

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes **Regular Meeting** **Thursday October 12, 2017** **4th Floor Conference Room**

Members Present: David Connor, Mike Barbaro, Les Goodrich, Dennis Casavant, Ken LaBrack

Members Absent:

Others Present: Brian Kuhn, Associated Wind Energy, Jenelle Sroczynski, Recording Secretary, Tracy Muphy, Director of Development, Keith Hickey Town Manager

Meeting called to order: 1:32 p.m.

Approval of Minutes:

*Motion to approve the minutes of the 9-14-2017 Regular Meeting Goodrich/Barbaro 4-0
Approved, 1 Abstention @ 1:33 pm.*

Bills, Communication and Financials:

The invoice for Jenelle Sroczynski was approved. *Motion to pay Jenelle Sroczynski, Goodrich/Casavant 5-0 Approved, @ 1:34*

The financial reports were approved. *Motion to approve Financial Reports Barbaro/Casavant Approved 5-0 @ 1:35.*

Town Manager Issues:

None for this meeting.

Unfinished Business:

Hillview Update: Mr. Kuhn is in attendance. He apologized for missing the last meeting. He did state that upon review he noticed the original lease agreement did expire. He told the Authority the CAD drawings were complete. He would like to secure the solar lease with the Authority prior to hiring the engineers to do additional work. Ms. Murphy has PDF of new lease and will distribute to Authority. There is one significant change to lease and that is the development period. It would be reduced from 24 to 9 months. The rent would remain the same at \$40,000 per year. If Authority accepts the lease Mr. Kuhn will go ahead with permitting process. Mr. Connor said lease would be taken under advisement and Authority would get back with Mr. Kuhn. Mr. Kuhn also reiterated the 9 month timeline is for

substantial completion and wants it to be clear he can't control the utility company as to when system can be tied into the grid. And after system is up and running the power would still need to be off loaded. A rent issue was also raised in that the \$40,000 would only be for the solar piece, and if wind is also pursued at a later time a new rent amount would be reflective of that. This would have to be a two phase project. Mr. Connor would like to see more of a commitment on the wind piece. Mr. Hickey would like to see this project more forward with specific dates and deadlines. The Authority made Mr. Kuhn aware there are other interested parties. Mr. Kuhn to have proposal for next meeting. Ms. Murphy did receive an email from Tesla and they are still working on their proposal. Tesla will likely be present at the November meeting.

Ahimsa Haven: There is an update due November 2017.

Woodlawn Ave: There were no updates.

School Street: There were no updates.

Hillview Order of Conditions: No update was provided

Food Truck Vendors: Lease has been drafted. Ms. Murphy to forward copy to members. A month to month lease is being favored as addendums can be made as necessary. Mr.

Casavant and Mr. Goan did look at power situation. National Grid will not let anyone use their pole, so an additional pole will need to be set up. Mr. Goan can erect pole and mount electrical services to it. Lot has been leveled by DPW and is ready to go. There have been several interested parties who would like their business at the bike path.

350 Baldwinville State Road: Jason Dodge was not present for update. The Authority is still waiting on a schedule from Mr. Dodge. Ms. Murphy has drafted a letter for Mr. Connor to sign asking for schedule of completion for property. The Authority wants to keep the property for commercial use even though there has been talk of Mr. Dodge making the property residential. It is no the Authorities intention to call the note.

New Business:

Zoning bylaws regarding marijuana sales: Ms. Murphy proposed a moratorium until June 30, 2018. The state has not provided satisfactory answers to many of the concerns of local communities. Ms. Murphy explained the existing zoning bylaws as of April 1, 2018 is what prevails if an application is presented for retail sales. She is hoping to have new by laws in place for the Spring 2018 town meeting to address concerns.

Joint Meeting; There is a joint meeting of the Planning Board and Board of Selectmen on October 30, 2018. The Central Street TIP will be discussed.

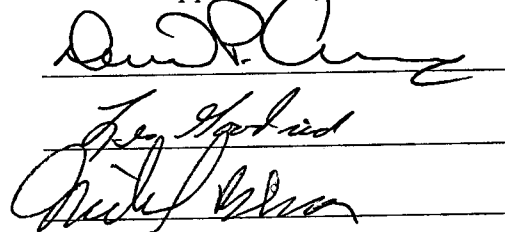
November Meeting: Due to the Veterans Day Holiday the November 2017 meeting has been changed to 11-16-2017.

Adjournment: Motion to adjourn: LaBrackGoodrich 5-0 Approved 2:22pm.

Meeting Adjourned at 2:23 pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:



Kenneth J. Brock
Dennis Casavant