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WINCHENDON TOWN CLERK



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes Regular Meeting Monday July 9, 2018 4th Floor Conference Room

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

Others Present: Tracy Murphy, Director of Development Jenelle Sroczynski, Recording Secretary, Darlene Rossi, Realtor, Terry Lupien, Realtor, Warren Field, Land Owner/Resident, Art Amenta, Resident

Meeting called to order: 5:00 pm.

Approval of Minutes:

Motion to approve the minutes of the 6-11 -2018 Regular Meeting Goodrich/Casavant 4-0 Approved, @ 5:01 pm.

Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and Lawton Electric were approved. *Motion to pay Jenelle Sroczynski and Lawton Electric Goodrich/LaBrack 4-0 Approved, @5:02pm.*

The Financial Reports were approved. *Motion to approve Financial Reports Casavant/LaBrack Approved 4-0 @ 5:02 pm*

Town Manager Issues:

None for this meeting.

Unfinished Business:

Woodlawn Street/Deed Rider Issues: Ms. Rossi, Ms. Lupien, and Mr. Field are present to discuss the ongoing deed rider issue. Unfortunately, Mr. Hickey was not able to attend the meeting and no conversation has been had as of yet to try and resolve this issue. Ms. Lupien did some research regarding the lot on Baldwinville Road that Mr. Field has subdivided. The Town took repossession of the lot for \$6,697 owed in back taxes. By the rider being on the property the Town will lose approximately \$10,500 in tax revenue due to the inability of potential buyers to obtain financing, therefore inhibiting future sales. Other sales have been cash, so this hasn't been an issue. Mr. Field has invested in a well and septic system for the property, and is at a standstill until this can be resolved. Mr. Connor has deferred to the Town

Manager to spearhead the language around this policy. Ms. Rossi to work with Mr. Hickey before the next meeting. Ms. Rossi has presented a 3 month extension for the MLS listing of the Woodlawn St. property. There was some interest from a builder, with a potential offer of \$20,000, with the removal of the rider. The signing of the extension should allow enough time for the rider issue to be resolved. *Motion to sign 3 month extension and maintain listing Goodrich/LaBrack 4-0 Approved @ 5:17 pm.*

Hillview Business Park Update: Ms. Murphy briefed the Authority that the subdivision survey is about 60% completed. She is expecting the wetland, boundaries, and preliminary roadway to be completed this week. Once the lots are delineated the leases can be started. There is still an issue with the dirt pile. Ms. Murphy to check on cease and desist order for Mr. Van Dyke this week. Ms. Murphy to check on an invoice for Mr. Grazewicz. A special meeting may have to be held in order to move things forward.

Spring/Glenallen St. Park Updates: Mr. Hickey is working on funding for the park. The Town is going to ask for some kind of assurance from the Authority that the land will be turned back over to the town once project is complete. It would revert to the park inventory already established. *Motion to transfer ownership of Spring/Glenallen St. Park to the Town of Winchendon at a date to be determined by both parties Goodrich/LaBrack 4-0 Approved @ 5:23pm.*

Planning and Development Updates: Electrical work has been completed and Mr. Fred is able to utilize plug. He is aware his rent will be increasing for July 2018. Ms. Murphy will be meeting with Noel Nursery for pricing on landscape material. MA DOT is happy with curb design and post and chain design. A computerized marquis may be considered to enhance the look of the park. There is no update on solar project.

New Business:

None for this meeting.

Adjournment: *Motion to adjourn: LaBrack/Casavant 4-0 Approved 5:34pm.*

Meeting Adjourned at 5:34pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:





