

TOWN OF WINCHENDON
BOARD OF SELECTMEN MEETING MINUTES
MONDAY, NOVEMBER 14, 2022
Town Hall, 2nd Floor Auditorium, 109 Front Street, Winchendon, Mass.

Present:

Audrey LaBrie, Chair
Danielle LaPointe
Amy Salter

Justin Sultzbach, Town Manager
Mary Calandrella, Executive Assistant
Debra Dennis, Administrative Assistant

Absent:

Rick Ward, Vice-Chair
Barbara Anderson

List of Documents Presented at Meeting:

- Common Victualler Application-P.J. Slush, 308 Central Street
- Motor Vehicle Junk License Class III Transfer application-Fenix Parent, LLC, dba Northeast Recyclers, LLC 800 Spring Street
- Motor Vehicle Used Car Dealer's License Class II Transfer –Nathanael de Matos, dba NPM Auto Sales
- Christmas Tree Sales Application-Little Anthony's, 678 Spring Street
- Christmas Tree Sales Application-Willies Tree, 231 Main Street
- Draft Winchendon Recreation Operation Booklet
- Memo from Town Manager-HEAL Diversity, Equity and Inclusion dated October 24, 2022
- Memo from Town Manager-Credit Rating Increase dated November 14, 2022
- Memo from Town Manager-Potential North East Winchendon Solar Project dated November 14, 2022
- Memo from Town Manager-Grant Award-\$740,250-EOEE Dam and Seawall Program dated November 14, 2022
- Memo from Town Manager-Grant Award-\$200,000-Mass Development-4 Summer Drive dated Nov. 14, 2022
- Finance Committee-Request for Proposals for Auditing Services
- Memo from Town Manager-Beech Street Rehabilitation Update dated November 14, 2022
- Memo from Town Manager-Old Murdock Repairs Update dated November 14, 2022
- Town Manager's Report (attached)
- Minutes for Approval:
 - October 24, 2022 Regular Meeting

Chair LaBrie called the meeting to order at 6:30P.M. All rose for the Pledge of Allegiance. LaBrie asked if anyone would be audio or video recording this meeting tonight to which there was no response heard.

1. **SELECTMEN'S COMMENTS AND ANNOUNCEMENTS:** There were no Selectmen's comments or announcements this evening.
2. **PUBLIC COMMENTS AND ANNOUNCEMENTS:** There were no public comments or announcements this evening.

LaPointe made a motion to take agenda item #3 out of order and LaBrie seconded the motion. All aye.

3. **PUBLIC HEARINGS:**
3.1 Change of Manager/New Stockholder/Transfer Stock – Tamlin Corp. dba Carriage House – Joseph Furlong – New Manager

LaBrie read the public hearing into the record. **LaPointe made a motion to open the hearing and Salter seconded. Roll Call Vote: Salter aye, LaPointe aye, and LaBrie aye.**

Joseph Furlong came forward. Mary Calandrella said the paperwork was all turned in and is complete. ABCC just required this to be advertised in the local newspaper. **LaBrie moved to approve the Change of Manager application as presented this evening and LaPointe seconded the motion.** LaBrie asked if there were any public comments. No one in attendance had comments. **Roll Call Vote: Salter aye, LaPointe aye, and LaBrie aye.** **LaPointe made a motion to close the public hearing and Salter seconded the motion. Roll Call Vote: Salter aye, LaPointe aye, and LaBrie aye.**

LaBrie made a motion to take agenda item #5.1 out of order and LaPointe seconded the motion. All aye.

5. PERMIT/LICENSE APPLICATIONS:

5.1 Common Victualler - P.J. Slush Stop, 308 Central Street

Amy Boshco the Owner of P.J. Slush Stop came forward. LaBrie said this process should have been done before you opened. **LaPointe moved to approve the Common Victualler license for P.J. Slush Stop, 308 Central Street as presented this evening and Salter seconded the motion.** No discussion. **Roll Call Vote: Salter aye, LaPointe aye, and LaBrie aye.**

LaBrie moved to take agenda item #5.2 out of order and LaPointe seconded the motion. All aye.

5.2 Motor Vehicle Junk License Class III Transfer – Fenix Parent, LLC, dba Northeast Recyclers, LLC, 800 Spring St., Nicholas Fiore, Manager

Nick Fiore came forward. LaBrie reviewed the documents. Nick Fiore said the previous manager moved and he is the new manager. They will operate as they always have. Mary Calandrella said there are no issues from department heads and all paperwork is in order. **LaPointe moved to approve the updates to the Class III Motor Vehicle Junk License of Northeast Recyclers located at 800 Spring Street as presented this evening and Salter seconded the motion.** No discussion. **Roll Call Vote: Salter aye, LaPointe aye, and LaBrie aye.**

LaPointe moved to take agenda item #5.5 out of order and Salter seconded the motion. All aye.

5.5 Christmas Tree Sales – Willie’s Tree -231 Main Street 11/25/2022 – 12/24/2022

Willie said he will be operating at Lickity Splitz on Main Street. The days and hours of operation will be Tuesdays thru Saturdays from 9am to 9pm. **LaPointe moved to approve the Christmas Tree Sales Permit for Willie’s Tree at 231 Main Street from 11/25/22-12/24/22 as presented tonight.** Salter seconded. All aye.

4. APPOINTMENTS/RESIGNATIONS: There were no appointments or resignations this evening.

5. PERMIT/LICENSE APPLICATIONS CONTINUED:

5.3 Motor Vehicle Used Car Dealer’s License Class II Transfer – Nathanael de Matos, d/b/a NPM Auto Sales, 230 Baldwinville State Road

Salter moved to approve the new license for a Class II Used Car Sales of NPM Auto Sales, 230 Baldwinville State Road as present this evening and LaPointe seconded. All aye.

5.4 Christmas Tree Sales – Little Anthony’s, 678 Spring Street 11/14/22- 12/24/22

LaBrie moved to approve the Christmas Tree Sales Permit to Little Anthony’s at 678 Spring Street 11/14/22 – 12/24/22 as presented tonight and Salter seconded the motion. All aye.

LaPointe made a motion to take agenda item #13.1 and 13.2 out of order and LaBrie seconded the motion. All aye.

13. EXECUTIVE SESSION:

Chair LaBrie read the following into the record-Executive Session - M.G.L. c. 30A, Section 21(a): **Subsection 3:** To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares, to return to open session

only to adjourn; All bargaining units and **Subsection 2:** To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel. (ARPA Premium Pay Discussion and Determination regarding all union and non-union employees)

Executive Session - M.G.L. c. 30A, Section 21(a): **Subsection 2:** To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel. (Town Accountant Search Discussion)

Roll Call Vote to go into executive session: LaPointe yes, Salter yes, and LaBrie yes. The Board went into executive session at 6:48pm. The Board reconvened at 7:09pm.

6. BOARDS/COMMISSIONS/COMMITTEES/DEPARTMENTS:

- 1.1. Recreation Commission
 - 1.1.1. Draft Recreation Commission Operation Booklet
 - 1.1.2. Draft Fee Schedule
 - 1.1.3. Draft Use of Parks and Recreation Area(s) Form

Tiffany Newton came forward. She said both Recreation and Winchendon Committee Park have approved these. LaBrie asked if anything is required to be added to the charter or bylaws. Newton said she didn't think so. She went over the rental policy and fee schedule. Sultzbach commented to take care of our assets a reasonable fee can be charged. Professionalize the way we are doing recreation in the town. All above were approved by Recreation Commission on 9/20/22 and Winchendon Committee Park on 10/3/2022. Newton commented she wanted to make sure the Board had this.

7. NEW BUSINESS:

- 7.1 Credit Rating Upgrade Announcement-Sultzbach informed the Board that the town has been upgraded to an A+ from an AA-. He said we will get better interest rate when we go out to borrow. This is due to new financial policies and putting more money away. It was a group effort.

- 7.2 Potential Solar Field Discussion – Evan Turner – Aries Power Systems-Evan Turner came forward. Sultzbach went over his memo dated November 14th pertaining to the potential 900-acre solar campus on a 1,400-acre parcel. Mr. Turner will be meeting with Planning Board, Conservation Commission and Zoning on the 16th. Mr. Turner said he wanted to bring this project before the Board to make sure everyone is informed. This is a slow process. Hasn't delineated the wetlands and not sure about the connection of utilities. He gave an overview of the scope of the potential project. Scale of this project is it is larger than all the solar projects in town. Brian Croteau said substation on route 140 is undersized. He commented they would be upgrading the substation in East Winchendon.

- 7.3 Grant Award - \$740,250 – Removal of High Hazard Dam at Whites Mill-Sultzbach discussed the potential of the parcels. The dam is a high hazard dam. Financial damage impact should this happen. He went over how we were able to help the current owners deliver an application to the state in an effort to invest resources back in Winchendon. A grant in the amount of \$740,250 from the Executive Office of Energy and Environmental Affairs Dam and Seawall program. High potential for mixed use. He said in the future apply for a 2.5 Million Massworks Grant that would fund a large scale town-side infrastructure upgrade in that corner of the town. LaBrie asked are the owners aware of what we are doing since this isn't our property. Sultzbach said we were giving assistance.

- 7.4 Grant Award - \$200,000 – Mass Development – 4 Summer Drive Amendment-Sultzbach said this is a 133% increase in the initial award of \$150,000 that the Town received back in 2021. For the purpose of remediating the property freeing up dollars that Bull Spit can invest right back into the restoration of the structure and surrounding grounds.

- 7.5 Request for Proposal (RFP) for FY22 Auditing Services-Sultzbach this is an update. It will be going out tomorrow and back on December 6, 2022. Salter asked if we were reaching out to any auditing companies. Sultzbach said we advertise and we will solicit at a minimum of three.

8 OLD BUSINESS:

8.1 FY23 Goals and Objectives and/or establishment of Town Manager Evaluation –Sultzbach said he is moving forward on them. The Board has no questions or comments. This will be brought back on November 28th.

Beech Street Rehabilitation Update-Sultzbach said we are the owners of the garage and the two family. The transfer of the property was unfortunately delayed due to the untimely passing of the property owner's attorney. The 4C's garage will be taken out first thing in the spring.

8.2 Old Murdock Update-Sultzbach said invitation for bids. OPM and Architect to develop a scope of work for some limited long term repairs and temporary protection of the Old Murdock building to get us through to next spring. The work is expected not to exceed \$40,000. This has been advertised, with proposals expected to return on Wednesday, November 16th of this week. He went over the work that would be done.

8.3 Review of ARPA funds and initiatives-Sultzbach working with Mr. Croteau. Identified \$15,000 for water/sewer oversite which will not be used. Proposed an expense before the board. Portion of project – landscaping. This would include trees and ornamental grasses. \$5,000 for the design. LaBrie questioned why they use Tighe and Bond. Sultzbach said they have a horticulturist. Salter asked if the Finance Committee is aware of all the ARPA expenditures. Sultzbach stated that they will be informed.

9 TOWN MANAGER'S REPORT:

Sultzbach went over the Town Manager's Report which included financial, personnel, project and miscellaneous updates. (See Attached)

10. MINUTES:

10.1 Monday, September 12, 2022 Regular Meeting –These were tabled until the next meeting.
10.2. Monday, October 24, 2022 Prior to the STM-LaBrie made a motion to approve as presented and LaPointe seconded. Roll Call Vote: LaPointe aye, LaBrie aye and Salter abstained.

11. COMMUNICATIONS: There were no communications.

12. AGENDA ITEMS: There were no additional agenda items.

14. ADJOURNMENT: LaPointe made a motion to adjourn and Salter seconded the motion. All aye. The meeting was adjourned at 8:30 pm.

Respectfully submitted

Debra Dennis
Debra Dennis

Administrative Assistant