

Approved 12-19-22



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes Regular Meeting Monday November 21, 2022 4<sup>th</sup> Floor Conference Room

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

**Members Absent:** Garrett Wante

**Others Present:** Justin Sultzbach, Town Manager Jenelle Sroczyński, Recording Secretary, Jane LaPointe, TTCP Member

**Meeting called to order:** 5:00 pm

#### Approval of Minutes:

*Motion to approve the minutes of the 10-17-22 Regular Meeting Connor/Goodrich 3-0 Approved @ 5:00 pm.*

#### Bills and Communications:

The invoice for Jenelle Sroczyński was presented. *Motion to pay Jenelle Sroczyński Goodrich/Connor 3-0 Approved @ 5:01.* Ms. Sroczyński informed the Authority an invoice from DPW Director Croteau will be forthcoming for the clean up of Beech Street.

#### Financial Reports:

The financial reports were presented. *Motion to approve the financial reports Connor/Goodrich 3-0 Approved @ 5:03 pm.*

#### Unfinished Business:

Hillview Business Park: Mr. Sultzbach informed the Authority that Atty. Glenny has had difficulty communicating with the buyer's attorney. Mr. Sultzbach reached out to Mr. Fred Massa and he too has had some communication issues. The planned sub-division has made it through the permitting process, and the Authority would like to get this transaction completed in short order. The Authority is growing concerned with the lack of communication and timeline on the finalization of the sale. There was discussion surrounding how to expedite the process. The Authority would like this transaction completed by 1/1/2023. *Motion to impose a \$5,000/week fine up to the accessed value added to the sales price each week after the 1/1/2023 deadline until the property closes. Barbaro/Connor 4-0 Approved @ 5:31 pm.*

Lincoln Ave: Mr. Sultzbach, DPW Director Croteau, Building Inspector Newton, and Chief Wolski walked the property to access the situation, and work on a cleanup plan.

Beech Street: Mr. Sultzbach has received a few offers on the property. He presented the Authority with one he feels may work. The offer is for \$115,000 cash. The contractor has agreed to siding, 4 car parking lot, timeline, keeping the slate roof, and the removal of all prior contingencies. The sale will contain the 3% deed rider. Mr. Sultzbach feels the removal of the garage will cost approximately \$200,000, and is subject to prevailing wage. The park area is still being planned on the garage site, and a grant will be applied for to reconstruct Beech Street. Mr. Sultzbach along with the Authority feel this is a high profile project for the town, and want to ensure the rehabilitation of the two family home is done to the standard the town wants to uphold. The Authority would like references and portfolio pictures of the contractor's prior projects. *Motion to have Mr. Sultzbach counter offer at \$125,000 contingent upon being provided references and a portfolio Barbaro/Goodrich 4-0 Approved @ 5:24pm.*

Webster Street: Mr. Sultzbach, along with Mr. Cloutier, Mr. Croteau, and Tighe & Bond walked the property and discussed redefining and cleaning up the area. This is an ongoing project.

Community Park: The park is progressing.

#### **New Buisness:**

Ms. Jane LaPointe, member of the TTCP is in attendance looking for a letter of support from the Authority. A marketing consultant is being hired to brand Winchendon as a "buy local" community. The hope is to create a strong understanding of what it means to buy local and support local businesses. An update will be presented at the Board of Selectmen's meeting on 11/28/22. The main topic is the implementation of a grocery store. Finding an adequate location has proved to be quite a challenge. There has been a lot of local support from business owners for the initiative. TTCP is a sub-committee of the Authority and continues to work closely with HEAL Winchendon and Growing Places. *Motion to sign letter of support for TTCP buy local initiative Connor/Goodrich 4-0 Approved @ 5:49pm.*

Toy Project Update: There has been a slow down of this project due to the Central Street construction. Mr. Sultzbach expressed some concern over public input and the need for businesses on Central Street to be equally represented. The original idea was to place "big toys" on Central Street to correspond with the businesses, i.e. a hammer on the Belletetes lot, a piggy bank at Athol Savings Bank on so on. Mr. Sultzbach was concerned over the aesthetic of these large toys and would like to see a more tasteful approach of art on Central Street. There was conversation regarding moving Clyde to the newly proposed park on Beech Street, installing a water feature either on Beech Street or in front of Fidelity Bank, or even lining Rt 12 with art pieces. The grant money of \$40,000 is still available to fund some or all of this project.

#### **Town Manager Updates:**

No updates were provided

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

No updates were provided

**Adjournment:** *Motion to adjourn: Goodrich/Barbaro 4-0 Approved 6:07pm.*

**Meeting Adjourned at 6:08 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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