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TOWN ADMINISTRATOR
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MINUTES OF THE COMMUNITY PRESERVATION COMMITTEE

Meeting date 3/11/2021 | Time 6:00 pm | Meeting location GoToMeeting Online

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

Also present: Bryan Litz, Kevin Burke, Stanley Soja, Bill Scatolini, Marc Atkin, Erin Carroll, Mark Nowak, Brian Boller. (Soccer club), Nick Devanski, Olivia D'Amour, Ellen Liebel, John Liebel, Dennis Windolowski, John Hegarty, Celio Hernandez, Jonathan Stogner, Nick Laliberte, Ron Dobosz Kathy Sarnelli.

6:03 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 the Board of Selectmen. There are still many unresolved questions regarding this property and it is doubtful any decisions will be made at this May's Town Meeting. There was discussion amongst Committee Members whether there were any options which would allow the CPC to move forward with the application. The decision was made to further discuss when Votes are taken for each project (see below).

b. Memorial Recreation Complex

Discussion: This Project has been pulled. The new project is Recreational Complex (see below).

c. Soccer Fields Project

Discussion:

Marc Atkin would like to address this project with the CPC. Tracey made motion to table the project for now and discuss in two to three weeks. Brian seconded. Roll call Vote: All in favor.

d. Country Club of Wilbraham (CCW) Projects – Fence and Cart Paths

Discussion:

John opened up discussion to CPC questions and comments. Discussion amongst Committee Members whether land is commercial use and the type of projects these qualify under, whether the fence is considered historic and the cart paths are delayed maintenance or capital improvement? Projects may be feasible depending on the type of expenditure it falls under. Further discussion whether Town residents are able to utilize the cart paths. Mark Nowak (CCW) provided input on the value the CCW provides to the Town as a golf course and the availability of the paths for snowshoeing and cross country skiing during the winter. COVID has restricted access this year but anticipates there will be more access next year. The issue was plowing the parking lot. Mark hopes to work with the Park and Recreation Department next year to discuss how to handle. Mark volunteered 10% of cost sharing. \$3,500 CCW and \$31,500 CPC funds.

III. New Business - Recreational Complex – amended or revised Project Application(s)

- a. John Motioned to accept the amended Application received on March 10. Dave P. seconded. Roll call Vote: All in favor. John indicated the prior application is null and void.

Discussion:

Bryan Litz indicated the Application is basically the same as the Application originally submitted with the exception of the Turf renovation which has been removed. The Wilbraham Soccer Club has agreed to accommodate the project on the Wilbraham Soccer Club. Discussion as to the location of each component of the project. Bryan indicated that moving forward with the project will them to gather public input, factor in the property and availability of grants. A Consultant will be hired for the Master Plan. CPC Members indicated preference for further details and funding specific to this project. Bryan reiterated resident requests for this type of project. Construction plans can begin once funding is obtained for the project and adjustments can be made to the plan as needed in order to accommodate the available funding. Bryan is willing to address resident questions and concerns at Town Meeting.

Several members of the public spoke in favor of the project: Stan Soja, Kevin Burke, Jon Stogner, John Hegarty, Kathy Sarnelli, John Liebel, Marc Atkin. Project offers quality of life, community involvement and collaboration.

IV. Vote on Project Applications and other Accounts

a. Open Space - 186V Tinkham Land Acquisition

Tracey motioned to table (indefinite postponement). Dave P. seconded. No further discussion. Roll call vote - Yes: Dave T., Tracey, Gordie, Brian, Sto, Dave P. and John. All in favor.

b. Historic - Records Preservation

Tracey motioned to approve \$5,145 from the Historic Fund Balance. Dave P. seconded. Roll call vote – Yes: Dave T., Tracey, Gordie, Brian, Dave P., Sto, and John. All in favor.

c. Recreation – Recreational Complex

Dave P. motioned to approve \$300,000 from the Undesignated Fund Balance. Dave T. seconded. Roll call vote - Yes: Dave T., Gordie, Brian, Dave P., Sto, Tracey, and John. All in favor.

d. CCW Fence

Tracey motioned to approve \$17,563 from the Undesignated Fund Balance. Brian F. seconded. Roll call vote - Yes: Dave T., Tracey, Gordie, Brian, Sto, and John. No: Dave P. Motion passes.

e. CCW Cart Paths

Tracey motioned to approve \$31,500 from the Undesignated Fund Balance. Brian F. seconded. Roll call vote – Yes: Tracey, Gordie, Brian, and Sto. No: Dave T., Dave P. and John. Motion passes.

f. Admin and Operating Account

Tracey motioned to approve \$15,000 from the Undesignated Fund Balance. Gordie seconded. Roll call vote - Yes: Dave T., Tracey, Gordie, Brian, Sto, Dave P. and John. All in favor.

g. Budgeted Reserve Account

Dave P. motioned to move \$105,220 into the Budgeted Reserve Account. Tracey seconded. Roll call vote - Yes: Dave T., Tracey, Gordie, Brian, Sto, Dave P. and John. All in favor.

Tracey - Does CPC need to go over warrant language? John can work on it and send it to the Committee.

V. Other Business

- a. No Other Business at this time.

VI. Approval of Minutes – 2/25/21

- a. The 2/25 Meeting Minutes will be distributed to the Committee once John completes his review.

VII. Next Meeting Date

- a. John will send suggested dates to the Committee. Sto asked if an earlier meeting is needed in the event something needs to be done with the warrant?

Motion to adjourn by Tracey at 8:57 p.m. Seconded by Dave P. Roll call Vote: All in favor.

Submitted by: Karen Vlohiotis

Date: 4/1/2021