



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

Minutes Regular Meeting Wednesday April 11, 2012 Town Hall Auditorium

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

Meeting called to order: 3:33 p.m.

Approval of Minutes:

Motion to approve the regular meeting minutes of the 3-8-2012 regular meeting and the 3/29/2012 special meeting LaBrack/Casavant Approved 3-0, Abstention 1, @ 3:34pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank and National Grid were approved. *Motion to pay Colonial Co-operative Bank, National Grid LaBrack/Donofrio 4-0 Approved 3:35pm.*

Financial Reports:

The financial reports were approved without discussion. *Motion to approve financials LaBrack/Donofrio Approved 4-0 3:37pm.*

Town Manager Issues:

No Town Manager Issues for this Meeting

Unfinished Business:

154 Mill Street: Title company needs to give disclosure statement. There is one document needed to close. Sales price remains unchanged.

Wind Feasibility: Study is complete. Authority members have been given copies of the study. Authority is considering a counter offer to energy company. Authority interested in recouping cost of running lines. Mr. White to request a meeting with the Associated Wind Developers.

Franklin Street: Mr. White requesting to send Mr. Mugmaw a letter stating he is now three years behind in his mortgage payments. *Motion to send Mr. Mugmaw letter Donofrio/LaBrack 4-0*

11 East Street: DHCD requested a few modifications to the Marketing Plan. There is enough oil in the tank to see through to the sale. Will be on the market in April. Asking price is set at \$129,900. Mr. Morin has 2 potential buyers.

New Business:

Community Preservation Act (CPA) states that a 1-3% “tax” will be collected on real estate sales as income to the town. The state will match the fee. The income can be used to fund projects in Winchendon. Mr. Connor interested in a warrant article for the fall town meeting. This would apply to every parcel that sells in town

Monomonac Property: Sellers have some financing issues. Mr. White anticipates to hear from them on Monday with their financing decision.

Land Inventory: Mr. White to email list of land parcels. Authority should focus on selling small parcels.

Mylec: Road design-Authority is interested to know what has been accomplished on the design of the roadway. Suggested letter at 6 months to check on progress.

Adjournment: *Motion to adjourn: Donofrio/LaBrack: 4– 0 Approved. 4:15pm.*

Meeting adjourned at 4:18 p.m.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
