



Approved 9-20-21

WINCHENDON TOWN CLERK
RCUD SEP 22 2021 AM10:13

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Minutes **Regular Meeting** **Monday July 19, 2021**

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

Others Present: Justin Sultzbach, Town Manager, Tracy Murphy, Director of Planning & Development, Jenelle Sroczynski, Recording Secretary, Marijuana Consultants/Developers Fred Massa, and Steve Cefalo

Meeting called to order: 5:00 pm

Approval of Minutes:

*Motion to approve the minutes of the 6/21/2021 Regular Meeting Connor/LaBrack 4-0
Approved @ 5:00 pm. Motion to approve the minutes of the 7/14/2021 Special Meeting
Connor/LaBrack 3-0 Approved, 1 Abstention @ 5:00 pm.*

Bills and Communications:

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

Financial Reports:

*Motion to approve the financial reports as presented Connor/ LaBrack 5-0 Approved @ 5:02
pm. Ms. Sroczynski to change Ms. Murphy's spending account limit to \$3,000.*

Unfinished Business:

Hillview Business Park:

Fred Massa, and Steve Cefalo are in attendance to discuss the purchase of a parcel of land at Hillview Business Park. They would like to purchase an additional 7 acres, to bring the total up to almost 20 acres. Mr. Massa commented the additional purchase will increase jobs and revenue for the town. This would make the facility one of the largest employers of Winchendon. The purchase would allow for two buildings on the site, one for cultivation and one warehouse. It will also ease the pressure on the lot itself. They are willing to give crash gate access and prepare the road for an emergency vehicle on the bike path, as there is presently only access from the Gardner side. The Authority is interested in additional compensation for the land. The appraised value was discussed. Mr. Massa commented he has issues with the appraisal as small lots were used as comps and those lots usually sell for more. Mr. Massa and Mr. Cefalo want to get the deal done. They are willing to accept all previous

terms that were agreed upon, including the 5% deed rider that will remain in perpetuity on the parcel. Mr. Sultzbach mentioned his concern with the resale value in regards to the 5% if the land is sold before it is developed. The Authority would lose income if this was the case. Mr. Massa offered \$50,000 for the additional 7 acres. The original 11 acres will remain at the agreed sales price of \$100,000. The Authority is also interested in having the dirt pile removed at the buyers expense. If the town removed the pile it would be an expense of about \$8,000. Mr. Massa offered the Authority \$152,500 for the land, removal of dirt pile, and emergency access to the trail. *Motion to accept offer as presented Connor/LaBrack 4-0 Approved @ 5:17pm.* Both parties are pleased with the outcome. Ms. Murphy commented as soon as plans are ready to reach out to schedule pre development meetings. Mr. Goodrich mention both he and Mr. Wanted sit on the Planning Board so discussion will have to happen regarding the situation.

Town Manager Updates:

Mr. Sultzbach got Ms. Murphy up to date on the interest of the Lincoln Ave Parcel. DEP will be scheduled to do Phase I testing.

Planning & Development Updates:

The Complete Streets grant was approved. This will be funding the intersection and sidewalk project of Maple St. by CVS. Mr. Connor would like to partner with the town as the WHA owns property abutting the project, where a retaining wall needs to be addressed. Ms. Murphy to let Tighe & Bond know.

Mr. Connor mentioned he would like to see the land at the water pump house at Hillview be maintained. The Authority originally paid for the tree removal and mowing and it has since grown back. Mr. Sultzbach to speak to Mr. Croteau.

No August meeting is scheduled for this time. It will be up to Mr. Goodrich to call one if needed.

Adjournment: *Motion to adjourn: LaBrack /Wante 4– 0 Approved 5:29pm.*

Meeting Adjourned at 5:30pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:
