



COMMUNITY PRESERVATION COMMITTEE
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

MINUTES OF THE COMMUNITY PRESERVATION COMMITTEE

Meeting date 1/28/2021 | Time 6:00 pm | Meeting location GoToMeeting Online

Seven members present: John Broderick, Tracey Plantier, Stoughton Smead, Brian Fitzgerald, David Trebbe, Jim Burke and Gordon Allen. Also present, Karen Vlohiotis (CPC Recording Secretary).

Resident Dave Sanders

6:01 p.m. – John opened the meeting and announced it will be recorded. No one else indicated the meeting is being recorded. Introduction of CPC Recording Secretary, Karen Vlohiotis

I. Open Forum

- a. No one took advantage of Open Forum.

II. Old Business – Prior Year Projects

- a. Adams Cemetery and East Wilbraham Cemetery Monuments Spoke with Wil Renaud (Cemetery Commission), – Projects expected to start this spring.
- b. Town Records Preservation - completed
- c. Spec Pond Complex Building – estimate 80% - 90% complete.
- d. Old Meeting House ramp - John - Spoke with Peter, obtained information from architect. Working with Sam Boyd (Facilities) - spring start
- e. Community Garden Storage Shed – Spoke with Melissa Graves, spring start. Two buildings. Well building will go in first.
- f. Gleason Land Purchase – Completed in August
- g. 12 Mile Brook Bridge – 100% complete. Tracey: Need to take down old bridge. Determination needs to be made what to do with it.
- h. Open space signs – Tracey indicated working on designs.
- i. Stony Hill Road Soccer fields - Sto asked before we move on if there was an update on the status of this project?

John - suggested reaching out to applicant one more time. Pull project, come back with new one? Suggested adding to next agenda. Applicant is welcome to update project? or return with a new project.

Sto – Asked Dave T. if the recreation people interface with the soccer people?

Dave T. - Marc Atkin is president of the club. Fields are in heavy use. Will reach out to Marc.

186V Tinkham ROFR

Discussion:

John – There is a question of whether notification to Town was sufficient? Town counsel to contact seller’s attorney. May reset clock. Town has 120 day response time ROFR. Mid-March would have been the date for a response. If reset starting in February would take out to May. Closing must be within 90 days of exercise. How does that work with CPC funding? It would be beyond Town meeting in May and short of the special town meeting is in the Fall? Application deadline was extended to 2/19. Not planning to extend again. Could do at a Special Town Meeting. Nick will need warrant articles and motions for town meeting by mid-March. Has not spoken with Board of Selectmen and Nick about that. Tonya has DPW looking at wetlands. Other Boards and Committees continue to discuss.

III. New Business

- a. New Projects: Town Clerk Record Preservation, Memorial Recreation Complex, Land Acquisition (186V Tinkham)? Historical Photos Preservation?

- i. Town Clerk Record preservation

Tracy - Thought they were done last year. That was the last of remaining records. Why are we still preserving paper?

John- Certain sections were completed last year. Weddings and births through 1900. Going forward it would be in smaller batches with more recent records. Maybe have Carol come in to explain.

Sto - Historic records that were deteriorating were part of project last year started 10 years ago? What is the records preservation law? Carol wanted to complete those leftover carry-on boxes of docs. They have discovered development drawings, notes from Selectmen’s meeting. When a mistake is made, they have to determine where the problem originated. Paper is deteriorating. Host of details, engineering drawings, meeting years ago that haven’t been fully documented.

- ii. Memorial Recreation Complex Project

Discussion:

Bryan Litz Recreation Director and others will be at our 2/25 meeting. Committee will send questions to Bryan, Bill and Dave T. Dave T. will speak with Bryan. Get some more information and questions answered.

Tracey - Application is missing great amount of detail. Application includes high level estimate provided, high level concept.

Tracey - Budget page indicates \$125,000 will be raised, however, project expenses state all expenses will be paid by CPA. John -Tracey is correct. \$300,000 from CPA. Expenses should state what fundraising will cover so the project total balances.

Gordie – Has a problem with the proposal. Locating at Memorial School or Middle School or Minnechaug? The town does not know what the status of Memorial School will be. Town has been putting off what will happen with that property. It may not belong to the town in future years.

John - Is Board of Selectmen and town on board with this proposal? Are they planning to keep Memorial School? With Recreation Department located there?

Dave T. – Intention is ideally to locate it at Memorial School. Recreation Commission sent letter to Board of Selectmen for clarity. Other sites are listed should Memorial not pan out. Idea is to secure funding and if it can't happen at Memorial try to procure other sites. At least pieces of it.

Tracey – This is problematic. Permission to use property should be a pre-requisite of applying for the funds. Schools don't allow dogs. Assumption is that dog park will be at a town school.

Jim- It's not a school at the moment. Whether it will be a school in the future has yet to be decided. Dog park at Spec pond met with opposition. Donors were going to pull funds. Agrees with David. what does the planning board see? Town should hang onto the property. Use as a recreation area. It has a kitchen and facilities. Need a plan from the Board of Selectmen. School has given up property, it is Town property.

Dave - Spec Pond can accommodate only 2 courts, not 4 – which would be ideal.

John -Will any of it fit at Spec pond? Will ask Brian if they can get a copy of the letter sent to Board of Selectmen.

Tracey - Has concerns with skating rink. Outdoors needs to be cleaned, chemicals to keep it in shape. Who will be maintaining? Excess personnel to do maintenance?

David- The ice skating rink will use synthetic materials, no additional materials or maintenance needed.

Tracey - Application references outdoor application needs special chemical. Needs to be washed and cleaned. Looks like a lot of maintenance.

Gordie - who is driving demand for year-round outdoor skating rink?

John - Proposal indicates minimal maintenance. May fluctuate throughout the year. Will ask for copy of 2006 master plan for recreation. Who is asking for pickleball? There is a list of 40 people at the end of the list, 40 people all town residents except one.

Tracey - There is a group from the Y who play pickleball. They currently play inside on the gym court.

Tracey – Who would monitor rink at the school? This is a liability for the town. John - No one would be monitoring it. Tracey - Just because no one is monitoring does not mean there isn't any liability. Gordie – Suggested taking skating rink off the table.

John – Suggested taking the dog park off the table. Just left with pickleball.

Tracey - Each project deserves its own application with details.

Tracey - Turf field fund raising is still not completed. Shouldn't money already be raised?

John - This is a different situation. Est is \$450,000, Brian would have to raise \$150,000. Friends of Recreation have come through in the past. Turf field at Minnechaug and CPA portion and project is done. Fund raising they have left to do is to maintain the field in future years.

Tracey - if fundraising is promised and not reached, how is that handled? Project approved on basis of fundraising.

John - Fund raising means future fundraising. What is timeframe for raising funds? Are there commitments, in kind donations?

Tracey – The applications indicates grants and in kind donations. Grants are sometimes not granted.

Sto - Memorial School and land are maintained as a line-item budget entry. Building currently is in limbo. Does that disqualify it? As a line item, does it eliminate it from CPC funds?

John – No, looking to create recreational opportunities at Memorial School where none currently exist. Town is not doing anything to land except mowing it. CPA is not supplanting budget. Comments in the proposal are vague. Bryan has a vision which came from 2006 master plan, looking to roll all projects into one. Due diligence needed, get questions answered.

Tracey – Agrees, great vision but has not been fleshed out to details what group needs. Need all the pieces and costs that goes into project.

John – Can we break it down into component parts? Do pickleball this year?

b. Tree Work

Discussion

John – Tonya Basch and Joe Lynskey (DPW) are working with Dave Graziano (Tree Warden). Inquiring whether CPC funds can be used for preservation of large oaks to prevent disease? What category does that go under? Open space, recreation, historic? Needs research. Approximately \$25,000.

Jim – Something has to be there awhile before it becomes historic. Suggested they submit project with list of trees, where, what to treat it with.

Sto - Invasive species and insects, beetles have taken their toll on legacy trees. Stuart Saginor did not have suggestions how to treat. When privately owned it is the owner's responsibility. Trees in public spaces are town responsibilities.

John - To clarify, these are tree belt trees. Town owns part of everyone's front yard. John and Tracy will research. Town is asking about this. This is a possible project.

IV. Other Business

John -Town laptop for CPA secretary. Quoted approx. \$1240 by Nate in IT. Approved up to \$1500 from Admin account.

Motion to approve by Jim. Brian seconded.

Roll call vote - All in favor.

V. Approval of Minutes

- a. 12/17/2020 Minutes (as amended) Tracey - Delete reference to "They are not interested in solar panels". She indicated town wants to retain aesthetics of mountain. Delete "Don't have to allow solar panels in residential areas. " Town allowed because there are a lot of farms. Town allowed to reasonably regulate where solar can be located.
- b. 12/21/2020 Meeting with BOS – Referenced to Board of Selectmen's meeting.
- c. 1/14/2021

Tracey motion to approve 12/17/2020 as amended, and 12/21/2020 and 1/14/2021 as submitted. Tracey motioned. David seconded. Roll call: 6 in favor, Jim abstained.

VI. Next meeting: 2/11/2021 at 6:00 p.m. Future meeting: 2/25/2021 at 6:00 p.m.

Motion to adjourn by Jim at 7:58 p.m. Seconded by Tracey. Roll call Vote All in favor.

Submitted by: Karen Vlohiotis

Date: 2/8/21