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OCT 12 2017

TOWN CLERK
WINCHENDON, MASS.

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308
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Minutes Regular Meeting Thursday September 14, 2017 4th Floor Conference Room

Members Present: David Connor, Mike Barbaro, Les Goodrich, Dennis Casavant
Members Absent: Ken LaBrack

Others Present: Art Amenta, Resident, Jenelle Sroczynski, Recording Secretary, Tracy Murphy, Director of Development, Keith Hickey Town Manager

Meeting called to order: 1:30 p.m.

Approval of Minutes:

Motion to approve the minutes of the 8-10-2017 Regular Meeting Goodrich/Barbaro 4-0
Approved @ 1:31 pm.

Bills, Communication and Financials:

The invoice for Jenelle Sroczynski was approved. *Motion to pay Jenelle Sroczynski, Barbaro/Casavant 4-0 Approved, @ 1:31*

The financial reports were approved. *Motion to approve Financial Reports Barbaro/Casavant Approved 4-0 @ 1:32.*

Town Manager Issues:

None for this meeting.

Unfinished Business:

Hillview Update: Ms. Murphy informed the Authority the contract with Mr. Kuhn has indeed expired. She informed Mr. Kuhn that others were interested in the property and the Authority would be entertaining new proposals. She has not heard back as of yet from Mr. Kuhn. She also relayed Tesla intended to have a proposal for the Authority for this meeting, however there have been some changes in staffing and they were not able to finish it. Tesla intends to have information ready for the October meeting. Mr. Hickey also informed the Authority that he was approached by a third party who is interested in putting solar and a marijuana facility on the Hillview property. The facility intends to be growing, medicinal, and recreational. They were first interested in Franklin Street, there was an issue with it being close to a residential neighborhood. Mr. Hickey then steered them to Hillview. There is an issue with

the 500' buffer that is need where children congregate ie the deck hockey rink. An ANR would need to be done to create the necessary frontage. Ms. Murphy does not feel this would be an obstacle. Mr. Hickey feels confident a proposal will be forthcoming quickly. Mr. Connor reminded the Authority of the time and money spent on the wind study. He does not want to discount that piece of the puzzle. The Authority would have to look at the development cost vs revenue if wind was pursued. There is new legislation that promotes wind and water instead of solar. There has also been no update from Ms. Rossi on any other interest in the property.

Ahimsa Haven: There is an update due November 2017.

Woodlawn Ave: There were no updates.

School Street: There were no updates.

Hillview Order of Conditions: No update was provided

Food Truck: Ms. Murphy has been in touch with Ms. Linnan. There has been some difficulty in reaching the Board of Health. Ms. Murphy will try and facilitate communication. Ms.

Murphy also said the food truck now located on Central Street may be interested in moving, but after the Fall Fest. Mr. Casavant did meet with Mr. Goan. Mr. Goan estimated \$2500 to have power installed at the bike path, There may be a fee from National Grid if a pole is needed. Mr. Casavant will meet with Mr. Goan to get a firm price. *Motion to install electric service at Bike Path not to exceed \$5,000 Barbaro/Goodrich 4-0 Approved @ 1:56pm.*

Motion to allow DPW to grade parking lot Barbaro/Goodrich 4-0 Approved @ 1:57pm.

There is a question as to lease and lease payments for food vendor space. Ms. Murphy to contact Attorney Glenn and have lease drawn up. *Motion for rent to be \$350/month if there is no electric provided and \$500/month if electric is provided Barbaro/Goodrich 4-0 Approved @ 1:59 pm. Motion to have any available Authority member sign lease when ready Barbaro/Goodrich 4-0 Approved @ 2:07pm.*

Jason Dodge: Was not present for update. Ms. Murphy to send letter and invite to October meeting.

New Business:

This is the annual meeting of the Redevelopment Authority. Elections need to occur at this meeting. Mr. Connor is entertaining nominations Mr. Connor explained that both the Secretary and Executive Director positions, according to the bylaws are Mr. Hickey.

Chairman: Mr. Barbaro nominated Mr. Connor, seconded by Mr. Goodrich 3-0 Approved @ 2:11 pm.

Vice Chairman: Mr. Casavant nominated Mr. Barbaro, seconded by Mr. Goodrich 3-0 Approved @ 2:12pm.

Treasurer: Mr. Connor nominated Mr. Goodrich, seconded by Mr. Casavant 3-0 Approved @ 2:12pm.

Assistant Treasurer: Mr. Goodrich nominated Mr. Casavant, seconded by Mr. Barbaro 3-0 Approved @ 2:12 pm.

Fall Fest: Ms. Murphy wanted to remind the Authority the Fall Fest is October 7th. There are 89 vendors participating. Central Street will be closed for the day. The Winchendon Business Group has been instrumental in making this happen. *Motion to approve a \$500 sponsorship in the advertising pamphlet Barbaro/Goodrich 4-0 Approved @ 2:17pm.*

Ribbon Cuttings: There are two ribbon cuttings scheduled for the weekend. One at Seppies Ice Cream Parlor, and one at Barbers and Beyond.



Adjournment: *Motion to adjourn: Barbaro/Casavant 4-0 Approved 2:19pm.*

Meeting Adjourned at 2:20 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:




