



## Winchendon Redevelopment Authority

109 Front Street  
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### Minutes Regular Meeting Thursday November 17, 2011 Town Hall Auditorium

**Members Present:** Kenneth LaBrack; David Connor; Beth Hunt Dennis Casavant  
**Members Absent:** Sheila Donofrio  
**Others Present:** Gerald White; Grants Administrator; Jenelle Sroczyński;  
Finance Manager,  
Sign-In Sheet attached

**Meeting called to order:** 3:40p.m.

#### Approval of Minutes:

*Motion to approve the regular meeting minutes of the 10/13/2011 meeting Hunt/LaBrack  
Approved 4-0 3:40pm.*

#### Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank and Pesky Animal Removal were approved without discussion. *Motion to pay Colonial Co-operative Bank and Pesky Animal Removal Hunt/Casavant 4-0 Approved 3:43pm.*

#### Financial Reports:

The financial reports were approved without discussion. *Motion to approve financials LaBrack/Hunt Approved 4-0 3:45pm.*

#### Town Manager Issues:

No Town Manager Issues for this Meeting

#### Unfinished Business:

154 Mill Street: There are still title issues. The Town hasn't "taken" the property due to these issues, and the insurance won't cover it. Closing costs are rising as this was not a "proper" taking by the Town. Mr. White to check on closing costs.

Teel Road Timber: The timber is still slated to be cut in the winter unless the parcel sells before then. Ms. Hunt would like to use logging as last resort for revenue stream. Mr. White to try and get some prices for the selected cut wood.

Beaver Trapping: Four beavers have been trapped and removed. The culvert is cleared. Muskrats are still present on the land. Mr. White would like to remove the screen from the culvert.

11 East Street: Mr. White advised the Authority that \$60,000 had been paid to date on the rehab. Mr. LeRay is doing a good job and doing a lot of extra work that was not on the work specs. Mass Historic insists on rebuilding the pergola. It needs to be completely rebuilt as it is rotted. Mr. White is working with the Gardner CDC on a plan to market the unit. He is hoping to get \$130,000. A walk through is planned in about 2 weeks.

Drainage Issue: Beavers are gone and drains are running fine. Mr. Wilson will be back to give another estimate to remove culvert.

Monadnock Property; Authority to counter offer to \$18,000. This property is an R40 zone. Mr. White to look at frontage as there is a possibility of there being 2 parcels. Authority wants more research done before a decision is made.

*Motion to reject bid Hunt/Casavant Approved 4-0 4:04 pm.*

School Street Property: Bank refused the loan terms of the potential buyers. The buyers are still working on financing options.

**New Business:**

Sale of Mill Glen and Teel Road: Authority would like to advertise to log and sell. And possibly put signs on the properties as advertisement. Mr. White to research signs and cost for advertisements.

*Motion to approve an advertising budget not to exceed \$300.00 Hunt/LaBrack Approved 4-0 4:16 pm.*

Hillview Project: Completed. Electrician would not install solar power without an engineered plan.

11 East Street: Utilities had to be turned on for the workers. The Authority will have to absorb the cost of utilities. Authority would like to know if they could get the town's price on oil. Mr. LeRay may need an oil reimbursement as well.

Mr. White briefed the Authority on the upcoming Community Development Grant application for FY 12. He relayed to the Authority that there had been four public meetings discussing the Community Development Strategy, the Target Area and possible activities. The end results from the public meetings were that the Town should apply for the complete reconstruction of North Vine Street along with a housing rehab element. The application will be for \$900,000 for the two activities.

The Authority commented that projects such as this really help the small neighborhoods within the Target Area that have been neglected for so long due to fiscal constraints. We should be thankful for this grant program and how it has made our little town a better place to live. It was relayed that the Authority would submit a letter of support of this application both to the Department of Housing and Community Development and the elected officials.

**Adjournment:** *Motion to adjourn: Hunt/LaBrack: 4- 0 Approved. 4:27pm.*

**Meeting adjourned at 4:29 p.m.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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