

Approved 10-16-2024



**Winchendon Redevelop-**

**ment Authority**

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**Minutes  
Regular Meeting  
Monday, September 9, 2024  
4<sup>th</sup> Floor Conference Room**

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

**Members Absent:**

**Others Present:** Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Jenelle Sroczynski, Recording Secretary, Brian Croteau, DPW Director, Keith Glenny, Attorney, Steve Cefalo, Developer, Fred Massa, Developer, Jane LaPointe, Resident, Frank Allen, Resident, Forrest Calder, Resident

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

Mr. Connor mentioned it is the annual meeting of the WRA, where reorganization of the Board occurs. *Motion to keep positions of the Authority the same Connor/Wante 5-0 Approved @ 5:00 pm.*

**Approval of Minutes:**

*Motion to approve the minutes of the 8-12-24 Regular Meeting Goodrich/Wante 5-0 Approved, @ 5:01 pm.*

**Bills and Communications:**

The invoices for Jenelle Sroczynski and LaFortune, Oldach, and Glenny were presented. *Motion to pay Jenelle Sroczynski Wante/Goodrich 5-0 Approved @ 5:01 pm. Motion to pay Lafortune, Oldach, and Glenny Wante/Goodrich 5-0 Approved @ 5:01 pm.*

**Financial Reports:**

The financial reports were presented. *Motion to approve financial reports Goodrich/LaBrack 5-0 Approved @ 5:03 pm.* Ms. Sroczynski noted a check was received from the resale of 154 Mill Street in the amount of \$12,600. It has been deposited.

**Public Comment:** None were heard.

**Unfinished Business:**

Hillview Business Park: Mr. Massa and Mr. Cefalo are present to update the Authority on the Winchendon Grows Project. The Authority is highly concerned regarding the lack of progress on the project. Mr. Barbaro stated the Authority has asked for timelines and for the resume of the new investor and neither have been received. Ms. Roberts stated the sub-division permits have expired. The process will have to be repeated. Mr. Massa stated they will do whatever needs to be done. Mr. Barbaro stated the road development, water, electricity, and stumping of the lot should all have been underway, and nothing has been done. Outside growing was slated to start in April, and that benchmark was missed as well. Mr. Massa is in full agreement, and not disputing the project is behind schedule. Mr. Massa also apologized for misspeaking about growing in April. The sub-division plan will be resubmitted. Ms. Roberts stated that the permit is only good for 6 months, and it is at the Planning Boards discretion to extend. Mr. Massa stated he is still “doing the dance” with perspective partners. He also stated the rescheduling of Cannabis from a Class 1 drug to a Class 3 drug has had some issues. The interest rates have also put potential investors on their heels as they ride out the market and election cycle. Mr. Barbaro wants a firm timeline in place. Mr. Massa feels a first crop will be growing in 2025. Mr. Massa asked if access to Bemis Road is permitted as there is a need for a laydown area for staging equipment. There is some question in whether Bemis Road was abandoned or discontinued. Different rules apply to each in regard to access. Mr. Croteau will research. Mr. Croteau stated if Bemis Road is used, that this is a temporary-not permanent- entry and exit. Mr. Massa stated the first building will be 30,000 square feet and the project will grow from there. The Authority will hold its next meeting on October 16<sup>th</sup>, and a full update is expected as this will be after the Planning Board Meeting. Mr. Barbaro will draft letter to be sent for commitment to the meeting.

Lincoln Ave: The deed transfer is complete. Mr. McKinney has deed that needs to be signed by Board of Selectmen members.

Beech Street Park: Mr. Croteau is in receipt of an invoice from DEP for the filing fee. *Motion to pay filing fee to the Commonwealth of Massachusetts in the amount of \$2,000 Goodrich/Wante 5-0 Approved @ 5:46 pm.*

Deed Rider Update: This item discussed under Executive Session.

Webster Street: No update was provided.

**Planning & Development Updates:**

No update was provided.

**Town Manager Updates:**

No update was provided.

**New Business:**

Mr. Forrest Calder is in attendance as he is interested in purchasing lot 2D-4-06 on Woodlawn Ave. He owns the home directly in front of this lot. This lot was previously marketed by Morin Real Estate. Mr. Barbaro stated he will reach out to Morin Real Estate as a new contract will need to be signed with Morin to sell the property. This item will continue to the October meeting,

Next scheduled meeting is October 16, 2024.

**Adjournment:** *Motion to adjourn: Connor/Wante 5-0 Approved 5:59pm.*

**Meeting Adjourned at 5:59pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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