

**Winchendon Redevelop-**



**ment Authority**

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308  
Fax: 978.297.5411

**Minutes  
Regular Meeting  
Monday, April 14, 2025  
4<sup>th</sup> Floor Conference Room**

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

**Members Absent:** Ken LaBrack

**Others Present:** Bill McKinney, Town Manager, Brian Croteau, DPW Director, Nicole Roberts, Land Use Coordinator, Jenelle Sroczynski, Recording Secretary, Steve Cefalo, Developer, Fred Massa, Developer, John Patterello, Developer, Darlene Rossi, Real Estate Agent, Mike Hatzopoulos, Owner, Oppure Oil, Jennifer, Oppure Oil

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

**Approval of Minutes:**

*Motion to approve the minutes of the 3-10-25 Regular Meeting with amendments  
Goodrich/Wante 4-0 Approved, @ 5:01pm.*

**Bills and Communications:**

The invoice for Jenelle Sroczynski was presented *Motion to approve invoice for Jenelle Sroczynski, Goodrich/Wante 4-0 Approved, @ 5:01 pm.*

**Financial Reports:**

The financial reports were presented. *Motion to approve financial reports Goodrich/Connor 4-0 Approved @ 5:02pm.*

**Public Comment:**

None were heard

*Motion to take agenda items out of order Goodrich/Wante 4-0 Approved @ 5:02 pm.*

**Unfinished Business:**

Mike Hatzopoulos is in attendance regarding 275 Lincoln Ave. He is interested in purchasing the property and installing a loading facility for his oil business. His last came before the Authority in August of 2023, and his path remains the same. Mr. Hatzopoulos explained that he would have to take down concrete in order for trucks to maneuver properly on the site. He would look to install 4 double-walled 25,000 gallon tanks. The tanks would comprise of 2 for

oil, 1 for diesel fuel, and 1 for bio-diesel. Mr. Hatzopoulos does not want to spend a lot of money on the land, as he does not want to raise his oil prices for all of his local customers to make up for his project costs. Mr. Barbaro would like to sell at a reasonable price. Mr. Connor inquired how many jobs will be created. The estimate is between 3 and 5. Mr. Hatzopoulos also inquired about the deed rider. It was explained that there is a 5% rider on the property currently. Mr. Barbaro stated the EPA conditions regarding the site, Mr. Croteau concurred that the site will need to be capped if any digging occurs. Mr. Hatzopoulos is offering the Authority \$5,000 for the parcel. The Authority would like to see a proposal with a 3-5 year plan for growth and job creation. Mr. Connor stated this is an opportunity for growth and to get the property back on the tax roll. The Authority will take matter under advisement.

**Hillview Business Park:** Mr. Cefalo updated the Authority that a development entity is interested in acquiring the property. He introduced Mr. Patterello. Mr. Patterello is one of 6 managing/founding partners of The Sacred Group. The Sacred Group has plans to do the “full boat” that Winchendon Grows intended on doing. No formal agreement has been reached yet, but that is expected within 30-60 days. Mr. Patterello portrayed The Sacred Group as an Impact Enterprise, interested in Economic and Community Development. A cross functionality facility is planned on being built, so repurposing can occur if the cannabis market fails. Dozens of new jobs are expected to be created, giving preference to Winchendon residents, Veterans, and disabled individuals. The Authority is eager to see this project get underway. Installing the roadway is of upmost importance, followed by the facility. Mr. Cefalo stated if there is any interest shown regarding the additional parcels to please let the know. The Sacred Group was urged to get their Planning Board approval in order now. Ms. Roberts will check with conservation to make sure things are in order. Mr. Dave Clark, Engineer is still on board and will be involved. Mr. Patterello hopes to have shovels in the ground in September. The Authority would like to see monthly progress reports.

**Beech Street Park:** Mr. Croteau stated the granite stands have been ordered. They will arrive in 8-9 weeks. There are 12 at \$1400 a piece. Mr. O'Neil has all of the information from Mr. LaBrack. Mr. O'Neil will develop QR Codes and set up a youtube page. Mr. Croteau has poured the pad for the water wheel. He is still working on finding a wheel to use.

**Webster Street:** This item will be on the warrant for Town Meeting.

**Willoughby Ave:** Mr. Connor has not received a response from Mr. Calder.

**4 Summer Drive:** This item will be on the warrant for Town Meeting.

#### **Planning & Development Updates:**

No updates were provided.

#### **Town Manager Updates:**

A joint meeting with the Board of Selectmen will be scheduled for June 9, 2025.

#### **New Business:**

Mr. Croteau stated he will be creating an access road on the bike path on Old Gardner Road, for emergency vehicles and paving. Mr. Goodrich announced a ribbon cutting at the new farm stand on School Street on 4-25-2025 at 11am. He also mentioned a successful ribbon cutting at the Mustard Seed Boutique on Central Street. Mr. Connor inquired about distressed properties. Mr. McKinney stated Ms. Spellman is working with the Tax Title Attorney.

*Motion to send Member LaBrack a floral arrangement Connor/Goodrich 4-0 Approved @6:01pm.*

Next scheduled meeting is May 12, 2025.

**Adjournment:** Motion to adjourn: Connor/Wante 4-0 Approved, @6:02pm.

**Meeting Adjourned at 6:02pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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