



WINCHENDON TOWN CLERK
RCUD MAY 19 2021 AM8:59

Winchendon Redevelopment Authority

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Winchendon, MA 01475

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Minutes **Regular Meeting** **Tuesday April 20, 2021** **Via Remote Participation**

Members Present: David Connor, Les Goodrich, Mike Barbaro, Ken LaBrack, Garrett Wante

Members Absent:

Others Present: Steve Delaney, Town Manager Jenelle Sroczynski, Recording Secretary, Nicole Roberts, Land Use Clerk, Marijuana Consultants/Developers John Padellaro, Steve Cefalo, Fred Massa, Realtor Darlene Rossi

Meeting called to order: 5:00 pm

Motion to take agenda items out of order Barbaro/LaBrack 5-0 Approved @ 5:01 pm.

Unfinished Business:

Hillview Business Park:

John Padellaro, Steve Cefalo, and Fred Massa are in attendance to follow up on discussions from last month's meeting. They are still interested in purchasing the parcel of land at Hillview Business Park for a marijuana grow facility. They are looking to the Authority for stipulations for sale -or- lease options. Both parties would prefer the Authority to sell the parcel. Mr. Connor explained that even though the lot is large, the buildable portion is not. The Authority would like to maintain a right-of-way for access to a parcel that could potentially house a wind turbine. Mr. Connor also stated the Authority has invested money in engineering/surveying costs, and would like to recoup the investment. The Authority would like to keep it's process of adding a 5% Deed Rider to all future sales of the parcel. The developers are still on track to build the facility and add upwards of 100 jobs to Winchendon's local economy. There is also a benefit of having town water and 3 phase power in close proximity. The development team is interested in all conceptual drawings which Ms. Murphy can provide. The team is anticipating a 60 day turnaround to start the permitting process once the P&S has been finalized. The Authority is comfortable with an asking price of \$100,000. The Community Host Agreement and potential TIF Agreement will be considered at a later time. The team feels a proposal should be in hand by weeks end. A meeting will be scheduled for April 26, 2021 to review proposal.

New Buisness:

Ms. Rossi is in attendance to discuss the 3% Deed Rider attached to a parcel located on Baldwinville State Road. She had sent an email to Chairman Goodrich to explain the details. The email will be forwarded to all members to review. As of now, there are no definite plans for the 15 acre parcel. The Authority will have to discuss what a potential buy out price may be. This will be revisited at next month's meeting.

Approval of Minutes:

Motion to approve the minutes of the 3/15/2021 Regular Meeting Connor/Barbaro 4-0 Approved, 1 Abstention @ 5:36 pm.

Bills and Communications:

The invoices for Jenelle Sroczynski, and Attorney Glennly were presented. *Motion to pay Jenelle Sroczynski and Attorney Glennly, Barbaro/LaBrack 5-0 Approved @ 5:37pm*

Financial Reports:

Motion to approve the financial reports as presented Barbaro/ LaBrack 5-0 Approved @ 5:38 pm.

Planning & Development Updates:

Ms. Roberts is in attendance to ask the Authority to purchase a year long membership and a ½ page advertisement in the Johnny Appleseed Guide. The membership portion is \$350, and the ad is \$880. This is an annual expense for the Authority. *Motion to approve funding for the Johnny Appleseed Guide Connor/Barbaro 5-0 Approved @ 5:44pm.* Ms. Roberts also explained to the Authority that the Chamber of Commerce is becoming more active under the direction of its new president. She feels it would be a great networking resource for the Authority and encourages them to join, The annual membership is \$275. *Motion to approve funding for the Chamber membership Barbaro/LaBrack 5-0 Approved @ 5:46 pm.* Ms. Roberts to forward paperwork to Ms. Sroczynski.

Adjournment: *Motion to adjourn: Connor/Barbaro 5– 0 Approved 5:49pm.*

Meeting Adjourned at 5:50pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

