



## Winchendon Redevelopment Authority

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### **Minutes** **Regular Meeting** **Wednesday, March 22, 2017** **4<sup>th</sup> Floor Conference Room**

**Members Present:** David Connor, Les Goodrich, Mike Barbaro, Ken LaBrack

**Members Absent:** Dennis Casavant

**Others Present:** Tracy Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary, and Keith Hickey, Town Manager.

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

#### **Approval of Minutes:**

*Motion to approve the minutes of the 2-23-2017 Regular Meeting Barbaro/Goodrich 3 Approve, 1 Abstention @ 1:34 pm.*

#### **Bills, Communication and Financials:**

The invoice for Jenelle Sroczynski was approved. *Motion to pay Jenelle Sroczynski, Barbaro/Goodrich 4-0 Approved, @ 1:34*

The financial reports were approved. Ms. Sroczynski get paperwork to add Mr. Barbaro and Mr. Hickey to checking accounts. *Motion to approve Financial Reports LaBrack/Goodrich Approved 4-0 @ 1:38*

#### **Town Manager Issues:**

None for this meeting.

#### **Unfinished Business:**

Wind Tower: Aeronautical Wind Power is still interested in project. Ms. Murphy is trying to establish new point of contact. Will invite to meeting when contact is made.

Hillview Land: Mr. Connor is interested in reaching out to Mrs. Van Dyke to see if dirt pile could possibly be moved and or removed. It is located on the 50 foot right of way. Ms. Murphy to look into it.

Mylec Road Design: Mr. Corbesiero is trying to locate plan, should be presented at Planning Board meeting in 6-8 weeks. Ms. Murphy is trying to determine what Mr. Lappieriere is responsible for.

Ahimsa Haven: Ms. Twringa will be sending an update as to progress.

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Tax Taking: Ms. Murphy has prepared a handout for Authority. All land Authority holds is presented in map form along with zoning information and possible uses. Authority will now have to decide what to do with parcels. Mr. Hickey asked Authority if they would be interested in giving town property located on the side of the parking lot of the bike path. to "pretty up." A thought is to possibly lease land to food /ice cream vendors. It was recommended to leave ownership as is and lease to town. There also may be some funding left in the bike path account to make some improvements. *Motion to advertise letter of interest for parking lot food vendors Barbaro/Goodrich 4-0 Approved @ 1:48.* Ms. Murphy to handle getting notifications out.

Woodlawn Ave: This is a property that could be sold. Ms. Murphy to check on water/sewer availability.

River Street: This property could potentially be used as a boat launch or could be part of the Blue Ways Initiative. Ms. Murphy to check with Cons Comm to see what opportunities may be available.

Tannery Hill: Town is entertaining road changes. There is a possibility to combine lots 215 and 216 and increase Clyde's park.

Bike Path: This lot contains no frontage. If accessibility could be found it could be used as a riverfront entertainment venue.

Lakeview Drive: Does not meet zoning requirements.

Converse Garden Parking: There is not enough frontage with the river.

School Street: Authority would like to keep this parcel tied to the restaurant. There is a 5% kickback rider on the property. There are commercial opportunities. Ms. Murphy and Mr. Connor to go speak with owner of Cruisin 12 Diner to see if there is interest in purchasing property.

Webster Street: Phase I may have been completed on property. It may need to be redone.

*Motion to have Ms. Murphy try for a Brownsfield Grant Goodrich/Barbaro 4-0 Approved @ 2:25 pm.*

*Motion to add lot 5 Woodlawn Ave to Town auction Barbaro/LaBrack 4-0 Approved @ 2:25 pm.*

*Motion to market School Street after speaking with owner of Cruisin 12 Barbaro/Goodrich 4-0 Approved @ 2:26 pm/*

Ingleside: No new information.

Bylaws: Chairman Connor would like to table this item until all members are present.

Lincoln Ave. Extension: no new information. Still in tax taking process.

Hillview Order of Conditions: Waiting on Mr. Koonce to type up document.

### **New Business:**

RHI/EDF: Public hearing has been opened at the Selectman's meeting. Ms. Murphy will be asking for support from various boards and committees. The grant is for \$750,000. 51% of residents have to be LMI. There will be 7 apartments and 4 commercial spaces.

Rehabilitation of building is contingent upon receiving grant funding. *Motion to issue letter of support Barbaro/LaBrack 3Approved 1 Abstention @ 2:35pm.*

Meet and Greet: This event has been postponed.

Cumberland Farms: Project is slated to begin April 17, 2017. There is expected to be 120 days of construction. Bids will be out next week.

TIP: Central Street was presented to the MPO. Could possibly make the 2020 round. Design needs to be 25% complete. Funding may be needed for engineering work.

Brandy Wine: No longer interested in TIF agreement. Property is also in tax title. Owners would like to breach the dam. Could be up to 9 months to gain approval. Mr. Hickey is working with Mr. Koonce and DEP regarding matter.

**Adjournment:** *Motion to adjourn: Goodrich/Barbaro 4-0 Approved 2:54pm.*

**Meeting Adjourned at 2:55 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By.

  
  
  
