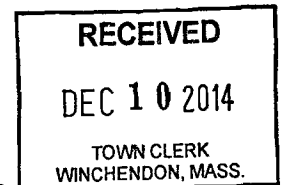


TOY TOWN PARTNERSHIP
WINCHENDON ENHANCEMENT COMMITTEE
MEETING MINUTES – WEDNESDAY, AUGUST 20, 2014
109 Front St., 4th Floor Robinson-Broadhurst Conference Room



Present:	John Deline Linda Daigle, Secretary Pastor J. Lillie	Colleen Laperriere Steve Haddad Don O'Neil
Absent:	Dave Romanowski, Chair Jane LaPointe	Myranda Bishop Ken LaBrack

Documents presented at meeting:

- ❖ "A Vision for the Future – Learn about Ingleside" flyer
 - ❖ WEC member list & Mission Statement
 - ❖ Concept Map for Ingleside
 - ❖ "Have you heard about the Ingleside Property?" survey/insert for The Winchendon Courier
 - ❖ Complete Survey
 - ❖ Makerspace Introduction
 - ❖ Ingleside Master Plan – Tighe and Bond Draft Outline
 - ❖ Winchendon Community Forum Summary Report
 - ❖ Large Map of aerial view of Ingleside
 - ❖ Large Map of Concept for Ingleside
 - ❖ Calendar of Upcoming Town Board/Committee Meetings
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Linda Daigle acted as Chairman as Dave Romanowski was absent. The meeting was called to order at 5:44 p.m.

The Winchendon Enhancement Committee met last week with the Toy Town Partnership seeking to "partner" with them on the possibility of enhancing the Town of Winchendon with the Ingleside project. The ten members were recommended to and appointed by the Town Manager as members of the Toy Town Partnership.

APPROVAL OF MINUTES – n/a

INVITED GUESTS – Ms. Audrey LaBrie, Chair of the Winchendon Agricultural Commission and Mr. Paul Kachinsky, a member of the Agricultural Commission and the Stone Moccasin Footprint Group were welcomed. Ms. LaBrie noted that they were not present as a quorum of the Agricultural Commission, but present this evening individually. Introductions of the TTP-WEC were made. Steve Haddad briefed them on the history of the formation of our group through the Community Forum which was held in September of 2013 and hosted by the Robinson-Broadhurst Foundation. He said we were appointed by the Robinson-Broadhurst Foundation to address the issues discussed at the forum and to present a proposal to them. We have been meeting just about weekly since then assessing the results of the forum and brainstorming to come up with a project that could address some of the concerns and ideas from that forum. Thus was born the Ingleside project.

Ingleside is a 43-acre piece of property located off of Maple St. at 86 Ingleside Drive that is currently owned by The Winchendon School. We believe it could become a community center where many of the ideas could be realized. The Winchendon School has taken the property off the market and has greatly reduced the price in hopes the Town will purchase it.

The Robinson-Broadhurst Foundation graciously funded a Master Plan to be done on the property. We are reaching out to the community with surveys and attending board and committee meetings.

Pastor J spoke about the silo programs in Town and working on bringing awareness and collaboration and now we believe Ingleside could be that hub that brings all constituents groups together. Jane LaPointe, who is not here this evening, proposed the idea of a Makerspace. This is simply a construct or program in which tools are provided, mentorship is provided and communication and collaboration is provided to create something, whatever the Town desires to create, can be created in a Makerspace. He gave examples of makerspaces on Ingleside and current smaller programs already running; the community gardens at the CAC and Cornerstone Church and the woodworking program at the School where fourth and fifth graders built the benches in the park.

Pastor J continued to explain that this project is not just purchasing a piece of property; it's about using the land and how to create the programs that will bring the community into cooperation around the purchase of the land. It's really the Ingleside collaborative workspace project that we are looking at. It will be done in phases. Things will progress as the community comes around it. Also there is a connection to downtown through the bike path that can connect to the corner of the property making it within walking distance of downtown. The Master Plan being done will address grants that will be available for these types of projects that we will be able to apply for. At this time, we are not looking for an override and are working on funding it through the Town's General Government DPW Budget.

Linda informed them of the recent "partnership" with Toy Town Partnership with the Committee being appointed last week. We were happy they were on board with our project and recommended us to the Town Manager for appointment. She stated our Mission Statements are very similar and that the WEC needed some sort of Town affiliation. She thanked Toy Town Partnership for their support.

Audrey thought surveying the neighbors near the property would be a good idea. We have heard from a few neighbors already that are in support of it, John replied.

Steve announced the Governor has recently signed a bill to fix the Whitney Pond dam which would help the water level of the Pond and be beneficial to the water activities that can be had from Ingleside. The funds still need to be released, added John.

Mr. Kachinsky thought planting fruit trees would be a good idea so we could get something back from them and have a source of food. John mentioned the community gardens would be an opportunity for people to have their own gardens where they might not be able to otherwise. Mr. Kachinsky stated this is something he thought would benefit the Town. He also didn't think there would be any Native American sights on those acres most likely already being destroyed. There will probably be no spiritual rocks.

Fall Festival Pie Contest:

With Don having another commitment and needing to leave the agenda was taken out of order so he could report on the Fall Festival Pie Eating Contest. He said he was all set with having done this in the past, he has all the supplies needed and has gotten help from Chris Provost in getting all the pies.

Ingleside Master Plan Update:

John spoke of the Master Plan being conducted on the property by engineers Tighe and Bond. They also see the value of this property and commented that it was unusual in this day for a town to have this large piece of property, undeveloped open space in the downtown area. He mentioned our Town's Master Plan falls in line with this project in so many ways.

Mr. Kachinsky remembered something in the past with a problem with this piece of land and suggested we check the history. Tighe and Bond as part of the study will be conducting soil testing and researching the history.

John mentioned at the 250th Celebration we set up our booth the Clark/YMCA and received positive feedback with people thinking it was a good idea and glad someone was working on it.

Audrey informed the committee that she has been involved with NCSC, North Country Sustainability Center out of Ashburnham, who has been trying to find a home for a sustainability center. It will be called the Hearth, where people of knowledge could go and teach those that want to learn, not just art and music, but sewing and cooking, small animal raising, metal working. Pastor J said that's what the whole Makerspace concept is based on. It's no longer DIY (Do it yourself), but DIW (Do it with others). Whatever there is mentorship for, is what comes to the property. She offered to give the contact information. Part of the concept was a commercial kitchen where people who raise their produce want to resell it, also a commercial dairy.

Pastor J talked about the Master Plan looking to answer how we can use the sixteen room house, the beautiful barn for classrooms, the three bay open barn possibly for wood working, etc. The possibilities are endless. Audrey even suggested putting a small herd of dairy goats out there, maybe having a working barn. An active 4H group could be another possibility where knowledge could be transferred to the next generation. John and Audrey collaborated on possibly renting sheep and goats to be put on the landfill to eat the grass. A fence could be put up; it would keep the ATVs out and keep the goats in. It was commented there is so much potential in the Town and we are always amazed at the things that come forth from each meeting we have.

Linda informed them that Tighe and Bond engineers are underway with the study. They did most of the onsite work last week and are now doing the desktop work. They will be reaching out to our Board of Health and Fire Dept. with their assistance in completing the study. She will forward to them the Urban Land Institute study done back in 2004 and sent to us by Toy Town Partnership Chair Elaine Mroz. She will update Tighe & Bond of the Committee's outreach and outcomes that have taken place as well as the Open House/Fall Festival. Tighe & Bond will incorporate this information in the Master Plan of Ingleside. A list should be compiled and sent to them.

Public/Civic/Government Outreach

Subcommittee Update:

Pastor J spoke about the public outreach in the next several weeks to get folks out to Ingleside for the Fall Festival and Open House Sat., Sept. 27 so they can come out and see the property before Town Meeting. A lot of notices are going out. The Winchendon Courier has a flyer that will go out to every household this week.

Schedule of Meetings:

Linda passed out a calendar of the upcoming meetings that we plan to present the project to.
Historic Commission – Thursday, August 21st at 3:30 p.m.
School Committee – Thursday, August 21st at 7:00 p.m.
Board of Selectmen – Monday, August 25 at 6:15 p.m. (also on agenda for Entertainment Permit)

Our next Winchendon Enhancement Committee meeting will be scheduled earlier at either 4:00 or 4:30 p.m. Linda will check with Chairman Romanowski and let everyone know.

Community Engagement:

Pastor J reported the second community forum letter has not gone out waiting for a date after Fall Festival to be decided upon. Most of the non-profit organizations' letters have gone out. Next is the outreach to all the churches in Town hoping to go before their Boards. He would like to get invitations in to all the Church bulletins for the Fall Festival and maybe even the survey as well. Colleen mentioned the Unitarian Church on Central St. has a Supper Meal next Thursday evening the 28th and thought it would be a good place to have informational material. J and Colleen will get promotional material and Colleen said she was going to be there that evening and would take material down.

Senior Center – John will talk to Sheila about a presentation at the Senior Center. J mentioned that letters have or will go out to Hyde Park and Ipswich Council and he thought the Council on Aging too.

Support Systems:

It was mentioned how great the support and collaboration has come from each meeting we have.

HARVEST FESTIVAL/OPEN HOUSE Sept. 27, 2014

Craft/Vendor Booths:

Audrey said she would check with the Agricultural Commission about setting up at Ingleside that morning and would pass the word out to vendors to get in touch with us. The vendor fee to set up is \$25.00. Kiwanis has been chosen and agreed to be our only food vendor. Pastor J has the popcorn vendor.

Apple Pie Contests – Baking, Eating and Pie Auction contests are being handled by Don.

Pumpkin Carving Contest – Folks would be bringing in a pumpkin already carved for judging. We thought of asking Little League for some bleacher seats to be able to stack the pumpkins for viewing and judging. Colleen volunteered to handle the Pumpkin Carving contest, including obtaining judges.

Band – Ken reported that Marco of “Neon Alley” is available for \$400.00. Steve would talk to him about the type of music to play that day with it being a family event. Rattle Snake Alley was another prospect. John was waiting for a call back. They are a Country/Western band from Gardner and Athol. Steve moved to vote on “Neon Alley” unless the Country-Western Band could meet the price; Colleen seconded. With a vote of all aye, the motion carried unanimously.

Any invoices for this event will be billed to the Winchendon Redevelopment Authority with WEC in the legend. (The WRA was a co-applicant on the grant received for the Ingleside Project.)

Amazing Race – John's wife Michelle has agreed to help with this event as she is a big fan of the show. There will be five stations: the house station, waterfront/boat station, community garden station, barn/art station and the sport station.

Tours of the house will be scheduled and we hoped the barn would be cleaned out enough to at least have the doors open to see inside.

It was noted that Myranda informed us at a previous meeting that she had students to do face painting.

Steve would get some information about the Fall Festival and contests out to the schools when they open up. He would find out how many flyers we would need.

John thought of the electronic signs that could be used for publicity and offered to check into the electric needs we will need for the event.

A basic first aid station was discussed. Colleen would be checking into getting supplies from CVS and Pastor J would see if he could get a nurse from his Church to volunteer.

Social Media:

With Myranda and Dave absent there were no updates this evening.

Website:

No update this evening.

Makerspace Programs:

Community Gardens -The gardens at Cornerstone have some soil issues. There is a group at the Church that will meet monthly to start planning already for next year. The CAC garden is doing incredible with peppers, tomatoes, zucchini, summer squash and basil.

Collaborations – Pastor J reported the fall art show for C.cada is hoping to get the High School choir to sing for them on Friday night. Also community caroling is being planned at Christmas time and the hope is to double it from thirty to sixty people. Also a publisher from Rhode Island may be willing to come in and do a publishing seminar for writers.

New Business – n/a

Old Business: Toy Town Partnership will meet next on Sept. 8. We will need to report out to them.

Adjournment: The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Linda Daigle
Secretary