



RECEIVED

NOV 20 2018

WINCHENDON TOWN CLERK

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

Minutes Special Meeting Thursday November 1, 2018 4th Floor Conference Room

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

Members Absent:

Others Present: Keith Hickey, Town Manager, Jenelle Sroczynski, Recording Secretary, Tracy Murphy, Director of Development, Darlene Rossi, Realtor, Paul Grazewicz, Engineer

Meeting called to order: 5:00 pm.

Unfinished Business:

Hillview Business Park Update: Mr. Grazewicz is in attendance. He is presenting another sub division drawing for the Authority to review. There are a few issues that have arisen with the new plan. The first issue is, the proposed cultivation facility will not fit on the 6 acre parcel, due to the wetlands and shape of the lot. Mr. Grazewicz is looking for guidance and direction from the Authority as to how to proceed with lot delineations. There is the possibility of extending the 6 acre lot into the area below the wetlands to provide suitable space and parking. Mr. Hickey has spoken with the possible tenants and they still are very interested in the lot. The issue with extending the lot to the back section is the increase in road construction costs. The roadway would have to meet town standards. The second issue is the Authority may lose the 3.6 acre parcel as another potential buildable lot if the cultivation facility is pushed back. And lastly, the wetlands constrict the proposed solar project as well. The Authority will have to explore the most viable option(s) for the lots. There will be discussion with the Conservation Commission as well regarding the wetland issue. Drainage issues will also need to be addressed. There is a possibility Mr. Enright's parcel could provide additional access. However, that may spark difficulty with MA DOT in regards to safety and curb cuts. *Motion to modify site plan for cultivation facility Goodrich/Barbaro no vote was taken and motion was withdrawn.* Mr. Hickey suggested inviting the potential builders of the facility to the next meeting to determine what they would specifically need for their building. *Motion to invite cultivation tenants to November's WRA meeting Goodrich/Barbaro 5-0 approved @2:41pm.*

New Business:

Ms. Rossi is in attendance to present the Authority an offer on the Woodlawn Street parcel. The offer is for \$15,000, with a few minor contingencies. This offer is from a new contractor. The Authority would like Ms. Rossi to reach out to the previous contractor who offered \$20,000. Mr. Goodrich questioned whether there were any water/sewer betterments on the property. There are not. The Authority reiterated that the buyer will be responsible for closing costs. *Motion for Ms. Rossi to present a counter offer of \$19,000 and allow Chairman Connor to negotiate selling price not lower than \$17,000 Barbaro/Labrack 5-0 Approved @ 2:50 pm.*

Adjournment: *Motion to adjourn: Barbaro/Goodrich 5-0 Approved 2:51pm.*

Meeting Adjourned at 2:53pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:





