

**TOWN OF WINCHENDON  
BOARD OF SELECTMEN EXECUTIVE SESSION MINUTES  
MONDAY, FEBRUARY 12, 2018  
Town Hall, Town Manager's Office  
109 Front Street, Winchendon, Mass.**

Present:

Barbara Anderson, Chairwoman  
Audrey LaBrie, Vice Chairwoman  
Mike Barbaro  
Austin Cyganiewicz  
Charles Husselbee

Keith R. Hickey, Town Manager  
Lindsay Kuchta, Recording Secretary

Absent:

Linda Daigle, Executive Assistant

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List of Documents Presented at Meeting:

- Tighe & Bond Memorandum RE: Central Street Parking- Conceptual Review (attached)
  - Town of Winchendon Central Street (Route 202) Improvements Map (attached)
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**Exemption # 6 – To consider the purchase, exchange, lease or value of real estate**

**Executive Session was called to order at 8:39 P.M.**

Hickey stated as part of the Central Street construction, he would like to approach the Clark and ask if they would be willing to share their parking lot between GFA, the Dry Cleaner, and Clark, if the Board allows. It would help alleviate the potential loss of parking on Central Street. According to the latest Tighe and Bond plans, the Town would gain eight spaces. Although it doesn't satisfy the desire of some people to pull right up in front of a business, and they may have to walk a block or so, Hickey wasn't sure if the Board would be interested in talking to the Clark to share the parking lot.

Barbaro mentioned talking to Mr. Mizhir for the lot on the corner of Summer and Central Street, but it was discussed that the lot had changed owners.

Husselbee asked what the Town's responsibility would be if we shared the parking lot with the Clark. Hickey replied he was unsure.

Anderson asked if they were discussing the lot shared with the bank and dry cleaners, or just more assigned parking that is calculated into the eight additional spaces. Hickey replied however many parking spots that are there is what was used in the calculation. Husselbee noted if the Clark is open to negotiation, the Town could request an incentive. Cyganiewicz asked what part of the budget was given to the Clark, and noted that we are generous with them. It certainly wouldn't hurt to ask for something. Hickey stated we give the Clark \$10,000 a year as a stipend for them to clean the field in the back in case of the need for a med flight.

LaBrie noted that she has no problem asking the Clark, but when she goes by the Clark in the morning the lot is full, and also noted that there is an after school program. Whether there are minimal parking spots or not is worth asking.

Hickey added that it is not a perfect solution, but he is trying to find a solution for parking. He is curious if the old Winchendon Courier building could be used down the road. Cyganiewicz said it would ideally be when Central Street gets developed. It reminds him of the property behind the police station looking to sell their house, and Hickey noted that once a family member heard wind of the price the owner was looking to sell the house for, they hiked it up to high.

Anderson stated that the Clark is not going to look for compensation from the Town. It is probably the area where the least amount of parking is needed, but it is a prime location; as long as we aren't going to pay a lot of money.

Hickey asked what is going to happen at Dicks Wayside Furniture, the strip mall with the seasonal tax service, or even the Winchendon Courier building. The Courier Building will never get an offer like the one Cumberland Farms proposed. He reiterated that it is not a perfect solution but he wanted to address the Board before speaking to them.

He noted that he does not support recreational marijuana businesses moving to Central Street, as it could push businesses away. Cailte Kelly pushed for it, as he is from Colorado, and he saw that the cannabis shops on main strips can bring more business. Barbaro stated that Pot Shop will bring in \$2,000,000 in revenue.

LaBrie mentioned the 5<sup>th</sup> anniversary for the legalization of Marijuana in Colorado showed results of some unanticipated negatives such as an increase in drug violations, and a heavy "agricultural smell". Students reek of weed and residential homes are filled with Marijuana plants. Barbaro noted that the laws were not in place then as they will be in Winchendon. They are taking Colorado, Nevada and California and reworking the rules.


Husselbee came back to state that he is in full support of going to the Clark to have a conversation to share the lot.

***Barbaro made a motion to adjourn and return to open session, seconded by Husselbee. By a vote of roll call Husselbee aye, LaBrie aye, Barbaro aye, Anderson aye, and Cyganiewicz aye, the motion was approved unanimously.***

***LaBrie made a motion to adjourn, seconded by Barbaro with a vote of all ayes.***

***Meeting adjourned at 8:53 P.M.***

*Respectfully Submitted,*

  
Lindsay Kuchta  
Recording Secretary