



Approved 11-15-21

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Minutes Regular Meeting Monday October 18, 2021

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

Members Absent:

Others Present: Justin Sultzbach, Town Manager, Tracy Murphy, Director of Planning & Development, Jenelle Sroczynski, Recording Secretary

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 9/20/2021 Regular Meeting Goodrich/Wante 3-0, 1 Abstention Approved @ 5:00 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Barbaro/Goodrich 4-0 Approved @ 5:01pm*

Financial Reports:

Motion to approve the financial reports as presented Goodrich/Wante 4-0 Approved @ 5:03 pm. Ms. Sroczynski mentioned there was a deposit into the money market account that she did not make. This may be a payment from the charging stations. It will be looked into.

Unfinished Business:

Hillview Business Park:

The P&S has been signed. The closing date has not been determined yet. The project is progressing.

Lincoln Ave. Parcel: Mr. Sultzbach informed the Authority that some history has been found on the parcel. Tighe & Bond have been contacted for further information. Once information has been received, DEP will be contacted.

Webster St. Parcel: Mr. Sultzbach has walked the property. There is no update as to ownership status. Mr. Connor reiterated that the Authority did invest a sum of money to clean the site up. This may have to be an item for an upcoming town meeting to complete the transfer process if ownership can't be determined.

Planning & Development Updates:

Ms. Murphy briefed the Authority that Steve Cefalo has signed a contract with Methuen Construction and assessment of the site has begun. She anticipates the design build to be completed in 7-8 months. Negotiations regarding non disclosures with investors are also underway. Ms. Murphy also stated Fall Fest was a great success and thanked all those who participated.

Town Manager Updates:

Mr. Sultzbach reminded the Authority the Special Town Meeting is scheduled for November 8th. He intends to transfer the Beech Street property at the meeting. There will be two votes, one to accept the property and one to transfer to the WRA. Options are still being looked at regarding the clean up of the property. Mr. Sultzbach briefed the Authority on the redesign of the fire department. The current cost for the new facility site at 12 million. There is an option to build a new facility next to the current fire station. In doing so it will not invoke code enforcement. A new design would bring the cost to 9 million. The architectural cost for the redesign is approximately \$20,000. A separate issue is the housing of the antique fire truck. The cost of a storage container to house the truck on site at the fire station is \$8,000. Mr. Sultzbach is asking for \$28,000 out of the \$125,000 realized from the sale of the garage for the Cumberland Farms project. Mr. Barbaro expressed his concern that this should be a capital expense, and suggested delaying until the spring town meeting when more funds will be available. Mr. Sultzbach stated it will go through Capital Planning. *Motion to pay for the redesign of the Fire Department and the storage unit Goodrich/Connor 4-0 Approved, 1 Abstention @ 5:14pm.*

New Business:

Mr. LaBrack asked if the new light poles that will be installed during the Central Street renovation will have a place for the flags. Ms. Murphy said there is a flag and banner option. There was discussion as to who should sign the closing documents for Hillview. It was determined that Mr. Goodrich will sign. *Motion to have Vice-Chairman Goodrich sign any and all documents pertaining to the parcel sale at Hillview Business Park Connor/Barbaro 5-0 Approved @ 5:17pm.*

Mr. Connor would like to see a sign at Hillview Business Park. He would like to set the bar for the community. He would also like the saplings and area clean up. The DPW will clean the area. Ms. Murphy and Mr. Sultzbach are working on the dimensions and design of the signs for the town. Specs should be in place and orders for signs should happen over the winter.

Adjournment: *Motion to adjourn: Goodrich/Wante 5- 0 Approved 5:21pm.*

Meeting Adjourned at 5:25pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

1
