



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308

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Minutes Regular Meeting Thursday February 22, 2012 Town Hall Auditorium

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

Meeting called to order: 3:35 p.m.

Approval of Minutes:

*Motion to approve the regular meeting minutes of the 1-12-2012 meeting LaBrack/Casavant
Approved 3-0 3:35pm.*

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, Peterson Oil, and Belletetes were approved.
*Motion to pay Colonial Co-operative Bank, Peterson Oil, and Belletetes LaBrack/Casavant
3-0 Approved 3:36pm.*

Financial Reports:

The financial reports were approved without discussion. *Motion to approve financials
LaBrack/Casavant Approved 3-0 3:38pm.*

Town Manager Issues:

No Town Manager Issues for this Meeting

Unfinished Business:

154 Mill Street: There are still title issues. Atty. Glenny is out until next Wenesday. Mr. LeRay has been briefed on the situation and Mr. White will contact Atty. Glenny next week, Teel Road Timber: Mr. Morin advised Mr. White that he should speak to a forester and get a forest cutting plan. Mr. Morin feels the Authority could earn some substantial income from logging. Mr. White to check with Town Assessor for names. *Motion to contact forester and market lumber LaBrack/Casavant Approved 3-0 3:40 pm.*

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Sale of Mill Glen Road, Teel Road, and Otter River Road: Rick Morin has provided analysis. The Authority has set the following asking prices for properties:

Baldwinville State Road: \$40,000

Monomonac Properties: \$35,000

Baldwinville Road: \$105,000

Teel Road: \$37,500

Wind Tower meeting: Still waiting on information. Mr. White anticipates the end of March. The Town is working wind developers. The Town is not interested in a wind tower-just leasing the land. Mr. Connor is concerned with the capacity of the lines. A substation may have to be put in. Mr. White is not getting a comfortable feeling on whether the WRA land would be a location the wind developers would be interested in.

60 Franklin Street: Auction to be held on 3/1/2012.

11 East Street: Amendment is approved. The work is being finished up now prior to sale. Still waiting on approval for the Marketing Plan. Asking price is \$129,900. *Motion to include a \$1,500 appliance allowance LaBrack/Casavant 3-0 Approved @ 3:55pm.*

For Sale Signs: On Hold for now. Hillview sign is damaged and Zeke will be over to repair.

New Business:

Marketing Packets from Morin Real Estate: signed off on contracts.

Front Street Closing: *Motion to pay 1/2 of closing costs LaBrack/Casavant 3-0 Approved 3:59 pm.*

Adjournment: *Motion to adjourn: Casavant/LaBrack: 3- 0 Approved. 4:00pm.*

Meeting adjourned at 4:01 p.m.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:
