



TOWN OF HADLEY  
SELECT BOARD  
September 12, 2012  
Meeting Minutes

Meeting convened at 7:00 pm, Lower Level, Hadley Senior Center

**Present:** Gloria DiFulvio, Chair; Joyce Chunglo, Daniel Dudkiewicz, David Moskin, Brian West

**Absent:** None

**Also in Attendance:** See attached.

**Business:** Joyce Chunglo made a motion to approve a one day liquor license for the Kitchen Garden “Chilifest” on September 16, 2012, motion seconded by Dan Dudkiewicz and passed with a vote of 3-0-1. (David Moskin abstaining and Brian West absent at time of vote.)

**Discussion: Town Buildings**

7:05 pm The Board solicited public comment and gathered information for the future of Town Buildings, including Hadley Town Hall, North Hadley Hall, Russell School, the Senior Center (aka Hooker School), Goodwin Memorial Library, DPW Building(s) & Hadley Public Safety Complex.

Discussion ensued with the following comments and suggestions brought up by citizens:

Triage the buildings in terms of what can be saved, what will need more work, what buildings it is too late for. Also noted was once we give (a) building up, we can never get it back.

Without knowing deficiencies it is hard to know what to save...what to do. There was a suggestion of a questionnaire outlining the deficiencies go out to every household, and asking about building priority based on that information.

There is currently a consultant who is looking at Hadley Town Hall, North Hadley Hall, and Russell School, and this study will be complete by early next year, this study will give us a priority list and a list of funding sources.

The Board asked for comment on what the buildings could be used for...not just what can be repaired.

Consider the departments that use every building. Put together an executive study/report card and “health status” indicating what the cost would be to bring them back to a usable state.

Brian West stated that until it can be narrowed down what a building’s future use will be, it is hard to commit the dollars. Renovations should be directed toward to use of the building, but we have to know the specific use.

The Senior Center and the Library are in aligned; it would be easy to connect the two buildings with shared meeting space, functioning more as a town center.

Proposal of establishing building committee to explore such ideas.

Establishment of regionalizing buildings so other towns can use them...shared facilities.

Support for North Hadley Hall, with acknowledgement that it needs rehabilitation. There is never enough space, and if we get rid of some buildings we will be looking for space later.

RE: Senior Center – double stack the building as there is parking and the land that sits behind it.

Stop band aiding repairs on buildings.

What use does the Town have for each of the buildings?



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Town Hall has storage issues and limited parking.

Sell Russell School building – it does not have municipal use...there is no parking.

Public Safety Complex – building is inadequate...it was not well planned from day one.

Town Hall – should always be our Town Hall, just needs some expansion

Should the Town consider having a place such as a community center?

Caution against stop gap methods and “ready, fire, aim” approach.

Vision of North Hadley Hall as a community place to hold presentations, talks etc.

Renovation dollars are more expensive per square foot than new construction. North Hadley Hall used to function as a type of community space but due to code and egress issues, it can no longer function in that capacity.

Park & Rec would like a place to hold events, and this would increase their revenue stream. Specifically, a large hall that accommodate stage and theater groups, speakers, presentations, as well as activity rooms, offices, storage space and outdoor space for community use.

We have to fix and *maintain* the buildings.

Senior Center is the best shape of the current buildings; the town should look into idea of second floor, new heating system, and elevator. The Senior Center is the one that should be repaired first.

Senior Center is the better building, but it does need money. (Discussion ensued as to why it cost so much to fix all the buildings, including state regulatory issues and code/compliance issues.) We need to decide what the use of the building will be in order to spend money efficiently.

Come up with a plan, spend the money once, do it right the first time.

Keep in mind Sewer Department and its needs.

DPW has outgrown its space & equipment is sitting outside and deteriorating.

Triage idea was stressed. You can't always tell in advance what the future use of a building is...but if we sell it we can't use it. This is the first stage in a town wide discussion of what we are going to do in the future.

Selling a building is one way of keeping a building “alive.”

The Town has to look at sources of funding for renovations.

Different components

Historic Commission has a feasibility study ready to go.

Performing a community survey

Have departments get together and talk about their needs

Can a committee be formed with representation from all groups?



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What is the next step in the process – the town doesn't know the severity of the problems in each particular building. Put a short list together to be discussed.

Where are we going to be in 20 years...need to consider what the population might be and what the needs might be.

Some building triage has been done, and Senior Center is most viable.

Keep in mind that if a building is fixed (to code) it may not look the same due to code specifications.

We have an opportunity to fix major infrastructure if we plan correctly (by borrowing at 0.49%). Infrastructure includes buildings and sewer/water pipes. Planning correctly and borrowing will have minimal impact on taxes, sewer and water rates. We need to move this process along and act to be able to take advantage of the interest rate.

Get a committee together to discuss the needs are of various departments so there is knowledge of need and cooperation between various town departments.

There will be a written comment period through September 19, 2012. Please submit comments to the Select Board.

**Adjournment**

At 8:09 pm, Dan Dudkiewicz made a motion to adjourn, motion seconded by Joyce Chunglo. Motion passed by a vote of 5-0-0. Meeting adjourned at 8:09 pm.

Respectfully submitted,

Margaret J. Jekanowski  
Administrative Assistant