

Approved 10-18-21



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes Regular Meeting Monday September 20, 2021

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

**Others Present:** Justin Sultzbach, Town Manager, Tracy Murphy, Director of Planning & Development, Jenelle Sroczynski, Recording Secretary

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

#### Re-organization of Board:

This is the annual meeting of the Authority. It is customary for the Board to re-organize. Mr. Connor nominates Mr. LaBrack for Chairman, and Mr. Goodrich for Vice-Chair. Nomination was seconded by Mr. Barbaro. *Motion to accept nominations Connor/Barbaro 4-0 Approved @ 5:01pm.* Mr. Connor nominated Mr. Barbaro for Clerk. *Motion to accept nomination Connor/Goodrich 4-0 Approved @ 5:02.*

#### Approval of Minutes:

*Motion to approve the minutes of the 7/19/2021 Regular Meeting Barbaro/Connor 4-0 Approved @ 5:03 pm.*

#### Bills and Communications:

The invoices for Jenelle Sroczynski and Howard Bono were presented. *Motion to pay Jenelle Sroczynski and Howard Bono Barbaro/Connor 4-0 Approved @ 5:03pm*

#### Financial Reports:

*Motion to approve the financial reports as presented Barbaro/ Connor 4-0 Approved @ 5:05 pm.*

#### Unfinished Business:

Hillview Business Park:

The P&S has been signed and the \$5,000 deposit has been received. The Community Host Agreement has been finalized and is awaiting signatures. Attorneys have paperwork and sale is progressing.

Deed Riders: The Authority is interested in re-establishing the 5% deed rider on commercial property sales, and the 3% deed rider on residential sales. This is the only source of income the Authority has until land parcels are given by the Town for resale/redevelopment purposes.

The Authority realizes it may be an issue for some buyers to secure funding if the deed rider is in place. Those will be addressed on a case by case basis. *Motion to re-establish deed riders on future sales Connor/Barbaro 4-0 Approved @ 5:08 pm.*

**Planning & Development Updates:**

Ms. Murphy presented her yearly update to the Board of Selectman. Her presentation is on the Town's website if the Authority would like to review. Ms. Murphy is looking for a Board to take over the ribbon cutting ceremonies for new businesses. Mr. Connor is interested and feels this is the type of activity the Authority should be involved in. Mr. Connor would like to be more forward thinking and mentioned the potential for small business loans. All Authority members are happy to take over the responsibility of ribbon cuttings. Ms. Murphy stated the Fall Fest is in full swing and scheduled for October 9<sup>th</sup>. She is still looking for volunteers.

**New Business:**

Webster Street Parcel: There is still an issue with determining who has ownership of the parcel. There is no record of a town vote turning the parcel over to the Authority. The Authority feels it is the owner as it has spent several thousands of dollars on maintenance. Mr. Sultzbach has no issue with putting this as an article on the spring town meeting. There is also interest from New Hampshire for tying into their rail trail system.

Lincoln Ave Parcel: The town is trying to determine what if any part of the parcel is buildable. There is no history through DEP. Ms. Murphy will be in contact with Tighe & Bond as they have the last well monitoring. Ms. Murphy has a map of where the wells are capped. The location of the dump will need to be determined and DEP will have to approve activity on the lot, and a clean 21E will be needed to develop. Power and water are available. Sewer could be tied into. The Authority could fund a study if needed.

Beech Street Parcel: Mr. Sultzbach told the Authority of his plan to improve the corner of Beech Street and Front Street. The 4C Garage marks the gateway to the downtown business district, and as of now is an eye sore. He has plans to tear the garage down and make a park. This will also address the drainage issues. A Phase I & II study will need to be completed. The Finance Committee has donated the funds to do the assessment. There is also a chance the town could receive the building next door to the garage. This would be a great property to rehab and sell. It would add to the town's affordable units. Mr. Connor mentioned partnering with Monty Tech. Ms. Murphy will be looking into grant funding. Mr. Sultzbach is looking to transfer the property at town meeting. *Motion to accept transfer Connor/Barbaro 4-0 Approved @ 5:30pm.*

**Town Manager Updates:**

Mr. Sultzbach reminded the Authority the Special Town Meeting is scheduled for November 9<sup>th</sup>. His other issues were addressed under new business.

**Adjournment:** *Motion to adjourn: Connor/Barbaro 4-0 Approved 5:38pm.*

**Meeting Adjourned at 5:39pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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