



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes **Regular Meeting** **Monday March 15, 2021** **Via Remote Participation**

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

Others Present: Tracy Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary, HEAL Winchendon Members Miranda Jennings, Molly Velasco, Jane Lapointe, Dawn Casavant, Ayn Yagel, Angelina Dellasanta, Marijuana Consultants/Developers John Padellaro, Steve Cefalo, Fred Massa

Meeting called to order: 5:02 pm

Motion to take agenda items out of order Barbaro/Connor 3-0 Approved @ 5:04 pm.

New Business:

Heal Winchendon members are in attendance to present a power point presentation to the Authority. HEAL is a community movement who's acronym originally stood for Healthy Eating Active Lifestyle, but has progressed to Hope Empower Access Live. Part of HEAL Winchendon's mission is to improve food access, health, and quality of life for Winchendon residents. Winchendon has been deemed a food desert and has one of the highest disease burdens in the State. These factors coupled with the economic status of residents make Winchendon a prime spot for a "Food Hub". Some of the goals of the Food Hub are social inclusion and economic empowerment. The coordinators of the Hub include resident circle leaders, community partner organizations, and youth change makers. The hope is to have Winchendon residents spend their food dollars in town, keeping the money local. The stages of the food system are: Production-Processing and Distribution-Retail-Eating, Educating, and Engaging-Recovery, Recycling, and Waste. Winchendon's biggest issue is with distribution. A brick and mortar site is needed. This concept is coming at a perfect time as it compliments the newly approved Master Plan, and aligns with its goals. The Immaculate Heart of Mary Church is the temporary location for the Hub. Winchendon also has a large farming community, which is a great asset. HEAL is looking to partner with the Authority to access potential locations and grant funding. There is funding available through Mass Development for utilizing vacant buildings. Seed money may be needed when grants are applied for. The Authority is open to a partnership with HEAL. An RFP will be drafted for potential properties. HEAL will come back to the Authority when more information is available.

Old Business:**Hillview Business Park:**

John Padellaro, Steve Cefalo, and Fred Massa are in attendance as there is a renewed interest in the Hillview sight for a marijuana growing facility. Mr. Padellaro is a cannabis business consultant with access to a new round of investors. The prior project failed due to the lack of infrastructure needed to gain access to the lot. This does not seem to be an issue this time around. The proposal is for a 100,000 square foot growing facility, along with a 30,000 to 40,000 square foot distribution center. This would bring 100-130 new jobs to the area. The Authority would like to see Winchendon residents given priority for employment. This is in line with the Authority's mission of development and job creation. The consensus is the investors would like to purchase the lot out right versus a lease agreement. The Authority will need to do some research to determine what a fair market price would be. An easement will have to be included in the sale as the Authority will have to maintain access to another parcel it own. The town will also benefit from a 3% surcharge from a Community Host Agreement. There are other facilities in town, no opposition from local boards is anticipated. A TIF agreement is also possible, although that would need to be brought to a town vote. More information will be discussed at next month's meeting, or a special meeting if needed.

Sign: This is on hold pending sale of land.

Gravel Pile: No update was provided.

Approval of Minutes:

Motion to approve the minutes of the 2/16/2021 Regular Meeting Connor/Barbaro 3-0 Approved, @ 6:21 pm.

Bills and Communications:

The invoice for Jenelle Sroczyński, was presented. *Motion to pay Jenelle Sroczyński, Barbaro/Connor 3-0 Approved @ 6:21pm*

Financial Reports:

Motion to approve the financial reports as presented Barbaro/ Connor 3-0 Approved @ 6:22 pm.

Planning & Development Updates:

Ms. Murphy applied for the Shared Streets Grant through MA DOT for sidewalk reconstruction from Maple Street to the schools. Bus shelters are also included. MA Development application was submitted for the remediation of 4 Summer Drive. The scope was modified.

Adjournment: *Motion to adjourn: Connor/Barbaro 3- 0 Approved 6:31pm.*

Meeting Adjourned at 6:32pm.

Respectfully submitted by:
Jenelle Sroczyński

Minutes Approved By:

Board Secretary
