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### Minutes

#### Regular Meeting

Wednesday August 5, 2015

4<sup>th</sup> Floor Conference Room

**Members Present:** David Connor, Dennis Casavant, Kenneth LaBrack

**Members Absent:**

**Others Present:** Jenelle Sroczynski; Finance Manager, Tracy Murphy; Director of Development, Vincent Moschella; Associated Wind Energy, Corey Bohan; President, Historical Commission; Al Gallant, DPW Director

**Meeting called to order:** 3:37 p.m.

#### Approval of Minutes:

*Motion to approve the minutes of the 7-9-2015 Regular Meeting LaBrack/Casavant 3-0*

*Approved, 1 Abstention @ 3:38 pm.*

#### Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank & Tighe & Bond were approved. *Motion to pay Colonial Co-operative Bank Donofrio/Casavant 4-0 Approved @ 3:39 pm. Motion to pay Tighe & Bond Donofrio/Casavant Approved 3-0, 1 Abstention @ 3:40 pm.*

#### Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports Donofrio/Casavant Approved 4-0 @ 3:42 pm*

#### Town Manager Issues:

None for this meeting

#### Unfinished Business:

**Phase V Bike Path:** Dave Loring has emailed. Cincher bolts on bridges need to be repaired/replaced. Elevation for parking lot is scewed. Tighe & Bond is working on redesign. Ms. Murphy had a meeting with Mrs. Boucher. Mrs. Boucher reviewed the history of the funding and explained how monies will be leftover to landscape parking lot.

**Front Street Landscaping:** Mr. Gallant and Ms. Murphy went to site of hitching post. Post belongs to Town. Mr. Gallant will speak to homeowners and explain he would like to remove post. If homeowners resists he could look into a replica.

Mylec Road Design: Design is complete. Ms. Murphy to review with Planning Board. Membership is now full.

Ahimsa Haven: No new update

Wind Tower: Please see new business.

River Street Property: Will remove from agenda.

50 Franklin Street: Mr. Bator has made contact with Ms. Murphy. He did render a \$1,000 payment toward his mortgage. He was expected to attend meeting today to open line of communication.

Cumberland Farms: Please see new business

Tax Taking Procedures: No additional information for this meeting.

Ingleside: Mr. LaBrack briefed Authority. There has been no real progress from last month's meeting. Mr. Gallant is working on crosswalks. The 2<sup>nd</sup> annual Fall Fest is scheduled for 9/26/2015.

State Appointed: Still waiting to hear back from the state.

#### **New Business:**

Vincent Moschella is in attendance to represent Associated Wind Energy. He explained that all previous work was done for not. National Grid will be doing an RFP to sell energy.

Scheduling is dependent upon National Grid timeline. There is no need to meet renewable portfolio credit. Mr. Moschella is still waiting for latest lease to be signed by Authority. Ms. Murphy explained a lease was located downstairs. Brief recess was called at 3:59 as Ms.

Sroczynski went to get lease. Meeting restored at 4:03. The lease was given to Mr. Moschella and it is the one he was seeking. Mr. Moschella still feels this is a viable project with a great location. He thinks it will cost approximately \$90,000 to get up and running.

The wind companies are looking to the State for incentives. There is current legislation waiting to be passed in the House of Representatives upon return from summer break. Said legislation has passed the Senate. Mr. Moschella would still like to see 3 turbines erected.

There will be a 2000' buffer around each turbine. There should be no flicker issues. In regards to using Bemis Road for access. Mr. Moschella has been in contact with Mr. Van Dyke. He would prefer to use Mr. Van Dyke's land as an access route. Mr. Van Dyke's proposal to install a road was way over budget, and Mr. Moschella has not heard back from him. In the event Bemis Road needs to be utilized Mr. Moschella will make sure all necessary repairs are made.

Corey Bohan is in attendance representing the Historical Commission. Mr. Bohan told Authority the building Cumberland Farms are proposing to purchase and tear down are historical in value. Mr. Lomardo of Cumberland Farms only recently made contact with the Historic Commission despite the project being underway for some 18 months. The demolition permits have been applied for. Historic Commission and Cumberland Farms are not on the same page concerning the preservation or relocation of buildings. The Commission has invoked the Demolition Delay Bylaw. This will give 365 for a resolution to be met. If one can be reached earlier the Commission will lift bylaw. If 365 days pass with no resolution it is null and void. Historic Commission is also looking to enact a new Historic District via town vote at town meeting. If vote passes the buildings can never be touched. Over all the Commission is very willing to work with Cumberland Farms on a resolution. Lisa Smith member of the Garden Club is asking Authorities permission to dig up the rose bushes on the corner of River St. & Rt 12. Authority said yes and maybe some can be transplanted at Clyde's Garden.

Mr. Ed Bond contacted Ms. Murphy. He is concerned about kids playing on the vacant lot by Cruisin 12 Diner. Mr. Gallant to put up no trespassing signs and will knock down the shed.

Ms. Murphy briefed Authority that the Town did not receive either the CDBG 15 grant or the EDF grant. This puts the Planning & Development office into crisis mode. Authority will need to explore delegation of responsibilities as Ms. Sroczynski's funding will run out on 9-30-2015. Ms. Murphy anticipates a meeting with Mr. Lynch to explore potential options..

**Adjournment:** *Motion to adjourn: Donofrio/Casavant 4- 0 Approved. 5:03pm.*

**Meeting Adjourned at 5:05 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

Shela Donofrio  
Dennis Casavant  
Dennis Casavant  
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