



# Special Town Meeting

Town of Winchester - June 5, 2023



## Agenda

1. Call to Order
2. Consider and possibly act on the sale of the Batcheller School property located at 201 Pratt Street.
3. Consider and possibly act on the sale of 17 Front Street.
4. Consider and possibly act on the granting of a permanent easement on Town-owned property in the area of 840 East Wakefield Blvd.
5. Adjournment.

---

# Sale of the Batcheller School Property

# About the Property

- Roughly 32 acres in total.
  - Front portion of land occupied by buildings; rear is forested.
- Building is roughly 53,000 square feet.
  - Constructed in 1959.
  - Currently uses oil for heating; mechanical systems are dated.
  - Roof requires some amount of repair, building otherwise in average shape.
  - Separate 920 square foot barn building.





## About the Process

- BOE vacated property in June 2022, moved operations to Hinsdale.
- Town issued RFP for purchase and development of Batcheller property in July 2022.
- Two proposals were received for use of the property.
- Board of Selectmen, Town Manager's Office, and Planning & Zoning have all held a myriad of public and targeted meetings to determine the best path forward.



## The Proposals

- First proposal was for a light manufacturing plant to be installed in the school building, the building to be acquired by the proposer for \$25,000. This activity is not permitted in this zone/neighborhood under current zoning regulations.
- The second proposal was to acquire the building for \$300,000 to create 32 affordable housing units. This activity is permitted in this zone/neighborhood under current zoning regulations.



## Our Recommendation

- The Board of Selectmen has unanimously voted to move forward with the second proposal, a proposal to create 32 affordable housing units on the site for a sale price of \$300,000.
- This was referred to the Planning & Zoning Commission who agreed that the sale and reuse of the property in this manner was consistent with the Town's Plan of Conservation & Development.

# Presentation from the Purchaser

---





## The Draft Agreement Structure

- In order to allow Winchester Housing Partners time to seek grants to pay for renovations to the building and to remove financial responsibility for maintenance of the grounds from the Town, we have created a draft lease-to-purchase agreement.
- Winchester Housing Partners will begin by leasing the space from the Town with an option to purchase for \$300,000 once they are ready to proceed.
- Important that they have an agreement in place as they seek grants.
- Town will keep control of +/- 19 acres of land for conservation purposes, as well as ownership of the barn structure for Water Works storage.



## Important Items to Remember:

- Town keeps control of significant amount of space for conservation purposes.
- Purchaser has agreed to make improvements to sidewalk and stairs in front of the building, has agreed to move parking and create berm structures to prevent light pollution from impacting neighbors, and will maintain security system on site, including cameras to promote neighborhood safety.
- Purchaser has agreed that the property will pay taxes to the Town.
- Town will be allowed to keep a significant portion of playground equipment and move such equipment to different locations in town prior to final sale.



## Next Steps

- Approval granted at tonight's meeting to allow the Town Manager, along with the Board of Selectmen, to finalize and sign agreements.
- Agreements will be finalized and signed, Winchester Housing Partners will seek grants for improvements on the site.
- Once grants are received, they will send \$300,000 to the Town to officially complete the purchase.
- Work to be completed in accordance with the timeline as presented.

---

## Recommended Motion:

*“I move that the Town of Winchester authorizes the Town Manager, working in concert with the Board of Selectmen, to finalize and sign an agreement allowing Winchester Housing Partners to purchase the Batcheller School building and surrounding +/-13 acres for a price of three-hundred thousand dollars (\$300,000).”*

---

# Sale of 17 Front Street

---

## Property at 17 Front Street

- Built in 1915.
- 1,600 square feet of living space.
- 0.1 acres of land.
- Taken by the Town through a blight foreclosure in 2022.





## The Process

- While property is blighted, main bones of the structure on the lot are still in decent shape; Town Manager discussed with Board of Selectmen and all agreed to list it with a realtor.
- Four offers received over asking, final highest best offer was \$93,000 (cash offer) from a local resident (Charles Godfrey, Jr.)
- Board of Selectmen and Planning & Zoning both voted to recommend the sale and forward it to Special Town Meeting.

---

## Recommended Motion:

*"I move that the Town of Winchester authorizes the Town Manager, working in concert with the Board of Selectmen, to finalize and sign an agreement allowing the sale of 17 Front Street to be completed for the sale price of ninety-three thousand dollars (\$93,000)."*



---

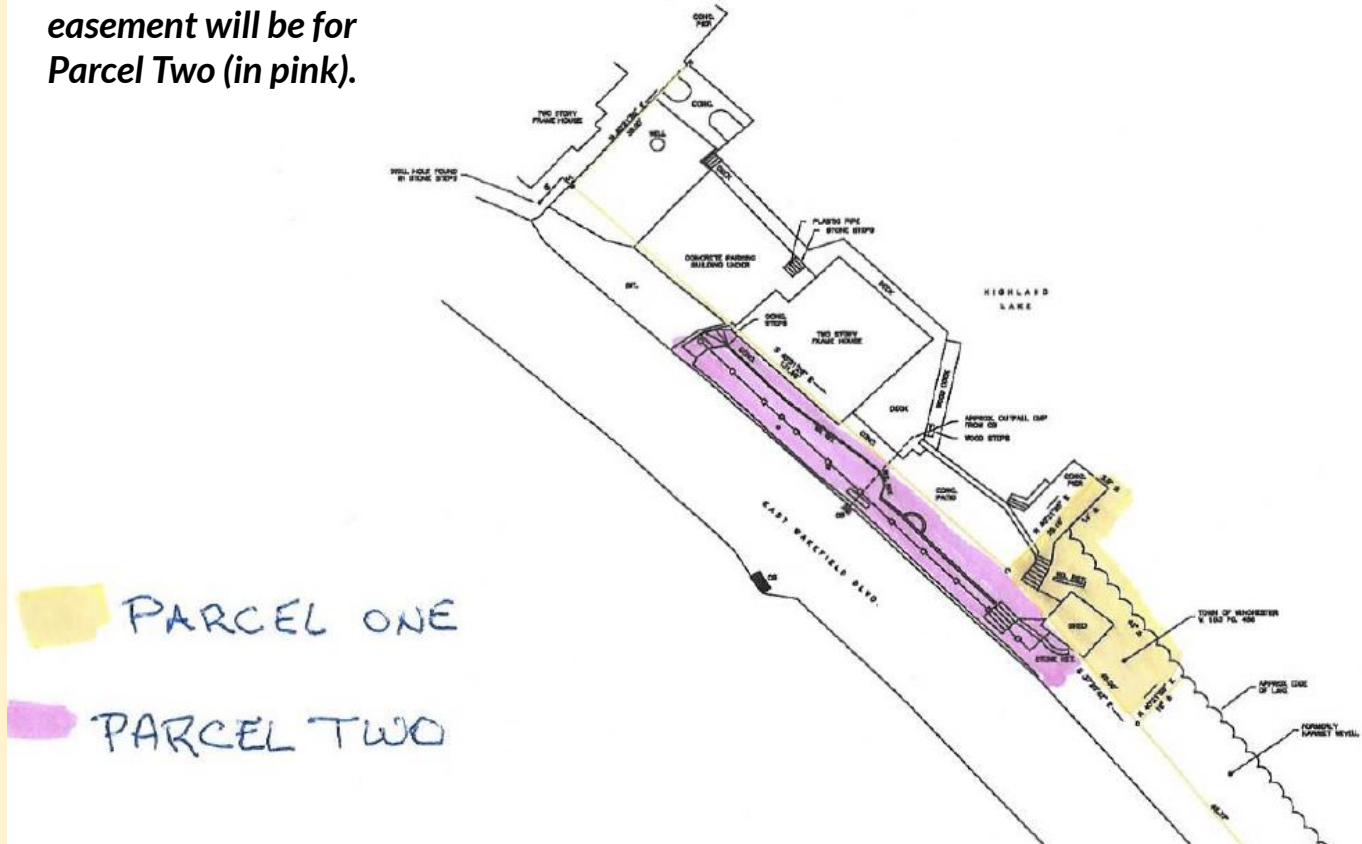
# **Granting of a Permanent Easement In the area of 840 East Wakefield Blvd**



## The Process

- The Pagano family, the owners of 840 East Wakefield Blvd, purchased the property within the last decade.
- The portions of improvements on that property are over their property line into the Town's property, the roadway.
- In order to make improvements to their home without repeatedly needing to come before Town Boards & Commissions for permission, a permanent easement is needed.

*The permanent  
easement will be for  
Parcel Two (in pink).*



---

## Recommended Motion:

*"I move that the Town of Winchester authorizes the Town Manager, working in concert with the Board of Selectmen, to finalize and sign a permanent easement to allow the owners of 840 East Wakefield Blvd to maintain their improvements on the Town's property as described."*

**Thank you for attending  
tonight!**

---