



Winchendon Redevelopment Authority

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Minutes

Regular Meeting

Monday October 17, 2022

4th Floor Conference Room

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

Members Absent:

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

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 8-15-22 Regular Meeting Goodrich/Barbaro 4-0 Approved, 1 Abstention @ 5:01 pm.

Bills and Communications:

The invoices for Jenelle Sroczynski and WIN Waste Innovations were presented. *Motion to pay Jenelle Sroczynski and WIN Waste Innvations Goodrich/Barbaro 5-0 Approved @ 5:02pm.* Mr. Goodrich had a question on the \$400 invoice for the appraisal, in particular who signed the check. Mr. Sultzbach stated he signed the check. Authority members discussed the need for two signatures on all checks.

Financial Reports:

The financial reports were presented. *Motion to approve the financial reports Goodrich/Barbaro 5-0 Approved @ 5:05 pm.* Ms. Sroczynski told the Authority the annual audit is underway, and she has provided the information that has been requested.

Unfinished Business:

Hillview Business Park: The project has passed through the Conservation Commission. There were 3 areas of concern from the Conservation Commission. Tighe & Bond, the Town's Engineering firm will be monitoring these issues. Mr. Sultzbach informed the Authority that he had been contacted by Ms. Cindy Carvill, Chair of the ZBA regarding the project. She has requested a meeting with him which is scheduled for the 20th of October. It is unclear as to the purpose of the meeting. Mr. Connor expressed a concern over the dirt pile that still remains on site. It was determined the new owners will be handling the reloca-

tion/removal. Mr. Sultzbach and Mr. Goodrich will be attending the Planning Board Meeting. The project is anticipated to stay on track.

Lincoln Ave: No update was provided.

Beech Street: Authority members have the completed appraisal in hand. The property has been cleaned up and is looking much better. Mr. Sultzbach expressed his disappointment with the appraisal amount which is \$140,000. He was hoping for closer to \$200,000. There is hope the new owners could look past the present condition of Beech Street, and imagine the parcel with new drainage being proposed, the garage torn down, and the new park being installed to beautify the area. Ms. Sroczynski informed the Authority she is working with a local contractor who may be interested in purchasing the property before it hits the market. The Authority members are willing to entertain a proposal. *Motion to not accept a proposal lower than \$100,000 for the Beech Street property Barbaro/Connor 5-0 Approved @ 5:22 pm.* Mr. Barbaro expressed an interest in having a boat/kayak rental space in the vicinity of the new park as depicted in some old pictures he has been viewing. There may be some money available through the Whitney Bridge Trust Fund. Mr. Sultzbach will investigate.

Webster Street: A meeting was held with the NH Rail Trail. Winchendon is the connection for all points, starting with the access on Webster Street. Grants will be sought to connect the trails.

Community Park: The park is progressing.

New Business:

No New Business for this meeting.

Town Manager Updates:

Mr. Sultzbach reminded the Authority that the Special Town meeting is slated for October 24, 2022.

Planning & Development Updates:

The Authority inquired if a new Planning and Development Director had been hired. Mr. Sultzbach stated he has not had any qualified candidates apply, and he will revisit this in the spring with the potential of hiring a grant writer.

Adjournment: *Motion to adjourn: Barbaro/Goodrich 5-0 Approved 5:26pm.*

Meeting Adjourned at 5:27 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

