

Approved 6-26-23



Winchendon Redevelopment Authority

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Minutes **Regular Meeting** **Monday, May 22, 2023** **4th Floor Conference Room**

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

Members Absent:

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

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 4-18-23 Regular Meeting Goodrich/Barbaro 5-0 Approved @ 5:00 pm.

Bills and Communications:

The invoices for Winchendon Police Department, Media Kit, Jenelle Sroczynski, and Schwartz/Silver Architects were presented. *Motion to pay Winchendon Police Department, Media Kit, Jenelle Sroczynski, and Schwartz/Silver Architects Wante/Barbaro 5-0 Approved @ 5:01 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve the financial reports Goodrich/Barbaro 5-0 Approved @ 5:02 pm.* Ms. Sroczynski informed the Authority that the proceeds from the sale of 11 Beech Street have been deposited.

Unfinished Business:

Hillview Business Park: Mr. Sultzbach briefed the Authority that Mr. Massa and team are still interested in purchasing another parcel. The value of the parcel needs to be determined, and it was advised to let a proposal come in first. If needed, a commercial assessor may be brought in. Mr. Barbaro is interested in selling the other parcels as well and feels selling as developable lots with water and power is the way to go. The permitting process will be easier than a subdivision. The job creation aspect with this project for Winchendon will be substantial. Mr. Connor inquired who the point of contact will be as Mr. Sultzbach is leaving. The

new Town Manager will be in receipt of a comprehensive list of where projects are, and Ms. Roberts is in charge of the Planning Office.

Lincoln Ave.: A vote with the Board of Selectmen will happen to take the property. Mr. Sultzbach informed the Authority this is a multi-year process to get through the court system, and legal counsel will be involved. This parcel can be combined with the existing parcel the Authority owns and be marketed that way.

Beech Street: The Robinson-Broadhurst Foundation has awarded a \$50,000 grant for the proposed park. Clean-up of the property needs to happen first. The soil test is underway and results should be received in a couple of weeks. Mr. Sultzbach feels the property will have to be capped. 11 Beech Street has closed, and work on re-habbing the house has begun.

Webster Street: The Town is still waiting to hear back on the Mass State Trail Grant. Mr. Sultzbach explained awards are typical in late June or early July. Clean up of the property will be the first phase, then the bike path will be extended from Belletetes to Jackson Ave. Mr. Barbaro inquired if a skate park could be installed with the remainder of the Webster St. parcel. It potentially could be. The stream would need to be flowing. Mr. Sultzbach suggested doing some community outreach to see how residents would like the space utilized.

Community Park: Mr. LaBrack briefed the Authority that the park is 98-99% completed. The ribbon cutting is scheduled for June 10, 2023. A fun filled day of activities is planned for the community.

New Buisness:

Mr. LaBrack wrote a letter to Robsinon-Broadhurst asking to reallocate funds from the Large Toy Project to the Beech Street Park. *Motion to have Chairman LaBrack sign and send letter Connor/Goodrich 5-0 Approved @ 5:22 pm.*

Ms. LaPointe is in attendance because she received a letter to re-up her membership on the Toy Town Community Partnership. She is looking for some direction as to where this committee fits in the overall scheme of things. The committee is under the purview of the Authority. Discussions around communications, recruitment, and projects will be ongoing.

Mr. LaBrack is in receipt of a notice from LEC Environmental Consultants regarding a solar field proposed at 256 Monadnock Ave. The Authority would like Ms. Roberts to reach out to LEC. *Motion to have Ms. Roberts reach out to LEC Environmental Consultants regarding parcel on Lincoln Ave. Extension Connor/Barbaro, 4-0 Approved, 1 Abstention (Goodrich) @ 5:46pm.*

Ms. Sroczynski informed the Authority the next meeting falls on the Juneteenth Holiday. Meeting will be rescheduled for June 26, 2023.

Town Manager Updates:

No update was provided

Planning & Development Updates:

No update was provided

Adjournment: *Motion to adjourn: Goodrich/Barbaro 5-0 Approved 5:52pm.*

Meeting Adjourned at 5:53pm.

Respectfully submitted by:

Minutes Approved By:

Jenelle Sroczynski
Board Secretary
