



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

### Minutes Regular Meeting Thursday June 12, 2014 2<sup>nd</sup> Floor Auditorium

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

**Members Absent:**

**Others Present:** Gerald White; Grants Administrator; Jenelle Sroczynski; Finance Manager, Tracy Murphy, Planning Agent, Linda Daigle; Executive Assistant, John Deline; DPW Director, Jay Lillie; Member Winchendon Enhancement Committee, James Kreidler; Town Manager

**Meeting called to order:** 3:31 p.m.

#### Approval of Minutes:

*Motion to approve the minutes of the 5-8-2014 regular meeting, Hunt/Casavant Approved 4-0, 1 abstention @3:58 pm. Motion to approve the minutes of the 6-5-2014 Special Meeting LaBrack/Casavant Approved 4-0, 1 abstention @ 3:59 pm.*

#### Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank and Kopleman & Paige were approved. *Motion to pay Colonial Co-operative Bank and Kopleman & Paige Hunt/ Casavant Approved 5-0 4:18 pm* Ms. Hunt requested a report outstanding/upcoming financial commitments. Ms. Sroczynski will provide at next meeting.

#### Financial Reports:

The financial reports were approved. *Motion to approve Financial Report Donofrio/Hunt Approved 5-0 @ 4:21 pm*

#### Town Manager Issues:

57 Pleasant Street: Mr. Kreidler briefed Authority that he is trying to work with Mrs. Wall and her Realtor to purchase the vacant lot on Pleasant Street. Mrs. Wall's best offer back to Authority is \$47,500, which is within 10% of the appraised value. Mr. Kreidler has contacted Mrs. Cardinal to ask if the library could potentially make up the difference in price from the Authorities first offer as owning the lot would benefit the parking situation of the library. As of meeting time Mrs. Cardinal had contacted a few library trustees and has received a positive

response. She is confident there will not be a problem. Motion needed to accept Mrs. Wall's offer. *Motion to pay \$47,500 for Pleasant Street parcel with not contingent on funding from the library. LaBrack/Hunt Approved 5-0 @4:15 pm.* Motion needed for signatories for closing documents. *Motion for David Connor to sign any and all closing documents related to Pleasant Street Parcel with Ken LaBrack as back up signer Donofrio/Hunt Approved 5-0 @ 4:16 pm.*

### **Unfinished Business:**

60 Franklin Street: No change on issue. Mr. Connor stated there may be some illegal dumping on property. Mr. White will stay on top of the situation. Mr. White is aware of activity on Franklin Street.

50 Franklin Street: Mr. White informed Authority that Mr. Cloutier has contacted DEP regarding a chip pile that is encroaching on the wetland zone. There has been no response as of yet.

Phase V Bike Path: Mr. White expects closing to be between 6-16-2014 and 6-18-2014. Mr. White expects all to go well with closing.

Wind Tower: The site plan is being worked on. Mr. White has walked the property with AED and Graz Engineering. Graz is doing the site plan review. Mr. White feels that no more than two wind towers will be erected. At present time there is no interest in Bemis Road.

Front Street Landscaping: Mr. White will be in contact with Ms. Paston. With present projects this has been pushed back. Things should slow down post 250<sup>th</sup>. Ms. Sroczynski to check on status of WRA donation.

Mylec Road Design: Road design is completed and needs to be reviewed by the Planning Board.

Ahimsa Haven: No new information for this meeting.

New Properties: Properties located on Vine Street, Stoddard Road, and Baldwinville State Road were conveyed at the annual Town Meeting on 5-12-2014.

River Street Land Donation: Mr. White has walked land, and has met with Mr. Maybardy. Most of land is located in a flood plain. Mr. White suggested to make Mr. Maybardy an offer of \$1.00 with the understanding he can take the rest of the value as a tax write off.

Converse Garden Parking Lot: Mr. White will be working on this project post 250<sup>th</sup> celebration.

Woodlawn Parcel: Mr. White has potential offer on properties. *Motion to have David Connor or Ken LaBrack sign any and all closing documents for Woodlawn parcels Hunt/Donofrio Approved 5-0 @ 4:38 pm.*

### **New Business:**

Mrs. Daigle, Mr. Lillie, and Mr. Deline are briefing the Authority representing the Winchendon Enhancement Committee. Mrs. Daigle thanked Authority for opportunity to meet with them. She explained the Enhancement Committee with be receiving funding from Robinson-Broadhurst. She needs a vote from the Authority to have Chairman Connor sign letter to have WRA receive the funding on behalf of the Committee. *Motion to have Chairman sign letter to execute document for WRA to receive funding Donofrio/Casavant Approved 4-0, 1 abstention @ 3:36 pm.* Authority decided to set up separate back account for this funding. Ms. Sroczynski to check on account through Colonial Co-operative Bank. *Motion to open separate Bank Account at Colonial Cooperative Bank for Robinson-Broadhurst Funding Donofrio/hunt Approved 4-0, 1 Abstention @ 4:47 pm.* Mr. Deline and Mr. Lillie briefed the Authority on the potential usefulness of Ingleside. Mr. Deline would like to see a potential skate park, community garden space, a potential art center. He also

stated that David Loring, engineer at Tighe and Bond walked the property and agreed the land is unique in it's size and location, and would be beneficial to the town for a host of activities to meet the needs of the towns people. Mr. Lillie explained the Master Plan and Business Plan for the project are now being worked on. He is hoping to bring the two committees together to form a common vision. The committee is hoping to have the warrant article to purchase the Ingleside lot for the fall town meeting. The Winchendon School is willing to hold the land for the town until the meeting. And they have significantly dropped the price.

**Adjournment:** Motion to adjourn: Hunt/Casavant 5- 0 Approved. 4:51pm.

**Meeting Adjourned at 4:53 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

Kenneth A. LaBrecch  
Sheela Longfellow  
Dennis Casavant  
Edward R. Hunt  

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