



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes

#### Regular Meeting

Thursday March 12, 2015  
2<sup>nd</sup> Floor Auditorium Room

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

**Members Absent:** Sheila Donofrio

**Others Present:** Gerald White; Grants Administrator; Jenelle Sroczynski; Finance Manager, Tracy Murphy, Planning Agent, Vincent Mochella; Associated Wind Energy, Jason and Lisa Dodge; Residents

**Meeting called to order:** 3:30 p.m.

#### Approval of Minutes:

*Motion to approve the minutes of the 2-22-2015 Regular Meeting as written LaBrack/Casavant 4-0 Approved 3:32 pm.*

#### Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, LaFortune & Glenny, & Sage Engineering were approved. *Motion to pay Colonial Co-operative Bank, and LaFortune & Glenny, and Sage Engineering Hun/Casavantt Approved 4-0, @ 3:46 pm.*

#### Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports Hunt/Casavant Approved 4-0 @ 3:46 pm*

#### Town Manager Issues:

None for this meeting

#### Unfinished Business:

Phase V Bike Path: No new information. Still slated to start construction in the spring.

Wind Tower: Please see new business.

Front Street Landscaping: This will remain a work in progress.

Mylec Road Design: Design is complete. Mr. White is in receipt of the plan from Mr. Hannigan. No utilities are shown on the plan. It was proposed to put them in and do an As-Built plan. An on-sight engineer will be needed. Tracy Murphy, Planning Agent, Fedor Bernd, Chairman of Planning Board, and Mr. Hannigan will have to meet.

Ahimsa Haven: Authority expects progress report in June.

River Street Property: Still on hold with Army Corps of Engineers. Conservation Agent is trying to get some information.

50 Franklin Street: The Authority would like to know the balance of Mr. Bator's mortgage. Mr. White stated \$8,100. Mrs. Murphy told the Authority the Planning Board was satisfied with the fence that was installed. The Authority would like Mr. White to invite Mr. Bator to the next meeting.

Vine Street: Court date for eviction is soon. Atty. Glenn needs an Authority member to go to court as well. *Motion to have Chairman Connor represent the Authority at Housing Court Hunt/Casavant 4-0 Approved @ 4:48 pm.*

Stuff N Things: Please see new business.

Cumberland Farms: Mr. White has been in touch with Russ Mikkola of Cumberland Farms. Finance office is concerned about costs. Another extension is being presented. *Motion to extend P&S Hunt/Casavant 4-0 Approved @5:13 pm.*

Tax Taking Procedures: No new information. Town is unsure when auctioning of properties will be.

Ingleside: No new information. WEC has missed several meetings due to inclement weather/  
Gerry White Stipend: No resolution with Town Accountant yet.

### **New Business:**

Vince Mochella from Associated Wind Development briefed the Authority. Lease expired in February of 2015. The window has closed on net metering with the State. A new opportunity is opening in August of 2015. Mr. Mochella has had several verbal commitments from local companies to off-load power. The company is ready to permit. They are also ready to install turbine. Mr. Mochella has brought a new lease for the Authority to sign. As the previous lease has expired Mr. Mochella has a new lease. Verbage is the same. Mr. White to review. Mr. Mochella is expecting the Authority to realize \$40,000 per year for 20 years for lease. Associated Wind Development may also do the amphitheater project on Whitney Pond. The company may also purchase home on Bemis Road is owner has issues. All turbine parts and construction happen in Massachusetts. *Motion to accept new lease offer upon final review Hunt/Casavant 4-0 approved @ 4:03 pm.*

Stuff-N-Things: Mr. Jason Dodge and his wife are present to make an offer on property. Mr. Dodge is interested in putting a BBQ outside restaurant on property. He sees a lot of potential with the building. He would like to offer \$10,000 in cash and is asking the Authority to finance the additional \$40,000. The Authority is interested in a new business coming to town and having the property cleaned up. They are hesitant regarding the financing of property, and would also like to see a business plan. The Authority thanked Mr. & Mrs. Dodge and told them they would take the offer under advisement.


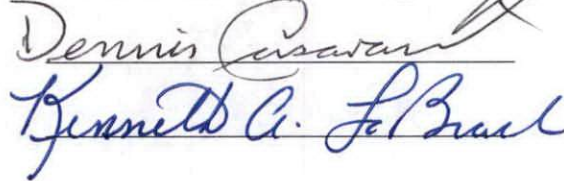
Mill Street/School Street Property: The Authority is in receipt of an offer from Mr. Morin for the property. Mr. Morin is offering \$7,500. The Authority decided not to take the offer and made no counter offer.

**Adjournment:** *Motion to adjourn: Hunt/Casavant 3- 0 Approved. 5:17pm.*

**Meeting Adjourned at 5:18 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

  
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Dennis Casavant  
  
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