



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308
Fax: 978.297.5411

Minutes **Regular Meeting** **Thursday April 13, 2017** **4th Floor Conference Room**

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

Others Present: Tracy Murphy, Director of Development, Jenelle Sroczyński, Recording Secretary, and Keith Hickey, Town Manager. Brian Kuhn, Associated Wind Energy

Meeting called to order: 1:42 p.m.

Approval of Minutes:

*Motion to approve the minutes of the 3-22-2017 Regular Meeting Barbaro/Casavant 4-0
Approved @ 1:43 pm.*

Bills, Communication and Financials:

The invoice for Jenelle Sroczyński was approved. *Motion to pay Jenelle Sroczyński, Casavant/LaBrack 4-0 Approved, @ 1:43*

The financial reports were approved. Ms. Sroczyński handed out paperwork to add Mr. Barbaro and Mr. Hickey to Athol Savings Bank account, all members know they need to go to Colonial Co-Operative Bank to be added to the account. *Motion to approve Financial Reports Barbaro /LaBrack Approved 4-0 @ 1:44.*

Town Manager Issues:

None for this meeting.

Unfinished Business:

Wind Tower: Brian Kuhn from Associated Wind Energy is present to update Authority on project. Project is on board with wind turbine. There have been many challenges facing the project. There has been significant progress made with Jamie Van Dyke. Mr. Kuhn would like to see 2 turbines on Van Dyke property. Papers are being passed now. The Authority's turbine will stand alone. There are some decisions that need to be made as to how to get turbine onto property. It is not unusual for a project like this to last 3-5 years. Mr. Kuhn expects project to be up and running next spring. There was also discussion as to using the Authority's land for solar use, as the solar credits are more than wind. Mr. Kuhn will get

back to Authority with some numbers to compare solar vs. wind. The Authority does like the idea of dual projects.

Hillview Land: Mr. Barbaro would like to bring in outside developers to look at land. Out of the Authority's 56 acres only 9 are developable. Ms. Murphy to contact Coldwell banker. *Motion to bring in outside developers Barbaro/Casavant 4-0 Approved @ 2:49pm.*

Mylec Road Design: There are no new updates. If wind project does progress roadway could receive a nice base coat.

Ahimsa Haven: Ms. Twringa submitted an update via email. The Authority did review. If no progress is made the Authority does have to option of taking the land back.

Tax Taking: Woodlawn Ave.-There is water and sewer on lot. There is also 100' of frontage. Ms. Murphy to call Mrs. Rossi and put on market.

River Street: There were no updates.

Tannery Hill: There were no updates.

Bike Path: There were no updates.

School Street: There were no updates.

Webster Street: Ms. Murphy said an application could be filled out. Most of monies are spoken for. There were 2 Phase 1's that were completed in 2003 and 2006. The reports should determine what needs to be done next. Could put out RFP's to determine what could be done with property..

Bylaws: Discussion has been postponed until next meeting.

Lincoln Ave. Extension: Still in progress. Hoping to have parcel transferred directly to WRA.

Hillview Order of Conditions: Waiting on Mr. Koonce to type up document.

New Business:

Food Trucks: There has been no response from any food vendors. Ms. Murphy to place ad and put on Facebook page. *Motion to have Ms. Murphy place ad in The Gardner News Barbaro/LaBrack 4-0 Approved @ 2:30pm.*

Meet and Greet: Is scheduled for May 16, 2017 from 5:30-7pm. At the Winchendon School. The Greater Gardner Chamber of Commerce will be running event. Both Senator Gobi and Rep. Zlotnick will be in attendance.

Business Alliance: Ms. Murphy would like the Authority to pay the membership for the Winchendon Business Alliance for the first year. She would also like The Authority of join. *Motion to have Authority pay membership of Winchendon Business Alliance Barbaro/Casavant 4-0 Approved @ 2:39.*

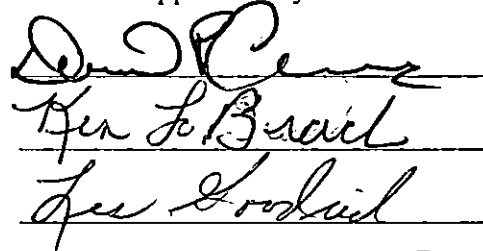
UMass Extension: UMass sent paperwork to do an assessment on Authority property. *Motion to say no to assessment Barbaro/LaBrack 4-0 Approved @ 2:42pm.*

Adjournment: *Motion to adjourn: Barbaro/LaBrack 4-0 Approved 2:50pm.*

Meeting Adjourned at 2:51 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:



Paul H. Casavant