



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

MINUTES OF THE COMMUNITY PRESERVATION COMMITTEE

Meeting date 2/11/2021 | Time 6:00 pm | Meeting location GoToMeeting Online

Six members present: John Broderick, Tracey Plantier (arrived late), Stoughton Smead, David Trebbe, Gordon Allen and Dave Proto. Also present, Karen Vlohiotis (CPC Recording Secretary).

Resident Dave Sanders

6:06 p.m. – John opened the meeting and announced it will be recorded. No one else indicated the meeting is being recorded.

I. Open Forum

- a. No one took advantage of Open Forum.

II. Old Business

a. 186V Tinkham ROFR

Discussion:

John – Spoke with attorney Kathleen O’Donnell prior member of Coalition Steering Committee and practicing attorney in Boston area specializing in municipal real estate transactions, who felt mixed use/mixed funding was a possibility to fund the project; partly funded by CPC and partly funded by the town. Per Atty. O’Donnell under Governor Baker’s emergency orders ROFR 120 days may be in abeyance, town counsel to review. Asked if there was a consensus for the CPC to submit an application, co-authored by John and Tracey. Dave P. and Dave Trebbe questioned appropriateness, John assured it was within scope of CPC charge and duties. Sto proposed a motion that John and Tracey prepare a project application making use of town resources and present during the CPC’s meeting following project application deadline. Tracey seconded. Roll call Vote - In favor: John, Tracey, Sto, Gordie and Dave P. Abstaining: Dave T. Reiterated options for funding project: CPC shares cost with the town, CPC fully funds the project or the town fully funds the project. Will work on coming up with a scenario, and if Board of Selectman support it, decide whether to move forward or modify it.

b. Memorial Recreation Complex Project

Discussion:

Bryan Litz Recreation Director responded to CPC’s questions on project via e-mail, however, the application needs further details.

Tracey - Ice skating rink link provided by Bryan is for a different company than noted in the application. Has different specifications – cement foundation as opposed to grass. Status of Memorial School still in question. Longevity of ice?

John – Should really be three separate projects.

Dave T – Has brought CPC's questions to Bryan and will also share questions and comments discussed during tonight's meeting.

c. Soccer Fields Project

Discussion:

Dave T. – Followed up with Marc Atkins via e-mail. Will likely withdraw project and pursue in another year or two. John will reach out to Marc to close out project and make clear no further funding is available.

III. New Business

No New Business

IV. Other Business

John - Recommended purchase of filing cabinet exclusively for CPC use to include hard copies of minutes, project applications, etc. Discussion whether there may be unused surplus at unused school facilities or elsewhere. Karen will follow up with Heather to see whether that is an option.

V. Approval of Minutes

a. 1/28/2021 Minutes. Tracey motion to approve, Sto seconded. Roll call Vote All in favor.

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

Project applications due next Friday (2/19). John and Karen will deliver to committee members. John – Vote on projects and administrative expenses that are ready on 2/25 and vote on remaining projects on 3/11?

Motion to adjourn by Tracey at 8:17 p.m. Seconded by Gordie. Roll call Vote All in favor.

Submitted by: Karen Vlohiotis

Date: 2/15/21