



Approved 1-24-22

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Minutes
Special Meeting
Monday December 13, 2021

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

Others Present: Justin Sultzbach, Town Manager, Jenelle Sroczynski, Recording Secretary, Steve Cefalo, Fred Massa, and David Clark, Developers

Meeting called to order: 5:01 pm

New Business:

Mr. Cefalo, Mr. Massa, and Mr. Clark are present to discuss the recent findings of the wetlands survey that has been conducted at the Hillview parcel they are interested in developing. Maps were provided to the Authority which depicted a larger than expected wetlands area, which in turn hinders the project as previously proposed. They are still "on board" with the project and have a couple of scenarios to move the project forward. They are interested in purchasing the back portion of the WRA parcel at Hillview where the wind study was conducted several years ago. Mr. Clark stated there is a 15% slope, which is manageable, and could contain the entire building. This is actually ideal for a staggered grow facility with a nice southern exposure. Mr. Connor brought up his concern how the new study differs drastically from the study the Authority had Mr. Grazewicz conduct. Mr. Clark stated the report is not yet certified. Mr. Massa stated the issue is there can only be 5,000 square feet of wetland reclamation, even if the Conservation Commission did not take issue with it, the state would intercede. Access to the back parcel is an issue. The most direct route would be Bemis Rd. Mr. Sultzbach took issue with that as it is a residential area. Mr. Barbaro also stated it is an unaccepted road. The Van Dyke parcel is another option for access. An easement would be needed. The old parking lot location is yet another access point. The need for sewer and a pump station would also be needed. There were concerns raised over the power situation as cultivation facilities are heavy power users. Mr. Clark feels as it stands now the power supply is not sufficient. There is a substation 3 miles down the road that could be utilized. Mr. Connor stated the Authority has recently spent 1/4 million dollars for new power lines and 3 phase power in that area. Mr. Clark mentioned that another business, Blue World Carbon may be interested in the smaller 6 acre

parcel. The developers are looking for permissison to start new engineering work. *Motion to grant extenstion for new engineering work until January 24, 2022, and provide new overlay Goodrich/Connor 5-0 Approved @ 5:42 pm.* The Authority will maintain all documents on engineering work.

Next meeting is scheduled for January 24, 2022.

Adjournment: *Motion to adjourn: Goodrich/Barbaro 5– 0 Approved 5:52pm.*

Meeting Adjourned at 5:53pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
