



Approved 5-23-22

WINCHENDON TOWN CLERK  
RCUD MAY 24 2022 AM 11:17

## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes Regular Meeting Monday April 25, 2022

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

**Others Present:** Justin Sultzbach, Town Manager, Tracy Murphy, Director of Planning & Development, Jenelle Sroczynski, Recording Secretary, Jill Sackett, Master Plan Committee Member

**Meeting called to order:** 5:01 pm

#### Approval of Minutes:

*Motion to approve the minutes of the 2/28/22 Regular Meeting Connor/Wante 4-0, Approved @ 5:02 pm.*

#### Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Connor/Wante 4-0 Approved @ 5:02pm*

#### Financial Reports:

*Motion to approve the financial reports as presented Connor/Wante 4-0 Approved @ 5:03 pm.*

*Motion to take agenda items out of order Connor/Wante 4-0 Approved @ 5:03pm.*

#### New Business:

Ms. Sackett is in attendance to brief the Authority on the progress of the Master Plan. The Master Plan will be presented at the June 13, 2022 BOS meeting and she is encouraging the Authority to attend as they are big "stakeholders" in the plan. She is giving the Authority a "heads up" that they are the lead on 5 strategies of the 153 that are being presented. The Authority is also a contributor on 31 strategies. She informed the Authority the document is located on the Town's webpage and is an easy read. The Authority thanked Ms. Sackett for the information.

*Motion to move to Unfinished Business Connor/Wante 4-0 Approved @ 5:08 pm.*

#### Unfinished Business:

Hillview Business Park:

Mr. Sultzbach updated the Authority on the status of the P&S. The developers would like some assurances on the sub-division and permitting before they agree to put in the road. This has been a slow process. Ms. Murphy is expecting the packet information for the special Planning Board meeting slated for 5/29/22 shortly. A road profile needs to be submitted for DPW Director Croteau to review. Ms. Murphy stated there has to be a second egress on Bemis Road for emergency vehicle access. Bemis Road has been discontinued, and will need to be brought up to standard during this process. There are also questions regarding road maintenance. Conservation and engineers have been out walking the property, soil testing is underway. If approvals happen in May, P&S should be executed shortly thereafter.

Lincoln Ave. Parcel: No update was provided.

Webster St. Parcel: Mr. Sultzbach has included this parcel for transfer on the upcoming town meeting warrant. There are grant opportunities for land improvements. The new Walgreens and grow facility may also be interested in improving the parcel.

Beech St. Parcels: The parcels have officially been signed over. The deeds are in the process of being recorded. The occupant of the business has been notified that personal possessions need to be removed. The locks are being changed. The two family house is still planning on being rehabbed. Mr. Connor suggested marketing the property as a two family in "as is" condition. The Authority is interested in maintaining a certain aesthetic for the property and may make this a condition of the sale. CDBG funding is being applied for to reconstruct Beech Street. The Authority may need to cover some upfront expenses for the project.

#### **Planning & Development Updates:**

Ms. Murphy updated the Authority on 4 Summer Drive. The site plan is in hand. The process has been slow, but is moving forward. Railroad Street will resume and be completed shortly. The Housing Production Plan is progressing. A survey will be conducted to identify properties.

Mr. Goodrich mentioned the lot that sold on Stoddard Road. Ms. Murphy to provide information so it can be removed from the land register.

Next meeting is scheduled for 5/23/22 due to the annual town meeting.

**Adjournment:** *Motion to adjourn: Connor/Wante 4– 0 Approved 5:31pm.*

**Meeting Adjourned at 6:31pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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