



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

Minutes **Regular Meeting** **Monday November 16, 2020** **Via Remote Participation**

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

Members Absent:

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

Meeting called to order: 5:04 pm

Approval of Minutes:

Motion to approve the minutes of the 10/19/2020 Regular Meeting Barbaro/LaBrack 4-0 Approved, @ 5:08 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski, was presented. *Motion to pay Jenelle Sroczynski, Barbaro/LaBrack 4-0 Approved @ 5:08pm*

Financial Reports:

Motion to approve the financial reports as presented Barbaro/ LaBrack 4-0 Approved @ 5:09pm.

Ms. Sroczynski mentioned a check was received from Charge Point for the charging stations at the Bike Path. Mr. Hickey noted the town will now be paying the National Gird bill at the path, and subsequently feels the income generated from the charging stations should go to the town. *Motion for the town to recognize the income from the charging stations as of December 1, 2020 Connor/Barbaro 4-0 Approved @ 5:14 pm.* Ms. Murphy to look into what paperwork would need to be change in order for the town to take over the stations.

Old Business:

Hillview Business Park:

Sign- No update was provided. Ms. Murphy stated and RFP has been initiated.

Gravel Pile: No update was provided.

Plan for Subdivision/Viability: No update was provided.

Spring Street Park:

Bike Statue: The bike has been placed at the bike path.

Transfer to Town: Mr. Hickey to check with Attorney Glennly on progress of transfer.

Planning & Development Updates:

Ms. Muphy has reached out a few times to Renewable Sun Partners regarding the potential solar project. No response has been received. Ms. Murphy stated more funding has been received for 4 Summer Drive. This will be used for additional testing and remediation of the site. A microbrewery is still being planned, and the Goodspeed building may be utilized as well. The Poland and Streeter School project is progressing. MVOC is in the process of obtaining their comprehensive permit through the ZBA, and their letter of eligibility through DHCD. This project will provide 44 units of affordable housing for Winchendon. Mr. Connor inquired if Cathy's house is included in the affordable unit count for the town. Ms. Murphy to look into it. There is a community outreach meeting for the marijuana cultivation facility to be located on West Street. Their business model is projecting 16 million in revenue per year, with the town realizing 3% -or- 2 million dollars. Mr. Hickey stated this would be a "game changer" for Winchendon with the new revenue stream, and would allow for many roads to be fixed. The facility is planning on installing solar panels on their roof, and will not be utilizing town water. Ms. Murphy stated the Franklin Street project is in its final phase, and 2 Juniper Street received their special permit. The retail marijuana shop on Spring Street is moving along as well. Ms. Murphy is working on the easements for the Central Street project.

New Business:

Mr. Barbaro inquired if it is necessary to meet every month if nothing new is on the agenda. He feels it's a waste of time if issues don't need immediate attention. Mr. Connor feels it is important to keep the monthly meetings as stated in the WRA Bylaws. Mr. Barbaro stated the Bylaws could always be changed. Mr. Connor stated that should be done at the annual meeting, which is held in September. Mr. Goodrich suggested discussing it at next month's meeting.

Adjournment: *Motion to adjourn: Barbaro/LaBrack 4-0 Approved 5:35pm.*

Meeting Adjourned at 5:35 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

