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WINCHENDON TOWN CLERK

## Winchendon Redevelopment Authority

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Winchendon, MA 01475

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### Minutes

#### **Annual/Regular Meeting Tuesday November 12, 2019 4th Floor Conference Room**

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

**Members Absent:**

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

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

#### Annual Meeting

The Authority needed to fill the Secretary position. Mr. Goodrich nominated Mr. Connor. Mr. Connor accepted. *Motion to accept Mr. Connor as Secretary Barbaro-Casavant 5-0 Approved @ 5:00 pm.*

#### Approval of Minutes:

*Motion to approve the minutes of the 10-15-2019 Annual/Regular Meeting Barbaro/LaBrack 3-0 Approved @ 5:05pm*

#### Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and National Grid were approved. *Motion to pay Jenelle Sroczynski and National Grid Barbaro/LaBrack 5-0 Approved @5:04pm.*

The Financial Reports were approved. *Motion to approve Financial Reports Barbaro/LaBrack 5-0 Approved @ 5:05pm.* It was also noted the Authority is in receipt of a \$6,357 payment which represents the 3% deed rider kickback for the resale of 19 Vine Street, Winchendon.

#### Unfinished Business:

Hillview Business Park: Mr. Hickey told the Authority the MassWorks Grant was not awarded. Mr. Hickey has reached out to various state agencies to ask if there were any unallocated funds available for the road construction project. There are no funds at this time. Mr. Hickey presented a proposal from DPW Director Al Gallant for the construction of a driveway vs a roadway for the marijuana developers to gain access to the parcel needed to con-

struct their facility. The cost of the driveway is \$272,000. The cost includes everything but ledge removal. There is a known ledge at Hillview Business Park with both Mylec and the original roadway encountering issues. Mr. Hickey to inquire with engineers for any information that may be available. Several options were discussed regarding funding the driveway. The Authority has previously taken a line of credit to fund projects, the marijuana developers could upfront the cost and have the rent payment adjusted, or the developers could purchase the parcel outright and develop the roadway, with the sales price being adjusted. Mr. Connor pointed out retaining ownership is a benefit so the other 2 parcels can be developed at a later time. If the driveway is built a waiver will need to be sought from the Planning Board. The Authority recognizes the long-term benefit to the community of development and job potential is paramount. Mr. Hickey will reach out to marijuana developers for a firm commitment for project before any expense is incurred.

There was no update on the entrance sign. Mr. Hickey to ask Ms. Murphy.

Spring/Glenallen St. Park Updates: Mr. Hickey is still looking to transfer ownership to the town at the spring Town Meeting. There is still interest in installing a marquis sign. A waiver will be needed from the ZBA. Mr. Hickey will also need to speak to Ms. Grout. There is \$100 in the security deposit bank account from the food vendor which should be transfer to the money market account. *Motion to transfer \$100 Barbaro/LaBrack 5-0 Approved @ 5:38 pm.*

Plug In Stations: The stations are operational. Ms. Murphy can provide a report as to activity.

WRA Parcels: This item was not discussed.

Planning & Development Updates: No update was provided.

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

The Poland/Streeter School transfer warrant article passed at the fall Town Meeting. Mr. Hickey has spoken with Town Counsel regarding the RFP that will be issued in early December. The intention of the project is to create low income housing for veterans. Mr. Hickey to reach out to MVOC and inform them of RFP timeline.

#### **New Business:**



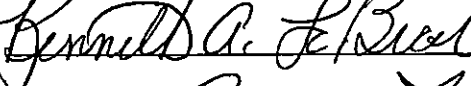
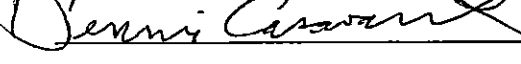
There was no new business.

**Adjournment:** *Motion to adjourn: LaBrack/Casavant: 5-0 Approved 5:43pm.*

**Meeting Adjourned at 5:45pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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