



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Approved 7-25-2013

Phone: 978.297.3308

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Minutes Regular Meeting Thursday June 13, 2013 2nd Floor Auditorium

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

Members Absent:

Others Present: Gerald White; Grants Administrator; Jenelle Sroczyński; Finance Manager,

Meeting called to order: 3:33 p.m.

Approval of Minutes:

*Motion to approve the Special meeting minutes of the 5-28-2013 meeting, Hunt/Casavant
Approved 5-0 @ 3:34 pm.*

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank and Kopleman and Paige were approved.

*Motion to pay Colonial Co-operative and Kopleman and Paige Donofrio/ Hunt Approved 5-0
3:38 pm.*

Additional invoice for Art Leray was explained to Authority by Mr. White and was for sump pump repairs/humidity issues that were needed to secure the sale of the property.

Motion to pay Art LeRay Donofrio/Casavant Approved 5-0 @ 3:45 pm.

Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports LaBrack/Donofrio
Approved 5-0 @ 3:47 pm*

Town Manager Issues:

None for this meeting

Unfinished Business:

60 Franklin Street: Auction of property is scheduled for July 12, 2013 at 10am. Mr. White anticipates interested parties will be there. Mr. White to check on tax status. The WRA mortgage is still first.

11 East Street: Windows (second window has also blown out) for basement had to be special ordered. Also, some insulation will need to be replaced due to extreme moisture issues.

There was one qualified party to purchase property. Paperwork is well underway. The home

inspection is scheduled for Friday 6-14-2013. Mr. White will email results. Property will be back on tax roll shortly.

Phase V Bike Path: Appraisal has been approved. It will be \$63,000 to purchase Mizhir property. DOT has approved price. Need to obtain Notice to Proceed to close. Construction is slated for Summer of 2014.

Wind Tower: Mr. White should have more information for next month's meeting. Land has been walked and site visit is scheduled for 6/27/13 with Brian Kuhn.

Front Street Barriers: Mr. Newton is in Vermont for the summer. Mr. White to get in contact with Garden Club president. Mr. Deline could possibly loam and seed.

Mylec Road Design: Mr. Deline is ok with design. The utility plan is still needed. Mr. White to email Mr. Hanningan. Authority is interested to know if there is stimulus money available to construct road.

50 Franklin Street: Mr. White has emailed and spoken to Mr. Bator. Mr. Bator is in Pennsylvania on National Guard Duty. Authority is tired of waiting for payment. Mr. White to draft a 45 day notice to pay to send to Mr. Bator. Also, Mr. White to check on Special Permit conditions as there are numerous piles of recycling on property. May be able to enforce a clean-up.

Ahimsa Haven: No new information for this meeting.

Tannery Hill Property: Mr. White needs to show realtor property was a brownfield.

Information is in planner's computer and Mr. White is trying to access

Mill Glen Road: Due to close this month.

New Business:

Webster Street Trees: Mr. Cloutier was concerned about another Webster Street resident cutting trees. Authority is not concerned about trees being cut.

Teel Road Property Offer: Offer has been accepted for \$11,000. *Motion to accept Teel Road Property offer Donofrio/Hunt 5-0 Approved @ 4:15 pm. Motion of availability to allow any and all Authority members listed as David Connor, Beth Hint, Ken LaBrack, Dennis Casavant, and Sheila Donofrio to sign closing documents Donofrio/Hunt 5-0 approved @ 4:16 pm.*

Woodlawn Ave: Two potential parcels to merge together and sell a one lot. *Motion to market Woodlawn Ave. parcels Casavant/Donofrio 5-0 Approved @ 4:18 pm*

Adjournment: *Motion to adjourn: Donofrio/Casavant 5-0 Approved. 4:23pm.*

Meeting Adjourned at 4:24 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

