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WINCHENDON TOWN CLERK

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

Minutes

Regular Meeting

Monday January 13, 2020

4th Floor Conference Room

Members Present: Ken LaBrack, Les Goodrich, David Connor

Members Absent: Mike Barbaro, Dennis Casavant

Others Present: Keith Hickey, Town Manager, Tracy Murphy, Director of Planning and Development, Jenelle Sroczynski, Recording Secretary, Darlene Rossi, Realtor

Meeting called to order: 5:00 pm.

Approval of Minutes:

Motion to approve the minutes of the 12-9-2019 Regular Meeting LaBrack/Connor 3-0 Approved @ 5:02pm

Bills, Communication and Financials:

The invoice for Jenelle Sroczynski was approved. *Motion to pay Jenelle Sroczynski Connor/LaBrack 3-0 Approved @5:02pm.*

The Financial Reports were approved. *Motion to approve Financial Reports LaBrack/Connor 3-0 Approved @ 5:04pm.*

Unfinished Business:

Hillview Business Park:

WRA Sign: Ms. Murphy presented the Authority with a handout of potential signs. The sign will need to fit into the Wayfinding Plan. She is working on determining what kind of materials the signs will be constructed of. There is now a standard Winchendon town sign that all signs will need to conform to. The next stage of sign design will cost \$9,000 to outsource. Ms. Murphy will be working on the design in house. Mr. Connor brought up the sign for Grout Park. It is uncertain if the scrolling marquis sign originally discussed will fit the conformity needed for the Wayfinding Plan.

Subdivision Completion Date: The closeout information from Graz Engineering still needs to be received. Ms. Murphy to reach out to Mr. Grazewicz. Mr. Hickey has no update from Weston Roots.

Mr. Hickey has had conversation with Kathy and Jamie Van Dyke regarding removal of the gravel pile. The Van Dykes are looking to develop their parcel of land across the street, to the left of the gas station. Permission will need to be granted by the Board of Selectmen to remove/relocate the gravel as it is more than is allowed by the current bylaw.

Spring/Glenallen St. Park Updates: The transfer of the park is still on schedule for the spring town meeting. Mr. Hickey has upcoming meetings with the Board of Selectmen, and the Tri-Board. He plans on discussing the warrant article then. Ms. Murphy to place a Facebook ad for a food vendor.

Plug In Stations: Ms. Murphy provided the Authority with a screen shot of the activity of the stations. They are being utilized. Any income realized will be deposited into the Authority's bank account.

WRA Parcels: Mr. Hickey provided an update on the Webster St. Parcel and the West Shore Drive Parcel. It appears the Webster Street parcel was never transferred as no information from the Town Clerk was found. The West Shore parcel was transferred. Additional information to follow.

Planning & Development Updates: Ms. Murphy announced there is a HEAL Growing Places meeting on 1-16-2020. There will be an upcoming walk through of Railroad Street for the CDBG application, and the public hearing will be held on 2-10-2020. The ADA self evaluation is being worked on and will be intergrated in the ADA Transition Plan. It will be a cost of 1.6 million to bring the sidewalks into compliance. Mr. Hickey informed the Authority there has been a Phase I&II environmental assessment scheduled for Summer Street. There is a brewery owner from Norwood, Massachusetts looking to relocate. He is interested in the Bowling Alley, Goodspeed Building, and the tax title property the town owns. Mr. Hickey expects contamination to be found. If town retains property grants can be applied for, for clean up. If property is purchased, clean up will be at the owner's expense. There have been initial walk throughs with architects and contractors. Initial conversation with Mr. Mihzir, owner of the bowling alley, has occurred as well. There may be an RFP issued for redevelopment. There are several options that will be explored to make the transfer/purchase as easy as possible, as this is a great opportunity for the town. The Clark/YMCA will also be consulted as a courtesy.

Town Manager Issues:

There were no issues.

New Business:

Ms. Rossi is in attendance to discuss the marketing of the School Street parcel. She presented the Authority with a report containing market information and comps. The parcel does have water/sewer. It is a non-conforming lot. The original goal was to merge with the restaurant lot. There were low offers received, that the Authority rejected. Ms. Rossi could reach out to abutters to see if there is any interest. Mr. Connor is worried if the abutters are approached their offer would be low. He would like to see offers come in on their own. Ms. Rossi could also list as land for sale. The Authority decided to hold on to the property. It may be included in the upcoming public auction.

Adjournment: *Motion to adjourn: Connor/LaBrack: 3-0 Approved 5:49pm.*

Meeting Adjourned at 5:50pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:





