



Winchendon Redevelopment Authority

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Minutes

Regular Meeting

Monday July 18, 2022

1-3 Beech St., Winchendon, MA

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

Others Present: Justin Sultzbach, Town Manager Jenelle Sroczynski, Recording Secretary, Rick Ward, Selectman, Cindy Boucher, TTCP Member, Brian Croteau, DPW Director.

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 6-22-22 Regular Meeting Barbaro/Goodrich 4-0 Approved, @ 5:08 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski, was presented. *Motion to pay Jenelle Sroczynski Barbaro/LaBrack 4-0 Approved @ 5:10pm*

Financial Reports:

Motion to approve the financial reports as presented Barbaro/Goodrich 4-0 Approved @ 5:11 pm.

Unfinished Business:

Hillview Business Park: The P&S is still in the works. There were issues with the engineering documents being late, therefore the permitting paperwork has been pushed back. Mr. Sultzbach expects the Authority to have cash in hand by September.

Lincoln Ave: No update was provided.

Beech Street: The Board of Selectmen have voted in favor to transfer the parcel to the Authority. The meeting is being held on site for an initial walk-through of the house. The property is in disrepair and will need extensive rehab work. Mr. Sultzbach would like to have the garage demolished prior to winter. On the space where the garage is located a small park area is being planned. Room needs to be left for retention drainage from Beech Street. Public art may also be added, along with a lighted sign. Mr. Barbaro would like to see the lot split before the house is sold or rehabbed. There is some concern as the parcels are in a flood plain. Before the Authority makes a final decision as to sell as is or potentially rehab, then sell prop-

erty they would like more information. *Motion for Mr. Sultzbach to reach out to Darlene Rossi of Morin Real Estate for estimate on sales price Connor/Goodrich 4-0 Approved @ 5:48 pm. Motion to have Mr. Sultxbach to have appraisal done of property Connor/Barbaro 4-0 Approved @ 5:49 pm.*

New Buisness:

Ms. Boucher is in attendance to discuss the update on the toy project for Central Street. A survey was sent out and about 200 responses were received. There were only 2 businesses that showed interest. One was Belletetes, and the other was Tighe Mathieu. Mr. Mathieu's lot has since been sold to Walgreens. Belletetes is interested in having a large scale saw on their property. Ms. Boucher suggested a piggy bank at Athol Savings Bank, and perhaps a book at the library. Ms. Boucher and Mr. Sultzbach have to meet to discuss design and consistency. Mr. Sultzbach wants to ensure the art is aesthetically pleasing and compliments the town. Robinson-Broadhurst has provided funding for the project.

Planning & Development Updates:

No updates were provided

Adjournment: *Motion to adjourn: Goodrich/Barbaro 4- 0 Approved 5:55pm.*

Meeting Adjourned at 5:55 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
