

**TOWN OF WINCHENDON  
BOARD OF SELECTMEN MINUTES  
MONDAY, NOVEMBER 5, 2012 6:30 P.M.  
Murdock Middle High School  
3 Memorial Drive, Winchendon, MA**

Present: Robert M. O'Keefe, Chairman  
Elizabeth R. Hunt, Vice-Chairwoman  
C. Jackson Blair  
Guy Corbosiero

James M. Kreidler, Jr., Town Manager  
Linda A. Daigle, Executive Assistant

Keith R. Barrows (present after recess)

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List of Documents Presented at Meeting:

- Classification Tax Allocation
- Subordination Agreement – 34 Vaine St.
- Special Town Meeting Warrant
  - Special Town Meeting Motions

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Chairman O'Keefe called the meeting to order at 6:41 p.m. in the MMHS auditorium. The meeting was not aired live on local cable access channel 8.

Tax Classification Public Hearing: O'Keefe announced the Public Hearing. Assessor, Linda Bevan, came forward and explained this hearing is for the Board to determine how to tax classes of property. She stated the Board of Assessors recommends a factor of one which means all classes of property are taxed at the same tax rate. O'Keefe thanked her and asked if any member of the public wished to speak. None was heard. The Board had no questions. O'Keefe closed the hearing. Hunt moved to accept the recommendation of a factor of one; Blair seconded. With a vote of all aye, the motion carried unanimously.

Selectmen's Comments: None this evening.

Public Comments and Announcements: None this evening.

New Business:

CDBG Loan Subordination – 34 Vaine St.: Kreidler explained the subordination agreement is customary where there is a lien where activity is being done to either refinance or foreclose. You are being asked to subordinate, to make your lien second to that of the note being discussed and asked of you this evening. Hunt moved to approve; Blair seconded. By roll call vote of all aye, the motion carried unanimously.

Old Business: N/A

Town Manager's Report:

**Special Town Meeting Warrant and Motions:** Kreidler provided revised Motions to the Board and pointed out Article 15 which raised commerce concerns from Town Counsel. The motion was amended and was provided to John White, the Planning Board Chairman, who will move this article tonight. Kreidler pointed out he would speak to Mr. White after their meeting. The other article Kreidler pointed out was the Council of Aging roof at Old Murdock. He informed the Board the Council has a sum of money available to them from a prior grant sufficient to mobilize a contractor to get up on a lift and do the repairs we know needs to be made. They have decided to do that instead of spend the money to have a contractor mobilized to look at it and tell us what's wrong. This article is not required but will appear on the spring Town Meeting when a better picture is known of the overall condition of the roof.

Hunt asked the Town Manager about a phone call she received inquiring about an agreement with the Girouard's not having to pay water and sewer because the tower was located on their land but that the twenty year agreement was up. Kreidler said it was brought up about six years ago when Burt was the Chairman and he would be happy to pull the file. Hunt also asked about looking into places that are not being taxed that should be taxed. Kreidler replied that he was aware of only one.

The Board recessed at 6:49 p.m. to reconvene after the Special Town Meeting.

The meeting was reconvened at 8:03 p.m. after Special Town Meeting. With no further business needed, Blair moved to adjourn; Barrows seconded. By vote of all aye, the meeting adjourned at 8:04 p.m.

Respectfully submitted,

Linda Daigle  
Executive Assistant