

## **Why is Article 14 on the Annual Town Meeting Warrant?**

Warrant Article 14 is the result of discussions between The Winchendon School and the Winchendon Enhancement Committee, a subcommittee of the Toy Town Partnership, regarding the acquisition of the Ingleside property by the Town of Winchendon. These discussions have been ongoing over the past two years as options for acquiring the property were explored and evaluated. Most recently, these discussions have identified the opportunity to exchange the Town owned Marvin School property no longer in use by the Town for The Winchendon School owned property located off of Maple St. at 86 Ingleside Drive.

Article 14 gives the Board of Selectmen the authority to sell Marvin School and to pursue this transaction. The intent is that this will be an exchange of property. The nonbinding referendum, submitted by petition, indicates whether citizens support this exchange and for the acquisition of the Ingleside property by the Town and people of Winchendon.

## **What is Ingleside?**

Ingleside is a 43 acre parcel of land off Maple Street with 3,650 feet of frontage on Whitney Pond. It contains three buildings: a large home, a large two-story barn and a multi-car garage. It has been owned by The Winchendon School since the 1960's. It is a one-of-a-kind asset located just off Central Street near the heart of downtown Winchendon and the walking/bike path. See the context map linked here:

[http://www.townofwinchendon.com/Pages/WinchendonMA\\_BComm/ToyTown/Link3.pdf](http://www.townofwinchendon.com/Pages/WinchendonMA_BComm/ToyTown/Link3.pdf)

## **Why Is the Acquisition of Ingleside a Good Idea and an Opportunity for Winchendon?**

The Ingleside property is a significant asset and valuable resource that can be put to work to advance the Town's Master Plan, Open Space and Recreation Plan, Economic and Community Development efforts and Downtown Revitalization plans. Once the Ingleside property is acquired, the community can determine how the property should be used to best serve the interests of the Town. Without the property, this opportunity is lost, forever.

Ownership of Ingleside also provides citizens with a hands-on, collaborative "makerspace" approach to the development, operations and use of Ingleside. This approach is intended to reduce costs, build and strengthen common interests across the community and provide people opportunities to learn new skills from one another. The benefit is to develop our human resources as well as our natural and economic resources and to strengthen people's connection and commitment to the Town.

## How Will the Property be Developed and Used?

The intent is to develop the property, over time, at little to no cost to the Town. The Town's bike path is an example of such development.

- In addition to volunteer and in-kind support, there is state, federal and local grant aid available. Table 8-2 from the Ingleside Master Plan lists Potential Grant and Loan Funds.

[http://www.townofwinchendon.com/Pages/WinchendonMA\\_BComm/ToyTown/Link4.pdf](http://www.townofwinchendon.com/Pages/WinchendonMA_BComm/ToyTown/Link4.pdf)

Additional funding sources, targeted for specific uses, will be identified as the Town sets priorities for Ingleside projects and programs.

Decisions to develop and use the property will be made by the community, with guidance from Town Officials and Committees and in support of the Town's development and preservation ambitions. These decisions should identify and evaluate options that result in sustainable and minimized operating expenses.

- Depending on the community's priorities and interests, revenue generating uses or partnerships can be sought. Table 8-3 from the Ingleside Master Plan is a first cut at identifying Alternative Revenue Strategies.

[http://www.townofwinchendon.com/Pages/WinchendonMA\\_BComm/ToyTown/Link5.pdf](http://www.townofwinchendon.com/Pages/WinchendonMA_BComm/ToyTown/Link5.pdf)

- Table 8-1 from the Ingleside Master Plan outlines a draft Conceptual Plan as guidance for potential uses and costs.

[http://www.townofwinchendon.com/Pages/WinchendonMA\\_BComm/ToyTown/Link6.pdf](http://www.townofwinchendon.com/Pages/WinchendonMA_BComm/ToyTown/Link6.pdf)

Section 8-Master Plan Recommendations details the potential uses for recreation, conservation and collaboration among Town residents.

[http://www.townofwinchendon.com/Pages/WinchendonMA\\_BComm/ToyTown/Link9.pdf](http://www.townofwinchendon.com/Pages/WinchendonMA_BComm/ToyTown/Link9.pdf)

[http://www.townofwinchendon.com/Pages/WinchendonMA\\_BComm/ToyTown/Link7A.pdf](http://www.townofwinchendon.com/Pages/WinchendonMA_BComm/ToyTown/Link7A.pdf)

- The intent is to have Ingleside as a community owned, designed, developed and operated place for a variety of passive and active uses. Many basic uses can be accomplished with volunteers and donations. Involving the community in a "makerspace" approach to Ingleside is one way to reduce costs.
- It is anticipated that the property will be developed over years as funding and support for development and operations becomes available. Consideration could be given to establishing an on-site tenant-caretaker agreement for the house at Ingleside until the redevelopment of the property supports other uses.

People who came to the Fall Festivals held at Ingleside identified many potential uses for the property, opportunities that are not readily available or accessible in Town. This potential is in the hands of the people who live and work in Winchendon. And, it starts with a sense of what the place could become.

[http://www.townofwinchendon.com/Pages/WinchendonMA\\_BComm/ToyTown/Link7.pdf](http://www.townofwinchendon.com/Pages/WinchendonMA_BComm/ToyTown/Link7.pdf)

**Questions** - Please email [TTP-WEC@town.winchendon.ma.us](mailto:TTP-WEC@town.winchendon.ma.us)

***If links do not work they can be found on the webpage***