



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes **Regular Meeting** **Monday, October 16, 2023** **4th Floor Conference Room**

Members Present: David Connor, Les Goodrich, Ken LaBrack

Members Absent: Mike Barbaro, Garrett Wante

Others Present: Bill McKinney, Interim Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 9-11-23 Regular Meeting Connor/LaBrack 3-0 Approved @ 5:00pm.

Bills and Communications:

The invoices for BETA and Jenelle Sroczynski were presented. *Motion to pay BETA and Jenelle Sroczynski, Connor/LaBrack 3-0 Approved @ 5:01 pm.*

Financial Reports:

The financial reports were presented. Mr. Goodrich briefed the Authority that he had been in contact with the Assessor's office and was provided a list of parcels the Authority owns. Members expressed concern that this was not a complete list. Mr. Connor feels there is a discrepancy between what the assessor has on record and Ms. Sroczynski's report. There are a few parcels that were transferred at Special Town Meetings that are not accounted for with the assessor. Mr. Connor would like to see the votes from town meeting. These votes will have to be provided by the Town Clerk. Mr. Connor feels it is extremely important for the Authority to have an accurate list in order to determine developable parcels. He questioned who in Town Hall is going to do the leg-work to confirm parcel ownership. Mr. McKinney stated he would speak with the Assessor's office. *Motion to approve the financial reports Connor/Goodrich 3-0 Approved @ 5:08 pm.*

Unfinished Business:

Hillview: Mr. Massa and Mr. Cefoli are schedule to provide and update at the November meeting. Ms. Roberts will send out a reminder invite.

Lincoln Ave: This parcel is slated to be transferred at the November 13, 2023 Special Town Meeting.

Beech Street Park: this is a work in progress. Mr. Croteau briefed the Authority that soil tests have come back and the lot can be capped. The town now employs an engineer and drawings for the park can be done in house. Mr. Connor suggested forming a sub-committee to work with Mr. Guy Corbosiero on gathering important business to highlight. Mr. LaBrack suggested referring to Ms. Lois Greenwood's book. Mr. Connor is in receipt of an email from Joshua Cali, representative for JET Investment. He is requesting a waiver of the 3% deed rider attached to the sale of 11 Beech Street based on the property not being able to be converted to a 2 unit residence. Ms. Roberts stated the zoning is PD and this has always been a single family home. *Motion to not grant 3% deed rider waiver Connor/LaBrack 3-0 Approved @ 5:21pm.*

Motion to have Mr. Connor respond to Mr. Cali Goodrich/LaBrack 3-0 Approved @5:22 pm.

Webster Street: No updates were provided.

Planning & Development Updates:

No updates were provided

Town Manager Updates:

No update was provided.

New Business:

There is a conflict with the November 13, 2023 meeting as it coincides with Special Town Meeting. *Motion to move meeting to November 20, 2023 Connor/LaBrack 3-0 Approved @ 5:24.* Mr. LaBrack is interested in obtaining a Robinson-Broadhurst grant for the maintenance of flags along Central Street. Mr. Croteau offered to write grant. *Motion to have Mr. Croteau apply for \$10,000 Robinson-Broadhurst grant for flag maintenance Connor/Goodrich 3-0 Approved @ 5:28 pm.*

Adjournment: *Motion to adjourn: Connor/LaBrack 3-0 Approved 5:29pm.*

Meeting Adjourned at 5:30pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:

