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WINCHENDON TOWN CLERK

## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes **Regular Meeting** **Monday March 12, 2018** **4<sup>th</sup> Floor Conference Room**

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

**Members Absent:** Dennis Casavant, Ken LaBrack

**Others Present:** Corey Rice, Albert Gallant, DPW Director, Darlene Rossi, Realtor Keith Hickey, Town Manager, Tracy Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary

**Meeting called to order:** 5:02 pm.

#### Approval of Minutes:

*Motion to approve the minutes of the 2-12-2018 Regular Meeting Goodrich/Barbaro 3-0 Approved, @ 5:03 pm.*

#### Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and Lafortune, Oldach, and Glennys was approved. *Motion to pay Jenelle Sroczynski and Lafortune, Oldach, and Glennys Barbaro/Goodrich 3-0 Approved, @ 5:03pm.*

The financial reports were approved. *Motion to approve Financial Reports Barbaro/Goodrich Approved 3-0 @ 5:04 pm.*

#### Town Manager Issues:

Mr. Hickey informed the Authority the Capital Improvement Committee may come the Authority for funding for the conceptual plan for the Fire Station Project.

#### Unfinished Business:

Jason Dodge: Attorney Glennys has drafted and sent a letter stating Mr. Dodge has a 90 day right to cure his mortgage default. If there is no response the Authority will be taking him to land court. Ms. Murphy informed the Authority that the Planning Board added the property as an overlay for recreational marijuana sales.

Robbins Road (Former Ahimsa Lot): Mr. Corey Rice is in attendance. He has a written proposal for the Authority. He would like to purchase the property for \$22,000. He would like to put up a structure almost immediately to start his powder coating and media blasting business.

ness. He understands the lot is zoned industrial and this is an allowed use, however he will need to go through the necessary permitting process. He would like acceptance of his proposal quickly as he is ready to get started. He is hoping to eventually employ 2-3 people. The Authority likes his proposal and understands Mr. Rice now needs to secure financing. He is closing on his personal residence on March 19, 2018 and this will be his next order of business. *Motion to accept proposal as presented with a 45 day grace period to secure funding and unveil any concerns Barbaro/Goodrich 3-0 Approved @5:20 pm.* Mr. Rice was also advised he will pay legal costs. Mr. Rice will attend April 2018 meeting for an update.

Woodlawn Ave: Ms. Rossi is in attendance. She briefed the Authority that this is the final month of price drop. There has been no real action on land sales. She is also concerned about the 3% deed rider on the resale. She is hoping with spring on the way the land may sell. Mr. Barbaro suggested a potential project for Habitat for Humanity or potentially Monty Tech. Ms. Rossi also had a market study for the Lincoln Ave./Robbins Rd. lot. She suggested a sales price of \$35,000 based on comparisons. The Authority took it under advisement.

Electrical Upgrade Bike Path: Due to the continuance of bad weather the pole has not been able to be installed. Mr. Gallant will complete work as soon as he is able.

Food Truck Vendors: Lease is signed. Mr. Fred should be on premises in April. There is some landscaping that needs to be completed. Ms. Murphy to have prices for next meeting.

Hillview Update: CCR lease has been executed. The first payment of \$5,000 should be forthcoming. Ms. Murphy to write Mr. Kuhn letter to explain project status.

Hillview Order of Conditions: No update was given.

Bylaw Revision: Ms. Sroczynski made editing changes to the Bylaws. The Authority reviewed them. *Motion to accept Bylaws as presented Barbaro/Goodrich 3-0 Approved @ 5:57 pm.*

**New Business:**



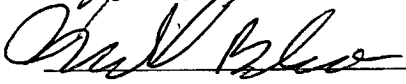
None for this meeting.

**Adjournment:** *Motion to adjourn: Barbaro/Goodrich 3- 0 Approved 5:55pm.*

**Meeting Adjourned at 5:57 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

  
  
  
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