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## Winchendon Redevelopment Authority

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Winchendon, MA 01475

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### **Executive Session Minutes** **Regular Meeting** **Thursday December 14, 2017**

**Members Present:** David Connor, Kenneth LaBrack, Michael Barbaro, Dennis Casavant, and Leston Goodrich

**Members Absent:**

**Others Present:** Jenelle Sroczyński; Recording Secretary, Stephen Cefinlo, Cypress Creek Representative

*Motion to move into Executive Session Barbaro/Casavant*

*Roll Call: Casavant-yes, Barbaro-yes, LaBrack-yes, Goodrich-yes, Connor-yes 5-0 approved at 5:15pm.*

**Meeting called to order: 5:15 p.m.**

#### **New Business:**

Mr. Cefinlo is in attendance as a representative for Cypress Creek. He is filling in for Mr. Massa who is away on family business. He informed the Authority the project is moving forward, and he is here to continue negotiations. The original project entailed the entire 68 acres, he is now interested in 60 acres. There is still some concern regarding the buffer zone needed for facilities that children frequent, and residential areas. He also stated that "host communities" are entitled to the 3% kickback from sales as income. The Authority is still interested in leasing the entire 68 acres. Mr. Cefinlo informed the members that California folks are ready to go and he has been receiving lots of positive feedback. Once the acreage is identified the lease proceedings will move forward. Mr. Connor stated the main reason for the Industrial Park was to create jobs. There are two 5 acre lots that could be developed and create jobs. The Authority would like a commitment for job creation and would like a contingency on the lease that parcels would revert back to Authority if jobs are not created. Mr. Cefinlo stated the solar project would need two years for due diligence. The Planning Board is looking at zoning and bylaws. The Authority's property on Lincoln Ave. may still be a possibility for solar as well. Wetlands will need to be looked at. Mr. Hickey has lease and he can change acreage back to 68. If lease is in order the Authority would be able to vote during January meeting. Mr. Barbaro suggested that once rent monies are realized, the Authority should set aside some funds to deal with blighted properties. He also suggested using some

funding to help small businesses. Mr. Connor is also interested in pursuing the Community Preservation Act for the town.

*Motion to leave Executive Session Barbaro/Goodrich*

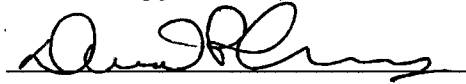
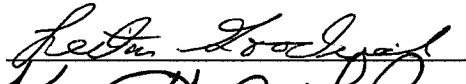
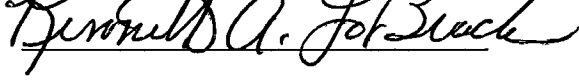
*Roll Call: Casavant-yes, Labrack-yes, Barbaro-yes, Goodrich-yes Connor-yes 5-0 Approved at 5:39 pm.*

**Adjournment:** *Motion to adjourn: Goodrich/Barbaro: 5- 0 Approved. 5:38pm.*

**Meeting adjourned at 5:39 p.m.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

  
  
  
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