

**Winchendon Redevelopment Authority**

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Minutes
Regular Meeting
Monday August 13, 2018
2nd Floor Auditorium

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

Others Present: Tracy Murphy, Director of Development Jenelle Sroczynski, Recording Secretary, Darlene Rossi, Realtor, Terry Lupien, Realtor, Lorraine Fortugno. Garden Club President, Art Amenta, Resident, Paul Grazewicz, Graz Engineering.

Meeting called to order: 5:00 pm.

Approval of Minutes:

Motion to approve the minutes of the 7-9 -2018 Regular Meeting Goodrich/Barbaro 4-0 Approved, @ 5:01 pm.

Bills, Communication and Financials:

The invoice for Jenelle Sroczynski was approved. *Motion to pay Jenelle Sroczynski Barbaro/Goodrich 4-0 Approved, @5:02pm.*

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

Motion to take agenda items out of order Goodrich/Barbaro 4-0 Approved @ 5:02 pm.

New Business:

Lorraine Fortugno, President of the Garden Club is in attendance. She explained to the Authority that she had secured a \$3,200 donation from Fidelity Bank to match the existing granite that borders one garden on Clyde's Park, for the second garden where no granite is present. She has also gotten quotes for the work and KDI Landscaping will be installing the granite. Fidelity is requesting a W9 be filled out in order to process the donation. Seeing as the Authority owns the land that Clyde's Park is located on, she is looking for permission and the W9 filled out. The Authority is pleased with the improvements to the park. *Motion to accept \$3,200 donation and process W9 Barbaro/Goodrich 4-0 Approved @ 5:06 pm.* Mr. Connor did explain that KDI will need to issue 2 invoices, one to the Authority for the \$3,200 and one to the Garden Club for the remainder of the invoice.

Town Manager Issues:

Ms. Rossi is in attendance to discuss the ongoing deed rider issue. There has been conversations between Mr. Hickey, Ms. Rossi, Ms. Murphy, and Mr. Field. No decision has been made as of yet. Ms. Rossi would like to see a resolution that is equitable for everyone. Mr. Barbaro would like to see a certain pay off amount for the remainder of Mr. Field's lots/acres. He suggested \$10,000/lot upon additional subdivisions. Mr. Goodrich feels this is too high. Mr. Connor reminded the Authority the need to exercise due diligence. Everyone is in agreement that a new policy must be consistent. Ms. Rossi suggested selling parcels closer to market value from now on. It was suggested there be a certain payoff rate for residential parcels and a certain payoff rate for commercial parcels. Ms. Rossi told the Authority that lots are not "flying off the shelf" and there should be incentives to purchase, not "punishments." Ms. Murphy stated the Authority now has additional income sources instead of just land sales. This may help with the decision. *Motion for payoff rate for previous land sales at a rate of \$5,000 for residential, and \$10,000 for commercial, and to discuss options for riders on future sales Goodrich/. There was no second for this motion. Mr. Connor asked for an amendment. Motion for payoff rate for previous land sales at a rate of \$7,500 for residential and \$10,000 for commercial and to discuss options for riders on future sales Barbaro/Goodrich 4-0 Approved @6:04 pm.* It is understood land owners will pay all legal fees incurred if buyout of rider is their choice. Mr. Connor to check with Mr. Hickey regarding notification to land owners with deed riders the option of buying out the rider. Ms. Rossi to reach out to Mr. Field.

Unfinished Business:

Hillview Business Park Update: Paul Grazewicz of Graz Engineering is in attendance. He handed out plans for the subdivision survey. The roadway will be 800' long. There will have to be a 50' wide strip to come into the roadway as to avoid the transformer pad. Mr. Grazewicz has 3 lots proposed on the plans. Lot 1 is 3.6 acres, and is located beyond the wetlands. Lot 2 is 6 acres, there are highlands to the east, but they are not accessible as you have to go through wetlands. There would have to be permission from the Conservation Commission to access. Mr. Grazewicz does not feel this would be practical. Lot 3 is bigger than expected. There are 52 acres for the solar field. There has been no discussion as to what the minimum would be for the solar field. Mr. Grazewicz stated to avoid issues with the Conservation Commission it is better to cross the wetlands. He also asked what type of clients are looking to build as that would help with the design. The Authority is pleased with the work so far. Mr. Grazewicz to continue with boundary work, then design the road. These sketches will be shared with the solar and marijuana developers.

Motion for agenda items to be taken in order Goodrich/Barbaro 4-0 Approved @ 5:28pm.

Woodlawn Street/Deed Rider Issues: Mr. Barbaro is interested in building an affordable unit on the lot. The Authority will take this under advisement. Based on decision made regarding deed riders Ms. Rossi will take the deed rider off the listing.

Spring/Glenallen St. Park Updates: Ms. Murphy is still waiting on information from Noel's Nursery. Mr. Gallant is ordering posts for the fence. Mr. Hickey would like this parcel transferred back to the town, this may require a Town Meeting vote. It could be reclassified as a park. Mr. Connor is hoping with the donation from the Grouts, a permanent Marquis could be installed. It was also suggested that hybrid plug in stations could be an option. Mr. Barbaro suggested a solar powered bike rental station. Mr. Goodrich was concerned about the placement of the food truck. There were customers backing out of the parking lot onto Rt. 12 and

it was dangerous. Ms. Murphy stated that once the fencing is installed that will resolve the issue.

Planning and Development Updates: Ms. Murphy stated Fall Fest is scheduled for October 6, 2018. There are 147 vendors scheduled to participate. The Winchendon Business Group is looking for volunteers. Ms. Murphy was contacted by Mr. Joe Hollenbeck. He is looking for a space to store his woodchips for his wood grinding business. He is looking for land only, no building. He is interested in talking about leasing and possibly purchasing the former Winchendon landfill lot. He should attend the next meeting.

Adjournment: *Motion to adjourn: LaBrack/Barbaro 4-0 Approved 6:14pm.*

Meeting Adjourned at 6:15pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:




