

Winchendon Redevelopment Authority
109 Front Street
Winchendon, MA 01475

Minutes
Regular Meeting
Monday January 24, 2022

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

Others Present: Justin Sultzbach, Town Manager, Tracy Murphy, Director of Planning & Development, Jenelle Sroczynski, Recording Secretary, Fred Massa, Steve Cefalo, Developers

Meeting called to order: 5:00 pm

Motion to take agenda items out of order Barbaro/Connor 4-0 Approved @5:00 pm

Unfinished Business:

Hillview Business Park:

Fred Massa and Steve Cefalo are in attendance to discuss the new wetlands delineation map. The drawings are final, but not yet stamped as the outcome of the meeting will determine the direction of the drawings. There are 4 lots (A-D) depicted on the map along with the wetlands. Mr. Massa and Mr. Cefalo based on the new drawings are interested in purchasing Lot D. This lot is approximately 23 ½ acres. The proposed buildings on the map are only a representation of what is needed, and not exactly what will be built. This also represents what can be done without a variance. A special permit will still need to be secured. Mr. Massa made it clear that they reserve the right to go before the Conservation Commission to seek relief on wetlands. They can ask for 5,000 feet of reclamation under state law. Mr. Massa is also asking for guidance regarding the entry on Bemis Road. Could it be used as a primary access or will it need to be a secondary entry with a crash gate for emergency vehicles? If Lot D is purchased the Authority would still have buildable land open for other business options. The CAD codes would be made available to the Authority. Mr. Cefalo stated they may be interested in purchasing Lot C in the future for expansion. Mr. Massa stated they would like to secure first right of refusal on future sales of open lots. Mr. Barbaro asked why they are not purchasing the entire lot now, and can develop area as they see fit? It was mentioned a donation of land could be made to the Conservation Commission to keep as wetlands. Mr. Sultzbach made it clear approval is not contingent on a land donation. Mr. Sultzbach would actually prefer to keep the land on the tax rolls. Mr. Massa and Mr. Cefalo are interested in securing the land deal tonight. They have an application pending with the Commonwealth and it is imperative this gets done. Mr. Massa also reminded the Authority of the expense of putting in the driveway/road. He expects the cost to be 2.5-3 million dollars. Easements and road maintenance agreements will need to be discussed. Ms. Murphy added there will need to be some definition around the driveway vs roadway. There are some "hoops" that will need to be gone through, but they are completely achievable. Mr. Connor stated his interest in the wind study. Mr. Massa and Mr. Cefalo are willing to look into it at a later time. *Motion*

to sell Lot D as presented on new map contingent on creation of access road with utilities, maintenance plan, and deeded in perpetuity, for original sales price Connor/Barbaro 4-0 Approved @ 5:24 pm. Motion to have Vice-Chairman Goodrich sign any and all documentation regarding land sale Barbaro/Connor 4-0 Approved @ 5:25 pm.

Approval of Minutes:

Motion to approve the minutes of the 11/15/21 Regular Meeting Barbaro/Connor 4-0, Approved @ 5:26 pm. Motion to approve the minutes of the 12/13/21 Special Meeting Barbaro/Connor 4-0 Approved @ 5:26 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Barbaro/Connor 4-0 Approved @ 5:28pm*

Financial Reports:

Motion to approve the financial reports as presented Connor/Barbaro 4-0 Approved @ 5:29 pm. Ms. Sroczynski mentioned a was received for a land sale on Stoddard Road. Ms. Murphy to let Ms. Sroczynski know what lot so it can be removed from the land parcel register.

Planning & Development Updates:

Ms. Murphy stated Ms. Boucher and Ms. Muroz will be present at the next meeting to give an update on the big toy project.

Town Manager Updates:

None for this meeting

New Business:

Mr. LaBrack stated the annual report for the Authority has been completed. *Motion to accept annual report as presented Connor/Barbaro 4-0 Approved @ 5:31 pm.*

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

Meeting Adjourned at 5:33pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
