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WINCHENDON TOWN CLERK



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308  
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### Minutes

#### Regular Meeting

Thursday January 11, 2018

4<sup>th</sup> Floor Conference Room

**Members Present:** David Connor, Les Goodrich, Ken LaBrack

**Members Absent:** Dennis Casavant, Mike Barbaro

**Others Present:** Stephen Cefinlo, Cypress Creek Representative, Stephen Chaisson, Business Liason, Jason and Lisa Dodge, owners of 350 Baldwinville State Road, Keith Hickey, Town Manager, Tracy Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary

**Meeting called to order:** 3:00 pm.

#### Approval of Minutes:

*Motion to approve the minutes of the 12-14-2017 Regular Meeting Goodrich/LaBrack 3-0 Approved, @ 3:01 pm.*

*Motion to approve and hold the minutes of the 12-14-2017 Executive Session Meeting Goodrich/LaBrack 3-0 Approved @ 3:02 pm.*

#### Bills, Communication and Financials:

The invoice for Jenelle Sroczynski was approved. *Motion to pay Jenelle Sroczynski LaBrack/Goodrich 3-0 Approved, @3:04pm.*

The financial reports were approved. *Motion to approve Financial Reports LaBrack/Goodrich Approved 3-0 @ 3:04 pm.*

#### Town Manager Issues:

None for this meeting.

**Unfinished Business:** Jason Dodge: Mr. and Mrs. Dodge are in attendance to provide an update of their property located at 350 Baldwinville State Road. The Authority is concerned that the stipulations in the initial P&S are not being realized. The Authority stated they could take the parcel back into possession because of this. Mr. Dodge would like to keep the building as mixed use with a business on the bottom floor and the apartment upstairs. Mr. Hickey stated that it is an allowed use, however the apartment has not been permitted through the Building Department, and the assessment card is not reflective of a rental property on site.

The Authority reiterated its intention of selling the building below assessed and market value was to bring business and jobs to town. Mr. Dodge stated he realizes his initial intentions of opening a restaurant are now void due to the costs of a well and septic system. Town water is not an option. He was also considering leasing the building to a third party to open a business. Mr. Dodge to speak with Ms. Murphy regarding the potential of a marijuana facility. Mr. Hickey suggested Mr. Dodge pay off the remainder of his loan then he is free of obligations to the Authority. Mr. Dodge to attend the February 2018 meeting and express his intentions.

Ahimsa Haven: All paperwork for the land transfer has been signed and the Authority is in possession of the parcel.

Woodlawn Ave: The purchase price continues to drop \$1,000 per month. Mr. Connor informed the Authority the interested party was a neighbor. No official offer has been made.

Electrical Upgrade Bike Path: Mr. LaBrack asked Mr. Hickey if any Converse Funds would be available to help with the cost of installing electricity at the bike path. Ms. Murphy would like for the landscaping to be paid as well. Mr. Hickey to consult with Mr. Gould regarding funding.

Food Truck Vendors: The Authority will supply the power. Water is still an issue. Mr. Gallant will install necessary pole once location has been determined.

Hillview Update: Brian Kuhn sent an email to Ms. Murphy regarding his timeline. The Authority will review.

Hillview Order of Conditions: No update was given.

Bylaw Revision: The Authority needs to change the time of their monthly meeting. The new time will be the second Monday of the month at 5pm. Changes will be made in the Bylaws.

**New Business:**

New Business items were covered in Executive Session

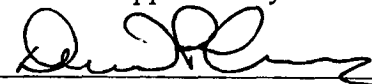
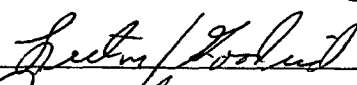

CDBG Letter of Support: Will be tabled until next month.

**Adjournment:** Motion to adjourn: LaBrack/Goodrich 3-0 Approved 4:09pm.

**Meeting Adjourned at 4:10 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

  
  
  
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