

**TOWN OF WINCHENDON  
BOARD OF SELECTMEN MEETING MINUTES  
MONDAY, OCTOBER 29, 2018  
Town Hall, 2<sup>nd</sup> Floor Auditorium  
109 Front Street, Winchendon, Mass.**

**Present:**

Audrey LaBrie, Chairwoman  
Austin Cyganiewicz, Vice Chair (6:20 PM)  
Barbara Anderson  
Michael Barbaro

Keith R. Hickey, Town Manager  
Linda Daigle, Executive Assistant  
Lindsay Kuchta, Recording Secretary

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**List of Documents Presented at Meeting:**

- Notice of Public Hearing Liquor License changes Re: SKA Enterprises Inc., d/b/a C&S Pizza Transfer of License for the Retail Wine and Malt Beverages Restaurant License (filed)
    - ABCC Local Licensing Authority Review Record Re: SKA Enterprises Inc. D/B/A C&S Pizza
  - Winchendon Cultural Council Online Appointment Request- Jill Sackett (filed)
  - Letter of Interest from Miranda Jennings to serve on Ingleside Utilization Committee (filed)
  - Poppy Sale Permit Application for November 2 and 3, 2018- Veterans of Foreign Wars (filed)
  - Business Name Change Request for Second Impressions to Toy Town Treasures (filed)
  - MEMO from Town Manager dated October 25, 2018 Re: Demolition of 283 Lincoln Ave. Extension (filed)
  - Minutes approved:
    - Monday, October 15, 2018 Regular Meeting
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*LaBrie called the meeting to order at 6:00 P.M. followed by the Pledge of Allegiance to the Flag of the United States of America.*

No one announced that they were audio recording the meeting tonight.

**1. SELECTMEN'S COMMENTS AND ANNOUNCEMENTS:**

1.2 Special Fall Town Meeting Monday, October 29, 2018 at 7:00 P.M.- Anderson reminded all that the Special Fall Town meeting will be held this evening and also noted that she went to the Ahimsa Haven open house over the weekend; there are a lot of great cats waiting for their forever homes.

1.1 Trick or Treat, Wednesday, Oct. 31st from 5:00 p.m. – 7:00 p.m.- LaBrie reminded all that Trick or Treating hours are 5:00PM to 7:00PM on October 31<sup>st</sup>. LaBrie added that she is aware there is a Patriot's game this evening, but assured all that those running Town Meeting would do their best to have the meeting done in time so residents in attendance can catch the game.

**2. PUBLIC COMMENTS AND ANNOUNCEMENTS:** There were none this evening.

**3. PUBLIC HEARINGS:**

3.1. Transfer of Liquor License to SKA Enterprises Inc., d/b/a C&S Pizza, 188 Central St.- Anderson read the public hearing notice.

*Barbaro moved to open the public hearing, seconded by Anderson with a vote of all ayes.*

Kamal Ghattas came forward to represent the request for the transfer of liquor license.

Daigle noted that she missed putting the Public Hearing Notice in the newspaper prior to the meeting when the transfer was originally addressed and approved by the Board. The ABCC requested the Public Hearing Notice be put in the newspaper and brought back before the Board to meet the requirement.

The Board noted that the matter was already addressed and asked if there was anyone in attendance that would like to ask questions or comment. With no responses a motion was made.

*Barbaro moved to close the Public Hearing, seconded by Anderson with a vote of all ayes.*

*Barbaro moved for the applicant, seconded by Anderson with a vote of all ayes.*

**4. APPOINTMENTS/RESIGNATIONS:**

**4.1 Winchendon Cultural Council Appointment Request – Jill Sackett-** Ms. Sackett came forward.

LaBrie asked what made her want to be part of the Cultural Council. Ms. Sackett spoke of her childhood and the culture she grew up around and noted that her mother was a member of the Cultural Council many years ago. She has a lot of musical background and would love to help find ways to bring more culture into the community.

*Barbaro moved for the applicant, seconded by Anderson with a vote of all ayes.*

**4.2 Ingleside Utilization Committee Appointment Request – Miranda Jennings-** Ms. Jennings came forward to represent her request to be a member of the Ingleside Utilization Committee. Ms. Jennings noted that she loves the property and the potential it holds to create a better community space, especially in nature. It is an exciting opportunity for her and she would love to help bring more community events and children's activities; whatever the committee feels they need her to do.

Jane LaPointe, Co-Chair of the Ingleside Utilization Committee, noted she was present to support the appointment of Ms. Jennings. She is very happy to welcome her to the Committee.

*Barbaro moved for the applicant, seconded by Anderson with a vote of all ayes.*

**5. PERMIT/LICENSE APPLICATIONS:**

**5.1. Poppy Sale Permit for Nov. 2 and 3, 2018 – Veterans of Foreign Wars-** Alice McGovern came forward to represent the request for a license to sell poppies in front of Fidelity Co-Operative Bank and Cumberland Farms. Ms. McGovern noted the VFW Auxiliary runs this fundraiser every other year. Poppies will be sold November 2<sup>nd</sup> from 9:00AM to 3:00PM, and 9:00AM to 12:00PM November 3<sup>rd</sup>.

Anderson noted that proceeds go to a worthy cause and she commended Ms. McGovern for doing this for so many years.

*Barbaro moved for the applicant, seconded by Anderson with a vote of all ayes.*

**5.2. Business Name Change Request for Second Impressions to Toy Town Treasures-** Daigle noted that she does not see Angela LaBarge present but would speak on her behalf. She noted that Ms. LaBarge wanted the business to be named Toy Town Treasures from the start. Daigle also noted that the store has recently been rearranged into a wonderful new setup, leaning more towards the homemade crafts and décor she sells as she is looking to eliminate the clothing portion of sales. She believes Ms. LaBarge has already reached out to the Building Inspector regarding the sign change, and added that she will ensure the business certificate will be updated.

*Barbaro moved for the applicant pending the updated business certificate, seconded by Anderson with a vote of all ayes.*

**6. BOARDS/COMMISSIONS/COMMITTEES/DEPARTMENTS:**

**7. NEW BUSINESS:**

**7.1 Discussion on the Town of Winchendon Pursuing Authority to Demolish Building and Catwalk at 283 Lincoln Avenue Extension-** Hickey noted that as the Board is aware, the Town has been pursuing the authority to demolish the dilapidated building and catwalk on property located at 283 Lincoln Ave Extension. Building Commissioner Geoff Newton has notified the land owners and caretaker that they had until noon on Wednesday,



October 24<sup>th</sup> to begin removing the structure. As of Thursday morning no work had commenced. There is some confusion on the current ownership of the parcel so Town Counsel has recommended obtaining a court order authorizing the Town to remove the structure. Counsel will be seeking the authority sometime during the week of October 29<sup>th</sup>. Hickey is requesting the Board authorize him to expend approximately \$60,000 in Town funds to demolish the building and fence off the perimeter of the property once the buildings have been demolished. A lien will be placed on the property and when sold the Town will be refunded any available funds from the sale. Funding will be sought from the Finance Committee Reserve Fund.

The Board discussed their concerns for the safety of abutters and any who may come in contact with the property due to the possibility of asbestos, and the Town's plan to only demolish and fence off the area, leaving the rubble on site. Hickey explained it would increase the cost of the project by hundreds of thousands of dollars, and could be problematic as other properties fall into the same category as this one and have people looking at the Town to take care of the cleanup.

After further discussion, the Board noted they wish for the Town Manager to move forward in the process as requested, and asked for additional information regarding the potential asbestos on the property. They noted the potential of the building collapsing before the Town takes action is too great, and at that point the Town could be held liable for neglecting to address the issue at hand.

Hickey noted the only funds that have been spent at this point are legal fees; he will try and get a verdict to allow the moving forward on the demolition of the building and will bring back more information to the Board for the November 5<sup>th</sup> meeting.

8. **OLD BUSINESS:**

9. **TOWN MANAGER'S REPORT:**

9.1 Financial Updates; Personnel Updates; Project Updates; Miscellaneous Updates - Hickey noted thirteen properties were sold with a profit of \$70,100. The money received from these sales will go back on the tax roll. Hickey thanked Donna Spellman and her staff for their work.

LaBrie asked which fund the money would go to, to which Hickey replied the General Fund to be released to Free Cash at the end of the Fiscal Year.

10. **MINUTES:**

10.1 Monday, October 15, 2018 Regular Meeting- Cyganiewicz moved to approve the minutes of Monday, October 15, 2018 Regular Meeting. Motion seconded by Anderson with a vote of all ayes.

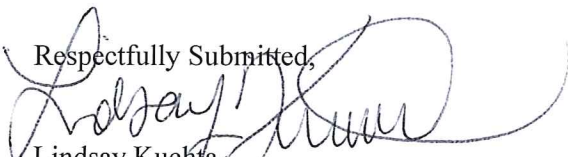
11. **COMMUNICATIONS:** LaBrie asked that the Board members please have any changes to the Town Manager's goals and objectives submitted to her by November 1<sup>st</sup> and asked that it be on the agenda for Monday, November 5<sup>th</sup> for discussion.

12. **AGENDA ITEMS:**

13. **EXECUTIVE SESSION:** There was no Executive Session held this evening.

14. **ADJOURNMENT:** *Barbaro moved to adjourn, seconded by Cyganiewicz. By a vote of all ayes the meeting adjourned at 6:38PM.*

Respectfully Submitted,



Lindsay Kuchta  
Recording Secretary

