

Approved 2-10-25



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Winchendon Redevelop-

ment Authority

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Minutes

Regular Meeting

Monday, January 13, 2025

4th Floor Conference Room

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

Members Absent:

Others Present: Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary.

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 12-16-24 Regular Meeting Goodrich/LaBrack 3-0 Approved, 2 Abstentions @ 5:00pm.

Bills and Communications:

The invoices for Jenelle Sroczynski, Uline, and CES were presented. *Motion to approve invoices for Jenelle Sroczynski, Uline, and CES Connor/LaBrack 5-0 Approved @ 5:02 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve financial reports LaBrack/Goodrich 5-0 Approved @ 5:03 pm.* Ms. Sroczynski told the Authority she had followed up with Town Accountant, Katie Medina as the check for the transfer of Robinson-Broadhurst grant monies had not been received. There was a question regarding the Authority's federal identification number. The issue has been resolved and the check will be processed.

Public Comment:

None were heard

Unfinished Business:

Hillview Business Park: Mr. Barbaro has had a conversation with Mr. Massa. Mr. Massa stated that Winchendon Grows has secured two investors. More information will follow as it becomes available.

Mr. Connor asked Ms. Roberts about the public hearing notices that were in the meeting packets. One is for Prestige Barbershop that will be located at 48 Central Street, the other is

for Barkley Enterprises who is planning on constructing contractor bays on Route 140. Barkley Enterprises has been through the planning process and now needs to go through conservation.

Lincoln Ave. Parcel: No update was provided. 30B procurement will need to be followed and an RFP written.

Beech Street Park:: All progress on the park has stopped due to winter. Mr. Croteau stated he intends to build the water wheel in house, and have it sent to Boston to be bent. The Authority would like to speak to IT Director Don O'Neil regarding the QR codes. Mr. LaBrack will narrate the information. The plaques are in. The time line for turning the property over to the town is uncertain. Completion may not happen until after the annual town meeting.

Webster Street: This items was not discussed. The Authority is questioning whether the parcel should be turned back over to the Town. Mr. Croteau will be consulted.

Willoughby Ave: Mr. Connor has spoken to Mr. Calder. Mr. Calder is interested in purchasing the lot, but is hesitant on the asking price. Mr. Connor asked for a counter proposal. Mr. Calder will consider this option,

Planning & Development Updates:

No update was provided.

Town Manager Updates:

No update was provided.

New Business:

Summer Street Property: Ms. Roberts spoke regarding turning over the property to the Authority. She stated there are general benefits in doing so. Mr. Croteau would like to see the Authority have more skin in the game when it comes to town projects. Mr. Croteau stated the Beech Street project was successful, but not every parcel in town realizes a gain when it is sold. Mr. Croteau would like an agreement between the Town and the Authority so he can utilize some of the Authority's potential income as a match for grants, and other projects. *Motion to draft partnership agreement between the Authority and the Town to establish an equitable agreement in relation to sales of parcels the Authority receives. Barbaro/Goodrich 5-0 Approved @ 5:30 pm.* Ms. Roberts will work on the draft agreement.

Mr. Barbaro inquired if there were any updates on White's Mill. Ms. Roberts stated there is not. The Authority also discussed the status of the barn on Beech Street. It is believed to be a historic structure as it was originally a fire station.

Next scheduled meeting is February 10, 2025.

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

Meeting Adjourned at 5:38pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:
