

RECEIVED

MAR 11 2019

WINCHENDON TOWN CLERK



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308
Fax: 978.297.5411

Minutes Regular Meeting Monday February 21, 2019 4th Floor Conference Room

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

Others Present: Keith Hickey, Town Manager, Jenelle Sroczynski, Recording Secretary,
Darlene Rossi, Realtor, Terry Lupien, Realtor, Warren Field, Developer, Art Amenta Resident

Meeting called to order: 5:01 pm.

Approval of Minutes:

*Motion to approve the minutes of the 1-14-2019 Regular Meeting Goodrich/LaBrack 3-0
Approved, @ 5:01pm.*

Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and National Grid were approved. *Motion to pay Jenelle Sroczynski and National Grid Goodrich/LaBrack 3-0 Approved, @5:02pm.*

The Financial Reports were approved. *Motion to approve Financial Reports LaBrack/Goodrich 3-0 Approved @ 5:03pm.*

Unfinished Business:

Woodlawn Ave. Parcel: Ms. Rossi is in attendance to brief the Authority on the status of Woodlawn Ave. She presented the members with a packet containing current market information. The current list price remains at \$21,000. There have been 2 offers on the property, both were rejected by the Authority. Ms. Rossi is hoping the lot will become more lucrative to a buyer as the deed rider has been removed. She has reached out to the builder who had previously made an offer, no interest was shown. She stated the average sales price is \$16,000. She intends to list the property as "potential new construction." That coupled with the arrival of the spring mark will hopefully spark some interest.

199 Baldwinville Road: Mr. Field and Ms. Lupien are present to speak to the upcoming sale of the newly constructed home. The Authority will realize a 3% return of the assessed value of the property upon closing. This is the last property this will happen with as the deed rider has been removed. The closing attorney is asking for the rider to be released prior to closing as this will resolve the title issue. Mr. Connor will not be available to sign necessary docu-

ments. *Motion to have Mr. Goodrich sign any and all documentation related to the deed rider release in the absence of Mr. Connor LaBrack/Connor 3-0 Approved @ 5:21pm.* Mr.

Goodrich to go to Morin Real Estate to sign documents.

Hillview Business Park Update: There was no update on the survey or cannabis lab. The Massworks Grant is still in progress. Weston Roots is working on a building modification from 100,000 square feet to 50,000 square feet. If this is the case the building can move closer to the cul-de-sac and reduce the cost of the roadway.

Spring/Glenallen St. Park Updates: Project will move forward in the spring.

EcoEarth Recycling: Mr. Hollenbeck will remain in the rented space, if it is allowed. This item to be removed from the agenda.

Planning and Development: Ms. Murphy received a letter from Mrs. Hiyam Makarios expressing interest in putting a food truck at the bike path for the summer. She currently operated a food truck in Rindge, NH. She serves a variety of Mediterranean food and would like to operate 2 days per week. Ms. Murphy to invite to next meeting.

Town Manager Issues:

Mr. Hickey is hoping to have the Glenallen/Spring Street Park transferred to the Town in the Fall.

New Business:

No New Business

Adjournment: *Motion to adjourn: Goodrich/LaBrack 3- 0 Approved 5:30pm.*

Meeting Adjourned at 5:31pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:





