



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes Regular Meeting Tuesday February 16, 2021 Via Remote Participation

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

**Others Present:** Stephen Delaney, Town Manager, Tracy Murphy, Director of Development, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary

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

#### Approval of Minutes:

*Motion to approve the minutes of the 12/21/2020 Regular Meeting Barbaro/LaBrack 4-0 Approved, @ 5:01 pm.*

#### Bills and Communications:

The invoice for Jenelle Sroczynski, was presented. *Motion to pay Jenelle Sroczynski, Barbaro/LaBrack 4-0 Approved @ 5:01pm*

#### Financial Reports:

*Motion to approve the financial reports as presented Barbaro/ Connor 4-0 Approved @ 5:04pm.* It was noted the Authority received a check from the sale of 154 Mill Street, and a check from ChargePoint for the charging stations at the bike path. Ms. Murphy to change payee for ChargePoint as the Town is now in possession of the park.

#### Old Business:

Hillview Business Park:

Sign: Mr. Goodrich informed the Authority that anyone can make the sign. Ms. Murphy is in possession of the prototypes/dimensions the sign will need to conform to. She will share these with the Authority. Once the weather improves the Authority will install sign to help market parcel (s).

Gravel Pile: DPW Director Brian Croteau and Ms. Murphy have reviewed the location of the pile utilizing the GIS. The GIS validity was brought into question. Due to the snow the exact location will have to be explored in the spring. It appears most of the pile resides on land owned by Olympic Realty Trust. Mr. Croteau has had no contact with the owner Frank Demaris. Mr. Croteau is confident he and a few on his men can move the pile. The Authority

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may incur a cost for the removal. Authority members feel Mr. Van Dyke should be responsible for any cost. The Authority is interested in placing a lien on Mr. Van Dyke's parcel for any cost incurred. It was noted by Ms. Murphy that Mr. Van Dyke started to relocate the pile to fill in wetlands he was digging out. The Town ordered a cease and desist and all work stopped. Mr. Connor explained to Mr. Croteau the Authority granted Mylec a 10' slope easement, so the roadway would be 40' beyond the slope. The Authority is interested in having the road "defined."

Plan for Subdivision Viability: No update was provided.

Spring Street Park:

Transfer to Town: All transfer paperwork has been signed.

**Planning & Development Updates:**

Ms. Murphy is working to secure grant funding for Bull Spit Brewery to be located at 4 Summer Drive. They have also purchased the Good Speed building for future use. The reconstruction of Railroad Street utilizing CDBG funding will be starting this summer. Ms. Murphy informed the Authority that COVID relief grants are still available to businesses. Green Communities grant is wrapping up and a new round is about to be applied for. Central Street reconstruction will begin in 2022. Easement requests from owners have been slow to come in. Fall Fest is still up in the air. There can be no crowd control, a COVID assessment will happen closer to the event.

**New Business:**

Sale of 154 Mill: Sale is completed. The Authority realized a check in the amount of \$9,360, which represents the 3% deed rider. Ms. Murphy asked if the 3% is based on the sales price. The Authority confirmed.

Security Deposit Transfer: Mr. Connor did contact the bank and he didn't hear back. He will reach out again.

Ms. Murphy informed the Authority an RFP for a food vendor at the bike path will be issued on the 20<sup>th</sup>. The Authority hopes Ms. Capone will get the award.

Mr. Barbaro mentioned he would be interested in having the Authority purchase the IGA building, and apply for Mass Development Grants. Mr. Connor said he thinks the current owner purchased it for 1 million dollars, and has put about that much into improvements. Ms. Murphy said the owner is only interested in renting the space to an established business, and they will only entertain a 10 year lease. Mr. Connor recently attended a HEAL Winchendon meeting and feels they may be a good fit. Ms. Murphy to invite Miranda Jennings to next meeting.

**Adjournment:** *Motion to adjourn: Connor/Barbaro 4-0 Approved 5:32pm.*

**Meeting Adjourned at 5:32pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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