



## Winchendon Redevelopment Authority

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### Minutes Regular Meeting Monday March 20, 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, Brian Croteau, DPW Director, Darlene Rossi, Realtor, Joshua Therrien and Dominic Giancaterino, Developers

**Meeting called to order:** 5:00 pm

#### Approval of Minutes:

*Motion to approve the minutes of the 2-27-23 Regular Meeting Barbaro/Goodrich 4-0 Approved @ 5:01 pm.*

#### Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski, Goodrich/barbaro 4-0 Approved @ 5:02 pm.* Mr. Connor informed the Authority that he had conversation with Fire Chief Smith and the invoice for Schwartz/Silver Architects was over-paid. A new invoice is forthcoming.

#### Financial Reports:

The financial reports were presented. *Motion to approve the financial reports Barbaro/Goodrich 4-0 Approved @ 5:03 pm.*

*Motion to take agenda items out of order Goodrich/Barbaro 4-0 Approved @ 5:03 pm*

#### Unfinished Business:

Beech Street: Mr. Croteau briefed the Authority he has bid out the removal of the garage. The lowest bid was from Burgess Construction for \$39,800. This is for demolition of the garage down to the slab. The Town will be keeping the garage doors. The price reflects disposal. Mr. Croteau has the demolition contract and abatement forms. *Motion to have Chairman LaBrack sign any and all forms regarding abatement and demolition of the Beech Street garage Connor/Goodrich 4-0 Approved @ 5:07 pm.* The next step is to notify DEP, and there is

a 10 day waiting period. The Conservation Commission is requiring hay bales and a silt fence. Mr. Croteau feels the cost will be minimal.

Ms. Rossi is in attendance to present the Authority with three offers for 11 Beech Street. A handout was presented outlining the conditions of each offer. The Authority has decided to discuss in executive session. Ms. Sroczynski to post a meeting for March 22, 2023 at 6pm for Executive Session to discuss offers.

Hillview Business Park: Mr. Sultzbach has been in contact with Atty. Glenney. The P&S contained all lots, and needed to be revised to Lot 3 only. Mr. Massa and his Attorney are ready to close and the certified vote from the Authority has been processed. The closing is anticipated for sometime this week.

Lincoln Ave: Mr. Sultzbach, Mr. Newton, Mr. Croteau, Mr. Wolski, and Mr. Abare have had a site visit to the property. A formal proposal to purchase the property may be forthcoming. The best route to take legally is being reviewed as well.

Webster Street: No update was provided.

Community Park: No update was provided.

Toy Project: This is an ongoing project. The Authority may reach out to Winchendon History and Cultural Center's President, Mr. Don O'Neil for information/input on historic events to showcase.

#### **New Buisness:**

Mr. Barbaro would like to add an item to April's agenda. He is interested in searching for a new attorney for the Authority. Ms. Sroczynski mentioned the April 2023 meeting date falls on Patriots Day. The Authority decided to move the meeting to April 18, 2023. Mr. LaBrack briefed the Authority he intends to send a letter requesting a donation from Stone-Ladeau funeral home for the Flag Program. More flags are going to be needed to line Central Street due to the increase in light poles. Mr. LaBrack will be seeking additional donations. Mr. LaBrack provided the Authority the hand out Ms. Sackett produced regarding the Master Plan items the Authority is in charge of. The Authority will take items under advisement.

#### **Towm Manager Updates:**

No update was provided

#### **Planning & Development Updates:**

No update was provided

**Adjournment:** *Motion to adjourn: Connor/ Barbaro 4– 0 Approved 5:44pm.*

**Meeting Adjourned at 5:45pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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