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WINCHENDON TOWN CLERK

## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes **Regular Meeting** **Monday September 9, 2019** **4th Floor Conference Room**

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

**Members Absent:** Derinis Casavant

**Others Present:** Keith Hickey, Town Manager Jenelle Sroczynski, Recording Secretary

**Meeting called to order:** 5:00 pm.

#### Annual Meeting

*Motion to delay annual meeting and nomination of officers until full board is present  
Goodrich/Barbaro 4-0 Approved @ 5:00 pm.*

#### Approval of Minutes:

*Motion to approve the minutes of the 8-12-2019 Regular Meeting Goodrich/Barbaro 3-0 Approved, 1 Abstention @ 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/Barbaro 4-0 Approved @ 5:02pm.*

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

#### Unfinished Business:

Hillview Business Park: There is no new information regarding the entrance sign. Chairman Connor reiterated that Paul Grazewicz has completed his work and there are no other monies owed to him. The three lots still need to be delineated. If the MassWorks grant is approved, a portion of the road development fees may be covered. The lease for Weston Roots is still in draft form. Terms of lease and rent charges need to be reviewed. The Authority may have a market analysis done to determine value and appropriate rent. The Authority realizes the goal is job creation not revenue. Chairman Connor stated the Authority may be interested in purchasing an abutting parcel to Commercial Drive to gain access and remove the right of way, and remove the need for an additional cut. Mr. Hickey to ask Ms. Murphy to scale a

building on the lot to determine set-backs and usable space if parcel is purchased. Mr. Barbaro is interested in including Authority land parcels in the upcoming town auction. Mr. Hickey stated the auction is in 6 weeks, and feels this is cutting it to close to include parcels in this auction. There will be another auction in the spring. The Authority's goal is to have a list of parcels generated by the January 2020 meeting. This action item to be listed under unfinished business on upcoming agendas. There was no update on the building requirements. Rooterman is still looking to purchase the lot they are interested in.

Spring/Glenallen St. Park Updates: The hydroseeding and plantings are completed. The park is looking wonderful. The dedication will take place on October 12, 2019. Picnic tables are scheduled to be placed on the property within the next couple of weeks. The new parking area is not open yet as the new grass is not suitable for foot traffic. There is still interest in an electronic marquis sign for the park. Mr. Hickey may be able to secure funds through an available IT grant.

Plug In Stations: The stations are not activated as the parking lot is not open yet. Once the grass has filled in the lot will be open.

Food Vendor: Mr. Kennedy has vacated the property without notice. A new vendor will be sought in the spring.

Park Transfer: Mr. Hickey hopes to have this completed during the spring town meeting.

Planning & Development Updates: No update was provided.

#### **Town Manager Issues:**

Mr. Hickey informed the Authority that MVOC will be making a presentation to the Board of Selectmen on September 23, 2019. Their plan for the Poland and Streeter Schools will be discussed. Mr. Hickey intends to present a warrant article for the transfer of the schools to the Authority at the fall town meeting. An agenda will be posted for a Special Meeting of the Authority for 9-23-2019. Mr. Hickey also stated the EPA has been on site at the Deihl property. Demolition of the property should be completed by the end of September. Once the property is cleaned up, it may be transferred to the Authority for redevelopment.

#### **New Business:**

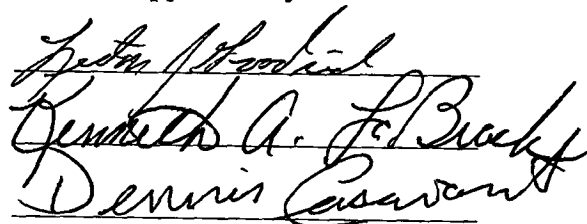
The October meeting falls on Columbus Day. *Motion to reschedule October meeting to Tuesday the 15<sup>th</sup>, Goodrich/Barbaro 4-0 Approved @ 5:37 pm.*

**Adjournment:** *Motion to adjourn: LaBrack/Goodrich: 4-0 Approved 5:38pm.*

**Meeting Adjourned at 5:40 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:



25. 11. 18

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