



Approved 7-19-21

WINCHENDON TOWN CLERK
RCUD JUL 20 2021 AM 11:10

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Minutes **Special Meeting** **Wednesday, July 14, 2021**

Members Present: David Connor, Les Goodrich, Mike Barbaro (via remote participation), Ken LaBrack,

Members Absent: Garrett Wante

Others Present: Justin Sultzbach, Town Manager, Jenelle Sroczynski, Recording Secretary,

Meeting called to order: 5:00 pm

New Business:

The Authority is meeting to discuss the sale of the Hillview parcel. Developers Steve Cefalo and Fred Massa have expressed their desire to purchase an additional 7 acres. The additional acreage is needed to support the required 500 foot buffer, and to not compromise the design of the building. This will increase the total purchase to 19 acres +/- . The appraisal has been received. The price per acre for this industrial land is \$21,328.00. The Authority realizes the original price of \$100,000 for the initial 11 acres is a gentlemen's agreement, and that price will remain in tact. The Authority is interested in receiving a more comparable price per the appraisal for the additional purchase. Mr. Barbaro stated the parcel will have the 5% deed rider attached and residual income will be recognized. The dirt pile is still an issue. It was decided to let the buyers handle this as their equipment will be mobilized for site work. The Authority has decided to forward the appraisal to the buyers and wait for an offer. *Motion to have Mr. Sultzbach forward appraisal to buyers and convey the Authority would like a highest and best offer for the meeting scheduled for 7/19/2021 LaBrack/Connor 4-0 Approved @ 5:13.* The purchase & sales agreement will be revised to reflect new information.

Mr. Sultzbach has been in contact with the owners of the Bud Barn. They have expressed an interest in a Lincoln Ave. parcel for a grow facility. As there may be a potential issue with contaminated soil from a prior business, it would be helpful to have information on soil conditions before the parcel will be on the market. Mr. Hickey should have contacted DEP regarding this issue. The Authority believes DEP should have a file on this property. *Motion to have Mr. Sultzbach contact DEP regarding any information on file, and inquire about pricing for a Phase 1 assessment LaBrack/Connor 4-0 Approved @ 5:33 pm.*

Mr. Connor received a phone call from Mrs. Kristen Bailey. She had purchased a parcel of land abutting her property from the Authority. This parcel carried the 3% deed rider. When her original parcel was combined with the additional purchase, the rider was incorporated on the entire parcel. She is concerned as the rider should only be on her additional parcel, and

this could pose an issue as her daughter is looking to build on the land. Mr. Connor advised her to work with the Assessor and other town offices and boards to rectify the situation.

Adjournment: *Motion to adjourn: LaBrack/Connor 4– 0 Approved 5:33pm.*

Meeting Adjourned at 5:34pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
