

Approved 1-24-22

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Minutes Regular Meeting Monday November 15, 2021

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

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

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 10/18/2021 Regular Meeting Barbaro/Goodrich 3-0, Approved @ 5:01 pm.

Bills and Communications:

The invoices for Jenelle Sroczynski and Eagle Leasing were presented. *Motion to pay Jenelle Sroczynski and Eagle Leasing Barbaro/Goodrich 3-0 Approved @ 5:01pm*

Financial Reports:

Motion to approve the financial reports as presented Goodrich/Barbaro 3-0 Approved @ 5:02 pm. Ms. Sroczynski mentioned a notice was received from Athol Savings Bank. The security deposit account has been inactive. *Motion to maintain security deposit account Goodrich/Barbaro 3-0 Approved @ 5:03pm.*

Unfinished Business:

Hillview Business Park:

Mr. Sultzbach has spoken with Mr. Massa. A full wetlands survey is being formalized. The work should be completed and submitted within the 90 day window. A 10 day extension may be needed if issues arise. The Authority has decided to take a "wait and see" approach before an extension is approved. Financing is also being finalized. Everyone is anxious to get shovels in the ground, and the project should be full force in the spring. Mr. Sultzbach is confident papers can be passed without the meets and bounds being in place. The sign design is still being

worked on. Mr. Sultzbach to speak with Mr. Croteau regarding DPW cleaning up the site. Lincoln Ave. Parcel: No update was provided. Tighe and Bond will provide information as they research it.

Webster St. Parcel: Mr. Sultzbach has walked the property with Mr. Cloutier. The construction crew for the Central Street project will be utilizing the lot as a lay space for staging their equipment. They have agreed to do minor improvements to the parcel to compensate the town. Exact ownership is still in question. Mr. Sultzbach is planning on submitting an article on the annual town meeting warrant to transfer the parcel to the Authority.

Beech St. Parcels: Vote passed at town meeting. The transfer is being finalized. The garage property is being cleaned up. There may be some left over items that will need to be disposed of. Mr. Sultzbach has reached out to Monty Tech to inquire if they may be interested in doing the rehab work on the 2 family site. A walk through of the property will be scheduled for Authority members to assess the condition of the property.

Planning & Development Updates:

Ms. Murphy and Mr. Croteau are working on a Safe Routes To School Grant. This will improve the sidewalks around Toy Town Elementary School. Ms. Murphy is looking for a letter of support from the Authority. *Motion to sign letter of support Goodrich/Barbaro 3-0 Approved @ 5:17 pm.*

Town Manager Updates:

Mr. Sultzbach would like the Toy Town Community Partnership to become a sub-committee/ad hoc committee of the Authority. The partnership has a limited active membership. The missions of each group compliment each other. The TTCP needs a public participation component when applying for grants, or needing a public meeting. Mr. Barbaro suggested appointing an Authority member as a TTCP member. Mr. Sultzbach to explore this further and advise the Authority on the best way to proceed.

New Business:

Mr. LaBrack mentioned the next scheduled meeting is December 20th. Being a holiday week the meeting has been cancelled. The January 2022 meeting falls on Martin Luther King Day. This meeting has been rescheduled to January 10, 2022.

Adjournment: *Motion to adjourn: Barbaro/Goodrich 3- 0 Approved 5:34pm.*

Meeting Adjourned at 5:35pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
