



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes **Regular Meeting** **Thursday November 19, 2015** **Library Conference Room**

Members Present: David Connor, Dennis Casavant, , Kenneth LaBrack

Members Absent: Sheila Donofrio

Others Present: Jenelle Sroczynski; Finance Manager, Tracy Murphy; Director of Development, Les Goodrich, Resident

Meeting called to order: 1:02 p.m.

Approval of Minutes:

Motion to approve the minutes of the 10-8-2015 Regular Meeting Casavant/LaBrack 3-0 Approved, @ 1:02 pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank and Performance Press were approved. *Motion to pay Colonial Co-operative Bank Casavant/Connor 2-0 Approved, 1 Abstention @ 1:04pm. Motion to pay Performance Press Casavant/LaBrack 3-0 Approved @ 1:04 pm.*

Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports LaBrack/Casavant Approved 3-0 @ 1:07 pm* Ms. Sroczynski to inquire with Linda Daigle regarding a possible \$9,000 Robinson/Broadhurst Grant for grant writing.

Town Manager Issues:

None for this meeting

Unfinished Business:

Phase V Bike Path: Parking lot is completed. Lines need to be completed. The benches will be installed in spring. Ms. Murphy and Mr. Gallant will handled complaint from Mr. Johnson regarding his driveway. Ms. Murphy to write letter to DOT regarding signage. Mr. Gallant will work on small bike lane on Old Gardner Road. There were no additional costs incurred for contaminated soil.

Front Street Landscaping: All set to remove from agenda.

Mylec Road Design: Ms. Murphy has received the plan from Mr. Hannigan. She is hoping to discuss with Planning Board Chair soon and put on Planning Board agenda shortly. It was also confirmed that Mr. Lappierre has paid all road design costs.

Ahimsa Haven: Ms. Murphy to extend invitation for next meeting.

Wind Tower: There is no new information. No expectations until end of year.

50 Franklin Street: Mr. Connor has spoken with Mr. Bator. He explained the Authority is interested in clearing this debt. Mr. Connor explained the Authority is willing to entertain an offer for payoff and debt forgiveness. Mr. Bator offered \$3,550.00. *Motion to accept \$3,550.00 in consideration of total debt of \$7,100.00 Casavant/LaBrack 3-0 approved @1:26 pm.* Conditions of this payment are payment must be received and cleared the bank by December 10, 2015 at noon. Ms. Murphy to write letter to Mr. Bator and explain pay off requirements.

Cumberland Farms: Extension until 2-26-2016 has been received. It is part of the original contract. Ms. Murphy did receive a phone call from Mr. Lombardo. He reiterated Cumberland Farms is still planning on going through with project. The Demolition Delay Bylaw does not prevent them from proceeding.

Tax Taking Procedures: Ms. Murphy is planning on meeting with the new Town Manager regarding this once he is in and settled. Ms. Murphy and Mr. Connor met regarding the land donation on Shady Glen Terrace. The land was of no value to the Authority, and may in fact have ended up costing money. The property does not meet zoning and it is in a flood plain.

Ingleside: According to Mr. LaBrack this project appears to be in flux. Mr. Lynch has met with Mr. Kerny. The Wichendon School may be interested in Marvin School and perhaps do a land swap for Ingleside. There appears to be many moving parts to this project with no clear progress or intentions at this point.

State Appointed: Still waiting to hear back from the state.

New Business:

New disclosure paperwork for Stuff N Things has been filled out and returned to the State. The Authority would like a spreadsheet of all land that has been sold with the 3% and 5% remittance to the Authority upon resale of the property. Ms. Sroczynski to work on project. Ms. Murphy attended a recent Board of Selectman's meeting. The Board established the Community and Economic Steering Committee. This committee is needed for the CDBG application. Members are needed and Ms. Murphy is hoping one of the Authority members could join. The meetings will be quarterly after the initial CDBG application deadline is met. December meeting is 12-10-2015 at 1:30.

Adjournment: *Motion to adjourn: Casavant/LaBrack 3-0 Approved 2:07pm.*

Meeting Adjourned at 2:08 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:




