



Winchendon Redevelopment Authority

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Minutes **Regular Meeting** **Thursday January 12, 2017** **4th Floor Conference Room**

Members Present: David Connor, Les Goodrich, Kenneth LaBrack, Dennis Casavant, Mike Barbaro

Members Absent:

Others Present: Tracy Murphy, Director of Development, Jenelle Sroczynski, Finance Manager, Rick Morin, Keith Hickey, Town Manager, Lionel Cloutier, Citizen, Lorraine Fortungo, CEDSC member

Meeting called to order: 1:30 p.m.

Approval of Minutes:

Motion to approve the minutes of the 11-17-2016 Regular Meeting Goodrich/LaBrack 4-0, 1 Abstention Approved, @ 1:31 pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, Jenelle Sroczynski were approved. *Motion to pay Colonial Co-operative Bank, Jenelle Sroczynski, Goodrich/Casavant 4-0 Approved, 1 Abstention @ 1:32*

The financial reports were approved. *Motion to approve Financial Reports Barbaro/LaBrack Approved 5-0 @ 1:52*

Town Manager Issues: None for this meeting.

Unfinished Business:

Mylec Road Design: Design is not approved by the Planning Board. There is no sign of eminent development so it has not been a pressing issue to bring in front of the Planning Board. Ms. Murphy will review the design.

Ahimsa Haven: No member could attend this month's meeting. A representative will be in attendance for the February meeting.

Wind Tower: Mr. Connor has spoken with Erica from Associated Energy. Company has reached out to Mrs. Van Dyke. There needs to be an agreement with Frank Demarinarias for access to land. Route 140 access vs Bemis Road. The design phase is moving forward. There

have been new incentives issued by the state, and the technology has improved. This is great for the towns green community standing. Would like quarterly updates from Associated Energy.

Tax Taking A map is being presented in the packets. There is interest in a parcel/building on Lincoln Ave Extension. The property is in foreclosure. The town could take it in tax title and deed it over to the Authority, and have property sold. A 21 E may be needed. Interested party would like to tear down property. May need legal opinion regarding liability issues. Ms. Murphy to speak with Mr. Hickey regarding obtaining legal opinion. Ms. Murphy to obtain information on taxes owed to the town. *Motion to remove blighted parcel and return to tax roll Goodrich/Barbaro 5-0 Approved @ 2:12pm.*

Ingleside: No new information.

New Member Appointment: This agenda item has been filled and will be removed.

New Business:

Hillview Land: Mr. Morin is in attendance to discuss the Authorities land at Hillview. Mr. Morin's office is undergoing a change in ownership and he and Ms. Rossi are working on a report for marketability. The report is 90% complete and will be ready for the February meeting. A search should get underway for a developer to work on the roadway. Ms. Murphy has reached out to Frank Demarinara's regarding his parcels. Mr. Morin is also working with Mrs. Van Dyke regarding her parcels.

Order of Conditions: The Conservation Commissions meeting was cancelled for December, and the agenda for January was to full to address the Order of Conditions. The intention is to have the Authority cleared of their portion of the Order. Ms. Murphy to follow up with Mr. Koonce.

Dog Park: Mr. Cloutier is in attendance to explain his interest in having a dog park on the vacant parcel of land the Authority owns on Webster Street. He commented on how the elderly residents of Ipswich Drive often walk their dogs down the street, and it would be nice for the residents to have a fenced in area for the dogs to play. Mr. Cloutier would get the fence donated and is willing to do the upkeep of the parcel. The Authority's concerns are the park would be located on the only buildable area of the parcel and what would be the liability if anyone was hurt on the. Mr. Hickey will check with the insurance carrier on the liability issue. The Authority will take the request under advisement. The Authority would also like Mr. Cloutier and the interested residents to write down the intentions of the land.

WRA Bylaws: The item is tabled for this month to give new Authority member Mike Barbaro time to review Bylaws.

FY 17 CDBG: Ms. Murphy is asking for a letter of support for the FY 17 CDBG grant application. The chosen project is Chestnut Street. There is approximately \$560,000 available for Winchendon to apply for. This year it is not a joint application so the town would realize the entire \$560,000. *Motion to sign letter of support for the FY 17 CDBG grant application LaBrack/Barbaro 5-0 Approved at 2:21 pm.*

DLTA Grant: MRPC offers technical assistance for zoning changes to promote commercial development. Work on the Master Plan has brought up zoning issues and the town should look zoning in its entirety. Ms. Murphy is looking for a letter of support to apply for the DLTA grant. There is approximately \$7,500 available for zoning assistance. *Motion to sign letter of support for the DLTA grant application Barbaro/Goodrich 5-0 Approved @ 2:33pm.*

Line of Credit: Mr. Connor received a call from Colonial Co-operative Bank regarding the Authorities line of credit. The bank no longer offers this service. The bank would like to roll line of credit into a loan. Mr. Connor, Mr. Hickey, and Ms. Murphy to meet with bank to discuss options. May require a special meeting if issue needs to be resolved promptly.

Adjournment: *Motion to adjourn: Barbaro/Goodrich 5-0 Approved 2:33pm.*

Meeting Adjourned at 2:34 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:





