

# WARRANT

SPECIAL TOWN MEETING, OCTOBER 18, 2021  
SPECIAL TOWN ELECTION, OCTOBER 23, 2021

HAMPDEN COUNTY, SS

TO ANY OF THE CONSTABLES OF THE TOWN OF WILBRAHAM IN THE COUNTY OF HAMPDEN,

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of Wilbraham, who are qualified to vote in elections and Town affairs to meet at **Minnechaug Regional High School (PRECINCTS A, B, C, & D)** in said Wilbraham on **Saturday, the 23<sup>rd</sup> day of October, 2021, when the polls will be open between the hours of 8:30 AM and 6:30 PM**, then and there to act on the following:

To give their votes regarding a proposed debt exclusion for the building of a Wilbraham Adult Community Center.

All business of said meeting, except the election of such officers and the determination of such matters as by law are required to be elected or determined by ballot, shall be considered at **7:00 PM, on Monday, the 18<sup>th</sup> day of October, 2021, at the Minnechaug Regional High School Auditorium**, in said Town, then and there to act on the following articles:

**ARTICLE 1. Transfer of Funds Between Line Items In the Board of Health Budget.** To see if the Town will vote to transfer the sum of \$65,000.00 from previously appropriated but unexpended funds in the following FY'2022 budget:

Board of Health Regular Salaries Account \$65,000.00

And to place such funds in the following amount in the following FY'2022 budget

Board of Health Professional Services \$65,000.00;

or take any other action relative thereto.

*Explanation: The Board of Health budget was crafted with the knowledge that the Town would need to replace a retiring employee. The Board of Health simultaneously began exploring establishing shared regional public health services with neighboring communities. A shared arrangement is anticipated to be in place by the time of the Special Town Meeting. In order for the Town to pay bills associated with the regionalization funding needs to come from the Board of Health professional services line instead of the salary line.*

*Finance Committee Recommendation: Finance Committee Recommends Approval of this Article, 8-0.*

**ARTICLE 2. Appropriations for Ambulance Depreciation Account.** To see if the Town will vote to appropriate \$83,000 from receipts reserved for Appropriation for the Ambulance and \$276,000 from the depreciation account for vehicle and equipment replacement for the purchase of a new ambulance vehicle and equipment in Fiscal Year 22 pursuant to Section 5 of Chapter 40 of the Massachusetts General Laws; or take any other action relative thereto.

*Explanation: This would allow the Fire Department to purchase a new ambulance to replace one that is at the end of its use.*

*Finance Committee Recommendation: Finance Committee Recommends Approval of this Article, 8-0.*

**ARTICLE 3. Zoning By-Law Amendment - Zoning By-Law Amendment - Rezoning from N.O. to R-26.** To see if the Town will vote to amend the Wilbraham Zoning By-Law and the accompanying Zoning Map reference therein by rezoning from Neighborhood Office (N.O.) to Residence-26 (R-26) a parcel of land containing approximately 32,940 square feet of land located at 384 Main Street owned by SK3 Realty, LLC. as more particularly described on a plan on file with the Town Clerk entitled "Article 3-Zoning Amendment Exhibit A"; or take any other action thereto. (2/3rds. vote)

*Explanation: This article seeks to amend the Wilbraham Zoning Map by rezoning land located at 384 Main Street from Neighborhood Office to Residence-26.*

***Planning Board Recommendation: Planning Board Recommends Approval of this Article***

**ARTICLE 4. Acceptance of Deeds.** To see if the Town will vote to accept the donation of land from the Estate of Louis V. Smola, said property known as 96V Lake Drive, Wilbraham, MA in a deed recorded at the Hampden County Registry of Deeds, Book 2774, Page 0437, Map 107 in the Assessor's Office; said acceptance to be subject to approval by Town Counsel, or take any other action relative thereto.

*Explanation: Under this Article Town Meeting votes to accept certain interests in land that have been deeded or granted to the Town since the last Annual Town Meeting.*

***Finance Committee Recommendation: Finance Committee Recommends Approval of this Article, 8-0.***

**ARTICLE 5. Adult Community Center Funding.** To see if the Town will vote to appropriate \$10,900,000, or any other amount, to pay costs of designing, constructing, equipping and furnishing a new Wilbraham Adult Community Center to be built on Town property located behind Town Hall, and as recommended by the Senior Center Feasibility Study Committee, including the payment of all costs incidental and related thereto, and to determine whether this amount shall be raised by borrowing, transfer from available funds, or otherwise provided; or to take any other action relative thereto. (2/3rds. vote)

*Explanation: This Article proposes funding for a new Adult Community Center.*

***Finance Committee Recommendation: Finance Committee Recommends Approval of this Article, 7-1.***

**ARTICLE 6. Transfer of Funds for Adult Community Center.** To see if the Town will vote to transfer a sum of money [\$41,583.29] from the Sale of Real Estate Account to be used for expenses relative to the costs of designing, constructing, equipping and furnishing the Adult Community Center; or take any other action relative thereto.

*Explanation: This Article proposes transferring funds from the Sale or Real Estate Account to provide funding for a new Adult Community Center. The funds in the Sale of Real Estate Account are from the sale of the Grange building several years ago. The funds may only be used for the costs associated with a building project.*

***Finance Committee Recommendation: Finance Committee Recommends Approval of this Article, 8-0.***

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And to transact such other business as may properly come before this meeting;

And you are directed to serve this warrant by posting attested copies thereof at the Town Office Building and the Library in said Town, seven days at least before the time of holding said meeting.

Hereof fail not, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid. Given under our hands this thirteenth day of September, two thousand and eighteen.

Robert J. Boilard, Selectman

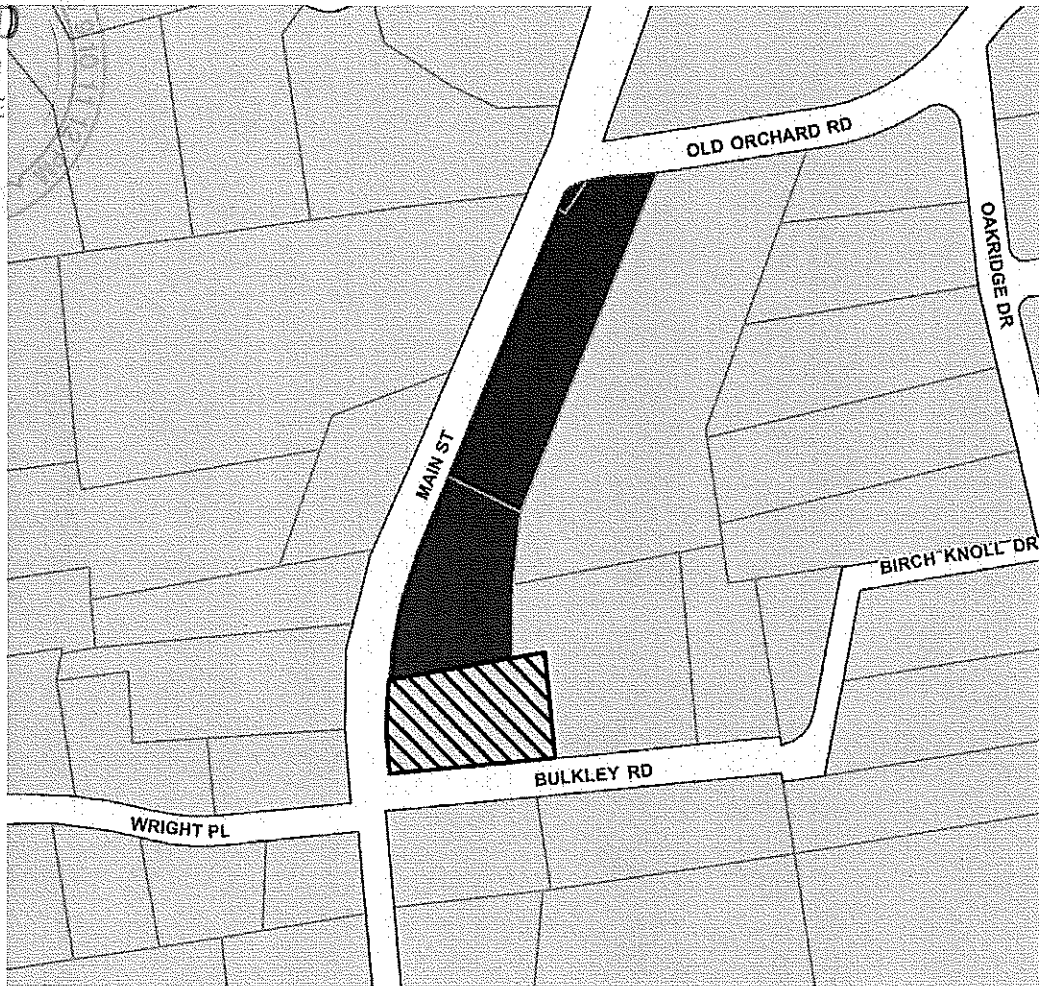
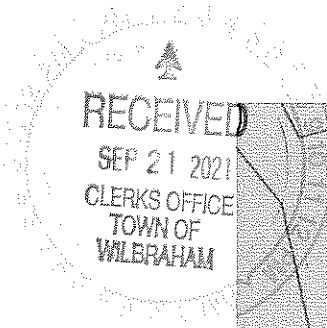
Carolyn F. Brennan, Selectman

Theresa J. Goodrich, Selectman




*Robert J. Boilard*  
*Carolyn F. Brennan*  
*Theresa J. Goodrich*



**“ARTICLE 3 - ZONING AMENDMENT EXHIBIT A”**



**Zoning**

-  R-26
-  Proposed R-26 Zone Change
-  NO

<b>Proposed Amendment to the Zoning Map</b>			
<b>Rezoning from Residence-26 (R-26) to Neighborhood Office (NO)</b>			
<b>PARCEL #</b>	<b>ADDRESS</b>	<b>PARCEL SIZE</b>	<b>OWNER</b>
2744	384 Main Street	32,940 sq. ft.	SK3 REALTY LLC

**EXPLANATION**

Proposed rezoning from Neighborhood Office (NO) to Residence-26 (R-26) of approximately 32,940 square feet of land (the area represented by the black-lined, hatched-pattern on the above map) located at 384 Main Street (as listed in the chart shown above).