



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes Regular Meeting Monday, April 8, 2024 4th Floor Conference Room

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

Members Absent: Garrett Wante

Others Present: Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Jenelle Sroczynski, Recording Secretary, Pat Wood, Town Engineer

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 3-11-2024 Regular Meeting LaBrack/Goodrich 4-0 Approved @ 5:01 pm. Motion to approve and hold the minutes of the 3-11-2024 Executive Session Meeting Goodrich/LaBrack 4-0 Approved @ 5:02 pm, by roll call vote. Motion to approve the minutes of the 3-20-2024 Special Meeting Connor/LaBrack 4-0 Approved @ 5:02 pm.

Bills and Communications:

The invoices for Jenelle Sroczynski, BETA, and Bennett Real Estate Services were presented.

Motion to pay Jenelle Sroczynski, BETA, and Bennett Real Estate Services

Goodrich/LaBrack 4-0 Approved @ 5:03 pm.

Financial Reports:

The financial reports were presented. *Motion to approve financial reports Goodrich/LaBrack 4-0 Approved @ 5:05 pm.* It was noted the \$1,000 deposit for the Beech Street deed rider payoff has been deposited.

Unfinished Business:

Hillview Business Park: Ms. Roberts has reviewed the sub-division approval. She noted it has expired. She will speak to Mr. Corbosiero when he returns to town next week.

Lincoln Ave: This parcel is on the Town Warrant for the Spring Town Meeting. The appraisal has been completed.

Beech Street Park:: Pat Wood, Town Engineer is in attendance. The Authority is glad he is on board. He will be instrumental in assisting with the design of the park. He will attend the May 2024 meeting to get started with the Authorities design plans.

Deed Rider Update: This item is in progress.

Webster Street: This project is in progress.

Planning & Development Updates:

Ms. Roberts has been looking for information regarding the clean-up of the Lincoln Ave. She hasn't been able to locate any information or reports. The Authority is confident clean-up did occur. The site may not have been contaminated enough to generate a report. Mr. Barbaro suggested reaching out to the EPA. Ms. Roberts will reach out to Mr. Hickey for information. Ms. Roberts also stated the EPA has grant monies for clean up available.

Mr. Barbaro inquired about Bullspit Brewery. He is interested in developing the site. Ms. Roberts stated when she has more information she will inform the Authority.

Ms. Roberts stated Dollar Tree will be opening the store in the fall. The store will resemble the Gardner, MA store which contains \$3 and \$5 items.

Ms. Roberts asked the Authority to sponsor a vacant store front grant. These grants will help new business in town with start up costs. Certain criteria needs to be met, such as businesses need to be new, and in good standing with the DOR. Mr. Connor is concerned about the Authorities income stream, and not having income available with the potential deed rider changes. The Authority will take this up in the May meeting. Ms. Roberts is looking for the Authority to sponsor an ad in the Johnny Appleseed magazine for Fall Fest as they have done for the past several years. *Motion to sponsor ad for Fall Fest in Johnny Appleseed Goodrich/Connor 4-0 Approved @ 5:43 pm.*

Ms. Roberts will forward the AUL for 1-3 Beech Street so the Authority can review, and sign for the May meeting.

Town Manager Updates:

No update was provided.

New Business:

No update was provided.

Next scheduled meeting is May 13, 2024.

Adjournment: *Motion to adjourn: Barbaro/LaBrack 4- 0 Approved 5:45pm.*

Meeting Adjourned at 5:46pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
