



Winchendon Redevelopment Authority

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Minutes **Regular Meeting** **Monday, November 20, 2023** **4th Floor Conference Room**

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

Members Absent:

Others Present: Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary, Fred Massa, Developer, Christopher Thrasher, Attorney

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 10-16-23 Regular Meeting Goodrich/LaBrack 3-0 Approved , 2 Abstentions @ 5:01 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Goodrich/Connor 5-0 Approved @ 5:01 pm.* Mr. Barbaro is in receipt of a notice of inactivity from Athol Savings Bank. This account was established as a security deposit holding account. Mr. Barbaro will sign document and return to bank to keep account active.

Financial Reports:

The financial reports were presented. *Motion to approve financial reports Connor/Goodrich 5-0 Approved @ 5:03 pm.* Land parcel register discussion will resume next month when Mr. McKinney is present.

Unfinished Business:

Hillview: Mr. Massa is present via zoom. He reported that since his last conversation with the Authority one issue had arisen, but it has since been resolved. There was a potential issue with an endangered species potentially living on the parcel. The state has given the "all clear" for construction to begin. Mr. Massa will forward report from the state to Ms. Roberts. Mr. Massa is requesting to be on the January 2024 agenda as he feels at that time he will be ready to reveal their partners, give a full report on the plan to move forward, and will be ready to

begin road construction. Mr. Massa will be working on permits, materials lists, and bonds. The host agreement is already in place. Mr. Massa doesn't feel there will be any issues with breaking ground during the winter to begin road construction. Mr. Massa is also proposing to the Authority that he and Mr. Cefalo have an exclusive agreement with the WRA to broker the sale of the remaining Hillview lots. They already have first right of refusal, and feel they would have success with selling the lots. They are proposing the park be named Winchendon Innovation Park. Mr. Connor asked for a written proposal along with resumes and credentials. Mr. Massa will forward.

Lincoln Ave: This parcel is slated to be transferred at the December 11, 2023 Special Town Meeting.

Beech Street Park: Mr. Thrasher is in attendance as legal representation for JET Investments. Mr. Thrasher contends the Authority misrepresented the property at 11 Beech Street as a two family dwelling unit, when in actuality it is a single family unit. Mr. Thrasher is asking the Authority to waive the 3% deed rider due to the alleged misrepresentation. Mr. Barbaro contends the Authority did not misrepresent the property in any way, and JET Investments could have pulled the proper permits to convert the property a 2 family unit, and chose not to do so. Mr. Thrasher stated this issue was holding up a potential sale. Mr. Croteau stated he saw a moving truck at the property all weekend, and feels the property already closed. The Authority asked if the property has sold, and if so for how much? Mr. Thrasher did not know. The Authority asked what was the change in value from a single to two family unit? Again, Mr. Thrasher did not have the information. Mr. Connor suggested adding language to the rider that states "3% of the assessed value or sale price, whatever is greater." A five minute recess was suggested so Mr. Thrasher could gather some information. *Motion to recess Connor/LaBrack 5-0 Approved @ 5:25 pm. Motion to resume meeting Connor/Goodrich 5-0 Approved @ 5:32 pm.* Mr. Thrasher informed the Authority the property had sold for \$317,500, which would result in a \$9,525 payment to the WRA. Mr. Barbaro stated that the point was moot as the sale had already transacted. The Authority feels that since JET Investments was able to purchase the property at such a low price that no loss was realized. Mr. Barbaro will entertain a motion to dismiss. *Motion to dismiss request to waive 3% deed rider on sale of 11 Beech Street Wante/LaBrack 5-0 Approved by roll call vote @ 5:36 pm.*

Webster Street: Mr. Connor asked Mr. Croteau about the beaver issue that had plagued Webster Street in the past causing flooding issues. Mr. Croteau stated the construction company that worked on Central Street had worked on the issue and it seems to be under control.

Planning & Development Updates:

No updates were provided

Town Manager Updates:

No update was provided.

New Business:

Penny Lee Dagoumas had asked for the 3% deed rider to be lifted on Map 10B4, Lot 12 on Baldwinville State Road. The Authority would like to discuss this with her in person. *Motion to not release 3% deed rider Wante/LaBrack 5-0 Approved @ 5:47 pm.* The Authority will continue to review these requests on a case by case basis.

Motion to reschedule the December 2023 meeting to the 18th Connor/LaBrack 5-0 Approved @ 5:53 pm.

Adjournment: *Motion to adjourn: Goodrich/Wante 5-0 Approved 5:57pm.*

Meeting Adjourned at 5:58pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
