



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes **Regular Meeting** **Monday August 15, 2022** **4th Floor Conference Room**

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

Others Present: Justin Sultzbach, Town Manager Jenelle Sroczynski, Recording Secretary

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 7-15-22 Regular Meeting Goodrich/Barbaro 4-0 Approved, @ 5:00 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski, was presented. *Motion to pay Jenelle Sroczynski Connor/Goodrich 4-0 Approved @ 5:01pm*

Financial Reports:

No financial reports were presented.

Unfinished Business:

Hillview Business Park: The P&S is not ready yet.. There were issues with the posting for the Conservation Meeting as the computers at Town Hall were down. The NOI to the EPA, Endangered Species Division was not included. The Commission opened the meeting and continued it until September 8, 2022. The Planning Board meeting is scheduled for August 16, 2022. Mr. Sultzbach expects the Board to conditionally approve the plan, while waiting on the Conservation Commission's approval. Mr. LaBrack will try to attend to represent the Authority. Mr. Goodrich and Mr. Wante will have to recuse themselves from the vote. Methuen Construction is still the contractor. The Authority wants to be sure they are not selling the entire piece of property. There seems to be a question regarding parcel "C" on the plan. Mr. Sultzbach asked the Authority if they would like to renegotiate as the original agreement has lapsed. The Authority does realize the benefit of having this project progress in terms of business and job growth. *Motion to have Mr. Sultzbach negotiate parcel "C" on Authority's behalf Connor/Barbaro 4-0 Approved @ 5:09 pm.*

Lincoln Ave: No update was provided.

Beech Street: Mr. Sultzbach has met on site with Realtor Darlene Rossi. She will be working on an appraisal. The property needs to be cleaned out and the yard needs to be manicured. Mr. Sultzbach has spoken to DPW Director Croteau to ask if the DPW crew could be utilized. It will cost approximately \$2,000 for the overtime for the crew. The garage portion is about 95% empty. And, a utility pole has been relocated so wires won't run across the park area. Mr. Sultzbach feels it will be about \$90,000 to remove garage and haul away. *Motion to pay for DPW clean up of \$2,000 Connor/Goodrich 4-0 Approved @ 5:15 pm. Amended motion to give Mr. Sultzbach permission to spend up to \$3,000 for clean up and appraisal Connor/Goodrich 4-0 Approved @ 5:16 pm.*

Webster Street: In a holding pattern. There may be grant money, or if the CPA passes town meeting, to connect the bike path to New Hampshire.

Community Park: The park is progressing.

The Authority discussed the bridges in town that are in need of repair. There is a trust fund for such repairs that may be able to be utilized.

New Buisness:

No New Business for this meeting.

Planning & Development Updates:

No updates were provided

Adjournment: *Motion to adjourn: Goodrich/Barbaro 4- 0 Approved 5:26pm.*

Meeting Adjourned at 5:27 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
