

Meeting Minutes

Date: January 17, 2023

Intent of meeting is to review bylaws and update and/or make additions as needed.

Meeting began at 9:37am.

Next possible meetings are set the 2nd Tuesday of every month. Future meetings set for February 14, 2023 @ 9:30 am, March 14, 2023 @ 9:30 am, April 11, 2023 @ 9:30 am.

Continuing on what you had last meeting as there is nothing really new.

PVPC – Affordable Housing: Data based on facts for Hadley taken from the State report:

Hadley median income: \$87,000

County median income: \$73,500

State median income: \$84,300

This explains why Hadley doesn't receive grants. Hadley is considered a wealthy community.

Hadley poverty level: 6.7%

County poverty level: 17.9%

State poverty level: 9.3%

Population of over 65 in Hadley is 19 ½ %

County: 17.9%

State: 17%

Hadley is currently at 11.9% with affordable housing. The minimum level per the state is 10% which means Hadley already exceeds this.

Amy raised the question regarding whether or not the students were included in the above listed stats. Jim Maximoski answered "probably not."

Fees generated by the Town of Hadley are well above those compared to surrounding communities.

Question was asked if we need to replace Dan. The suggestion was to have Amy take over what Dan has been doing.

Planning Board will be bringing forth an issue regarding venues around town. Most places only have a few events. The problem, specifically, is Mill Valley Farms. They seem to have an event almost weekly. Example was given as to how things have gotten out of hand. Jeep club that began with parking and grew to the jeep club that has created numerous jeeps parking and

remaining for longer periods of time. Zoning bylaw will try to address the issues that are repeated and how they can respond and deal with the issues.

Board of Health:

Ben is the BOH agent for several towns. He reports back with how other towns are doing things and is meticulous and very straight-forward. He knows his job well and gets along well with business owners and towns people alike.

Ben is attempting to create consistency among all permits issued, business expectations across the board. Meaning everyone must go through the same process for permits to be issued. This creates consistency which ultimately should ease the process for the Town.

Planning Board:

Creating a permit procedure which would give responsibility and accountability to the person and/or business looking for said permits. The idea is to have a sign-up sheet that includes all of the various Boards that may be involved with the permit being requested. This sign-up sheet will be fairly generic as compared to specific to permitting. Meaning, all the Boards will be on the sign-up sheet and it will be up to the individual to find and obtain signatures of all the different boards necessary to complete their permit application process. Once all the necessary signatures have been obtained, only THEN will a permit be issued.

It was suggested to have both an electronic and paper version of this sign-up sheet. It will initially be set as a tool, not a bylaw yet. This is because bylaws are time-consuming and sometimes difficult to change. This sign-up sheet will most likely see changes as the process continues to improve. Re-iterate that this will not be a business-specific form, and will be up to the applicant to find out which Boards need to be involved and to obtain sign-offs from them.

Lt. Kuc suggested the checklist perhaps becomes an appendix within the bylaw as it will most likely change within this ongoing process. That way it can be added to, or things removed without having a Town vote necessary.

Discussion regarding the Board of Health and the fact that they changed their job description with no input from any other department nor board. There were questions regarding the legitimacy of this. Should some questions be up to bylaws to figure out exact job/Board description of various departments. i.e. BOH changing their job description- are they able to actually do that? Should job description be incorporated into bylaws? This is a question to be posed and answered. Should be an overview. Every Board is independent.

Camp trailers will be staying as is for the time being because there are so many unknowns currently.

Amy gave an update on Revolving Accounts (sheet attached).

Planning Board Peer Review – needs to be reviewed and the funds should be transferred to free cash. \$37,432.61. Jessica mentioned that this account may have already been removed. She will check on that.

N. Hadley Hall Rentals – This account needs to disappear.
Weights & Measures – Has been removed.
After School Program – Is gone.

Voting & Elections. Not discussing quite yet as there are ongoing changes currently happening.

State will have its own database regarding permits. All committee members must take the mandatory training for this.

Tom spoke of 86-3 tax bills. Susan reviewed and rewrote to make this up-to-date.

Treasurer states no changes. 86.6 is outdated and needs to change both A & B.
Cross out 86.3

Dog Licensing fees will not increase this year.

Zoning bylaws- specifically changing the way residents are affected. Taking away income from retail to more residential.

Nothing on any warrant to change multiple housing with the hotel across from Stables. 50 something units with 25% affordable housing and 75% market priced. Discussion regarding Chapter 40 B – Unfriendly or Friendly

Discussion regarding Vesta with 80 units and Mountain View with 27 units. Mountain View will be coming off the Chapter 40 B in 2023, and Vesta coming off 2028/29.

North Hadley Hall with 6 or 7 units. 1 or 2 will be at affordable housing which will help the town.

Motion to adjourn 11:28 am.