



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes Regular Meeting Tuesday May 18, 2021 Via Remote Participation

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

**Members Absent:**

**Others Present:** Justin Sultzbach, Town Manager Jenelle Sroczynski, Recording Secretary, Marijuana Consultants/Developers Steve Cefalo, Fred Massa, Attorney Eric Hagstrom

**Meeting called to order:** 5:03 pm

#### Approval of Minutes:

*Motion to approve the minutes of the 4/20/21 Regular Meeting LaBrack/Connor 5-0 Approved, @ 5:07 pm. Motion to approve the minutes of the 4/26/21 Special Meeting LaBrack/Barbaro Approved @ 5:07 pm.*

#### Bills and Communications:

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

#### Financial Reports:

*Motion to approve the financial reports as presented Barbaro/ LaBrack 5-0 Approved @ 5:08 pm.*

#### Unfinished Business:

Hillview Business Park:

Steve Cefalo, Fred Massa, and their Attorney Erik Hagstrom are in attendance to discuss their proposal to purchase land at Hillview Business Park. Mr. Cefalo explained that he has been contemplating the best way for the Authority to maintain access to the 11 acre parcel located behind the parcel he is interested in purchasing. Mr. Cefalo is proposing the entire 69 acres of land be purchased. The deed would include a lease in perpetuity for the Authority to maintain access to their parcel. The wetlands containing the old growth trees which the Conservation Commission is interested in would be deeded back to the town in order to protect the trees. The lease in perpetuity would remain on the parcel regardless of future sales of the property. Mr. Connor is still interested in putting solar or wind power on the 11 acres as the wind study yielded some of the best wind in the area. Mr. Connor suggested coupling with Mr. Cefalo

and Mr. Massa with leads they may have for solar/wind developers, and the Authority would be agreeable to a financial benefit for both parties. Bemis road could also be used as a second access point if needed. This will be discussed after the marijuana facility is up and running. Mr. Massa asked the Authority if the previous letter of intent was acceptable. Mr. Connor agreed it was after Atty. Glenn drafts a letter with the changes discussed above and the Authority has time to review. Atty. Glenn will be back from vacation next week. A special meeting of the Authority can be scheduled to expedite the process. *Motion to accept Letter of Intent pending changes per discussion Barbaro/LaBrack 5-0 Approved @ 5:23 pm.*

**New Buisness:**

Ms. Rossi will be attending next month's meeting to discuss the 3% Deed Rider attached to a parcel located on Baldwinville State Road and Mill Glen Road. Mr. LaBrack would like to see the reinstatement of the 3% and 5% deed riders on future land sales. This item along with tax title parcels will be on next month's agenda. Mr. Barbaro announced he has a new email account. It is michaelbarbaro63@gmail.com

**Planning & Development Updates:**

No updates were provided

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

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

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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