



Winchendon Redevelopment Authority

109 Front Street
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Minutes Regular Meeting Monday, March 11, 2024 4th Floor Conference Room

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

Members Absent: Garrett Wante

Others Present: Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary, Keith Glenny, Attorney, Fred Massa and Steve Cefalo, Developers

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 2-12-2024 Regular Meeting Goodrich/LaBrack 4-0 Approved @ 5:01 pm. Motion to approve and hold the minutes of the 2-12-2024 Executive Session Meeting Connor/Goodrich 4-0 Approved @ 5:02 pm.

Bills and Communications:

The invoices for Jenelle Sroczynski and BETA were presented. *Motion to pay Jenelle Sroczynski and BETA Connor/LaBrack 4-0 Approved @ 5:03 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve financial reports Goodrich/LaBrack 4-0 Approved @ 5:04 pm.* It was noted the financial statements don't reflect the additional invoices for BETA that were received after the reports were created.

Motion to take agenda items out of order Goodrich/LaBrack 4-0 Approved by roll call vote @ 5:04 pm.

Unfinished Business:

Hillview Business Park: Mr. Cefalo and Mr. Massa are in attendance to give the Authority an update on the progress of Hillview. Mr. Massa stated they are unfortunately going to have to "kick the can down the road" for a while longer. They have received positive feedback from potential investors, and the activity and interest surrounding the project has been high. Mr. Cefalo stated this is "a big wheel to turn, but its turning." Expansion of cannabis products are

also being explored. Mr. Barbaro is concerned with the lack of inactivity, and that the permits issued for this project are expiring in September. Ms. Roberts stated an extension can be applied for, but the decision rests with the Planning Board. In regards to the real estate portion of the proposal, Mr. Barbaro stated until there is some movement on the original project, the Authority is hesitant to enter into another agreement. Another update is scheduled for June 2024. It was noted if things progress more rapidly than anticipated, a special meeting can be scheduled.

Motion to move back to agenda items Goodrich/Connor 4-0 Approved by roll call vote @ 5:15 pm.

Motion to move into Executive Session Connor/LaBrack 4-0 Approved by roll call vote @ 5:16 pm.

Lincoln Ave: This parcel is on the Town Warrant for the Spring Town Meeting. The appraisal has been ordered, Mr. McKinney has signed the contract, Ms. Roberts expects the report over the next couple of weeks. There should be paperwork to review by the next meeting.

Beech Street Park:: No update was provided.

Deed Rider Update: This item was covered in Executive Session.

Webster Street: Mr. Croteau is expecting bids over the next couple of weeks.

Mr. Croteau mentioned the building on the corner of Franklin Street and Jackson Ave. He has boarded up the building, therefore feels the town owns it and it should be conveyed to the Authority during Spring Town Meeting. *Motion to accept parcel 5 A2 39 if conveyed at town meeting Goodrich/Labrack 4-0 Approved by roll call vote.*

Planning & Development Updates:

No update was provided.

Town Manager Updates:

No update was provided.

New Business:

No update was provided.

Next scheduled meeting is April 8, 2024.

Adjournment: *Motion to adjourn: Connor/Goodrich 4-0 Approved 6:03pm.*

Meeting Adjourned at 6:03pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:
