



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

### Minutes Regular Meeting Monday, May 13, 2024 4<sup>th</sup> Floor Conference Room

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

**Members Absent:** Michael Barbaro

**Others Present:** Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczyński, Recording Secretary, Pat Wood, Town Engineer

**Meeting called to order:** 5:00 pm

#### Approval of Minutes:

*Motion to approve the minutes of the 4-8-2024 Regular Meeting Connor/LaBrack 3-0 Approved, 1 Abstention @ 5:00 pm.*

#### Bills and Communications:

The invoices for Jenelle Sroczyński and VNCM were presented. *Motion to pay Jenelle Sroczyński and VNCM LaBrack/Connor 4-0 Approved @ 5:01 pm.*

#### Financial Reports:

The financial reports were presented. *Motion to approve financial reports LaBrack/Wante 4-0 Approved @ 5:01 pm.* Ms. Roberts presented a check in the amount of \$1,970 for deed rider income for Baldwinville State Road land sale. Ms. Sroczyński will deposit check.

#### Unfinished Business:

**Hillview Business Park:** Ms. Roberts has reviewed the sub-division permit and it has expired. It will need to be approved again. Ms. Roberts will reach out to Mr. Massa and Mr. Cefalo as an update of the project is scheduled for the June 2024 meeting. Mr. Connor raised some concerns about the saplings growing up along the border of the business park. He feels they should be trimmed or taken down. Mr. Croteau will facilitate the removal of the saplings. *Motion to not exceed \$3,500 for sapling/tree maintenance at Hillview Business Park Connor/LaBrack 4-0 Approved @ 5:10 pm.*

**Lincoln Ave:** This parcel is on the Town Warrant for the Spring Town Meeting Ms. Roberts contacted Mr. Hickey regarding his recollection of possible lot clean up. Mr. Hickey does not have any further information. The building has been remediated, but the land has not. There

is no paperwork or information on the DEP website. Mr. Connor is interested in selling the land under 30B as it is in accordance with Winchendon's Master Plan. An RFP will be forthcoming. The FMV of the parcel is \$35,000.

Beech Street Park:: Pat Wood, Town Engineer is in attendance. He presented the Authority with a conceptual plan for the park area. Property lines will be addressed. Drainage issues will be handled by pitching the property and placement of catch basins. Drainage will not be an issue due to the increase of impervious surfaces. Mr. McKinney inquired about the parking situation. Parking will be on the street. The Authority is hoping to establish a walkable park, with brick pavers and benches along the water. Ultimately, the Authority would like to have QR codes to scan with different narrations of Winchendon history at the park.

Deed Rider Update: This item is in progress.

Webster Street: Work is about to begin on the bike trail. There are Dig Safe markers along Juniper Street. Karakas Construction has been awarded the contract. Mobilization of equipment should start next week, and work should take about a month.

**Planning & Development Updates:**

Ms. Roberts asked the Authority to sponsor a vacant store front grant. These grants will help new businesses 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. She is looking for 2 \$5,000 grants per year. This will be a grant, not a loan. The state will match the grant monies with credits. Designated areas had to be established, and for now those are the Dunkin' Donuts Plaza and the Waterville Plaza. Storefronts need to be vacant for one year to qualify. There will only be money spent if applications are received and approved. *Motion to sponsor vacant storefront grant Wante/LaBrack 4-0 Approved @ 5:45 pm.*

The AUL for 1-3 Beech Street needs to be signed. *Motion to have Ken LaBrack sign any and all documents pertaining to the AUL Connor/Wante 4-0 Approved @ 5:47 pm.*

**Town Manager Updates:**

No update was provided.

**New Business:**

No update was provided.

Next scheduled meeting is June 10, 2024.

**Adjournment:** *Motion to adjourn: Connor/Wante 4-0 Approved 5:48pm.*

**Meeting Adjourned at 5:48pm.**

Respectfully submitted by:  
Jenelle Sroczyński  
Board Secretary

Minutes Approved By:

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