

Approved 8-21-23



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308
Fax: 978.297.5411

Minutes **Regular Meeting** **Monday, July 17, 2023** **4th Floor Conference Room**

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

Members Absent: Garrent Wante

Others Present: Bill McKinney, Interin Town Manager, Jenelle Sroczyński, Recording Secretary, Jane LaPointe, Citizen, Darlene Rossi, Realtor, Michael Hatzopoulos, Owner, Oppure Oil Company.

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 6-26-23 Regular Meeting Goodrich/Barbaro 4-0 Approved @ 5:00 pm.

Bills and Communications:

The invoices for BETA and Jenelle Sroczyński were presented. *Motion to pay BETA and Jenelle Sroczyński, Barbaro/Connor 4-0 Approved @ 5:01 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve the financial reports Barbaro/Goodrich 4-0 Approved @ 5:02 pm.*

Unfinished Business:

Hillview Business Park: Ms. Rossi is in attendance along with Mr. Hatzopoulos as he is presenting a letter of interest to the Authority to purchase parcel 1 at Hillview. He is proposing to build a bio-fuel distribution facility on the site. He needs approximately 3 acres for the facility, along with adequate room for the trucks to maneuver. He is a local business owner, and with the new mandated regulations of bio-fuel imminent, he is trying to be proactive and wants to keep his business in town. The facility will house tanks that will hold heating oil, diesel, bio-fuel, and liquid propane. The facility would run 24/7 and create 3-5 jobs. Trask Construction Company will be building the facility, and once all site work and permitting has been completed, the estimated construction time is 10 weeks. The site will be fenced in and gated for security reasons. The tanks will be above ground and double walled for environ-

mental factors. Mr. Connor commented there will be buffers due to wetlands. Mr. Barbaro commented the developers of the subdivision will need to be contacted as to the status of the driveway/roadway along with their project. Ms. Rossi asked if access to the site could be granted. The Authority explained the easiest access point is off of the bike path, and could be walked anytime. *Motion to explore Oppure Oil's proposal with all negotiations to go through the Town Manager's office Barbaro/Goodrich 4-0 Approved @ 5:24 pm.* The Authority would like Ms. Roberts to reach out to Mr. Massa for an update. The Authority would also like the developers invited to the next meeting. Mr. Goodrich will inform Ms. Roberts. Mr. Barbaro mentioned the Lincoln Ave. parcel could be an option if Hillview doesn't work out. Lincoln Ave.: The brownfield piece still needs to be transferred at town meeting. The EPA did clean up site. This is an on going item.

Beech Street: The house is looking great and the driveway is in. The barn next door is historic in nature and will need guidelines for improvement or tear down. Mr. Croteau is on vacation. An update will be provided for next month.

Webster Street: No update was provided.

Community Park: This item is complete and will be removed from the agenda.

Toy Project: This item will be removed from the agenda as funds have been reallocated to the Beech Street Park.

New Business:

Mr. Goodrich raised concerns over the meeting time. He feels it isn't working well for the Authority due to holidays and BOS Meetings. Ms. Sroczynski informed the Authority there were 4 holidays that fell on the 3rd Monday of the month, causing conflicts with meeting times. She stated the original time of the meeting, as written in the by-laws of the Authority is the 2nd Monday of the month. The 2024 holiday schedule will cause the same schedule issue. *Motion to move meetings back to the original time, 2nd Monday of the month,*

Goodrich/Barbaro 4-0 Approved @ 5:41 pm. The next meeting will be August 14, 2023.

Ms. LaPointe inquired as to the roll, if any, of the Toy Town Community Partnership. The Authority is unsure of the roll, and there are only 2 members. Ms. LaPointe also inquired as to the law around absentee landlords in town. She was advised to speak to Building Commissioner Geoff Newton.

Town Manager Updates:

No update was provided.

Planning & Development Updates:

No update was provided

Adjournment: *Motion to adjourn: Goodrich/Barbaro 4-0 Approved 5:47pm.*

Meeting Adjourned at 5:48pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

