



Winchendon Redevelopment Authority

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Minutes **Regular Meeting** **Monday, August 21, 2023** **4th Floor Conference Room**

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

Members Absent: Garrent Wante

Others Present: Bill McKinney, Interin Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary, Jane LaPointe, Citizen, Darlene Rossi, Realtor, John Micklus, Operations Manager, Oppure Oil Company, Ann Savoie, Office Manager, Oppure Oil Company.

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 7-17-23 Regular Meeting Barbaro/Goodrich 4-0 Approved @ 5:00 pm.

Bills and Communications:

The invoices for BETA and Jenelle Sroczynski were presented. *Motion to pay BETA and Jenelle Sroczynski, Barbaro/Goodrich 4-0 Approved @ 5:01 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve the financial reports Barbaro/Goodrich 4-0 Approved @ 5:01 pm.*

Motion to take agenda items out of order Barbaro/Goodrich 4-0 Approved @ 5:02 pm.

Unfinished Business:

Beech Street: Mr. Croteau informed the Authority initial soil tests have been completed. Additional testing is recommended by MA DEP and BETA. Mr. Croteau is in receipt of the proposed cost of retesting. The sample and labs are \$1800 and the characterization is \$14500., for a total of \$16300. Mr. Croteau recommends the re-test due to what is in the ground. A deed restriction will be applied once work is done. Mr. Croteau also explained the water wheel will be located on the garage side in a make shift pond. *Motion to allow Mr.*

Croteau to enter into contract with BETA on behalf of the WRA Goodrich/Barbaro 4-0 Approved @ 5:05pm.

Hillview: Unfortunately Mr. Massa has COVID, and Mr. Cefelio is out of the country so no update is available. Ms. Roberts will invite to next meeting. *Motion to invite Winchendon Grows, LLC to September 11, 23 meeting, Goodrich/Barbaro 4-0 Approved @ 5:07pm.*

Planning & Development Updates:

Ms. Roberts informed the Authority the Solar Storage projects are progressing, and Fall Fest is well underway.

Motion to return to order of agenda items Barbaro/Goodrich 4-0 Approved @ 5:10pm.

Unfinished Business Continued:

Lincoln Ave Parcel: Ms. Rossi, Mr. Micklus, and Ms. Savoie are in attendance to express Oppure Oil's interest in the parcel of land located at 275 Lincoln Ave. to house their proposed new tank facility. Mr. Hatzopoulos, Owner of Oppure Oil did walk the Hillllview parcel and expressed some concerns with big trucks pulling in and out of 140 as this is already an area with accident issues. He is also concerned with the private way needing to be built, and the weight of the trucks that will be utilizing the roadway. Mr. Micklus expressed the company feels 275 Lincoln Ave. would be a much better fit. A complete proposal was handed out to Authority members. Mr. Croteau also feels the location would be perfect. A 21E study has already been completed, and the parcel is zoned industrial. There is 3 phase power and the water and sewer lines are sufficient to handle the business needs. Oppure Oil will still plan on building a garage and have 4 tanks on site. Two for oil, one for diesel, and one for biofuel. Oppure Oil is trying to get ahead of the new heating standards that are trying to be implemented. As of now, there are no filling terminals in town, unlike surrounding towns. Oppure Oil would like to keep business in town. Upon completion this will be a 2 million dollar facility. The parcel will need to be placed on the Fall Town Meeting warrant for a vote to transfer to the Authority. If the vote passes, the turnaround time for sale would be relatively quick.

Webster Street: Mr. Croteau is working with the owner of Walgreens to gain access for the bike path on the paper road. It will be paved and lined accordingly. Construction is slated for the spring and should take approximately 2 months. Work will continue on the path up to Robbins Road.

Mr. Croteau informed the Authority he and Ms. Newton met with DCR. There may be some funding available for fishing docks at the Amphitheater. This may lead into an opportunity for kayak rentals and other water activities. This will be an ongoing process.

Town Manager Updates:

No update was provided.

New Business:

Mr. Connor stated he would like to see a spreadsheet of some sort with an updated list of the parcels the Authority owns. Ms. Sroczynski suggested an Authority member ask the Assessor's office for a complete list of parcels and she can make an up to date spreadsheet.

Adjournment: *Motion to adjourn: Connor/Goodrich 4-0 Approved 5:46pm.*

Meeting Adjourned at 5:47pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
