

Executive Summary

Town of Wilbraham – Sustainable Budget Committee

The Sustainable Budget Committee, composed of Xiomara DeLobato (Chair, Finance Committee Representative), John McCloskey (Vice Chair, Planning Board Representative), and Marc Ducey (Select Board Representative), was tasked with reviewing the Town of Wilbraham's inventory of town-owned properties to assess opportunities for generating additional revenue.

Between September and December, the committee convened six times to conduct a thorough evaluation of 221 town-owned parcels. Leveraging the Planning Board's expertise and utilizing the Wilbraham GIS system, the committee assessed each property's development potential, considering factors such as land size, frontage, zoning, and historical property status. During this process, it became clear that some properties had ambiguous or outdated classifications that will require further clarification by the Planning Board to assess their full feasibility for development.

As a result of this review, the committee identified:

- **14 parcels** recommended for further investigation, with the goal of returning them to the tax roll through sale or development to generate new revenue and attract visitors and investment to Wilbraham.
- **6 additional parcels** that show potential but require further due diligence before a recommendation can be finalized.

A detailed listing of these parcels, along with relevant notes regarding their characteristics and suggested next steps, is included in Appendix A and Appendix B.

The committee recommends the Town prioritize deeper due diligence on the 14 primary parcels, followed by formal Planning Board review and investigation of the 6 potential parcels.

Appendices

Appendix A: Parcels Recommended for Further Investigation (14 Parcels)

Owner	Dept	St #	Street	Acres	Assessed	Notes from SBC
TOWN OF WILBRAHAM	TAX TITLE	7V	GARY DR	0.92	\$ 108,200	Yes. "Tax Taking," No structure - wooded lot, 40,000 SF
TOWN OF WILBRAHAM	TAX TITLE	211	THREE RIVERS RD	0.81	\$ 79,200	Yes. 211 & 237 same owner - need to investigate further.
TOWN OF WILBRAHAM	TAX TITLE	237	THREE RIVERS RD	1.17	\$ 42,800	Yes. 211 & 237 same owner - need to investigate further.
TOWN OF WILBRAHAM	SELECTBOARD	18V	WRIGHT PL	0.61	\$ 49,900	Yes. 26,707SF vacant land; Can combine 18V and 16V and sell as one big property. Need Further investigation
TOWN OF WILBRAHAM	TAX TITLE	3248	BOSTON RD	0.63	\$ 75,400	Yes. 27,430SF; 124' frontage. Almost in Monson. Sale date 12/16/70
TOWN OF WILBRAHAM	TAX TITLE	21V	CIRCLE DR	40.25	\$ 35,400	Yes. 40+ acres; On Palmer line. TOW took over in 2006
TOWN OF WILBRAHAM	SELECTBOARD	828	TINKHAM RD	0.58	\$ 89,200	Yes. Big property. No cluster. River street access. Need further investigation
TOWN OF WILBRAHAM	TAX TITLE	8V	CLIFFSIDE DR	2.21	\$ 9,700	Yes. Frontage on Vista Dr 2.21 acres
TOWN OF WILBRAHAM	TAX TITLE	166V	MOUNTAIN RD	1.34	\$ 29,800	Yes. Investigate further - 1.34 acres - 175' frontage - TOW owned since 2019
TOWN OF WILBRAHAM	TAX TITLE	364V	MOUNTAIN RD	1.42	\$ 120,200	Yes. Investigate further - 1.42 acres - 200' frontage - TOW owned since 2003
TOWN OF WILBRAHAM	TAX TITLE	36V	LAKE DR	1.00	\$ 123,500	Yes. Investigate further. 1.0 acres - plenty of

						frontage - TOW since 1970
TOWN OF WILBRAHAM	TAX TITLE	19V	HEMINGWAY RD	1.38	\$ 108,000	Yes. Investigate further. 1.38 acres - plenty of frontage - TOW since 2003
TOWN OF WILBRAHAM	TAX TITLE	16V	WRIGHT PL	0.58	\$ 79,400	Yes. Need further investigation. Can combine with 18V Wright place and sell as a large property.
TOWN OF WILBRAHAM	TAX TITLE	10V	CLIFFSIDE DR	0.51	\$ 7,800	Yes. On the smaller side but worth looking into

Appendix B: Parcels with Potential (6 Parcels Requiring Further Investigation)

Owner	Dept	St #	Street	Acres	Assessed	Notes from SBC
TOWN OF WILBRAHAM	SELECTBOARD	9V	KATIE ST	0.48	\$ 96,400	Potential. 20k SF. Not buildable: Sell to neighbor
TOWN OF WILBRAHAM	TAX TITLE	81VR	EAST LONGMEADOW RD	7.00	\$ 132,700	Potential. 7 acres; back wetlands; no frontage to street but abuts 12V Pearl Dr which if combined, then may have value
TOWN OF WILBRAHAM	SELECTBOARD	12V	PEARL DR	0.32	\$ 41,600	Potential. Abuts 81VR E Longmeadow Rd
TOWN OF WILBRAHAM	SELECTBOARD	27V	TINKHAM RD	3.88	\$ 101,000	Potential. Cluster zoning. No water. Develop-able?
TOWN OF WILBRAHAM	SELECTBOARD	17V	TINKHAM RD	2.94	\$ 96,900	Potential. Cluster zoning. No water. Develop-able? 60,000SF
TOWN OF WILBRAHAM	SELECTBOARD	147V	EAST LONGMEADOW RD	5.00	\$ 123,900	Potential. Noted as Conservation land but not listed on the document as conservation - need further investigation