



## Winchendon Redevelopment Authority

109 Front Street  
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### Minutes Special Meeting Thursday, June 6, 2014 Winchendon Town Hall

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

**Members Absent:** Sheila Donofrio

**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

Agenda for 6/5/14 Meeting

**Meeting called to order:** David Connor/Chairman 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 Authority was briefed on the parcel of land off Pleasant Street, Assessor's map 5B2, parcel 300 which abuts the new Police Station project and was for sale. It was noted that there had been discussion of an exit from the new Police Station by way of Oak Place which is a 6" municipally owned path to permit pedestrian traffic to access Central Street. It was noted that an addition of 10" off of the parcel would permit police traffic to enter and exit the Police Station from Pleasant Street. It was also discussed to purchase the entire parcel to add parking for the Library which had been a topic of discussion from before. There was discussion that the project had been presented at Town Meeting that the current area was sufficient to operate the Police Station. While it was agreed that the area was sufficient, this might be an opportunity to make an improvement to the project while providing much needed parking for the Library.

Several Options for this parcel were discussed as possibilities. To offer \$10,000 for a 10 foot slice to allow for an exit/entrance for official police vehicles. Offer the assessed value for the entire parcel and use it for the entrance/exit for the police vehicles and a future parking lot for the Library. Finally, was to not offer to purchase any of the property.

*Motion: Motion was made that the Authority grant permission to Gerald White, to offer the assessed amount of \$38,600 for the parcel identified as Map 5B2, Parcel 300 of the Winchendon's Assessor's map for the purpose of providing space to later construct a parking lot for the Library and subsequently provide access to the rear of the Police Station if needed. Cassavant/LaBrack, 4-0, Approved at 4:10 pm.*

The Authority was presented an offer for the purchase a small parcel of land locate on Woodlawn Avenue Map 2D4, Parcel 6, which consisted of .289 acres or 12,588 square feet and located in an R-10 zoned district. The lot is buildable based on it dimensions and square footage, however, there is a small intermittent stream that makes it difficult to build on. The offer was presented from Art LeRay for the amount of \$1,500.00.

Discussion ensued concerning the value which was listed as \$4,900, but no abutter had shown any interest in purchasing it. It was stated that selling it and getting it back on the tax rolls is the major concern and the fact that the difficulty in building would be the responsibility of the owner. In this case where the purchaser will be paying all closing costs and the 3% return to the Authority in the event of the sale as the deed restriction, the offer seemed fair.

*Motion: Motion was made to accept the offer of \$1,500.00 made by Mr. Art LeRay for the purchase of the small lot located on Woodlawn Avenue, identified as Map 2D4, Parcel 6 if the purchaser agrees to pay all allowable closing costs and agree to the 3% return deed restriction. LaBrack/Casavant, 4-0, Approved at 4:20 pm.*

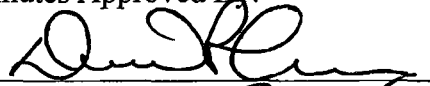
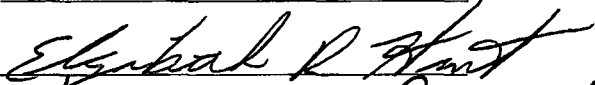
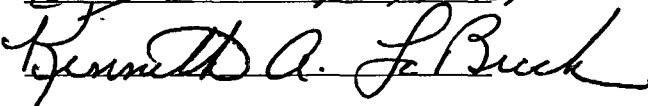
Chairman asked if was anything else of interest to discuss and if not, he would entertain a motion to adjourn.

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

**Meeting adjourned at 4:22 p.m.**

Respectfully submitted by:  
Gerald White  
Director of Development

Minutes Approved By:

  
Dennis Casavant  
  
Elizabeth R. Hunt  
  
Kenneth A. LaBrack