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MAY 13 2019

WINCHENDON TOWN CLERK

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes

Regular Meeting

Monday April 8, 2019

2nd Floor Auditorium

Members Present: David Connor, Les Goodrich, Mike Barbaro

Members Absent: Dennis Casavant, Ken LaBrack

Others Present: Keith Hickey, Town Manager, Jenelle Sroczynski, Recording Secretary, Tracy Murphy, Director of Development

Meeting called to order: 5:01 pm.

Approval of Minutes:

Motion to approve the minutes of the 3-11-2019 Regular Meeting Goodrich/Barbaro 3-0 Approved, @ 5:02pm.

Bills, Communication and Financials:

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

The Financial Reports were approved. Mr. Connor noted the payment for the deed rider for 199 Baldwinville Rd. was received and deposited. *Motion to approve Financial Reports Barbaro/Goodrich 3-0 Approved @ 5:03pm.*

Unfinished Business:

Hillview Business Park: The solar project will not be taking place. The Authority is able to retain the \$5,000 deposit. The development cost for the roadway/site work for the marijuana company has skyrocketed from an initial estimate of \$400,000 to \$1,000,000. The need for relocation to the other site was due to the buffer requirements for Mylec and the topography. Mr. Hickey expressed his dissatisfaction with the engineering company and their lack of experience with this type of project. The engineer will be back in touch with Mr. Hickey regarding roadway modifications. The additional costs could be added to the Massworks Grant application. There is a need for a business to be on board with the developing the location for the application to be submitted. If the grant is awarded, and the company can't make the construction numbers work, they are not bound to stay in Winchendon. Mr. Hickey is hoping to have an answer this week. Mr. Grazewicz was in looking for additional information regarding the storm water calculations. Ms. Murphy had no additional information. Ms. Murphy

informed the Authority of a potential second business being interested in the site if the marijuana development falls through. She has been in touch with Sean Pepper of DR Poulin Construction and will keep abreast of the possibility. The grant application is ready to be submitted, it just needs business endorsements. Mr. Connor informed the Authority that their sign at Hillview was destroyed by the recent wind storm. Replacing the sign is critical to advertising the site for business development. *Motion to replace existing sign with comparable sign Goodrich/Barbaro 3-0 Approved @ 5:17pm.* Amount to be determined. Ms. Murphy to coordinate with Mr. Gallant to get information on sign replacement.

Woodlawn Ave. Parcel: Chairman Connor emailed the Authority a draft letter from Ms. Rossi is looking for some direction for approaching abutters with the possibility of purchasing the land. Now that it has been determined the lot isn't buildable, the value has decreased dramatically. The ultimate goal is to get the parcel back on the tax roll. *Motion to market the parcel at \$1,000 or best offer Barbaro/Goodrich 3-0 Approved @ 5:22 pm.* Mr. Connor will inform Ms. Rossi.

Spring/Glenallen St. Park Updates: Noel's Nursery is open for the season. Mr. Gallant will coordinate with the nursery regarding plantings. The berms are being laid. There are 10-15 pieces of granite to be placed. Paving quotes are being sought. The food truck vendor that was interested in renting space can't be approved by the Board of Health as she is not associated with a commercial kitchen or have the proper licenses. Ms. Murphy to advertise on the Town's web page, Facebook, and The Gardner News. If a vendor is found the lease terms will need to be reviewed due to the higher than expected utility charges.

Planning and Development: A new planning agent has been hired.

Town Manager Issues:

Mr. Hickey is interested in turning over Poland and Streeter Schools along with the Deihl property to the Authority. He will be seeking a town meeting vote. Mr. Hickey, Ms. Murphy, and Mr. Connor have met with MVOC. MVOC is interested in converting Poland and Streeter Schools into veteran housing. The Executive Director is trying to secure funding. Mr. Hickey is working with the EPA to clean up the Deihl property. Asbestos testing is underway. There may be Brownfield funding to help with clean up costs.

New Business:

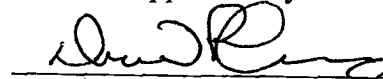


No New Business

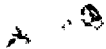
Adjournment: *Motion to adjourn: Barbaro/Goodrich 3-0 Approved 5:38pm.*

Meeting Adjourned at 5:39 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:



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