

Approved 7-13-2017



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes **Regular Meeting** **Thursday June 8, 2017** **4<sup>th</sup> Floor Conference Room**

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

**Members Absent:** Dennis Casavant

**Others Present:** Keith Hickey, Town Manager Jenelle Sroczyński, Recording Secretary, Darlene Rossi, Realtor, Cindy Boucher, Bike Path Representative, Erin Linnan of Five Buck Truck.

**Meeting called to order:** 1:30 p.m.

#### Approval of Minutes:

*Motion to approve the minutes of the 5-17-2017 Regular Meeting Goodrich/Barbaro 4-0  
Approved @ 1:31 pm.*

#### Bills, Communication and Financials:

The invoices for The Gardner News and Jenelle Sroczyński was approved. *Motion to pay The Gardner News and Jenelle Sroczyński, Barbaro/LaBrack 4-0 Approved, @ 1:32*

The financial reports were approved. *Motion to approve Financial Reports Barbaro/LaBrack Approved 4-0 @ 1:32.*

#### Town Manager Issues:

None for this meeting.

#### Unfinished Business:

Wind Tower: Mr. Kuhn was hoping to attend the meeting. An email was presented to the Authority. He is looking to increase the solar field from 3MW to 5MW. Mr. Hickey would like to see a deadline for a firm commitment on this project. The Authority would like an update on progress in September. *Motion to approve increase in Solar Field Barbaro/Goodrich 4-0 Approved @ 2:07 pm.*

Hillview Land: Maureen Baril of Codlwell Banker was not able to attend the meeting. She will be in attendance for the July 2017 meeting.

Mylec Road Design: No update was provided.

Ahimsa Haven: Update due for July 2017 meeting.

Tax Taking: Woodlawn Ave: Mrs. Rossi is in attendance. She presented the Authority with a market analysis of comps. The lot is buildable. There is a question as to the sewer betterment. The town is currently exempt. Would the new owner have to pay the betterment? This could be an issue and the market price may have to be adjusted. Mrs. Rossi did comment that land inventory is not moving fast at this time. *Motion to have Mrs. Rossi market lot as buildable with a price of \$29,900 maximum and \$22,000 as minimum when betterment question is resolved Goodrich/Barbaro 4-0 Approved @ 2:00 pm.*  
*Motion to have Chairman Connor sign any and all closing documents Barbaro/LaBrack 4-0 Approved @ 2:01 pm.*

River Street: There were no updates.

Tannery Hill: There were no updates.

Bike Path: Mrs. Boucher is present with some updates. She would like to work on the landscaping at the bike trail and needs permission. *Motion to approve Mrs. Boucher and her help to work on landscape improvements at bike Path Barbaro/LaBrack 4-0 Approved @ 1:45 pm.* Mrs. Boucher also knows there is approximately \$20,000 left in the Bike Path account. She would like to do a mirror image of parking lot on other side with grass and plantings. Mr. Hickey did confirm amount is account. The Authority is also interested in a separate pad for the food truck. Mrs. Boucher would also like to do some improvements to the 140 parking lot as well. The North Central Pathway owns the 140 parking lot. *Motion to purchase parking lot for \$1.00 and retain Attorney Glenn for legal paperwork LaBrack/Barbaro 4-0 approved @ 1:52 pm.*

School Street: There were no updates.

Bylaws: The Authority is still reviewing the bylaws. Mr. Connor noted there needs to be an annual meeting in September of each year. The Authority will decide the makeup of the board at that time.

Lincoln Ave. Extension: Still in tax title process.

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

Food Truck: Ms. Erin Linnan is in attendance. She operates 5 Buck Truck. She is interested in utilizing the space at the bike path. She understands there is no power and can run on a generator. She is completely self contained. She would like to be open early evenings and weekends. She has much experience in the food industry. The Authority is looking to have this activity up and running quickly as summer is approaching. She has customers who are ready for her to reopen her doors. The Authority would like to see a proposal from her as to her intentions and present it at the next meeting.

Line of Credit: On hold for the time being.

Jason Dodge: Was not present for update.

### **New Business:**

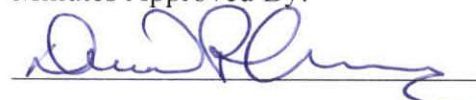
There was no new business for this meeting.

**Adjournment:** *Motion to adjourn: Barbaro/Goodrich 4-0 Approved 2:15pm.*

**Meeting Adjourned at 2:17 pm.**

Respectfully submitted by:  
Jenelle Sroczyński  
Board Secretary

Minutes Approved By:



Lee Goodrich  
Muller Blum  
Dennis Casavant  
Gen J. Brach