



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308  
Fax: 978.297.5411

### Minutes Regular Meeting Monday, September 11, 2023 4<sup>th</sup> Floor Conference Room

**Members Present:** David Connor, Les Goodrich, Mike Barbaro, Garrett Wante

**Members Absent:** Ken LaBrack

**Others Present:** Bill McKinney, Interim Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary, Jane LaPointe, Citizen, Fred Massa and Steve Cefoli, Developers

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

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

#### Update Hillview Business Park:

Fred Massa and Steve Cefoli are in attendance to brief the Authority on the progress of their project at Hillview. Mr. Massa stated things are progressing well, and they are in the final negotiations and legal stages with their financial partner. Construction is slated for just after the new year, starting with site work, leveling the lot, and road work. The initial road will be gravel due to the equipment traveling on it. Utilities will be run to all sites. Mr. Croteau stated this will be a private road. Retention areas will be built around the wetlands. Mr. Massa stated they will start growing prior to the full project being completed, as greenhouses will be constructed first. Mr. Barbaro asked if there are intentions on selling the project once completed. Mr. Cefoli said it was too early to know for sure, either way there will be a continued relationship with the Town. All permits are in place, and the project is anticipated to yield 100-140 new jobs. It is anticipated that by the end of 2025 the project will be in full swing. Mr. Connor asked when a next update can be provided. New information will be presented at the November 13, 2023 meeting.

*Motion to move back to regular agenda items Barbaro/Connor 4-0 Approved @ 5:19 pm.*

#### Approval of Minutes:

*Motion to approve the minutes of the 8-21-23 Regular Meeting Barbaro/Connor 4-0 Approved @ 5:20 pm.*

**Bills and Communications:**

The invoices for BETA and Jenelle Sroczyński were presented. *Motion to pay BETA and Jenelle Sroczyński, and to re-write the check for Jonny Appleseed Trail Barbaro/Connor 4-0 Approved @ 5:21 pm.* Mr. Connor asked Mr. Croteau to explain the BETA invoice. Mr. Croteau explained this was for work to clean the lot on Beech Street.

**Financial Reports:**

The financial reports were presented. *Motion to approve the financial reports Barbaro/Wante 4-0 Approved @ 5:28 pm.* Mr. Wante will go to Athol Savings Bank to request a stop payment on initial check for Jonny Appleseed Trail. Mr. Goodrich informed the Authority he has made a request to the Assessor's Office to compile a list of parcels the Authority owns. He will present list once received.

**Unfinished Business:**

Lincoln Ave: No update was provided.

Beech Street Park: this is a work in progress. Mr. Connor and Mr. LaBrack met with Historical Society Member Guy Corbosiero to ask for input and ideas for the park's design. There are many businesses that can be depicted at the park that utilized the river. Mr. Connor has photos he will email to the Authority. Ms. Lapointe suggested a QR code to scan and do a variation of self-guided tours. Mr. Barbaro suggested holding a meeting at the Historical Society to discuss possibilities.

Webster Street: Mr. Croteau stated he is still waiting on the survey. This will be a project that begins in the spring. He will conduct the bidding process through the winter. As a side note, the DCR signed an agreement for the Winchendon Community Park, this too is a work in progress.

**Planning & Development Updates:**

No updates were provided

**Town Manager Updates:**

No update was provided.

**New Business:**

The Authority needs to reorganize. Mr. Connor stated Mr. Labrack is looking to step down as Chairman. *Motion to make the following nominations:*

*Mike Barbaro, Chairman*

*Les Goodrich, Vice-Chairman*

*Ken LaBrack, Treasurer*

*Garrett Wante, Secretary*

*Connor/Wante 4-0 Approved @ 5:49 pm.*

Mr. Barbaro read an email from Elaine Muroz regarding the dissolution of the Toy Town Community Partnership. Ms. Muroz feels a suspension of the partnership is better than a complete dissolution as there are many projects happening that may need them. *Motion to suspend the TTP and possibly move under another umbrella of the town Barbaro/Connor 4-0 Approved @ 5:53 pm.*

The Authority would like to see a Public Comment section included on the agenda. The new agenda item will be listed after the financial reports.

**Adjournment:** *Motion to adjourn: Barbaro/Connor 4– 0 Approved 5:58pm.*

**Meeting Adjourned at 5:59pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

---

---

---

---