

Town of Wilbraham Historical Commission

Minutes of Meeting: Tuesday, September 11, 2018

Meeting began: 7:10 pm **Meeting ended:** 9:30 pm

Meeting Location: Town Hall

Members present: Roberta Albano, Charlie Bennett, Diane Testa, Art Wolf

Other people present: Anthony Carnevale, Glenn Garvey, Don Flannery

Minutes posted by: Diane Testa

Date of posting: September 15, 2018

Summary:

The meeting began with an informal presentation and discussion of the proposed Center Village development for the center of Wilbraham, to be built at the site of the present-day 466 and 468 Main Street buildings. The ¾ acre lot is owned by 6 Burt Lane, LLC and is located just south of Crane Park. Mr. Carnevale and Mr. Garvey are managing members of the property, and provided the committee with an updated architectural rendering and layout of the proposed, mixed-use building. The proposed Center Village will house commercial space on the first floors of the split style building, and residential space (4 apartments) on the second floors. The apartments will each be studio size. Due to the mixed-use nature of the proposed building, a zone change was required. The managing members of 6 Burt Lane company have been meeting and working with the Wilbraham Planning Board for approximately 13-14 months to design a building that complements the historical nature of the center of town. A vote will take place on October 15th, 2018 regarding the zoning change of this building. If the vote is positive in favor of the 6 Burt Lane company's proposed building, then the company will go forward with the project's architectural design and site planning. Mr. Garvey and Mr. Carnevale will attend the meeting of the Planning Board on September 19, 2018 to further discuss the plans for the building.

Mr. Carnevale and Mr. Garvey came to the Historical Commission meeting so as to solicit input for the proposed Center Village. The Commission members felt the newest rendering of Center Village was much improved over the first rendering, and offered many suggestions to make the building harmonize and complement the existing historical homes and businesses on Main Street in the center of town. In particular, the Commission members suggested improvements to the structure to provide the feel of a colonial building, such as a door in the center of the building and decorative trim above the windows. Also, a taller cupola with inside lighting was suggested.

After Mr. Carnevale and Mr. Garvey left the meeting, further discussion was held to solidify the ideas for improvements to the design of the Center Village building. Roberta Albano took notes and sketches on these ideas, and planned to meet with Mr. Carnevale in the coming week or two to share these ideas with him. Charlie Bennett said he would write a piece for the Wilbraham-Hampden Times newspaper, describing the proposed building, and that the Commission reviewed the updated design and found it complementary to the historic landscape along the Main Street corridor.

A brief discussion was held on Historic District signage for Main Street, noting the entering of the district from the north- and south-sides of Main Street. The signs are proposed to be placed on the southbound side of Main Street near Flo-Design, and on the northbound side of Main Street near The Children's Museum. The signs would indicate "Entering Wilbraham's Historic District".

A motion was made to nominate Diane Testa as the new chair of the Historical Commission. A vote was taken, 3 in favor, 0 opposing, to appoint Diane Testa to this role. She gladly accepted.

A new date was set for the next meeting of the Historical Commission, Tuesday, November 13th, 2018 at 7pm in the Town Hall.