



Approved 4-25-22

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Minutes **Regular Meeting** **Monday February 28, 2022**

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

Others Present: Justin Sultzbach, Town Manager, Tracy Murphy, Director of Planning & Development, Jenelle Sroczynski, Recording Secretary, Dave Romanowski, Elaine Muroz, Cindy Boucher, Art Amenta, Jane Lapointe, TTP Members, Miranda Jennings, Ann Yeagle, HEAL Representatives

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 1/24/22 Regular Meeting Barbaro/Connor 4-0, Approved @ 5:00 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Goodrich/Barbaro 4-0 Approved @ 5:00pm*

Financial Reports:

Motion to approve the financial reports as presented Barbaro/Goodrich 4-0 Approved @ 5:01 pm.

Motion to take agenda items out of order Barbaro/Goodrich 4-0 Approved @ 5:01pm.

New Business:

Members of the Toy Town Partnership are in attendance to brief the Authority on their projects and to ask the Authority to be "absorbed" as a sub-committee of the Authority. Ms. Muroz stated that since the pandemic hit the TTP has fallen apart. They are looking to recruit new members. The TTP members feel their work/mission compliment the work of the WRA. The TTP members will attend the WRA meeting quarterly. The TTP will be responsible for their own minutes/forms, and will continue to be an entity of the town. This will be helpful when applying for grants through Robinson-Broadhurst. It was discussed that a WRA member should be a member of the TTP as well. *Montion to accept the TTP as a sub-committee of the WRA Connor/Goodrich 4-0 Approved @ 5:08pm.* Ms. Boucher updated the WRA regarding the large toy project for Central Street. They have received a second grant for \$35,000. This will be used to place some large scale toys on Central Street. This project

will be put on hold until the Central Street project is completed. GALA is also looking to place rocking horses around town. Mr. Sultzbach is looking for community input as well. Ms. Boucher is hoping to make Winchendon a one day destination for Boston/Worcester. Mr. Romanowski updated the Authority on the amphitheater project. After bids coming in over budget, Robinson-Broadhurst has agreed to increase the grant amount to cover the additional costs. Project is expected to get under way in early summer.

HEAL Update: Ms. Jennings and Ms. Yagel are providing an update for the Food Hub project. A potential retail space is being looked into, and a feasibility study is being conducted. A market analysis is also being performed. HEAL would like the WRA to attend an upcoming meeting for regional distribution. All in all, things are moving forward to have a distribution/retail/makerspace area in Winchendon. A viable location is being sought. There is a walk-in freezer being installed at Not Just Produced to help with this effort.

Motion to move to Unfinished Business Barbaro/Goodrich 4-0 Approved @ 5:34 pm.

Unfinished Business:

Hillview Business Park:

Mr. Sultzbach has spoken with Mr. Massa. Atty. Glennie has processed the P&S. There needs to be some further clarification regarding the construction of the roadway. Mr. Sultzbach reiterated that Bemis Road could be used during the construction phase of the facility, but a roadway will need to be developed to access facility once construction is completed. Mr. Sultzbach informed the Authority that Mr. Massa asked to hold off on the purchase of parcel until all permits are in hand. The Authority is opposed. The Authority will have Atty. Glennie modify the P&S regarding roadway information. Once P&S is signed closing will have to occur within 90 days.

Lincoln Ave. Parcel: No update was provided.

Webster St. Parcel: Mr. Sultzbach is planning on submitting an article on the annual town meeting warrant to transfer the parcel to the Authority.

Beech St. Parcels: The attorney for the owner passed away. The new attorney has reached out. The title search has been performed and there are no issues. Final paperwork is expected over the next couple of weeks.

Planning & Development Updates:

Ms. Murphy presented a map containing completed, current, and near future projects in the downtown area. Ms. Murphy briefed the Authority on the upcoming CDBG application process. She is looking for input for possible projects for the application. Fuel assistance will be one component. The map depicts the Slum & Blight area along with Low-Moderate Income area. Beech Street seems like a good candidate for the application given all of the downtown revitalization occurring. However, there are a lot of water run off issues. She also informed the Authority that a consultant is working on zoning updates, particularly centered around signage. There will be new by-laws to vote on at the spring town meeting. The Housing Production Plan is also being worked on.

Town Manager Updates:

Mr. Sultzbach mentioned he is also working on the Community Preservation Act to present at town meeting.

Adjournment: *Motion to adjourn: Connor/Barbaro 4-0 Approved 6:11pm.*

Meeting Adjourned at 6:12pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
