

ANNUAL TOWN MEETING

MAY 14, 2018

Attendance: Precinct A:	77
Precinct B:	71
Precinct C:	99
Precinct D:	97
Total -----	344

In accordance with the Warrant, as posted, the inhabitants of the Town of Wilbraham, qualified to vote in Town affairs, met in Minnechaug Regional High School on Monday, May 14, 2018. At 7:03 p.m. Moderator George Reich noted a quorum was present and called the meeting to order. The Moderator welcomed all and commenced with a brief explanation of the process for the evening.

In respect of tradition, the names of those town employees recently deceased since our last meeting were read. These names are printed in the annual town report. A moment of silence was held in their honor.

A moment of silence was also offered for Yeoman 3rd Class Edmund T. Ryan who was a Wilbraham native that was on the USS Oklahoma when it was sunk in Pearl Harbor on December 7, 1941. His unidentified remains were buried in Honolulu. Last summer the Department of Defense identified Yeoman Ryan’s remains using DNA analysis. In August 2017 he was buried at Arlington National Cemetery after nearly 76 years.

The Select Board then offered a sincere thank you to Moderator George Reich and Town Clerk Beverly Litchfield for their years of dedication to the town. A Proclamation was also presented to Town Clerk Litchfield by State Representative Angelo Puppolo for her retirement and for being the longest serving Town Clerk in Wilbraham’s history.

The Pledge of Allegiance was then recited followed by Town Clerk Beverly J. Litchfield reading the call of the meeting.

ARTICLE 1. Choosing miscellaneous officials – Finance Committee Recommends: Passing by unanimous vote that the following persons be elected to the indicated offices for the ensuing year: Poundkeeper, Michael H. Masley; Measurer of Wood and Charcoal, Gary Petzold; Measurer of Wood and Charcoal, Susan Petzold; Surveyor of Lumber, Edward P. Lindsay.

**Articles listed on the Consent Agenda are considered to be routine and will be acted on using an expedited procedure. Questions or concerns from the floor regarding any Consent Agenda article will result in that article’s removal from the Consent Agenda for action under regular procedures.*

Consent Agenda (articles marked *)

Passing by unanimous vote that the Town accept and approve the following motions as presented in the anticipated motions handout. Articles 2,4,8,9,10,11,12,13,16,17,18,19,24,46,47,48, and 49.

***ARTICLE 2. Hearing reports (consent agenda):** Passing by unanimous vote that the town accept the reports of all officers and committees as printed in the Annual Town Report.

ARTICLE 3. Funding Transfers FY 2018 – Finance Committee Recommends: Passing by unanimous vote pursuant to Section 33B of Chapter 44 of the General Laws, move to transfer the sum of \$59,523 from previously

appropriated but unexpended funds in the following FY'2018 budgets:

#192 Town Properties-Fuel \$44,000
#194 Group Health Insurance \$15,523

and to place such funds in the following amounts in the following FY'2018 budgets:

#191 Facility Maintenance-Expenses.....\$16,000
#220 Fire Department-Salaries \$2,500
#420 Highway-Expenses (Snow Removal)..... \$30,723
#620 Parks and Recreation – Expenses \$10,300

***ARTICLE 4. Ambulance Fund Transfer (consent agenda).** Passing by unanimous vote to appropriate \$30,000 from Receipts reserved for Appropriation for Ambulance to the FY'2018 Ambulance Budget to cover operating expenses.

ARTICLE 5. Parliamentary procedures – Finance Committee Recommends: Passing by unanimous vote that the Town adopt special parliamentary procedures for the purpose of implementing the provisions of Chapter 580 of the Acts of 1980 (Proposition 2½), as amended, and as set forth in a document entitled "Article 5, Exhibit A," on file with the Town Clerk.

ARTICLE 6. Compensation for elected Town officials – Finance Committee Recommends: Passing by a majority vote to fix the compensation for elected Town Officers for fiscal year July 1, 2018 to June 30, 2019, as follows: Assessors, \$3,524 per year, chairman, \$3,889 per year; Town Clerk, \$69,439 per year (all fees revert to the Town treasury); Moderator, \$200 Annual Town Meeting, \$50 Special Town Meeting; Selectmen, \$5,101 per year, chairman \$5,950 per year; Water Commissioners, \$150 per year; Cemetery Commissioners, no salary; Library Trustees, no salary; Planning Board Members, no salary; Poundkeeper, Field Drivers, Weighers of Grain, Surveyors of Lumber, Measurers of Wood and Charcoal; all other Town officers elected other than by official ballot, fees only, fixed by General Laws.

ARTICLE 7. Budget Appropriations – Finance Committee Recommends: Passing by a majority vote to accept the report of the Finance Committee and vote to raise and appropriate \$41,807,557, transfer \$26,000 from offset receipts (for Dog Officer Expenses) and appropriate from Free Cash \$104,880 to cover the necessary capital expenditures and operating expenses of the Town for Fiscal Year 2019 (July 1, 2018 to June 30, 2019) per appropriations listed separately in the Town Meeting Workbook and incorporated herein by reference, with the exception of those budgets and expenditures which will be voted on separately in subsequent Articles.

Presentations were given by the Finance Committee and the Hampden Wilbraham Regional School District. A question and answer session followed.

***ARTICLE 8. Water Enterprise Fund Budget (consent agenda).** Passing by unanimous vote that the following sums be appropriated for the Water Enterprise Fund: Salaries, \$412,748; Expenses, \$1,503,716, and that \$1,916,464 be raised as follows: \$1,844,464 from Water Department receipts and \$72,000 from retained earnings for Fiscal Year 2019 expenses.

***ARTICLE 9. Water Enterprise Fund Reserve Fund (consent agenda).** Passing by unanimous vote that the Town appropriates from water receipts the sum of \$25,000 for a Fiscal Year 2019 Reserve Fund.

***ARTICLE 10. Wastewater Enterprise Fund Budget (consent agenda).** Passing by unanimous vote that the following sums be appropriated for the Wastewater Enterprise Fund: Salaries, \$243,085; Expenses, \$985,649, and that \$1,228,734 be raised as follows: \$1,133,727 from Wastewater Department receipts and \$95,007 from retained earnings for Fiscal Year 2019 expenses.

***ARTICLE 11. Wastewater Enterprise Fund Reserve Fund (consent agenda).** Passing by unanimous vote that the Town appropriates from wastewater receipts the sum of \$15,000 for a Fiscal Year 2019 Reserve Fund.

***ARTICLE 12. Solid Waste Enterprise Fund Budget (consent agenda).** Passing by unanimous vote that the following sums be appropriated for the Solid Waste Enterprise Fund: Salaries, \$161,616; Expenses, \$207,980, and that \$369,596 be raised as follows: \$339,721 from Solid Waste Enterprise Fund receipts, and \$29,875 from retained earnings for Fiscal Year 2019 expenses.

***ARTICLE 13. Solid Waste Enterprise Fund Reserve Fund (consent agenda).** Passing by unanimous vote that the Town appropriates from Solid Waste Enterprise Fund receipts the sum of \$4,000 for a Fiscal Year 2019 Reserve Fund.

ARTICLE 14. Capital Projects from Free Cash – Finance Committee Recommends: Passing by unanimous vote that the Town appropriates from available funds (Free Cash (2018), \$732,000, to fund the following Projects;

DEPARTMENT	PROJECT	AMOUNT
Police Department	Replacement of Portable Radios	\$58,000
Fire Department	Replacement of Portable Radios (Donation from WMA \$20,000)	\$36,000
Fire Department	Replacement of 1 Rescue Vehicle and 1 inspection/personnel transport Vehicle	\$ 110,000
Information Technology Department	New Heating and Cooling System	\$30,000
Various Departments Town Hall	Heating and Cooling System upgrade Auto Logic Controller (phase 2 and 3)	\$35,000
Recreation Department	Large Area Turf Sprayer	\$30,000
DPW	Storage box for lift truck	\$12,000
DPW	Brookmont Drainage (Pipe under road is in failure)	\$50,000
DPW	Additional Road Paving	\$100,000
DPW	Additional Sidewalks	\$25,000
Library	Brooks Room HVAC Upgrade	\$17,000
Town Owned School Buildings	PA System(Tele, pa & clocks) WMS & SR	\$131,000
Town Owned School Buildings	Kitchen (Refrigeration/Freezer Walking & Compressor – WMS & SR	\$98,000

Explanation: This Article would fund capital projects from free cash instead of issuing debt to pay for these projects. This saves the town an estimated \$ 91,000 in interest costs.

ARTICLE 15. Appropriation for Capital Outlays – Finance Committee Recommends: Requiring a two-third vote, passing by a declared two-third vote by the Moderator that the Town appropriate \$440,000 to pay costs of the following capital outlay items:

Remodeling Public Buildings \$ 440,000

including the payment of all costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow \$440,000 in accordance with Chapter 44 of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or take any other action relative thereto.

A presentation was given by the Capital Planning Committee chairman.

***ARTICLE 16. Receipts reserved for appropriation for ambulance (consent agenda).** Passing by unanimous vote to appropriate \$897,000 from Receipts Reserved for Appropriation for Ambulance to Ambulance personal services, operating and capital costs, pursuant to Section 5 of Chapter 40 of the General Laws.

***ARTICLE 17. Appropriations for Ambulance Depreciation Account (consent agenda).** Passing by unanimous vote to appropriate \$60,000 from Receipts Reserved for Appropriation for Ambulance to be held in a depreciation account for vehicle and equipment replacement pursuant to Section 5 of Chapter 40 of the Massachusetts General Laws.

***ARTICLE 18. Receipts reserved for appropriation for cemeteries (consent agenda).** Passing by unanimous vote to appropriate \$20,000 from Receipts Reserved for Appropriation for Cemeteries to Cemetery operating expenses, pursuant to Section 5 of Chapter 40 and Section 16 of Chapter 114 of the General Laws.

***ARTICLE 19. Receipts reserved for appropriation for Wilbraham Public Access Television (consent agenda).** Passing by unanimous vote to appropriate \$185,603 from the PEG Access and Cable Related Fund for Appropriation for Wilbraham Public Access Television, pursuant to Section 53F ¾ of Chapter 44 of the Massachusetts General Laws.

ARTICLE 20. Reserve Fund – Finance Committee Recommends: Passing by unanimous vote to raise and appropriate \$250,000 for a Fiscal Year 2019 Reserve Fund.

ARTICLE 21. Special Appropriation for road repaving and preservation – Finance Committee Recommends: Passing by unanimous vote to raise and appropriate \$150,000 to repave, resurface and/or crack seal public ways.

ARTICLE 22. Other Post-Employment Benefits Liability Trust Fund Authorization – And Prudent Investment Statute Acceptance – Finance Committee Recommends: Passing by a majority vote that the Town re-vote to accept Section 20 of Chapter 32B of the General Laws authorizing the establishment of a separate fund, to be known as an Other Post-Employment Benefits Liability Trust Fund, and to accept Chapter 203c of the General Laws which is the Prudent Investment Act and any other provisions as outlined in said Statutes.

ARTICLE 23. Other Post-Employment Benefits Liability Trust Fund – Finance Committee Recommends: Passing by a majority vote that the town raise and appropriate or transfer from the following available funds (free cash, water receipts, wastewater receipts, solid waste receipts, receipts reserved for appropriation for ambulance) a sum of money to be placed into the Other Post-Employment Benefits Liability Trust Fund, established under the provisions of Massachusetts General Laws Chapter 32B, Section 20,

FUND	SOURCE	AMOUNT
General Fund	Raise and appropriate	\$350,000
Water Enterprise Fund	Water receipts	\$11,400
Wastewater Enterprise Fund	Wastewater receipts	\$4,900
Solid Waste Enterprise Fund	Solid waste receipts	\$2,300
Receipts Reserved for Appropriation for Ambulance	Receipts reserved for appropriation for ambulance	\$9,100

***ARTICLE 24. Municipal Building Insurance Fund (consent agenda).** Passing by unanimous vote to raise and appropriate \$1,000 for the Municipal Building Insurance Fund.

ARTICLE 25. Stabilization Fund - Finance Committee Recommends: Passing by unanimous vote to transfer \$50,000 from Free Cash to be added to the Stabilization Fund and to transfer \$100,000 from free cash to be added to the Capital Stabilization Fund, both in accordance with Section 5B of Chapter 40 of the Massachusetts General Law.

ARTICLE 26. Water Enterprise Retained Earnings – Finance Committee Recommends: Passing by unanimous vote to appropriate \$335,000 from available funds in the Water Enterprise Fund retained earnings account to fund meter replacements (\$100,000), backhoe replacement (\$140,000), Brookmont pump station improvements (\$15,000), McIntosh pump station improvements (\$40,000), and for Glenn Drive water main extension (\$40,000).

ARTICLE 27. Waste Water Enterprise Retained Earnings – Finance Committee Recommends: Passing by unanimous vote to appropriate \$100,000 from the Waste Water Enterprise Fund Retained Earnings account to fund Wellfleet pump station improvements (\$80,000), and for new boiler fencing and pump station ventilation improvements (\$20,000).

ARTICLE 28. Zoning By-Law Amendment – Prohibition on Recreational (Non-Medical) Marijuana Establishments – Planning Board Recommends: Requiring a two-thirds vote, passing by a declared two-thirds vote by the Moderator to amend the Wilbraham Zoning By-Law by revising sections 1.3, 3.4.5.21 and 10.8; by inserting a new section 3.4.5.22; and by deleting in its entirety existing section 10.9; as set forth in a document entitled “Zoning Exhibit A” on file with the Town Clerk.

ARTICLE 29. Zoning By-Law Amendment – Microbrewery Regulations – Planning Board Recommends: Requiring a two-thirds vote, passing by unanimous vote to amend the Wilbraham Zoning By-Law by revising sections 1.3 and 3.4.5.30 as set forth in a document entitled “Zoning Exhibit B” on file with the Town Clerk.

ARTICLE 30. Zoning By-Law Amendment – Helicopter Landing Areas in Residential Zoning Districts – Planning Board Recommends: Requiring a two-thirds vote, passing by a declared two-thirds vote by the Moderator to amend the Wilbraham Zoning By-Law by inserting a new section 3.9.2.16 to read as follows: “heliports, helipads and other facilities that are intended to provide a noncommercial private restricted landing area, either at ground level or elevated on a structure, for the landing and takeoff of helicopters are expressly prohibited in all residential zoning districts except for helicopter landing areas duly authorized for temporary use for emergency purposes such as air ambulance, search and rescue, firefighting and similar public safety operations.

ARTICLE 31. Zoning By-Law Amendment – The Raising & Keeping of Goats as a Residential Accessory Use – Planning Board Recommends: Requiring a two-thirds vote, passing by a declared two-thirds vote by the Moderator to amend the Wilbraham Zoning By-Law by revising sections 3.4.1.1 and 3.9.2.7 as set forth in a document entitled “Zoning Exhibit C” on file with the Town Clerk.

ARTICLE 32. Zoning By-Law Amendment - Conversion of an Existing Building to a Mixed Use Building in the N.O. & N.S. Zoning Districts – Planning Board Recommends: Requiring a two-thirds vote, failing to pass by a two-thirds vote (Y 164, N 100) to amend the Wilbraham Zoning By-Law by revising sections 1.3 and 6.3; and by inserting new sections 3.4.2.7, 3.5.3, 6.4, 11.1.5 and 11.2.14; as set forth in a document entitled “Zoning Exhibit D” on file with the Town Clerk.

ARTICLE 33. Acceptance of Public Ways – Planning Board Recommends: Passing by a majority vote to accept Stonington Drive as a public way pursuant to a layout filed by the Board of Selectmen with the Town Clerk.

ARTICLE 34. Acceptance of Deeds – Planning Board Recommends: Passing by unanimous vote that the Town vote to accept such deeds and grants of land given to the Town as recorded at the Hampden County Registry of Deeds or the Hampden County Land Registration Office since the date of the last Annual Town Meeting as filed by the Board of Selectmen with the Town Clerk as “Article 34, Exhibit A.”

ARTICLE 35. Release of Easement – Planning Board Recommends: Requiring a two-thirds vote, passing by a declared two-thirds vote by the Moderator that the Town authorized the Board of Selectmen to release, discontinue or terminate a fire protection easement granted to the Town of Wilbraham on land known as Lot 1, Samble Estates Subdivision, located at 5 Julia Way as set forth in a deed dated January 26, 2017 and recorded in the Hampden County Registry of Deeds at Book 21558, Page 70.

ARTICLE 36. Community Preservation Program Budget – Finance Committee Recommends: Passing by unanimous vote to appropriate or reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative costs, community preservation projects and other expenses in fiscal year 2019, with each item to be considered a separate appropriation.

APPROPRIATIONS	
FY 2019 estimated revenues for Administrative Costs	\$7,500
RESERVES:	
FY 2019 estimated revenues for Historic Preservation Reserves	\$43,048
FY 2019 estimated revenues for Community Housing Reserves	\$43,048
FY 2019 estimated revenues for Open Space Reserves	\$43,048
FY 2019 estimated revenues for Non-Committed Reserves	\$301,337
FY 2019 estimated total of revenue in Reserves	\$430,481
Estimated new surcharge collections for FY 2019	\$374,331
Estimated State Match for FY 2019	\$56,150
FY 2019 estimated total	\$430,481

ARTICLE 37. Community Preservation Program Project for Thayer Brook Easy Woodland Trail – Finance Committee Recommends: Passing by a majority vote to transfer \$54,800 from Open Space Reserves of the Community Preservation Funds to furnish monies for design and construction of an easily accessible parking and loading area adjacent to a woodland trail with gentle elevation changes in Thayer Brook Forest located on the north side of Monson Rd.

ARTICLE 38. Community Preservation Program Project for Foundation and Structural Basement Restoration of Historic Town Owned Samuel Warner House at 859 Stony Hill Rd., and Leased to the Country Club of Wilbraham – Finance Committee Recommends: Passing by a majority vote to transfer \$37,000 from the Community Preservation category of Historic Preservation Fund and transfer \$7, 664 from Non-Committed Reserves Fund, for a total transfer of \$44,664, for the repair of the foundation and structural basement restoration of the Historic Town Owned Samuel Warner House at 859 Stony Hill Rd., and Leased to the Country Club of Wilbraham, said repair and restoration to include the first floor supporting structure in the basement; grading of the dirt basement floor to accommodate installation of gravel and steel mesh base for a poured concrete floor; and to reinstall current gas and electric climate control system and adjust ductwork to new installation.

ARTICLE 39. Community Preservation Program Project for the Wilbraham Children’s Museum ADA Upgrades – Finance Committee Recommends: Passing by a majority vote to transfer \$65,000 from the Non-Committed Reserves of the Community Preservation Fund for a Community Preservation Project to provide upgrades relative to the Americans with Disabilities Act to the Wilbraham Children’s Museum.

ARTICLE 40. Community Preservation Program Project for Restoration of the Civil War Memorial at Crane Park in the Village Center – Finance Committee Recommends: Passing by unanimous vote to transfer \$7,495 from the Community Preservation Historical Preservation Fund to clean, repair and restore the Civil War Monument dedicated in 1894.

ARTICLE 41. Community Preservation Program Project for Little Red Schoolhouse Handicap Ramp and Front Entrance Safety – Finance Committee Recommends: Passing by a majority vote to transfer \$25,000 from the Non-Committed Reserves of the Community Preservation Fund for a Community Preservation Project to provide funding for the Little Red Schoolhouse Handicap Ramp and Front Entrance Safety project.

ARTICLE 42. Community Preservation Program Project for Historic Monuments at Glendale Cemetery – Finance Committee Recommends: Passing by unanimous vote to transfer \$6,500 from the Community Preservation Historic Fund for a Community Preservation Project to repair historic tablets at Glendale Cemetery.

ARTICLE 43. Community Preservation Program Project for Preservation of Town Record Books – Finance Committee Recommends: Passing by unanimous vote to transfer \$4,900 from the Community Preservation Historic Preservation Fund for a Community Preservation Project for the preservation of town record books in the custody of the Town Clerk.

ARTICLE 44. Community Preservation Program Project for Sawmill Pond Wildlife Habitat and Trail Project – Finance Committee Recommends: Passing by unanimous vote to transfer \$29,900 from the Community Preservation Open Space Fund to provide funding to achieve wildlife management and invasive plant eradication goals in the Sawmill Pond Wildlife Habitat and Trail Conservation Area.

ARTICLE 45. Community Preservation Program Project for Field Renovation at Minnechaug Regional High School – Finance Committee Recommends: Passing by a majority vote to transfer \$205,200 from the Community Preservation Non-Committed Fund for a Community Preservation Project to provide funding for the renovation of the Minnechaug Regional High School (MRHS) Multi-Use Athletic Field.

***ARTICLE 46. Authorization to Dispose of Surplus Equipment (consent agenda).** Passing by unanimous vote that the Town authorizes the Board of Selectmen on behalf of the Town to sell, transfer, or otherwise dispose of damaged, obsolete, or unneeded tangible personal property or equipment owned by the Town.

***ARTICLE 47. Departmental Revolving Funds (consent agenda).** Passing by unanimous vote that the Town fix the maximum amount that may be spent during Fiscal year FY2019 beginning on July 1, 2018 for the revolving funds established in Town By-laws for certain departments, boards, committees, agencies or officers in accordance with Massachusetts General Laws Chapter 44, Section 53E ½, the Town of Wilbraham shall authorize the following Revolving Funds: Council on Aging, \$20,000; Compost Bins, \$5,000; Cemetery, \$20,000; and Community Garden, \$6,000.

***ARTICLE 48. Authorization to Enter into Lease/Purchase Agreements (consent agenda).** Passing by unanimous vote that the Town authorizes the Board of Selectmen to make contracts for the lease, with option to purchase, of various municipal equipment, subject to annual appropriation, if in the opinion of the Board it is in the best interests of the Town. The Board of Selectmen shall identify within its budget submission to the Finance Committee, any contract for the lease with an option to purchase.

***ARTICLE 49. Appropriation of Premium and Reduce Bonding Authorization for Police Station.** Passing by unanimous vote that the Town votes to (i) appropriate \$154,305.58 from the premium paid to the Town upon the sale of the notes issued on April 19, 2017 to pay costs constructing a new Police Station passed by a vote of the Town on May 11, 2015 (Article 20) and excluded from the limitations of Proposition 2 1/2, so-called on May 16, 2015 (Question 3); and to reduce the amount authorized to be borrowed for such project, but not yet issued by the Town, by \$500,000, which amount includes the \$154,305.58 premium appropriated by this vote, and (ii) supplement each prior vote of the Town that authorizes the borrowing of money to pay costs of capital projects to provide that, in accordance with Chapter 44, Section 20 of the General Laws, the premium received by the Town upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to pay project costs and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium so applied.

ARTICLE 50. Town By-Law Amendment—Playground and Recreation Commission. Passing by a majority vote to amend the General Bylaws by deleting Article V, Section 510 (Playground and Recreation Commission) in its entirety replacing it with the following:

SECTION 510 PLAYGROUND AND RECREATION COMMISSION

- a.) The Board of Selectmen shall appoint a Playground and Recreation Commission, consisting of seven members, each one of whom shall be appointed for a staggered term not to exceed three (3) years.
- b.) The commission shall appoint a recreation director for a term not to exceed three years.

ARTICLE 51. Adoption of New General By-Law – Article VI, Section Drought Management Plan By-Law. Passing by unanimous vote that the Town votes to amend Article VI of the Town General By-Laws, “Regulation of Public Conduct,” by adding Section 639, “Drought Management Plan By-Law,” the text of which is on file with the Town Clerk as “Article 51, Exhibit A.”

ARTICLE 52. Proposed Amendment to Hampden-Wilbraham Regional School District Agreement. Motion to “Move No Action” passed by unanimous vote.

ARTICLE 53. Proposed Amendment to Hampden-Wilbraham Regional School District Agreement. Motion to “Move No Action” passed by unanimous vote.

ARTICLE 54. Proposed Amendment to Hampden-Wilbraham Regional School District Agreement. Motion to “Move No Action” passed by unanimous vote.

ARTICLE 55. **Boundary Line Agreement and Property Cross Conveyances, Pine Drive – Planning Board Recommends:** Requiring a two-thirds vote, passing by a declared two-thirds vote by the Moderator that the Town vote to authorize the Board of Selectmen to convey any and all right, title and interest the Town may have in and to any land located and lying southerly and/or southeasterly of a boundary line shown and depicted on a plan entitled “PLAN OF LAND IN WILBRAHAM, MA PREPARED FOR PINE DRIVE RESIDENTS BOUNDARY LINE AGREEMENT PLAN PINE DRIVE” prepared by Sherman & Frydryk, LLC dated March 21, 2018, labeled in bold print as “Boundary Line Agreement” located to the north of Pine Drive as shown on said plan and to accept a boundary line agreement from those certain affected resident lot owners agreeing to convey any and all of their right, title and interest lying to the north and/or northwest of the said above described line, to the Town upon such other terms and conditions as the Board of Selectmen may deem appropriate; said plan as filed by the Board of Selectmen with the Town Clerk as “Article 55, Exhibit A.”

ARTICLE 56. **Home Rule Petition, 6 Decorie Drive and 9V Cedar Oak Drive – Planning Board Recommends:** Requiring a two-thirds vote, passing by a unanimous vote that the Town votes to approve the proposed Home Rule Petition on file with the Town Clerk as “Article 56, Exhibit A” and authorize to transfer from the conservation commission to the board of selectmen for the purpose of conveyance, the care, custody, management and control of a portion of a parcel of land located at 9V Cedar Oak drive. The parcel was acquired by the town for conservation purposes by a deed recorded in the Hampden registry of deeds in book 3435, page 61. The portion to be conveyed is shown as Parcel A on a plan entitled “Plan of Property 6 Decorie Drive & 9V Cedar Oak Drive, Wilbraham, MA” prepared for Tanya M. Vital Basile & Anabela S. Basile, 6 Decorie Drive, Wilbraham, MA and the Wilbraham conservation commission, 9V Cedar Oak Drive, Wilbraham, MA. Consideration for the conveyance shall be \$16,000 and such sum shall be used by the town for the purchase and care of a parcel of conservation land and a portion of a parcel of land located at 6 Decorie Drive, shown as parcel identification number 1437 which was acquired by Tanya M. Vital Basile and Anabela S. Basile by a deed recorded in the Hampden registry of deeds in book 20099, page 219, which portion is shown as Parcel B on the aforementioned plan. The parcel acquired by the town shall be held by the town for conservation purposes under Article 97 of the Amendments to the Constitution and upon such other terms and conditions as the board of selectmen shall deem appropriate.

ARTICLE 57. **Decorie Drive Home Rule Petition Proceeds – Finance Committee Recommends:** Passing by unanimous vote that the Town votes to appropriate the proceeds of the sale of Conservation Land as presented in Article 56 of this Warrant relative to 6 Decorie Drive and 9V Cedar Oak Drive, to the Town of Wilbraham Conservation Fund.

ARTICLE 58. **Petitioned Article—New By-Law Adoption—Stretch Energy Code.** Passing by a majority vote that the town votes to amend the Town's General By-Laws by adding Section 640 "Stretch Energy Code" for the purposes of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Mass. Building Code, 780CMR, the Stretch Energy Code, including future editions, amendments, or modifications thereto, with an effective date of January 1, 2019, a copy of which is on file with the Town Clerk.

Motion to adjourn was made and seconded.

Meeting adjourned at 11:02 PM.

Attest: _____

Beverly J. Litchfield, MMC, CMMC
Town Clerk of Wilbraham