

Town of Agawam  
Community Preservation Committee

Minutes  
May 26, 2010

Members Present: Henry Kozloski; Chair, Louis Russo-Vice-Chair, Corinne Wingard, Richard Bennett, Richard Maggi, Christina Thompson, Tom Tierney, Vi Baldwin, Others Present: Jennifer Bonfiglio; CPA Secretary

Meeting called to order at 6:30 PM by Chairman Kozloski.

1. **Approval of March 31, 2010 and May 3, 2010 minutes:** Motion to approve minutes by Louis Russo. Second by Richard Bennett. Vote: unanimous
2. **2011 Reserves:**
  - Motion to recommend that 10% of the estimated revenues should be reserved for Open Space from the Community Preservation Fund estimated annual fund revenue for fiscal year 2011
  - Motion to recommend that 10% of the estimated revenues should be reserved for Historic Resources from the Community Preservation Fund estimated annual fund revenue for fiscal year 2011
  - Motion to recommend that 10% of the estimated revenues should be reserved for Community Housing from the Community Preservation Fund estimated annual fund revenue for fiscal year 2011
  - Motion to recommend that 65% of the estimated revenues should be reserved for Community Preservation Budgeted Reserve from the Community Preservation Fund estimated annual fund revenue for fiscal year 2011.
  - Motion to recommend that 5% of the estimated revenues should be reserved for Community Preservation Administrative Costs from the Community Preservation Fund estimated annual fund revenue for fiscal year 2011.
3. Motion to approve a 3% merit increase effective on anniversary date of hire and 3% cost of living increase effective 7/1/10 for Jennifer Bonfiglio, Administrative Assistant.
4. **Discussion; Memorial Field Irrigation:** Letter from Mike Piccin submitted with an eligibility determination form for an irrigation system at Memorial Field at Phelps School. Determination form has been submitted to Solicitor, although it does meet the Act. The committee is concerned about the Town's policy on sprinkler usage.
5. **Discussion; Historic Records Preservation:** Eligibility Determination form from Historic records preservation in Clerks office. This project would complete the preservation of all vital records in the Clerks Office. Determination has been sent to Solicitor, although project does meet the Act.
6. Housing Trust Guidebook provided to committee
7. Motion by Tom Tierney to suspend meeting until 7:00 PM for public hearing. Second my Vi Baldwin.
8. Motion to reconvene public meeting by Louis Russo, Second by Tom Tierney. Vote: Unanimous
9. Motion to close public meeting and go directly into a public hearing by Tom Tierney, second by Vi Baldwin. Vote: Unanimous

## Annual Public Hearing

10. **Annual Report** reviewed.
11. **Open Space Discussion:** None
12. **Historical Preservation Discussion:** Richard Bennet advised a gift account has been set up for the School Street Barn. Jennifer Bonfiglio read into record a letter from Deborah Dachos, Director of Planning & Community Development, stating the progress of the Barn committee. Henry Kozloski advised there is currently about \$300,000 remaining in the Historic Preservation funds. Marilyn Curry; Historical Association, spoke regarding the Thomas Smith House. She stated that an open house was held on 5/22. The house is now handicap accessible. She thanked CPA for their support. Over 450 people attended the open house which she feels showed a good use of CPA funds. The house will be open 1 day/month and the Historical Assoc. will be offering programs starting 6/26. Teresa Kozloski, 102 Meadow Street suggests that the Minerva Davis Library is a historic property and would be a great site for an archive center. Rick Bellico, Historical Assoc., indicated that the farm behind the Thomas Smith House is not protected under A.P.R and that would be a great use of CAP funds if it becomes available.
13. **Community Housing Discussion:** Review of potential projects. Henry Kozloski states that the CPA was used as a catalyst to get an additional \$800,000 from the state for the Housing Authority. CAP funds can be used in conjunction with Habitat for Humanity. Jennifer Bonfiglio explained that anyone can apply for full or partial CPA funding for affordable housing as long as all building and zoning requirements are met and they meet the income requirements of 80% of the area median income. A housing trust can also be created with CPA funds. Handicap Accessible improvements can be done.
14. **Recreation Discussion:** Potential use of funds discussed. Henry Kozloski explained that a public hearing will be held in the near future to discuss the next phase of the School Street Park. Ideas suggested were: splash area, passive recreation, picnic areas, possible band shell. Henry Kozloski also indicated that the detention pond can be flooded and used for skating although this past winter, DPW did not have it in the budget to do so. Joe Fitzpatrick and Rick Bellico, Historical Assoc., agree that the pond would be great for ice skating. Councilor Don Rheault asked how big the pond is: 70' x 100' Henry Kozloski recommended adding recreation areas in Feeding Hills. Joe Fitzpatrick asked about the Channel 22 property, although it is not owned by the town. Teresa Kozloski asks what is holding up the purchase of the Sportsman Club. Henry Kozloski suggests the lien is not known yet. Henry Kozloski suggests buying the property with Open Space funds and developing it with the next School Street park phase. He explains that CPA recently paid for a Master Plan to do a conceptual plan to determine the future use of the School Street park with and without the Sportsman Club property. Joe Fitzpatrick asks if it would be fair to say the CPA Committee supports the School Street Park/Sportsman Club. They recently approved funds for a master plan. Magda Galiatsos, Conservaton Commission member, asks if the skate park can be improved with Cap funds. Chris Spark explains that unless SB90 is passed CPA funds cannot be used to improve that park and a 2<sup>nd</sup> skate park is not feasible due to the size of the community. Chris Sparks does add that three new ramps were recently added and cleanup was done. There are currently no maintenance issues and the skate park will be under the supervision of Theory Skate Shop with an on site supervisor.
15. Presentation concluded. CPA members were introduced. A new CPA website is in progress ([www.agawamCPA.com](http://www.agawamCPA.com)). No further discussion.
16. Motion to adjourn at 8PM by Louis Russo. Second by Richard Bennett. Vote: Unanimous