

Approved 7-8-2024



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

### Minutes **Regular Meeting** **Monday, June 10, 2024** **4<sup>th</sup> Floor Conference Room**

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

**Members Absent:** Garrett Wante

**Others Present:** Bill McKinney, Town Manager, Brian Croteau, DPW Director, Jenelle Sroczyński, Recording Secretary, Fred Massa, Steve Cefalo, Developers

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

#### Approval of Minutes:

*Motion to approve the minutes of the 5-13-24 Regular Meeting Connor/Goodrich 3-0 Approved, 1 Abstention @ 5:00 pm.*

#### Bills and Communications:

The invoice for Jenelle Sroczyński was presented. *Motion to pay Jenelle Sroczyński Goodrich/LaBrack 4-0 Approved @ 5:00 pm.*

#### Financial Reports:

The financial reports were presented. *Motion to approve financial reports Goodrich/LaBrack 4-0 Approved @ 5:03 pm.* Ms. Sroczyński noted the check has been deposited for the deed rider income, and the Lincoln Ave. parcel has been added to the Land Parcel Register. Ms. Sroczyński also mentioned the Authority is in receipt of a check for the flag project per Mr. LaBrack's Facebook post. This project was absorbed under the WRA due to the dissolution of the Toy Town Partnership. The town has an account established for the flag project, and ultimately all funds should be deposited there. The check was handed over to Mr. McKinney for processing.

**Public Comment:** None were heard.

*Motion to take agenda items out of order Goodrich/LaBrack 4-0 Approved @ 5:05 pm.*

**Unfinished Business:**

Lincoln Ave: This parcel was transferred at the May 2024 town meeting. The paperwork has to be sent to Atty. Glenn to complete the process. Mr. Connor would like to see the property marketed under Chapter 30B as it is in line with the town's Master Plan and offers more flexibility with negotiations. *Motion to initiate 30B process Goodrich/LaBrack 4-0 Approved @ 5:07 pm.*

Beech Street Park: This agenda item remains a work in progress.

Deed Rider Update: This agenda item is in progress.

Webster Street: Karakas Construction has begun work, and the path is cleared to Jackson Ave. Mr. Croteau expects this project to be completed by the end of June.

Hillview Business Park: Mr. Massa and Mr. Cefalo are attending remotely. They both acknowledge there is some "housekeeping" that needs to be done with the permit issues. Mr. Massa announced that Mr. Charlie Bowman of West Virginia has joined the company as a new CEO. He has vast experience in the cannabis industry and is considered an industry expert. He owns 4 facilities, with a 5<sup>th</sup> being permitted in July. His facilities are located in the Midwest and he is interested in expanding to the Northeast. Mr. Cefalo reminded the Authority that "Rome wasn't built in a day" and a project of this magnitude takes time to fully develop. Mr. Massa is initiating a media campaign to highlight the forward thinking of Winchendon and the Winchendon Grows facility. He has been in contact with local Boston news channel WHDH, former Boston Globe writers, and is hoping for a special interest story on Chronicle. Mr. Barbaro asked when "realistically" a progress update could be given. Mr. Massa stated September, but could be earlier if things move along. Mr. Barbaro stated the Authority can always hold a special meeting. Mr. Connor requested to see Mr. Bowman's resume. It will be forwarded.

**Planning & Development Updates:**

No update was provided.

**Town Manager Updates:**

No update was provided.

**New Business:**

Mr. Connor asked Mr. Croteau about cutting the sapplings at Hillview. Mr. Croteau is working on it.

Next scheduled meeting is July 8, 2024.

**Adjournment:** *Motion to adjourn: Goodrich/LaBrack 4-0 Approved 5:27pm.*

**Meeting Adjourned at 5:28pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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