

APR 10 2018

WINCHENDON TOWN CLERK

**Winchendon Redevelopment Authority**109 Front Street  
Winchendon, MA 01475Phone: 978.297.3308  
Fax: 978.297.5411**Executive Session Minutes**  
**Special Meeting**  
**Thursday February 1, 2018**

**Members Present:** David Connor, Kenneth LaBrack, Mike Barbaro Leston Goodrich,  
Dennis Casavant, by remote participation

**Members Absent:**

**Others Present:** Fred Massa, Cypress Creek Representative, Keith Hickey, Town  
Manager, Tracy Murphy, Director of Development, Keith Glenny, At-  
torney, Jenelle Sroczynski, Recording Secretary

**Meeting called to order: 5:00p.m.**

*Motion to move into Executive Session Barbaro/ Goodrich*

*Roll Call: LaBrack-yes, Barbaro-yes, Goodrich-yes, Casavant-yes, Connor-yes 5-0 ap-  
proved at 5:01pm.*

**New Business:**

A copy of the lease for the solar project at Hillview Business Park is being presented for questions and review. The ultimate goal of this meeting is to come to an agreement on the lease. Mr. Massa noted there is a new name on the lease being Clyde Solar as each solar project is an individual LLC wholly owned by Cypress Creek. There will need to be a change to the lease stating there will be 58 acres available instead of the initial 68, as two five acre parcels will be cut out for potential marijuana or other businesses. Mr. Glenny and Mr. Massa will work on wordsmithing the language regarding this change. Mr. Glenny suggest the following: "Tenant understands Landlord is not leasing the entire parcel and is reserving two five acre parcels that are not necessarily contiguous." Mr. Glenny also pointed out the initial Diligence Period Fee of \$5,000 is nonrefundable, "hard money." Mr. Massa stated under Section 3, Extended Diligence Period will be more than the stated 365 days. It will more than likely be two years to complete the permitting process. Under Section 2, Subsection C: It was noted a special meeting will need to be called within 30 days following the Construction Commencement Date. Also, a change will be made stating the Authority will have 30 days upon delivery of the Lease Boundary Line Survey to accept it, instead of the proposed 15 days. Mr. Glenny is insistent the Authority does not accept the survey until he has reviewed it. Mr. Hickey questioned when the Authority will realize rent payments. This is covered in Section 4A. Mr. Massa stated rent will be paid either when ground breaks -or- at the end of the 2

year diligence period. Ms. Murphy produced a map with potential locations of the two five acre lots. A commercial ANR will need to be completed to create frontage. Wetlands may also need to be reconfigured. Mr. Hickey stated town is willing to work with developer to replace wetlands. The actual subdivision plan will be completed by developers and presented to the Planning Board.

*Motion to accept lease as presented with changes noted Barbaro/Goodrich*

*Roll Call: LaBrack-yes, Barbaro-yes, Goodrich-yes, Casavant-Abstain, Connor-Yes 4-0 Approved @ 6:06 pm.*

*Motion to have Chairman Connor to sign any and all necessary documents Barbaro/LaBrack 5-0 Approved @ 6:07 pm.*

*Motion to leave Executive Session Labrack/Goodrich*

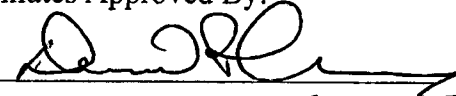


*Roll Call: Labrack-yes, Barbaro-yes, Goodrich-yes, Casavant-yes, Connor-yes 5-0 Approved at 6:08 pm.*

**Adjournment:** *Motion to adjourn: Barbaro/Goodrich: 5-0 Approved. 6:09pm.*

**Meeting adjourned at 6:10 p.m.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

  
  
  
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