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WINCHENDON TOWN CLERK

Winchendon Redevelopment Authority

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Minutes

Regular Meeting

Monday June 11, 2018

4th 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, Darlene Rossi, Realtor, Terry Lupien, Realtor

Meeting called to order: 5:00 pm.

Approval of Minutes:

*Motion to approve the minutes of the 5-14-2018 Regular Meeting Goodrich/Barbaro 5-0
Approved, @ 5:00 pm.*

Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and The Johnny Appleseed Trail were approved. *Motion to pay Jenelle Sroczynski and Johnny Appleseed Trail Goodrich/Barbaro 5-0 Approved, @5:01pm.*

The Financial Reports were approved. *Motion to approve Financial Reports Barbaro/Goodrich Approved 5-0 @ 5:02 pm.* It was noted the bank account balance does not reflect the \$22,000 proceeds from the sale of Robbins Road.

Town Manager Issues:

None for this meeting.

Unfinished Business:

Motion to take Unfinished Business Items out of order Barbaro/Goodrich 5-0 Approved @ 5:02 pm.

Woodlawn Street: Ms. Rossi and Ms. Lupien are present to discuss an issue that has arisen and may affect other real estate transactions. The Authority has put numerous deed riders, of various percents, on land that has been sold. The Authority sold a parcel of land consisting of 35 acres to Mr. Warren Field in 2012. Mr. Field has subsequently subdivided the land and was attempting to sell a lot with a well and septic system for new construction home with an

anticipated value of \$350,000. When applying for financing the potential buyer was denied through most lending agencies due to the deed rider. This inhibited the sale of the land and stopped the project. Ms. Rossi is concerned that this issue could arise again with other parcels that are for sale. The Authority has the option to eliminate the rider if they wish. The intent of the riders were to recoup some of the cost the Town has incurred taking these properties for tax title, ie legal fees, lost tax revenue, and land being sold at below market value. There was discussion as to what a fair "buy out" price would be to achieve the Authority's goal and not hinder the progress of land sales. The Authority is open to negotiations on a case by case basis. Moving forward the Authority and the Town will tract the costs of the tax title process. The Authority will table this discussion until a meeting with Mr. Field has been held. *Motion to negotiate the removal of deed rider Barbaro/Goodrich 5-0 Approved @5:45pm. Motion to give Mr. Hickey negotiation responsibilities regarding verbiage of rider removal Goodrich/Barbaro 5-0 approved @5:47pm.*

Hillview Business Park Update: Ms. Murphy did not present an update. She informed the Authority that Graz Engineering is working on engineering. Mr. Hickey has spoken with Weston Roots and gave them surveyors information. Mr. Connor has spoken with Atty. Gleny regarding lease preparation. Ms. Murphy to work on parcel description. Ms. Murphy has spoken with Steve Chaisson and there is a lead on the other available parcel. There is no update regarding Mylec.

Robbins Road (Former Ahimsa Haven Lot): The property has sold. Closing has taken place. Ms. Sroczynski will deposit check in WRA account this week.

Spring/Glenallen St. Park Updates: Ms. Murphy and Mr. Gallant are working on an estimate for landscaping costs. Mr. Fred's food truck is on site. There is an issue as to where he parked. Mrs. Labrie feels it impedes on the Farmer's Market. The Authority spoke to Mrs. Labrie and it was agreed that Ms. Murphy will ask Mr. Fred to move his truck further down, towards the pond.

Planning and Development Updates: The posts are being worked on at the bike path. Granite needs to be installed.

New Business:

Mr. Hickey received an email requesting a party be allowed to set up a yard sale in the parking lot of the bike path. There are many concerns regarding the parking situation. Due to this the request can not be approved. *Motion to deny request based on DOT regulations Barbaro/Goodrich 5-0 approved @ 5:54 pm.*

Adjournment: *Motion to adjourn: Barbaro/Goodrich 5-0 Approved 6:02pm.*

Meeting Adjourned at 6:03pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

