



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes **Regular Meeting** **Thursday May 11, 2017** **4th Floor Conference Room**

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

Members Absent:

Others Present: Tracy Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary, Brian Kuhn, Associated Wind Energy, Jason and Lisa Dodge, Art Amenta.

Meeting called to order: 1:31 p.m.

Approval of Minutes:

Motion to approve the minutes of the 4-13-2017 Regular Meeting Goodrich/Barbaro 4-0 Approved @ 1:31 pm.

Bills, Communication and Financials:

The invoice for Jenelle Sroczynski was approved. *Motion to pay Jenelle Sroczynski, Goodrich/LaBrack 5-0 Approved, @ 1:32*

The financial reports were approved. *Motion to approve Financial Reports Barbaro/Casavant Approved 5-0 @ 1:33.*

Motion to take items out of order Barbaro/Goodrich 5-0 Approved @ 1:34pm.

Town Manager Issues:

None for this meeting.

Unfinished Business:

Wind Tower: Brian Kuhn from Associated Wind Energy is present to update Authority on project. Please refer to maps and handouts for detail. He is confident there can be a 2 megawatt system on Authority property. There may need to be a modification to plan due to access issues. Mr. Kuhn will also be seeking relief from town due to the bylaws allowing 300' for height and the turbines are 450'. There may be leeway with the buffer/conservation requirements. Mr. Kuhn has received quotes for 2.5-3 megawatts on lines, his goal is 4. Mr. Kuhn is also confident he will be able to honor his lease payments. Goal is to do both wind

and solar in two phases. *Motion to allow Mr. Kuhn to continue with both solar and wind project as proposed Goodrich/Barbaro 5-0 Approved @ 1:58pm.*

Ms. Murphy to be in contact with Mr. Kuhn regarding height restrictions.

Hillview Land: Ms. Murphy met with Coldwell Banker Representative. She does have commercial and industrial experience. Will present proposal to Authority during June meeting. May need to go into executive for discussion.

Mylec Road Design: There may be someone interested in moving the gravel pile. Ms. Murphy to keep in contact.

Ahimsa Haven: Update due for July 2017 meeting.

Tax Taking: Woodlawn Ave: 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: This item to be removed from agenda.

Bylaws: *Motion to table until June 2017 meeting LaBrack/Goodrich 5-0 Approved @ 2:02pm.*

Lincoln Ave. Extension: Still in tax title process.

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

Food Truck: Ms. Murphy placed ad in The Gardner News. Mr. James Breau from Rindge, NH is interested. He does not own a truck now, rather he is waiting on the Authority to make a decision on him. He is the only response to ad. An issue with any food vendor is there is no power on site. Authority is interested in advertising in the Sentinel & Enterprise and the Monadnock Ledger. *Motion to have Ms. Murphy place advertisement in additional periodicals Barbaro/Goodrich 5-0 Approved @ 2:13 pm.*

New Business:

Jason and Lisa Dodge are present to give the Authority on an update on their property located at 350 Baldwinville State Road. Mr. Dodge is having an issue getting the restaurant business off the ground. The Dodge's daughter has some medical issue that need attending to. Therefore Mrs. Dodge is not as available to help. He still has intentions to proceed with with other plans with greenhouses and such. The Authority would like to see and updated schedule in writing by the next meeting.

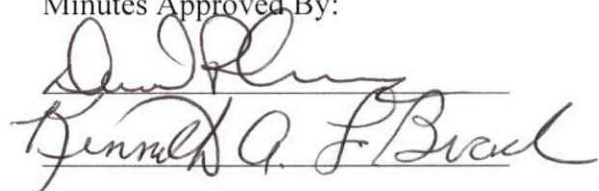
Line of Credit: Chairman Connor discussed the potential need for re-opening the line of credit. It could provide the Authority with some flexibility of need be. *Motion to explore line of credit options Barbaro/Casavant 5-0 Approved @ 2:16 pm.* Ms. Murphy and/or Mr. Hickey to get in contact with Colonial Co-operative Bank for information.

Adjournment: *Motion to adjourn: Goodrich/Barbaro 5-0 Approved 2:26pm.*

Meeting Adjourned at 2:27 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:



Lee Goodrich
Mick Miller