



Approved 7-19-21

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Minutes Regular Meeting Monday June 21, 2021

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

Members Absent:

Others Present: Justin Sultzbach, Town Manager, Tracy Murphy, Director of Planning & Development, Jenelle Sroczynski, Recording Secretary, Marijuana Consultant/Developer Fred Massa, Darlene Rossi, Realtor, Miranda Jennings & Anne Yagel, HEAL Winchendon

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 5/18/2021 Regular Meeting Barbaro/LaBrack 5-0 Approved @ 5:00 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Barbaro/LaBrack 5-0 Approved @ 5:00pm*

Financial Reports:

Motion to approve the financial reports as presented Barbaro/ LaBrack 5-0 Approved @ 5:02 pm.

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

New Business:

Ms. Rossi is in attendance to discuss the removal of the 3% deed rider on a parcel of land located on Baldwinville State Road and Stoddard Road. Ms. Rossi is apprehensive the rider will decrease the chance of selling the lot if financing is not approved for potential buyers, referring to the previous issue with 199 Baldwinville Road. There was a developer interested in the lot, but has since decided against the purchase because of the rider. Ms. Rossi is suggesting the Town be proactive in removing the rider after the initial sale. Mr. Barbaro suggested a "flat fee" approach of buying out the rider for a potential developer on a per lot basis. Mr. Connor feel this would be hard to track, and stated the parcel was sold under market value to try and get it back on the tax roll. Mr. Connor feels the conversation is premature and would like to decide the rider buyout on a case by case basis. Mr. Goodrich

would like some evidence as to financing not being approved before a decision is made. Mr. Connor suggested if and when Ms. Rossi has a proposal to bring it in front of the Authority and a decision will be made then. Mr. Sultzbach suggested the Authority be consistent with each deed rider transaction. All in all everyone wants what is best for the town.

Motion to table discussion until there is a proposal in hand Barbaro/Connor 5-0 Approved @ 5:17pm.

Ms. Jennings and Ms. Yagel are attending the meeting to provide an update to the HEAL Winchendon status. The "Food Hub" location is still trying to be determined. A \$15,000 grant was just awarded to secure a consultant to write the business plan. Ms. Hunt of Not Just Produced has been very active in the project and has offered her back space as a potential location, however the space needs a lot of work. A grant has been applied for to secure a walk-in cooler, shelving, and sink. HEAL is looking for the Town to be "owners" of the Food Hub location and is looking to partner with the Authority. The Deihl property on Lincoln Ave. Extension was discussed. Also discussed was the former IGA. Both properties would need to undergo major repairs. If the town owned the property HEAL would rent the space. Creating jobs is also of great importance. The goal for the meeting today was to ask the Authority if they would even consider this option. The Authority is eager to help the community in any way possible. This is a 3-5 year project to complete. HEAL Winchendon will be at future meetings to provide updates.

Unfinished Business:

Hillview Business Park:

Fred Massa, is in attendance to discuss the purchase of a parcel of land at Hillview. A site tour has been conducted with Methuen Engineering and Consulting. Ms. Murphy and Mr. Croteau were also on site. The results were very encouraging. The consulting firm has been hired to design the plans for the property. An attorney had also been retained who is well versed in the permitting process for growing and cultivation facilities. Mr. Massa stated seeing as the site tour provided such positive results, they are reverting back to purchasing the original 12+/- acres. The easement will be worked into the P&S agreement. Atty. Glenny had a few concerns:

Who is preparing and paying for the new plans? The buyers are. Once delineations are created, easements will be discussed.

Is there any idea as to a time frame? Not yet, however the buyers are anxious to get going. Will buyer be responsible for Seller's attorney fees? Yes, this is pretty standard.

Community Host Agreement will be worked on in good faith. It will need to be completed upon closing. An outreach meeting will have to be planned and advertised by Ms. Murphy. The intention is to run 2-8 hour shifts and created at least 100 new jobs. An appraisal of the land will need to be completed. The cost is \$2950. *Motion to approve funding of appraisal Connor/LaBrack 5-0 Approved @ 5:45 pm.* Mr. Massa is confident the appraisal will come in around the purchase price. Ms. Murphy asked if her spending limit can be increased? *Motion to increase Ms. Murphy's spending limit to \$3,000 LaBrack/Barbaro 5-0 Approved @ 5:49pm.* The gravel pile is still an issue. Mr. Sultzbach to meet with Mr. Van Dyke. *Motion to have Chairman Goodrich sign any and all documents for the Purchase and Sales Agreement Barbaro/Connor 5-0 Approved @ 6:01 pm.*

Planning & Development Updates:

Ribbon Cutting: Stephanie Simon Yoga ribbon cutting is 6/29/21 at 5pm. All are invited to attend. Central Street project is on schedule and out to bid. Complete Streets application is

completed to redesign Maple Street. Railroad Street project will start in August. Water may be included as bids came in low. Summer Drive project is moving slow, waiting on more soil testing. Fall Fest is on schedule for October 9th. Ms. Murphy is looking for volunteers for the festival.

Next meeting will be July 19, 2021 at 5pm.

Adjournment: *Motion to adjourn: Barbaro/LaBrack 5– 0 Approved 5:02pm.*

Meeting Adjourned at 6:03pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
