

Town of Agawam  
Community Preservation Committee

**Committee Minutes**  
**May 27, 2008**

Members Present: Henry Kozloski; Chair, Vi Baldwin, Tom Tierney, Corinne Wingard, Louis Russo, Richard Bennett, Richard Maggi,

Others Present: Jennifer Bonfiglio; CPA Secretary, Chris Sparks; Director of Park & Recreation, Dr. Mary Czajkowski; Superintendent of Schools, Andy Berger; design consultant, Deb Dachos; Director of Planning and Community Development

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

1. Motion by Tom Tierney to accept minutes of February 25, 2008, March 25, 2008 & April 28, 2008. Second by Dick Bennett. Vote: Unanimous
  
2. *New Business: Application for Phelps School Playground, \$89,820.00 submitted by Dr. Mary Czajkowski; Superintendent of Schools:*
  - Dr. Mary Czajkowski introduced her self and Andy Berger, Playground design consultant.
  - Dr. Czajkowski indicated that the Phelps school children have been without a playground since March 30<sup>th</sup>.
  - Photographs show vandalism destroyed the Phelps Playground.
  - A new playground will give more access to students with and without disability.
  - Landscapes Structures, a nationally known company based in Minnesota has been chosen. They are locally based at O'Brien & Sons. They have received numerous awards for safety, quality, beyond the state standards. This playscape structure will prove "equal access".
  - Structural plans provided to attendees.
  - This unit exceeds all federal codes.
  - Students who vandalized the playground have been charged criminally. Restitution will be made. Insurance will be replacing the existing structures. This application is for additions to the structure. Landscaped Structures will be tying into the existing structure.
  - Dr. Czajkowski advised that a Conference call was held May 21<sup>st</sup> to answer any questions the local ADA had. At Chairperson Henry Kozloski's request, Boston was contacted to determine code requirements. They concluded that the code requires "accessibility to the point of entry only". This structure goes beyond that code.
  - Each new structure piece is described, rubber poured in place is also proposed.
  - If approved, this project can move forward quickly and be ready for the new school year.
  - Dick Bennett asked if it is fire resistant. Mr. Berger indicated nothing is fire resistant. The recent fire was an unfortunate accident. The playground is a steel and plastic combination.
  - Chris Sparks advised the fire reached 1500 degrees because accelerants were used, which is why the steel was damaged.

- Ray Moreau asked what the depth of the Poured in Place (PIP) is. Mr. Berger indicated that based on the fall heights, the range of thickness is 2.5” to 3.5 “. PIP will also go under existing track ride, swings and the new structure. Ray Moreau asked how many access points are ADA compliant. Mr. Berger indicated all were ADA compliant.
- Ray Moreau expressed concern with lack of lighting. Dr. Czajkowski stated she would contact DPW to see if a street light or solar lighting is an option.
- Richard Maggi asked why the units were together and not separated. Mr. Berger advised that the standard is now “continuous play”, which provides a more constant play.
- Tom Tierney expressed concern with the heat on the slide. It was indicated that the property is heavily shaded and this has not been an issue on any other structures.
- Dick Bennett recommends lighting also be considered for future school playgrounds.
- Corinne asked if there is anything that will void the warranty. Mr. Berger answered no.
- Corinne is concerned lighting will hold up application and would like to see that addressed separately or an amendment added.
- Henry Kozloski advised additional work will be done so that the entire parking lot is handicapped accessible.
- Ray Moreau asked if the PIP is warrantied. Mr. Berger indicated it has a 5 year warranty and can also be replaced in sections.

Meeting was opened to the public at 7:15 PM

- Teresa Kozloski asked if there is an age limit to use. Mr. Berger stated is recommended for age 5+.
- Cindy Palazzi, Robinson Park School Principal supports plan.
- Chris Sparks indicated he has been on similar sites with Janine from the ADA and she has used the entire structure with her children while in a wheelchair.
- Tom Tierney motions to suspend rules and allow a decision after initial meeting. Corinne second. Vote Unanimous.
- Dottie Drewnowski motions to approve Phelps Playground in the amount of \$89,820.00. 2<sup>nd</sup> by Corinne Wingard. Discussion:
- Louise Russo motions to amend the motion to add \$3,000 for the purchase of lighting. 2<sup>nd</sup> by Ray Moreau Vote: unanimous
- Motion to approve Phelps Playground in the amount of \$92,820.00 by Dottie Drewnowski, 2<sup>nd</sup> by Corinne. Vote: unanimous.
- Henry Kozloski advised that all schools who apply will be done in an order decided by the Superintendent of Schools.

3. *New Business: Application for School Street Barn; \$5,000:*

- Deb Dachos indicated she previously met with the Barn Study Committee.
- She stated that 1 year ago she came before the CPA committee to brick in windows and secure doors at the barn.
- The basement was full of old materials and Deb had repeatedly requested it be

cleaned. This was not done until mid December which caused a delay in the start of the masonry work which could not be started until warmer weather. Work was completed two months ago. The bill for the work will be coming soon.

- Since then, there is evidence of people entering the barn.
- Goal of this current project is to open the barn to the public to determine it's future use.
- Original estimate from Jablonski was for \$450,000 for a 3 season use. A lot of negativity surrounded this estimate.
- Since then, the barn committee has regrouped after the lag time of securing the barn.
- Additional vandalism has occurred, windows have been broken, boards have been removed and the door has been vandalized.
- David Checci & Deb Dachos believe if the public is brought into the barn they may get behind this project. Deb also believes this project will be dictated by public and political support.
- Three bids were obtained to
  - Board windows with Plexiglas to secure while still allowing light in.
  - \$1500 cost to replace wooden post in basement to secure, lift and level the floor.
  - Holes in the floor will be patched
  - Replace and paint siding that had been pulled away and repair & lock door
  - Total cost is \$4300 to do the above
- Once the work is completed, the barn may be opened for public tours.
- Deb Dachos indicated that the Mayor has charged Dave Checci and Deb to bring a plan for the barn in by September.
- Dick Bennett stated that the price looks great, he is concerned with the roof and sills rotting. He is in favor of stabilizing and suggests aggressively moving forward with the next plan to save the barn.
- Deb stated that the plywood is sound, some shingles are rotting, although no water is coming into the barn. The barn is in great shape according to leading experts. Future work on the barn will have to be done in phases, including landscaping.
- Tom Tierney asked if experts feel the barn is a feasible project. Deb Dachos stated that the barn is the only one of its kind in Western Mass. Agawam is an agricultural town. The barn is sound. Three experts feel it is a tremendous asset. The sills and siding will be the most expensive to repair because of items such as insulated barn board. Also it will need to be ADA compliant.
- Tom Tierney asked if there are resources in the Fed. & State govt. to reach for grants, etc. Corinne Wingard recommends the Barns of Highlands. Deb Dachos stated that there are also other resources such as Mass Historical, etc. Dave Checci's committee is charged with finding additional funding sources.
- Motion to suspend rules and allow cite at first hearing. Corinne 2nds, vote: unanimous.
- Motion by Louis Russo to approve \$5,000, 2<sup>nd</sup> by Tom Tierney. Discussion: Tom Tierney asks if lighting surrounds barn. Deb stated there is not lighting. Chris Sparks stated that there is a street light on School Street as well as lighting in the adjacent parking lot. Corinne suggested moving forward without lights.

Meeting opened to the public:

- Teresa Kozloski asked when and how the tours would be conducted. Deb stated that if the application was approved, the Historical Comm., Dave Checci, & Deb will come up with a plan.
- Deb would like to see experts and councilors invited to solicit input.
- Barn committee selected by Dave Checci per the mayor. Members include Historical, CPA, Cultural Council, residents, etc.
- Ray asked how much money has been give for the barn so far. Deb stated \$6,000 was given for the study and \$3,000 for the windows for a total of \$9,000.
- Vote to approve \$5,000 for Barn: Unanimous

4. *Motion to add agenda items Closing Accounts and FY09 reserves by Louis. 2<sup>nd</sup> by Tom. Vote: Unanimous.*

5. Motion by Louis Russo to close the following CPA accounts and return all remaining unused funds to the CPA fund balance. 2<sup>nd</sup> by Ray, Vote: Unanimous

Org/Obj: 61152 58405	Thomas Smith House	\$ 300.00
Org/Obj: 61152 58406	Thomas Smith House	\$ 850.00
Org/Obj: 61152 54809	Granger School Backstop	\$ 1,206.87
<b>Total</b>		<b>\$ 2,356.87</b>

6. *Motion by Tom Tierney to Motion to recommend that \$60,225.00 should be reserved for Open Space from the Community Preservation Fund estimated annual fund revenue for fiscal year 2009 Second by Louis Russo. Vote: Unanimous.*
7. *Motion by Louis Russo to recommend that \$60,225.00 should be reserved for Historic Resources from the Community Preservation Fund estimated annual fund revenue for fiscal year 2009. Second by Corinne Wingard. Vote: Unanimous*
8. *Motion by Corinne Wingard to recommend that \$60,225.00 should be reserved for Community Housing from the Community Preservation Fund estimated annual fund revenue for fiscal year 2009. Second by Louis Russo. Vote: Unanimous*
9. *Motion by Tom Tierney to recommend that \$391,575.00 should be reserved for Community Preservation Budgeted Reserve from the Community Preservation Fund estimated annual fund revenue for fiscal year 2009. Second by Louis Russo. Vote: Unanimous*
10. *Motion by Tom Tierney to recommend that \$30,000.00 should be reserved for Community Preservation Administrative Costs from the Community Preservation Fund estimated annual fund revenue for fiscal year 2009. Second by Louis Russo. Vote: Unanimous*
11. *Final revised CPA application distributed for review.*

12. *Habitat for Humanity:*  
Corinne Wingard spoke with Habitat for Humanity in Westfield. They confirmed they are not disbanding, although they are joining the Greater Springfield chapter. Corinne indicated she will meet with the Mayor. Louis Russo asked to join her for that meeting. Currently the Habitat is looking for land.
13. *Liquori memorial:* Louis Russo spoke with Annette and Nick Liquori. They recently stated they are interested in a memorial for their son Franco. They are interested in donating money to a playground. Louis spoke with Dr. Czajkowski and she supports the proposal. The family may pick the school and we can move forward from there. Louis will be the point person.
14. *Meeting adjourned and CPA Annual Report presented.*