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SEP 9 2019

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Winchendon Redevelopment Authority109 Front Street
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Minutes
Regular Meeting
Monday August 12, 2019
4th Floor Conference Room

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

Members Absent: Mike Barbaro

Others Present: Tracy Murphy, Director of Planning & Development, Jenelle Sroczyński, Recording Secretary, Doneen Durling, Reporter, Karissa Moore, Realtor

Meeting called to order: 5:00 pm.

Approval of Minutes:

*Motion to approve the minutes of the 7-8-2019 Regular Meeting as amended
Goodrich/Casavant 4-0 Approved @ 5:01pm*

Bills, Communication and Financials:

The invoices for Jenelle Sroczyński, National Grid, and JATA were approved. *Motion to pay
Jenelle Sroczyński, National Grid, and JATA LaBrack/Casavant 4-0 Approved @5:02pm.*

The Financial Reports were approved. *Motion to approve Financial Reports
Goodrich/LaBrack 4-0 Approved @ 5:03pm.*

Unfinished Business:

Hillview Business Park: Ms. Murphy presented the Authority with sign samples in line with the Branding and Wayfinding Plan. The Authority sign would "kick-off" the project. Ms. Murphy has asked Permaline for 2 quotes, one utilizing the current posts, and one with new posts. The sign will be one-sided containing the Town Seal, Clyde, and contact information being the Planning and Development Office.

Ms. Murphy has been in contact with Mr. Grazewicz. No additional fees are owed for the engineering work as there was an inability to obtain the original plan for stormwater analysis. TEC will take over the engineering work.

There is no update on the lease development.

Ms. Murphy gave the Authority handouts for the building requirements and development schedule for both Weston Roots and Rooterman. These documents were submitted with the MassWorks Grant. The grant was submitted in July. The grant request was for 1.8 million

with a total investment of 12.6 million. Ms. Murphy is hopeful if the grant is received, and with an aggressive permitting schedule through her office the project could be underway August of 2020. Ms. Murphy expects to hear about the grant award in the fall.

Spring/Glenallen St. Park Updates: The sprinkler system has been installed, the loam is spread, and the light is installed. Noel's Nursery will be on site 8-19-19 to do plantings. The sprinkler system will water all new plantings. Hydroseeding will take place when all planting is complete. Side walk prep and paving will follow. The dedication ceremony is scheduled for October 12, 2019 at 9am. If the Authority would like to extend an invitation to anyone, give information to Ms. Murphy. Invitations will be going out shortly.

Food Vendor: Mr. Kennedy paid his August rent late, and did not pay the security deposit portion. He has expressed an interest in moving to the IGA parking lot. He was informed that he would have to start the permitting process again. Mr. Kennedy needs to give the Authority a notice in writing that he is breaking his lease. Mr. Hickey will reach out to Mr. Kennedy.

Plug In Stations: The stations are not activated as the parking lot is not completed. Ms. Murphy informed the Authority that the total cost to them for a full charge is \$1.21, including the 10% fee for Horizon Solutions. There will be a scrolling message on the stations stating "Welcome this EV sponsored by the Winchendon Redevelopment Authority." Ms. Murphy to check with other communities on rates and penalties in the event a vehicle stays plugged in longer than the allotted time. Hopefully the stations will be up and running for the dedication ceremony.

Park Transfer: No update was provided.

Planning & Development Updates: Fall Fest is well underway. Thirty spots are still available. Ms. Murphy will be bringing the FY 20 CDBG proposal to the Authority in the late fall. The ADA Transition Plan survey is still available to be filled out.

Town Manager Issues:

Ms. Murphy informed the Authority that MVOC will be presenting the concept plan for the Poland and Streeter Schools at an upcoming BOS meeting. MVOC has an OPM on board, and they are very excited about this project. Mr. Hickey is hoping to have an article on the warrant for the fall town meeting.

New Business:

Karissa Moore is in attendance. She is a local realtor with 20 years of experience with land sales. She is interested in working with the Authority to sell the parcels. Mr. Connor explained that many parcels are unbuildable or land locked. Ms. Moore explained that for a fee the Authority could list parcels on MLS and various agents, buyers, and investors she has access to will see listings. The Authority will take this under advisement and item will be placed on the agenda for September.


Electrical Box: All damage has been repaired, and a new door has been installed. A new padlock will need to be ordered.

Adjournment: *Motion to adjourn: LaBrack/Casavant: 4-0 Approved 5:50pm.*

Meeting Adjourned at 5:44 pm.

Respectfully submitted by:

Minutes Approved By:

 Jenelle Sroczynski
Board Secretary

