

**TOWN OF WINCHENDON  
BOARD OF SELECTMEN  
EXECUTIVE SESSION MINUTES  
MONDAY, MARCH 13, 2017  
Town Hall, 4<sup>th</sup> Floor Robinson-Broadhurst Conference Room  
109 Front Street, Winchendon, Mass.**

**Present:**

Barbara Anderson, Chairwoman  
Audrey LaBrie, Vice-Chairwoman  
Amy Salter  
Austin Cyganiewicz  
Michael Barbaro

Keith R. Hickey, Town Manager  
Linda Daigle, Executive Assistant

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**List of Documents Presented at Meeting:**

- Town Manager's Memo dated March 9, 2017 regarding "Purchase of 71 Pleasant St." (attached)
    - Email from Mr. Loring Stevenson to the Town Manager dated March 4, 2017 regarding the sale of his property
    - Aerial Map of Property
    - Assessment Field Card
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**EXECUTIVE SESSION:** No. 6: To consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body and the Chair so declared.

Executive Session was called to order at 8:55 p.m. by Chairwoman Anderson.

The Town Manager informed the Board that the Police Chief was approached by Mr. Loring Stevenson to see if the Town would be interested in buying his property at 71 Pleasant St. He said the Bank may be interested too. It could be considered mainly for the parking lot to deal with parking for the library and parking needs on Central Street. He and the Chief met with him last week. He was first going to offer it for \$101,000 but now the price is \$124,000 after he discussed it with his children. Mr. Hickey said it would be nice to have that property but it's pricey for the Town to purchase and then tear down and feels if the Town has a couple hundred thousand dollars, the funds could be used for other things that are more necessary. He thought when he met with the guy, he would be getting something below market. Selectman Barbaro pointed out the Town has capital needs and that is not capital.

Mr. Hickey told Mr. Stevenson he would take his offer to the Board to see if they think it's worthwhile. Mr. Stevenson said if there is any interest at all, he would consider a counter offer. Mr. Hickey noted even if we get the property for \$100,000, we still have to put money into it, probably double that amount.

There were also terms to the offer which included not being responsible for his May tax bill, nor responsible for the sewer betterment balance or any water and sewer assessments and that he will be allowed to leave behind what he wants to with no expense to him.

Selectman Cyganiewicz asked how the Town would pay for this. Mr. Hickey responded that he did not have the \$124,000 and would possibly need to use stabilization or to cut back on the capital items to be funded. Mr. Cyganiewicz asked if the Town could work with the bank and split the cost. The Town Manager said anything can be proposed that the Board wants to propose.

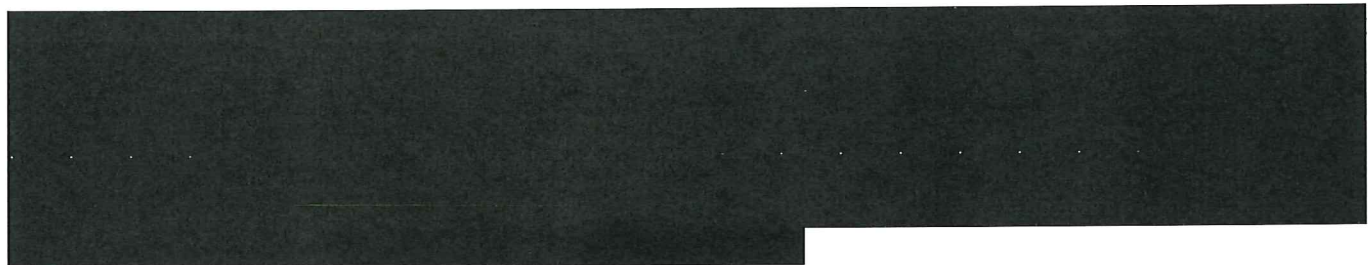
Selectman Barbaro said we should wait for the price to come down. Selectwoman Salter said we don't need it and we have to stop spending unless you absolutely need it. Selectman Cyganiewicz thought the Town could use it with parking being at a premium and wanted to inquire with the bank for a joint venture splitting the costs. Selectwoman LaBrie thought it was a nice location. Selectman Cyganiewicz asked if we could work with the Redevelopment Authority and do something creative. Chairwoman Anderson said she would like to see the Town purchase it if there was funding. Mr. Hickey said this is an opportunity for a long range plan but doesn't think they have the money to spend.

**Selectman Barbaro moved to not enter into any Purchase and Sale Agreement; Selectwoman Salter seconded.** Roll call vote was taken and the motion carried 3-2:

**CYGANIEWICZ (N)    SALTER (Y)    ANDERSON (Y)    LABRIE (N)    BARBARO (Y)**

The Town Manager noted for informational purposes that he received a call and a follow-up email for a public records request from an attorney representing the Community Development Block Grant (CDBG) pertaining to Hillview. They are seeking Town Meeting minutes to review when things were approved and what was spent.

The Town Manager mentioned that Little Anthony's has complied with the hood requirements of the Fire Dept. and Building Inspector. They have been inspected and passed right before Valentine's Day.



**Selectwoman LaBrie moved the Board close Executive Session; Selectwoman Salter seconded. By roll call vote of all aye, Executive Session adjourned into public session at 9:12 p.m.**

**Selectman Barbaro moved to adjourn; Selectwoman Salter seconded. By vote of all aye, the meeting adjourned at 9:12 p.m.**

Respectfully submitted,

Linda Daigle  
Executive Assistant