



Winchendon Redevelopment Authority

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Minutes Special Meeting Thursday, October 30, 2014 Winchendon Town Hall

Members Present: Beth Hunt; Kenneth LaBrack; Dennis Casavant;
Members Absent: Sheila Donofrio, David Connor

Others Present: Gerry White, Director of Development
Sign-In Sheet attached

Documents presented at this meeting:

Sign in sheet for the Board Members
Sign in sheet for citizens attending
Tax card and map for Map 5C2, Parcel 54
Water Bill for 19 Vine Street
Two checks for Winchendon Enhancement Committee

Meeting called to order: Beth Hunt, Board Member called the meeting to order at 3:35 p.m.

Approval of Minutes:

None

Bills, Communication and Financials:

None for this meeting

Financial Report:

None for this

Town Manager Issues:

No Town Manager issues for this meeting

Unfinished Business:

None for this meeting

New Business:

The Board was briefed on the status of 19 Vine Street as it on hold due to the Title Company's refusal to insure the title as the prior owners my want to challenge the taking. They would only insure if the prior owners signed a statement that they were not going to challenge any further. Mr. White related that he spoke to the attorney that had contacted him prior concerning the taking and they related that they were not involved any further. The proposed purchaser, Michelle Deline was in attendance and related that she would contact the family to see if they would sign a prepared document. Mr. White further related that if the previous owner refuses to sign the document, eviction procedures should commence to reduce the liability of the Authority and force the challenge of the Town's tax taking.

Mr. White also produced the water/sewer bill that was due on the property due to the previous owner still using the facilities. This bill would need to be paid as it was for past usage. Michelle Deline still in attendance related that they would pay the bill if the previous owner would sign the document allowing the closing to proceed.

Motion: Motion was made to pay the bill if the occupant refused to sign the document and relay the bill to the buyers to pay if he does sign. LaBrack/Casavant: 3 – 0 Approved at 3:41 pm

The Authority was then briefed on the request from Martin A. Parks, Trustee of the Toy Town Realty Trust to donate a parcel of property to the Authority in return for the value in tax credit. The parcel known as 1 High Street, Winchendon Assessor's Map 5C2, Parcel 54 consists of a structure that was built in 1850, contains a gross area of 66,713 square feet. Property is valued at a total of \$237,900. Discussed was the possibility contamination as it was used to construct furniture in the past. Also was there a current environmental assessment of the property on file. It was noted that the property was located in the flood Plain as well. Discussion led to the Authority deciding to make a site visit and asked Mr. White to check with the realtor to see if they could get access on the next scheduled meeting for November 13th at 3:00 pm. Mr. White related that he would coordinate with the Realtor and set the meeting accordingly.

Board Member Kenneth LaBrack discussed the Town's Open Space Plan and its need to be updated paving the way for grants from the Department of Conservation Services and Department of Conservation and Recreation, both state agencies. He noted that Winchendon's Conservation Commission had committed \$5,000 to offset the \$16,100 estimated the Town received from the consultant to accomplish a comprehensive update of the plan. He further related that the Winchendon Enhancement Committee committed \$5,000 as well, leaving \$6,100 to completely fund the project. He briefed on the importance of the grants to the purchase of the Ingleside property from the Winchendon School and that this was an opportunity that the Town and Authority could not pass up. He discussed the possibility of the Authority funding the remaining \$6,100 for the project. He further related that the Conservation Commission was contacted and asked to increase their commitment to \$7,000 and that they were taking that up at a meeting to be held that evening.

Motion: Motion was made that the Authority fund the remaining dollar amount of up to \$6,100 if the Conservation Commission votes not to increase their commitment to \$7,000 and \$4,100 in the event they do increase their commitment. LaBrack/Hunt at 4:05

Discussion on this motion related that the Town's fiscal issues at this time may eliminate the Authority's only source of income and that the outstanding debt for the electrical lines for Hillview Business Park was currently at \$160,000 and that the current land holdings if sold would not cover this debt. Other discussion was to ask the Winchendon School to advance the funding to pay for the cost of the update and repay at closing if the grants and subsequent funding sources were identified to facilitate that action. It was noted that there was not enough information to make an informed decision on this issue at this time.

Motion Withdrawn: Motion to withdraw by originator and agreed upon by the original seconder tabling the topic and to be revisited at the next scheduled meeting to be scheduled for November 13th. LaBrack/Hunt at 4:21 pm

Beth Hunt asked if was anything else of interest to discuss and if not, she would entertain a motion to adjourn.

Adjournment: *Motion to adjourn: Casavant/LaBrack: 3- 0 approved. 4:22 p.m.*

Meeting adjourned at 4:22 p.m.

Respectfully submitted by:
Gerald White
Director of Development

Minutes Approved By:

