



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes **Regular Meeting** **Monday December 19, 2022** **4<sup>th</sup> 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 11-21-22 Regular Meeting Barbaro/Goodrich 5-0 Approved @ 5:00 pm.*

#### Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Goodrich/Barbaro 5-0 Approved @ 5:00pm.* Ms. Sroczynski informed the Authority she is still waiting for an invoice from DPW Director Croteau for the clean up of Beech Street.

#### Financial Reports:

The financial reports were presented. *Motion to approve the financial reports Barbaro/Wante 5-0 Approved @ 5:02 pm.* Ms. Sroczynski informed the Authority she has not been receiving the monthly bank statements. She is missing October and November. She has inquired with all offices and they are missing. She requested the Authority get her copies from Athol Savings Bank, and initiate on-line banking so she can access herself. Chairman LaBrack will get information from the bank.

#### Unfinished Business:

**Hillview Business Park:** Mr. Goodrich informed the Authority the closing has been delayed due to the cancelation of the 12/21/22 Planning Board Meeting. The buyers would like an approved ANR before closing. All other Boards have approved project. The buyers would like to ensure they can build the entire project they would like. Mr. Sultzbach stated he has spoken with the buyers and they have expressed an interest in other parcels at Hillview. He is

confident for a closing on or near January 4, 2023 as it was the Town that cancelled the meeting and not them.

Lincoln Ave: Mr. Sultzbach is still working this project. He has spoken with another land owner, Mr. Mike Holms, who would also like to make some improvements to his parcel. This is also a storage area for construction material for the Central Street Project. This is an ongoing project.

Beech Street. Mr. Barbaro expressed his concern with tearing down the garage. He feels the Authorities purpose is to redevelop and create jobs, and is questioning why a potentially viable business spot would be torn down. Mr. Sultzbach pointed out that under the guise of the parcel being transferred to the Authority, it was to be transformed into a park area. Mr. Sultzbach is concerned with undermining public trust in a public meeting session. Mr. Connor stated perhaps the proceeds from the sale of the Hillview parcel could be used to tear down the garage. Mr. Sultzbach feels if this were the case demolition could begin in March 2023. There are drainage issues that will need to be addressed, and there was discussion over possibly moving Clyde to that location, and how to 'dress up' the area.

Webster Street: Mr. Sultzbach is meeting with the regional pike path group. The project to connect the rail trails from New Hampshire through downtown is still on going.

Community Park: Mr. LaBrack briefed the Authority on the progress of the park. The steel is being delivered for the roof. The electricians can continue working as there is heat in the garage and they are using it as a work station. Underground lines have been run, and light poles will be up by the end of January. Sound and security systems have been ordered. There is a 14 to 18 week lead time for both. The cameras will be monitored to protect against vandalism. The Grand Opening is still slated for June 10, 2023.

#### **New Buisness:**

Toy Project Update; Mr. LaBrack read an email from the TTCP. Ms. Boucher has resigned stating her vision does not align with what the town would like to see. Ms. Muroz is still willing to work with the Authority on the project.

New lights on the bridges were discussed. Mr. Sultzbach stated the bases can be painted, and new LED heads can be attached to match the light posts on Central Street.

The Authority's next meeting falls on Martin Luther King Day. The meeting will be held on January 17, 2023.

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

No updates were provided

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

No updates were provided

**Adjournment:** *Motion to adjourn: Connor/Barbaro 5-0 Approved 5:35pm.*

**Meeting Adjourned at 5:36 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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