



Winchendon Redevelop-

ment Authority

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**Minutes
Special Meeting
Monday, April 28, 2025
4th Floor Conference Room**

Members Present: Michael Barbaro, Les Goodrich, David Connor

Members Absent: Ken LaBrack, Garrett Wante

Others Present: Bill McKinney, Town Manager, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary,

Meeting called to order: 5:00 pm

New Business:

The Authority has received an offer to purchase 275 Lincoln Ave. from Michael Hatzopoulos, owner of Oppure Oil. He is offering \$5,000 for the parcel. Mr. Barbaro had received the offer via email and he forwarded to Authority members. He feels the offer is to low and would like a motion to not accept. None was heard. Mr. Connor brought up an idea originally proposed by Mr. Wante. It was suggested the Authority tie the payment to revenue on the land, resembling a TIF. The payments would increase as the business grows and becomes more profitable. Mr. Croteau suggested accepting the offer. Mr. Croteau feels it will take at least a year to get through the permitting process, with total development taking 2-3 years. *Motion to accept \$5,000 offer with 5% deed rider, buyer pays closing costs, \$1,000 non-refundable deposit, and project developed within 3 years or Authority takes back ownership Connor/Goodrich 2-1 Approved @ 5:11 pm.* Mr. Barbaro will inform Ms. Rossi.

Mr. Barabro mentioned he has been in contact with Mr. Massa regarding tree removal at Hillview. The Authority does not want additional trees removed that Mr. Massa does not own. Bemis Road access was also discussed. Mr. Croteau will allow Bemis Road to be used as an access point for equipment mobilization only.

Adjournment: *Motion to adjourn: Connor/Goodrich – 0 Approved, @5:15pm.*

Meeting Adjourned at 5:15pm.

Respectfully submitted by:
Jenelle Sroczynski

Minutes Approved By:

Board Secretary
