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Winchendon Redevelopment Authority

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Executive Session Minutes **Regular Meeting** **Thursday November 16, 2017**

Members Present: David Connor, Kenneth LaBrack, Michael Barbaro, Dennis Casavant, and Leston Goodrich

Members Absent:

Others Present: Keith Hickey, Town Manager, Jenelle Sroczynski; Recording Secretary, Fred Massa, Real Estate Broker/Business Facilitator

Motion to move into Executive Session Goodrich/Barbaro

Roll Call: Goodrich-yes, LaBrack-yes, Barbaro-yes, Casavant-yes, Connor-yes 5-0 approved at 2:04pm.

Meeting called to order: 2:05 p.m.

New Business:

Mr. Fred Massa is in attendance to present the Authority options for it's Hillview Property. Mr. Hickey and Ms. Murphy met with Mr. Massa and his partners about a month ago. There was an interest in placing a medical marijuana facility in Winchendon. There was an initial concern as this facility would abut a neighborhood with children. Mr. Hickey then turned Mr. Massa towards it's Hillview site. Mr. Massa also holds an exclusive agreement with the second largest solar company in the United States. The name of the company is Cypress Creek. Mr. Massa is interested in the entire 68 acres for a solar field. A wet land delineation will need to be done. An ANR is also an option for the 3 acres needed for either a growing facility or dispensary for marijuana. CCR is looking to purchase the lot. A P&S was handed out to members. The purchase price offered was \$300,000. CCR is also open to leasing the property from the Authority. If leasing is chosen the entire lot will be leased not just the "usable" portion. The lease price is \$2,000/acre. The marijuana facility would have no impact on lease price if both options are pursued. The only concern with the facility is its proximity to the Mylec deck hockey rinks. There needs to be a 1000' buffer from the area where kids congregate. Mr. Hickey suggested the Authority make Mr. Lappierere aware of the potential facility and pursue a letter of non opposition. This letter would need to be presented to the BOS as well. Mr. Massa explained both projects would run similar paths. If the marijuana facility falls through the entire project would revert back to just solar. The preliminary designs have been drawn. Mr. Massa said it takes 16-20 months in Massachusetts to obtain permits and the land deal would close 30 days post obtaining permits. The Authority discussed the matter and

ultimately decided to lease the land to CCR. Mr. Massa expects to generate a tad over 2 mega watts of energy from solar field. Mr. Hickey likes the idea of the marijuana facility as it will utilize the water upgrades that were put in on Route 140. Mr. Connor would like to see a timeline of progression from lease signing, to permitting, then to project completion. The Authority is sensitive to the timeline as previous offers have been at a stalemate for quite some time. The Authority has asked Mr. Massa to have the following ready for the December meeting: Timeline and breakdown of Lease, Initial lease for solar with the knowledge that 2.5 acres may be pulled out for marijuana facility, and 6 month milestones up to the two years expected to complete the project. Mr. Massa to send lease to Mr. Hickey. Ms. Murphy to send Mr. Massa electronic copy of parcel information. Executive Session to be kept as item on agenda.

Motion to leave Executive Session Goodrich/Barbaro

Roll Call: Goodrich-yes, LaBrack-yes, Barbaro-yes, Casavant-yes, Connor-yes 5-0 Approved at 2:54 pm.

Adjournment: *Motion to adjourn: Barbaro/Casavant: 5- 0 Approved. 2:55pm.*

Meeting adjourned at 2:55 p.m.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:





