

Approved 11-13-2024



Winchendon Redevelop-

ment Authority

109 Front Street  
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**Minutes  
Regular Meeting  
Wednesday, October 16, 2024  
4<sup>th</sup> Floor Conference Room**

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

**Members Absent:** David Connor, Garrett Wante

**Others Present:** Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Jenelle Sroczynski, Recording Secretary, Darlene Rossi, Realtor, Nikki Nickerson, Master Plan Implementation Committee Member

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

**Approval of Minutes:**

*Motion to approve and hold the minutes of the 9-9-24 Executive Meeting #1 Goodrich/LaBrack 3-0 Approved @ 5:00pm. Motion to approve the minutes of the 9-9-24 Regular Meeting Goodrich/LaBrack 3-0 Approved, @ 5:01 pm. Motion to approve and hold the minutes of the 9-9-24 Executive Meeting #2 Goodrich/Labrack 3-0 Approved @ 5:01pm.*

**Bills and Communications:**

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Goodrich/LaBrack 3-0 Approved @ 5:01 pm.*

**Financial Reports:**

The financial reports were presented. *Motion to approve financial reports LaBrack/Goodrich 3-0 Approved @ 5:02 pm.*

**Public Comment:** Nikki Nickerson introduced herself as a member of the Master Plan Implementation Committee. She would like to discuss the Authorities goals as listed in the Master Plan. She will email Ms. Sroczynski the goals and she will forward to Members. Ms. Nickerson will be present at the November 2024 meeting to discuss.

*Motion to take agenda items out of order LaBraack/Goodrich 3-0 Approved @ 5:06 pm.*

Ms. Rossi is present to discuss the sale of Lot 2D4-0-6 Woodlawn Ave. Mr. Forrest Calder is interested in purchasing this lot as it abuts his property on Willoughby Ave. Ms. Rossi presented the Authority with the history of offers on the property. The previous offers were

based on the lot being build-able, but Conservation has deemed it wetlands, and no structure can be put on it. Ms. Rossi pointed out the neighbors are enjoying a nice, quiet vacant lot with no one assuming the tax responsibility. The assessed value of the property is \$34,300, with no sewer betterment. Mr. Barbaro suggested a sales price of \$5,000. *Motion to send Mr. Clader a letter stating the Authority will sell lot for \$5,000, with seller assuming closing costs, and waive the deed restriction Goodrich/LaBrack 3-0 Approved @ 5:18 pm.*

**Unfinished Business:**

Hillview Business Park: Ms. Roberts has spoken to Mr. Massa. She told Mr. Massa until there are some updates to report, there is no need to attend a meeting. Mr. Dave Clark, Engineer is in agreement. Ms. Roberts suggested possibly marketing the remaining lots, the issue is there is no road. Ms. Sroczynski mentioned the possibility of an EDF grant, or other grant monies. Ms. Roberts will have Mr. Croteau look into this. Ms. Roberts to check on the status of Bemis Road.

Beech Street Park:: Mr. Barbaro was questioning \$7500 in a grant account. Ms. Roberts stated the Beech Street reconstruction project is happening in two phases. This money is for design work and not available for the park project. Mr. Wood has sent some preliminary park designs. The Authority would like to meet at the park site and discuss plans. The Authority is interested in applying for a Robinson-Broadhurst Grant for the water wheel feature, benches, and cement stands. The deadline for the grant is November 30, 2024. Ms. Roberts will gather price quotes. Ms. Sroczynski will write the grant. A special meeting will be held to discuss grant application.

Webster Street: The bike path work has been completed. The Authority is questioning whether the parcel should be turned back over to the Town. Mr. Croteau will be consulted.

**Planning & Development Updates:**

No update was provided.

**Town Manager Updates:**

No update was provided.

**New Business:**

No New Business

Next scheduled meeting is November 13, 2024.

**Adjournment:** *Motion to adjourn: Goodrich/LaBrack 3-0 Approved 5:37pm.*

**Meeting Adjourned at 5:37pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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