

RECEIVED

JUN 14 2018

WINCHENDON TOWN CLERK



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308  
Fax: 978.297.5411

### Minutes **Regular Meeting** **Monday May 14, 2018** **4<sup>th</sup> Floor Conference Room**

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

**Members Absent:**

**Others Present:** Keith Hickey, Town Manager, Tracy Murphy, Director of Development  
Jenelle Sroczynski, Recording Secretary

**Meeting called to order:** 5:00 pm.

#### Approval of Minutes:

*Motion to approve the minutes of the 4-9-2018 Regular Meeting Barbaro/Goodrich 5-0 Approved, @ 5:01 pm.*

*Motion to approve and hold the minutes of the 4-23-2018 Special Meeting Goodrich/Barbaro 5-0 Approved @ 5:03 pm.*

#### Bills, Communication and Financials:

The invoices for Jenelle Sroczynski, Town of Winchendon, Lawton Electric, and Lafortune & Glenny were approved. *Motion to pay Jenelle Sroczynski, Town of Winchendon, Lawton Electric, and Lafortune & Glenny Goodrich/Barbaro 5-0 Approved, @5:03pm.*

The financial reports were approved. *Motion to approve Financial Reports Goodrich/Casavant Approved 5-0 @ 5:03 pm.*

#### Town Manager Issues:

None for this meeting.

#### Unfinished Business:

350 Baldwinville State Road: Mr. Connor is in receipt of the payoff amount of the mortgage from Mr. Dodge. All legal paperwork has been processed and item will be removed from agenda.

Hillview Business Park Update: LOI has been signed by all parties. The lease now needs to be developed. It is the Authority's responsibility to develop the lease. The Authority is interested in retaining Attorney Glenny's services in this matter. There is a different dynamic to

this lease as it is just a lease of land and a right of way. There may be some procurement issues. Ms. Murphy to contact state regarding issues. Weston Roots has asked for a 3 month leeway for research, and the Authority during that time will work on the engineering/design work. Graz Engineering has been the only firm to show interest in the project. The Board of Selectmen did issue a Letter of Non Opposition. There has been no word from Mr. Lapierrere regarding his Letter of Non Opposition. *Motion to retain Attorney Glenn for the preparation of lease documents with Weston Roots Goodrich/Barbaro 5-0 Approved @ 5:12 pm.* Ms. Murphy presented the Authority with the proposal from Graz Engineering. The quote for the work is \$35,000.00. The survey will include the roadway, wetlands, stormwater drainage, and create the lots. Ms. Murphy to check on LID. An NOI is needed for the wetlands and the DEP and Conservation Commission will be involved. The plan will be presented at various board meetings. *Motion to accept Graz Engineering proposal and have Chairman Connor and any other available Authority member to sign any and all documents pertaining to proposal Goodrich/Barbaro 5-0 Approved @ 5:25 pm.*

Robbins Road (Former Ahimsa Haven Lot): The Authority has been presented with a request for an extension of time from Mr. Rice. The bank is requesting Mr. Rice create an LLC. He is in the process of doing so. There may need to be one additional extension. Closing is expected in June 2018.

Woodlawn Ave: There is no new information regarding this item.

Spring/Glenallan St. Park Updates: Lawton Electric is moving forward with installing power. The pole has been installed. The lot has been graded. The first Farmer's Market was held on site on May 10, 2018. Mr. Hickey to reach out to National Grid to try and expedite process.

Planning & Development Updates: Ms. Murphy informed the Authority she was contacted by Mr. Luis Fred. He will be on site with his food truck on Memorial Day weekend. He has asked to have his April rent forgiven as the weather conditions did not allow him to set up. *Motion to forgive April rent Casavant/Goodrich 5-0 Approved @ 5:30.*

#### **New Business:**

Chairman Connor would like a spreadsheet of upcoming expenses created. Ms. Sroczyński to create.

Hillview Right of Way: Jamie VanDyke has been working on lot. He has moved a substantial amount of dirt from lot. Mr. Hickey informed the Authority that this has violated a Bylaw stating that a permit is required if more than 19 cubic yards of earth will be moved. The Board of Selectmen need to approve permit. He is also working within the 100 foot buffer of wetlands. This requires a special permit. A Cease and Desist Order will be issued.

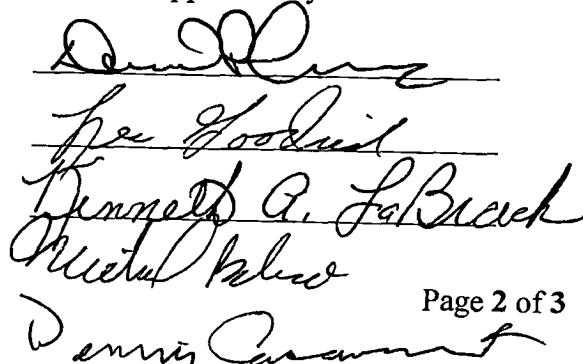
Grout Park: This item has been tabled.

**Adjournment:** *Motion to adjourn: Barbaro/Goodrich 5-0 Approved 5:34pm.*

**Meeting Adjourned at 5:35 pm.**

Respectfully submitted by:  
Jenelle Sroczyński  
Board Secretary

Minutes Approved By:

  
The block contains four handwritten signatures in black ink. From top to bottom, they appear to be: a signature that looks like 'Dennis Casavant', a signature that looks like 'Lee Goodrich', a signature that looks like 'Dennis A. LeBlanc', and a signature that looks like 'Michael Blawie'. Below the signatures is the text 'Page 2 of 3'.

\_\_\_\_\_

\_\_\_\_\_