



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308  
Fax: 978.297.5411

### Minutes

#### Regular Meeting

Monday February 27, 2023

4<sup>th</sup> 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 1-23-23 Regular Meeting Connor/Barbaro 4-0 Approved @ 5:01 pm. Motion to approve the minutes of the 1-30-23 Special Meeting Barbaro/Goodrich 4-0 Approved @ 5:02 pm.*

#### Bills and Communications:

The invoices for Jenelle Sroczynski, The Town of Winchendon, and Shwartz/Silver Architects were presented. *Motion to pay Jenelle Sroczynski, Barbaro/Goodrich 4-0 Approved @ 5:03 pm. Motion to pay Town of Winchendon, Goodrich/Barbaro 4-0 Approved @ 5:03 pm. Motion to pay Shwartz/Silver Architects, Goodrich/Barbaro 4-0 Approved @ 5:04 pm.*

#### Financial Reports:

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

#### Unfinished Business:

Hillview Business Park: Mr. Sultzbach informed the Authority a closing date still has not been established by Attorney Glenn. Mr. Sultzbach will be in touch with both the buyers attorney and Attorney Glenn to push the closing along. The Authority wants to expedite this process.

Lincoln Ave: No update was provided.

Beech Street. The offer to purchase that was accepted by the Authority has since been rescinded. The potential buyers felt the repairs were more than they could afford. Ms. Rossi has put the property back on the market and has several showings scheduled. The Authority recognizes time is on their side and there is no rush to sell the property. The clean-up of the

garage is underway. Mr. Sultzbach noted he could try to apply for a Brownfield Grant. They are typically awarded in November. The Authority has the proposal from Trident Environmental for the clean up of Beech Street. The proposal is for \$12,23.26. *Motion to accept proposal from Trident Environmental Barbaro/Goodrich 4-0 Approved @ 5:19 pm.* The barrels and lifts are scheduled to be removed on March 1, 2023 at 8 am. Mr. Barbaro mentioned the possible construction of a skate board park on the site of the garage. Options may be explored in the future.

Webster Street: Mr. Sultzbach is waiting to hear back on grant opportunities.

Community Park: No update was provided.

Toy Project: The Robinson-Broadhurst grant funding is still available. An amendment may be written to change the direction of this project. The Authority along with Mr. Sultzbach would like this project to be streamlined and have it bring a historical value to Winchendon.

**New Buisness:**

No updates were provided

**Towm Manager Updates:**

Mr. Sultzbach reminded the Authority of the Special Town Meeting scheduled for March 13, 2023. He is also looking into the possibility of Black Bridge Dam becoming a source of Hydropower. He feels there is a good opportunity for a Hydroplant. This project is in the conceptual stage and more information will be sought after.

**Planning & Development Updates:**

Mr. Sultzbach briefed the Authority that he has had difficulty filling the Director of Development roll. He asked the Authority if they have missed having someone in the position. The Authority has not. Mr. Sultzbach is the Executive Director of the Authority and is the first point of contact. Mr. Sultzbach stated he will be assuming the grant wrting/processing, and Ms. Roberts will run the Planning Office.

**Adjournment:** *Motion to adjourn: Connor/ Barbaro 4- 0 Approved 5:41pm.*

**Meeting Adjourned at 5:43pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

---

---

---

---