



Winchendon Redevelopment Authority

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Minutes

Regular Meeting

Monday, December 18, 2023

4th Floor Conference Room

Members Present: Michael Barbaro, David Connor, Les Goodrich, Ken LaBrack, Garrett Wante

Members Absent:

Others Present: Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary, Darlene Rossi, Realtor, Mike Hatzopoulos, Owner Oppure Oil

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 11-20-23 Regular Meeting Goodrich/LaBrack 5-0 Approved @ 5:00 pm. Mr. Connor noted that resumes/qualifications for Mr. Massa and Mr. Cefalo have not been received as of yet regarding the marketing of Hillview. He would like the paperwork prior to the January 2024 meeting in order to review. Ms. Roberts will email as a reminder.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Connor/Goodrich 5-0 Approved @ 5:02 pm.* Athol Savings Bank sent an additional notice regarding the inactivity of the security deposit account. Mr. Barbaro has signed the paperwork, and will follow up with the bank to make sure everything is in order.

Financial Reports:

The financial reports were presented. The Authority now owns the parcel on Lincoln Ave., as the transfer was made at the December 11, 2023 Special Town Meeting. Ms. Sroczynski will add to land register. Mr. McKinney will follow up with Assessor's office regarding the parcels the Authority owns. *Motion to approve financial reports Goodrich/LaBrack 5-0 Approved @ 5:04 pm.*

Unfinished Business:

Hillview: Mr. Massa and Mr. Cefalo are scheduled to be at the January 2024 meeting for a full update.

Lincoln Ave: The parcel was transferred at Town Meeting. The deed is still in processing. The Authority asked Mr. Hatzopoulos if he is still interested in purchasing the parcel. He stated he is, and has actually purchased the parcel adjacent for more room, and to start the grant process. Mr. Barbaro stated a commercial appraisal will need to be done. Mr. Connor stated this may be exempt from the 30B process as it follows guidelines in Winchendon's Master Plan. Mr. McKinney will look into this, and also pursue the services of Atty. Glenn for the transaction. Ms. Rossi offered her expertise as both a buyers and sellers agent to help facilitate the process with the sale.

Beech Street Park: No additional work has been completed. Mr. Croteau would like some initial plans drawn up. Now that the town employs an engineer this is possible. There is some site work that will need to be completed before plans can begin. Mr. Croteau is asking the Authority for funding. *Motion to allow Mr. Croteau to start site work, not to exceed \$5,000 Goodrich/LaBrack 5-0 Approved @ 5:18 pm.* The Authority is also interested in forming a sub committee to discuss and plan the park. *Motion to form sub committee Connor/Goodrich 5-0 Approved @ 5:19 pm.* The members will consist of Mr. Goodrich, Mr. LaBrack, Ms. Roberts, and Mr. Croteau.

Webster Street: The land swap for the rail trail/bike path has been completed. The drainage issue behind the former Walgreens has been fixed. Mr. Croteau hopes to install a parking lot there. Work should start in spring of 2024.

Planning & Development Updates:

No updates were provided

Town Manager Updates:

No updates was provided.

New Business:

Mr. Barbaro called Penny Lee Dagoumas regarding the 3% deed rider on Map 10B4, Lot 12 on Baldwinville State Road. He told her the Authority will be keeping it in place.

Deed Rider Language: Mr. Connor would like to change the language on the deed riders placed on land the Authority sells. He is willing to work with Atty. Glenn on this. *Motion to have Mr. Connor work with Atty. Glenn on deed rider language Wante/LaBrack 5-0 Approved @ 5:22 pm.*

11 Beech Street: The Authority has not received a check for the 3% deed rider on the property. The closing occurred in November 2023. Mr. Barbaro would like to send a certified letter to the owners stating they are in breach of contract, and giving them 15 days to resolve the issue. JET Investments would get a copy of the letter. After some discussion, it was decided Mr. McKinney will call the escrow attorney on behalf of the Authority. *Motion to have Mr. McKinney contact escrow attorney, then send letter stating the buyers are in breach of contract, and demanding payment within 15 days Connor/Goodrich 5-0 Approved @ 5:30 pm.*

Next scheduled meeting is January 8, 2024.

Adjournment: *Motion to adjourn: Goodrich/LaBrack 5-0 Approved 5:32pm.*

Meeting Adjourned at 5:58pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
