



Winchendon Redevelopment Authority

109 Front Street
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Minutes

Regular Meeting

Monday January 23, 2023

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, Darlene Rossi, Realtor

Meeting called to order: 5:02 pm

Approval of Minutes:

Motion to approve the minutes of the 12-19-22 Regular Meeting Goodrich/Connor 5-0 Approved @ 5:02 pm. Motion to approve the minutes of the 1-17-23 Special Meeting Goodrich/Barbaro 4-0 Approved, 1 Abstention @ 5:03 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Goodrich/Barbaro 5-0 Approved @ 5:00pm.* Mr. Sultzbach will check with Mr. Croteau regarding the Beech St. clean up invoice.

Financial Reports:

The financial reports were presented. *Motion to approve the financial reports Goodrich//Barbaro 5-0 Approved @ 5:04 pm.* The signature cards for the bank have been signed. Mr. LaBrack will return to bank, and provide Ms. Sroczynski with log-in information.

Unfinished Business:

Hillview Business Park: Mr. Sultzbach explained there was an issue with the original mylar. It had the name of the previous engineer listed, and could be invalidated. The plan has to go back to the Planning Board for approval. The 20 day appeal period will be up on February 21, 2023 and the closing will happen then. The buyers are interested in making offers on the other parcels. The appraisal for these parcels are outdate, and with the utilities being run, and roadway being installed the value should increase. No sewer betterment will be placed on these parcels as sewer will be private. Water will be a big factor for the facility. Mr. Connor

feels a 12 inch water pipe will be needed. There will be hydrant requirements as well. Mr. Sultzbach stated a storage tank may be needed as well.

Lincoln Ave: No update was provided. Mr. Barbaro is interested in submitting a warrant article for the annual town meeting to have the Deihl property on Lincoln Ave. conveyed to the Authority. He would like to see this property redeveloped. *Motion to have Mr. Sultzbach ask the Board of Selectmen to transfer Deihl property on Lincoln Ave to the Redevelopment Authority on a town meeting warrant Barbaro/Wante 5-0 Approved @ 5:34 pm.*

Beech Street. Darlene Rossi is in attendance to present the Authority with two offers she has received on the property. Both offers are for \$130,000. Ms. Rossi explained the offers to the Authority, noting the intentions and financing of each. Both offers fit within the time line the Authority would like to see for the project. The Authority would like Ms. Rossi to have the potential buyers highest and best offers back to her Wednesday, January 25, 2023 by noon. The Authority will review and make a choice at a special meeting that evening. Mr. Sultzbach presented the Authority with an agreement from BETA Group to oversee the administrative portion of the clean-up of the garage. They are also handling the clean-up of Bullspit on Summer Drive and are familiar with the town. The cost for this service is \$3,000. *Motion to pay BETA group \$3,000 for administrative costs only associated with the clean-up of Beech St., Connor/Barbaro 5-0 Approved @ 5:37 pm.*

Webster Street: Grants are still being sought after for the trail project.

Community Park: No update was provided.

New Buisness:

No updates were provided

Towm Manager Updates:

No updates were provided

Planning & Development Updates:

Mr. Sultzbach asked if the Authority has been negatively impacted by the absence of a Director of Development. The Authority felt they have not been. Mr. Sultzbach is exploring options with Ms. Robert's roll.

Adjournment: *Motion to adjourn: Barbaro/Wante 5- 0 Approved 5:42pm.*

Meeting Adjourned at 5:43pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:
