

**Winchendon Redevelopment Authority**

109 Front Street  
Winchendon, MA 01475

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**Minutes**  
**Regular Meeting**  
**Monday October 15, 2018**  
**4th Floor Conference Room**

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

**Members Absent:**

**Others Present:** Keith Hickey, Town Manager, Jenelle Sroczyński, Recording Secretary, Art Amenta, Resident, Darlene Rossi, Realtor

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

**Approval of Minutes:**

*Motion to approve the minutes of the 9-10 -2018 Regular Meeting Goodrich/Barbaro 4-0  
Approved, 1 Abstention @ 5:00 pm.*

**Bills, Communication and Financials:**

The invoices for Jenelle Sroczyński, National Grid, and KDI Landscaping were approved.

*Motion to pay Jenelle Sroczyński, National Grid, and KDI Landscaping Goodrich/Barbaro 5-0  
Approved, @5:02pm.*

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

Mr. Connor noted there are still unpaid expenditures, such as Graz Engineering, and legal fees.

**Unfinished Business:**

**Hillview Business Park Update:** Ms. Murphy has not been able to reach Mr. Grazcewicz for an update. Mr. Barbaro is interested in having a letter drafted to the potential tenants to ensure they are still interested in renting the property. Mr. Connor stated the leases are contingent on the lots being defined. Mr. Hickey to draft letters and send to interested parties to inquire once lots are delineated, what is proposed timeline of projects.

**Woodlawn Street/Deed Rider Issues:** Ms. Rossi is in attendance to speak to the price of the Woodlawn Street property. The property did not make it on the list to be included in the Town's upcoming auction. She presented a market analysis for sales of similar properties. She is concerned the property has been on the market for 371 days and still has not sold. She

suggests the Authority considers lowering the price again. Mr. Hickey suggests lowering the price to \$21,000, not to go lower than \$19,000. Mr. Hickey asked Ms. Rossi to reach out to the contractors that were interested in purchasing the property previously. The Authority is confident there should be no Conservation issues with the wetlands as no septic will be installed on the property. *Motion to lower asking price of Woodlawn Street property to \$21,000, and not drop below \$19,000. If contractor purchases house must be built within a year, and buyer pays all closing costs Barbaro/Goodrich 5-0 Approved @ 5:25 pm. Motion to have Chairman Connor sign any and all closing documents Barbaro/Casavant 5-0 Approved @ 5:25 pm.* Mr. Hickey will work on getting assessment information for deed rider letters to be sent.

Spring/Glenallen St. Park Updates: DPW will be working on installing the fencing when weather permits. The lease for Food for Thought is also expiring and food truck will need to be removed.

Planning and Development: Fall Fest was a great success.

**Town Manager Issues:**

None for this meeting.

**New Business:**

The Authority is in receipt of a proposal to purchase .4 acres of land that abuts the Hillview property. The Authority was originally interested in purchasing this property from the Hoar Family Trust to gain a second egress for the Hillview Business Park. The property owners were not interested in selling at that time. Mr. Hickey is concerned over the cost of curb cuts onto Old Gardner Road. This is a dangerous stretch of road, that the State has already invested money in. Also, the road will have to be Town approved. Mr. Connor suggested Ms. Murphy speak to the land owner and get additional information to present at next month's meeting.

There was no update provided for the recycling facility.

**Adjournment:** *Motion to adjourn: Barbaro/Goodrich 5-0 Approved 5:36pm.*

**Meeting Adjourned at 5:38pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

