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Winchendon Redevelopment Authority

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Minutes

Regular Meeting

Monday December 9, 2019

4th Floor Conference Room

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

Members Absent: Mike Barbaro

Others Present: Keith Hickey, Town Manager, Jenelle Sroczynski, Recording Secretary, Al Gallant, DPW Director.

Meeting called to order: 5:00 pm.

Approval of Minutes:

Motion to approve the minutes of the 11-12-2019 Regular Meeting LaBrack/Connor 4-0 Approved @ 5:15pm

Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and National Grid were approved. *Motion to pay Jenelle Sroczynski and National Grid LaBrack/Casavant 4-0 Approved @5:02pm.* Ms. Sroczynski informed the Authority she had spoken with Mr. Hickey regarding the annual invoice for the audit. Mr. Hickey will process through town budget.

The Financial Reports were approved. *Motion to approve Financial Reports Connor/LaBrack 4-0 Approved @ 5:12pm.* Mr. Hickey to have Assessor confirm parcel issues for the Authority.

Unfinished Business:

Hillview Business Park: There was no update on the new WRA sign to be installed. The survey portion of the project is complete and can be removed from the agenda. Mr. Hickey reiterated to the Authority the MassWorks Grant was not awarded. Mr. Hickey has spoken with the marijuana developers. They have not stated they are abandoning the project, however they may be exploring other options. The engineering firm quoted a price around \$900,00 for road construction. There is still the option of constructing a driveway to gain access to the parcel. The proposed cost from DPW Director Al Gallant for the construction of a driveway is \$272,000. The cost includes everything but ledge removal. There is the remaining issue of the dirt pile left on site by Mr. VanDyke. Mr. Gallant can rent an excavator and have one of

his men working there to relocate the dirt pile. The cost of the rental would be approximately \$8,000. There is a known ledge at Hillview Business Park with both Mylec and the original roadway encountering issues. If the Authority decided to rent the excavator, Mr. Gallant can drill the test holes for the ledge during that time. This way the Authority will know exactly what it will take to construct a driveway, run water lines, and potential building issues. Mr. Goodrich questioned why more than one business can't utilize the same driveway. It was explained the zoning at Hillview is commercial/industrial vs. residential and the bylaws are different. The Authority wants to promote new business and jobs in the town and would like to see this project succeed. Mr. Gallant will reach out to Mr. Van Dyke to ask about him removing the dirt pile. If that is not successful the Authority will remove. *Motion to approve up to \$8,000 for rental of an excavator, test hole drilling, dirt pile removal, and driveway construction Connor/LaBrack 4-0 Approved @ 5:33 pm.*

Mr. Goodrich to reach out to Ms. Rossi to inquire on marketing School Street property.

Mr. Hickey informed the Authority there is a second marijuana cultivator interested in a WRA property. They are interested in the old dump site, off of Lincoln Ave. Ext. There is 3 phase power and water close to the site. This may be a better option than the stump grinding business as no ground will be disturbed, hence not invoking EPA issues.

Spring/Glenallen St. Park Updates: The Authority is interested in running an ad for a food vendor for the spring. *Motion to have Ms. Murphy run a Facebook ad for a food vendor Connor/Casavant 4-0 Approved @ 5:35.*

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

WRA Parcels: As mentioned earlier there needs to be clarification on some parcels, as to ownership. Mr. Hickey to check with Assessor and Town Clerk for town vote and transfer information.

Planning & Development Updates: No update was provided.

Town Manager Issues:

There were no issues.

New Business:

There was a request from Mr. Barbaro to possibly move the monthly meeting time as he has started a new job and is unable to attend the monthly meeting. After a brief discussion the Authority decided to keep the meeting at the same time. Mr. Hickey to inform Mr. Barbaro.

Adjournment: *Motion to adjourn: LaBrack/Connort: 4- 0 Approved 5:48pm.*

Meeting Adjourned at 5:49pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:


