



**Wednesday, December 20, 2023
Select Board Meeting Agenda**

Hadley Senior Center at 46 Middle St., Hadley MA, 01035 at 6:00 pm

Present were: Amy Parsons, Chair; Jane Nevinsmith, Member; Randy Izer, Member; and Molly Keegan, Member.

Joyce Chunglo, Select Board Clerk, was absent.

Also present were Carolyn Brennan, Town Administrator; Jennifer Sanders James, Licensing Coordinator; Troy Brin, HR Director; Scott McCarthy, DPW Director; Linda Sanderson, Town Treasurer; Police Chief Mike Mason; Police Lt. Mitch Kuc; Susan Glowatsky, Town Collector; Alex LaMarche, Hadley Media Director; Dan Zdonek, Town Assessor; DeDe Dibrindisi, Permitting Coordinator; Atty. Tom Reidy; William Dwyer, Planning Board; Jim Maksimoski, Planning Board; Tom Quinlan, Building Inspector; John O'Leary; AICP Consulting Services; Jim Mazik, AICP Consulting Services; Atty. Jim Channing representing Pride #603; Elena Gordievsky, Manager at Pride #603; Sean Gould, Yung Men's Club; John Mieczkowski, Young Men's Club; Lee Kane, Resident; Steve Olsen, Resident; Mike Duffy, Resident; Jim Shea, Park & Rec Commissioner; Amy Jennings, Park & Rec Director; Anthony Wilson, Collins Center; Pat Lloyd, Collins Center; Mel Kleckner, Collins Center; Atty. Lisa Mead, Mead, Talerman, and Costa; and Mike Kennedy, The Center for Living and Working.

1. Call to Order

The Select Board convened a hybrid meeting on Wednesday, December 20, 2023, at 6:00 p.m. at the Hadley Senior Center at 46 Middle Street, Hadley, MA 01035 and on Zoom Meeting ID: 861 8255 3511 there and then to act on the following agenda.

The public may access the meeting remotely by using a computer or telephone and follow the instructions below:

Topic: Select Board

Time: Dec 20, 2023, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86182553511?pwd=9qabK0m6izxgvPa0I5ON0TGbbz3C28.1>

Meeting ID: 861 8255 3511

Passcode: 430681

One tap mobile

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2. Appointments

2.1 Community Block Development Grant - ADA

Jim Mazik and John O’Leary from AICP Consulting Services presented the Final Draft of the ADA Plan and an outline for the Town of Hadley.

John O’Leary stated that between Hadley and South Hadley, the two towns received \$570,500 from the Community Block Development Program for FY21 to fund two activities. One activity was the Housing Rehabilitation Assistance Program. The second program was the ADA Self Evaluation and Transition Plan.

John O’Leary stated that funds are still available under the Housing Rehabilitation Assistance Program by contacting the Pioneer Valley Development for more details. John O’Leary added that to date there have been 7 applicants, of which 4 projects are in the bidding phase, 2 are in the construction phase, and 1 project is just about complete.

John O’Leary stated that the Town of Hadley received funds to hire a consultant to conduct a self-evaluation and a transition plan. John O’Leary added that the Town did issue an RFQ that was sent to consultants. By May 12, 2023, the Town received 3 proposals. Of the 3, the Center for Living and Working from Worcester was selected.

Mike Kennedy from the Center for Living and Working thanked the Town for choosing his firm to administer the ADA self-evaluation and transition plan. Mike Kennedy further stated that his firm has partnered with Jim Mazik on some 30 cities and towns in similar engagements.

Jim Mazik stated that he and Mike Kennedy have completed over 25 ADA plans, that require programs and services, from the Berkshires to Halifax and Plymouth. Massachusetts regulations also require appropriate business code compliance in support of and in compliance with ADA rules and regulations.

Jim Mazik went on to state that there are 4 sections within the ADA plan drafted for the Town:

1. Front end which is more of a reference area.
2. The actual self-evaluation inclusive of 11 different areas.
3. The transition plans.
4. Appendices.

Mike Kennedy shared some of the self-evaluation findings with recommendations:

1. The Town should formally adopt MGL 40, section 8J to establish a commission on disability and allow the Select Board to appoint a minimum of 5 to serve on an ADA commission.
2. Troy Brin has been identified as the ADA Director. (Carolyn Brennan is listed as the ADA Coordinator on the Town website ambiguity needs to be rectified.) A web page should be established for the ADA Coordinator.
3. The Town needs to establish a policy encompassing non-discrimination, posted on Town bulletin boards and other channels of communication.
4. There should be a Town ADA grievance procedure as required under the ADA.
5. Job descriptions and postings need to mention "reasonable accommodations".
6. Clear communications are needed regarding auxiliary services.

Jim Mazik stated that there are no accessible parking spaces for disabled visitors at the Town Hall along with the drop box on the South side of the building being inaccessible. Jim Mazik also mentioned that in the Town Hall doors need to be addressed in terms of weight and floors are not level with entrances. Jim Mazik also stated that the stairways need to have hand railings on both sides.

Jim Mazik also pointed out that some fixtures protrude more than 4 inches from the wall in the Town Hall. Jim Mazik also observed that many signs are too high in the Town Hall.

Jim Mazik pointed out that some service counters were in excess of the height recommended under ADA. Additionally, Jim Mazik pointed out that the staff kitchenettes in the Town Hall and Library are not ADA compliant.

Jim Mazik stated that at Hopkins Academy the location of first floor restroom was not centrally located and inadequate.

Jim Mazik reviewed tolerable heights and slopes (ramps, railings, grab bars, etc.) within variances outlined within the ADA.

Jim Mazik stated that the locker rooms at Hopkins Academy were wholly deficit in relation to ADA mandates.

Jim Mazik outlined some deficiencies along Route 9 including overgrown vegetation, the placement of some residential mailboxes, and location of "trash day" trash bins on the sidewalk.

2.2 Pride Operating LLC. dba Pride # 603 - Change of LLC Manager/ Officers and License Manager 6:30 pm

Amy Parsons announced the opening of the public hearing regarding the management changes at Pride #603.

Pride Operating LLC., dba Pride # 603 submitted multiple amendments to its existing Off-Premises Wine & Malt license including LLC Manager/ Officers and License Manager. The proposed new manager is Elena Gordievsky.

Attorney Jim Channing walked through the proposed changes at Pride #603 for the Select Board:

1. A proposal to remove Pride Convenience Holdings LLC as an LLC Manager.
2. A proposal to add the Operating Manager and CFO as LLC Managers.
3. A proposal to add the CEO to the Massachusetts database.
4. Elena Gordievsky will become the License Manager for store #603, as the previous License Manager has been promoted to another position.

Jennifer Sanders James stated that all new documentation reflecting the proposed changes are all in order.

Motion to remove Pride Convenience Holdings LLC as an LLC. Manager, and to add the Operating Manager and CFO as LLC Managers, and to approve Elena Gordievsky as the Manager.

Motion: Nevinsmith

Second: Keegan

Vote: 4-0-0

2.3 Young Men's Club - Public Hearing Continuation 7:00 PM

Amy Parsons announced that the Young Men's Club (YMC) applied for an Alteration of Premise for their Club License at 138 East Street.

This was a continuation of the original public hearing that was scheduled for December 6th.

Attorney Tom Reidy representing the YMC stated that the request is merely to alter the Section 12 Club license. Atty. Reidy also noted that an application for a Section 14 License would be filed in 2024 and would include areas such as the ball fields and other areas for large events for alcohol consumption.

Amy Parsons read a written communication received from Joyce Chunglo who was absent from this meeting. The written communication cited Joyce Chunglo's support for license expansion during regular club hours including space between the club and the pavilion as well as the deck.

Jane Nevinsmith asked about the rental of the pavilion by club members vs. non-members.

Atty. Tom Reidy responded by stating that the use and rental of the pavilion is for club members and guests of members only.

Molly Keegan asked if she wanted to rent the pavilion for a wedding party, could she do so and would she have to be a member. An unidentified person in the audience responded by stating that she would have to become an approved member of the club before renting the pavilion.

Randy Izer asked if there was a limit on the number of guests a member can have. An unidentified party in the audience responded that there is no limit to guests of members.

Randy Izer inquired about the occupancy limit for the clubhouse and deck.

Atty. Tom Reidy clarified that an updated Section 12 License would accommodate the free flow of patrons between the clubhouse and deck.

Jane Nevinsmith asked if patrons of the regular antique car shows could be all guests of one member.

Atty. Tom Reidy answered in the affirmative, noting that most patrons are members typically.

Jane Nevinsmith asked about the use of the pavilion. An unidentified party responded by stating that the pavilion is currently used for guest check-in for events.

Molly Keegan asked about the foreseen use of the deck and hours of operation. Attorney Tom Reidy responded that the use of the deck would require a one-day permit for an event. An unidentified party responded that was built with the intention of using it during daytime hours and not to have parties until 10:00 PM. The same unidentified party stated that if the deck is used in the evening in the future for an event that is resulting in additional noise, the noise issue will be addressed.

Molly Keegan asked if the YMC had any mechanism in place to address complaints brought about by neighbors. An unidentified party responded by stating that any complaints by neighbors have been channeled through the Select Board and that a postmortem of recent events has taken place to identify possible opportunities for improvement especially with noise control.

Atty. Tom Reidy perhaps it would help by providing the neighbors with an email address or some other communication channel wherein the YMC may be contacted regarding complaints or any other feedback.

Jane Nevinsmith suggested providing the neighbors with a phone number for feedback during an event. An unidentified party stated that he provides the neighbors with his cell phone number.

Randy Izer asked for confirmation by Atty. Tom Reidy that the YMC will need to comply with its previously approved permit from the ZBA.

Atty. Tom Reidy confirmed Randy Izer's statement.

An unidentified person asked for confirmation of the proposed new premise configuration and associated map.

Atty. Tom Reidy responded that the new configuration would be associated with the new expanded Section license for members and guests, whereas a Section 14 permit would be for the larger scale events open to the public.

Amy Parsons added that no new events have been approved by the Select Board for the YMC and that new one-day permits would have to be submitted for approval for each event.

An unidentified person stated that the parking lot at the YMC is relatively small and that sometimes a YMC member or guest may buy a drink at the clubhouse and then walk to the horseshoe area.

Randy Izer suggested that the front of the clubhouse on the new premise map ('blue line') does not go all the way to East Street.

An unidentified person stated that issues related to alcohol consumption, noise, number of people, and vehicular traffic all contributed to the ongoing conversations regarding the YMC. The same unidentified person stated that the neighbors are looking for a little more respect and that "downsizing" is for the neighborhood's benefit.

Lee Kane asked what the requirements are the limits for membership of the YMC. An unidentified person stated that a member must be at least 21 years of age, membership dues is cheaper for Hadley residents, a new membership candidate is sponsored by an existing member, and a membership candidate may be voted in at a regular monthly board meeting. The unidentified person stated that there is no limit on the number of members in the YMC.

Lee Kane asked if UMass students could be members. An unidentified party responded in the affirmative.

Lee Kane stated that allowing UMass students to become members is a concern to him. An unidentified party stated that the YMC has existed since 1939 and that there have not been more than 500 to 700 members.

John Mieczkowski stated that each larger event would require a separate event license and that a larger event would not be in front of the clubhouse (facing East Street).

Randy Izer stated that he believes that Lee Kane's concern is that if hypothetically 1000 people wanted to become new members of the YMC, this could potentially translate into an even larger number including guests at a YMC member function.

John Mieczkowski stated that the pavilion holds only so many people and that there is a pavilion coordinator who inquires as to how many people are expected at a reserved party. With this said, Randy Izer asked if there was a number limit. John Mieczkowski stated that the pavilion coordinator knows how many guests would be allowed at pavilion event.

Steve Olsen asked a clarifying question with regards to how and when a guest of a member may be served alcohol by the bartender.

John Mieczkowski confirmed that a guest may be served once the guest has been introduced to the bartender and only when the member is still present.

Steve Olsen asked a clarifying question about a Section 12 license and the restrictions that can be placed upon the YMC hours within which alcoholic beverages may be served.

Atty. Tom Reidy explained that the citation allows up through 10:00 PM. John Mieczkowski clarified that serving alcoholic beverages at the pavilion ends at 10:00 PM, but that the clubhouse bar ends serving at 1:00 AM.

An unidentified party asked if the expanded zone (via expanded license) would still mean that serving alcohol at the pavilion would still end at 10:00 PM.

John Mieczkowski responded in the affirmative, noting that the 10:00 PM limit includes the outdoor deck. John Mieczkowski added that the kitchen closes at 9:00 PM.

Sean Gould stated that all of the outdoors as requested under the new plans and license would comply with the 10:00 PM limit related to serving alcohol.

Randy Izer asked if it would be fair to say that any drinking (of alcoholic beverages) after 10:00 PM would be inside the clubhouse. John Mieczkowski responded by stating that if the neighbors find that there is too much noise on the deck up to 10:00 PM, the neighbors may bring a complaint to the Select Board.

An unidentified party asked for clarification around the 10:00 PM limit related to serving alcohol outside of the clubhouse. John Mieczkowski responded by stating that in the past a neighbor visited the deck and complained that 2 people were consuming alcohol on the deck, adding that he did not want to restrict members from sitting on the deck up through 10:00 PM.

Jennifer Sanders James stated that hours of operation related to serving alcohol need to be noted on all permitting documents.

Amy Parsons stated that since the deck is part of the clubhouse and not intended to be an entertainment space that it would be included in the 1:00 AM limit related to serving alcohol.

Atty. Tom Reidy responded by stating that seemingly the issue of the deck is the potential noise.

John Mieczkowski stated that two other bars have outside decks, Arizona Pizza and The Quarters. John Mieczkowski asked if Arizona Pizza and The Quarters have time limits on drinking (alcoholic beverages).

Jennifer Sanders James stated that she would look at their licenses. Jennifer Sanders James also stated that the outside area of the YMC should be discussed with Bill Dwyer of Jim Maksimoski (of the Planning Board) in terms of zoning, as the YMC is not in a commercially zoned area.

John Mieczkowski stated that from his research The Quarters does not have a time limit on serving alcohol and The Quarters has more of a college crowd.

Randy Izer responded by stating that both The Quarters and Arizona Pizza are within commercial zones, whereas the YMC is not.

Randy Izer stated that if the Select Board at any time decides to grant the YMC the same hours on the deck as the clubhouse (serving alcohol until 1:00 AM) and there are complaints about noise, the Select Board may call the YMC back to communicate those complaints and potentially further restrict the hours of serving alcohol.

Atty. Tom Reidy concurred.

Randy Izer stated that the Select Board has ultimate control and if the YMC is not going to behave as they are claiming, the Select Board will have to do something about it.

Mike Duffy stated that there appears to be no written limit on the number and size of events and that it would do well if the Select Board placed a maximum size limit on events to be held at the YMC.

David Olsen questioned the capacity for the expanded outdoor grounds at the YMC.

Atty. Tom Reidy responded that the space between the clubhouse and pavilion may be relatable to public health, safety and welfare, suggesting that perhaps enforcement may involve the local police and fire personnel if/when necessary.

Jane Nevinsmith stated that she is concerned about a public event that may be a good/charitable cause but that perhaps a crowd manager or coordinator may be necessary based upon attendance.

John Mieczkowski responded by stating that as a retired firefighter for the Town of Hadley, Police Chief Mason and Fire Chief Spanknebel are contacted in advance of a large event.

Molly Keegan stated that we want to protect the neighbors and suggested that in terms of crowd size if there is an unfortunate situation at a YMC event, perhaps the YMC is invited back to the Select Board for a conversation.

Amy Parsons added that there could be an unruly group of 50 people or a well-behaved group of 600.

John Mieczkowski stated that the YMC tries to be a good neighbor.

Molly Keegan asked Jennifer Sander -James about a requirement that the Town receive a compensation history from the YMC as well as the American Legion board officers.

Jennifer Sanders James responded that compensation data had been received.

An unidentified party stated that the location of the YMC is zoned as residential and asked that the YMC consider any activity outside of the clubhouse to end by 10:00 PM and anything inside the clubhouse would end by 1:00 AM excluding the deck.

John Mieczkowski Sr. asked about UMass parties that take place within the agricultural/residential zone and any mandated restrictions that may exist. Mr. Mieczkowski Sr. stated that seemingly there are no restrictions on UMass events.

Atty. Tom Reidy emphasized that the existing license includes the clubhouse and the pavilion with operating hours Monday through Saturday 8:00 AM to 1:00 AM and Sundays 11:00 AM to 1:00 AM.

Molly Keegan inquired as to whether there needed to be further discussion regarding operations on the deck. Randy Izer suggested that the deck be included in the hours associated with the existing license. Amy Parsons stated that she agreed with Mr. Izer.

Motion to approve the Section 12 license for the YMC as presented with the modification for the setback of the blue front line (on a diagram shared during the meeting) to make sure alcohol is not served or imbibed beyond that point to encroach on the road with the understanding that this is on a trial basis and if issues from the neighbors should arise, the YMC would be asked to reappear before the Select Board.

Motion: Keegan Second: Nevinsmith

Vote: 4-0-0

3. Consent Agenda

Warrants	AP2422, AP2422S, AP2422INS, AP2423, AP2423S

Motion to accept the Consent Agenda as presented.

Motion: Izer Second: Keegan

Vote: 4-0-0

At this point, Amy Parsons closed the public hearing.

4. Old Business

4.1 2024 License Renewals

Jennifer Sanders James, Licensing Coordinator requested that the Select Board review and approve licenses for 2024.

Motion to approve all alcohol licenses as presented.

Motion: Keegan Second: Izer

Vote: 4-0-0

Motion to approve the Common Victualler licenses as presented.

Motion: Keegan Second: Izer

Vote: 4-0-0

Motion to approve the Class 1 and Class 2 Auto Dealers licenses as presented.

Motion: Keegan

Second: Izer

Vote: 4-0-0

Motion to approve the Entertainment licenses as presented.

Motion: Keegan

Second: Izer

Vote: 4-0-0

Motion to approve the Automatic Amusement licenses as presented.

Motion: Keegan

Second: Izer

Vote: 4-0-0

Motion to approve the Cinemark license and Premier Amusement licenses as presented.

Motion: Keegan

Second: Izer

Vote: 4-0-0

4.2 Town Administrator Goals Update

Carolyn Brennan, Town Administrator, will provide an update on her goals and objectives for the Select Board.

Molly Keegan asked if the Select Board members had any questions on the information previously provided by the Town Administrator, could they approach the Town Administrator individually. Carolyn Brennan responded in the affirmative.

4.3 UPSEU Local 424 Unit MADIV 127 Collective Bargaining Agreement

The Select Board voted on the Collective Bargaining Agreement for the United Public Services Employees Union - Local 424- Unit MADIV 127 Hadley Public Works Employees (DPW Supervisors) effective July 1, 2023, through June 30, 2026.

Motion: To approve the Collective Bargaining Agreement for the Hadley DPW Supervisors.

Motion: Keegan

Second: Izer

Motion passes 4-0.

4.4 Cannabis Equity Policy

Motion to approve the Cannabis Social Equity Policy.

The Select Board voted to approve the Cannabis Social Equity Policy based on the new Municipal Equity Memorandum from the Cannabis Control Commission.

From a previous meeting, it was clarified that if a second cannabis had not applied or not qualified for the appropriate license.

Randy Izer asked what the revenue (not tax) to the Town might be from the two existing licensed firms. Molly Keegan responded by stating that it should be over \$100,000.

Motion: To approve the proposed cannabis Equity Policy.

Motion: Nevinsmith

Second: Keegan

Motion passes 4-0.

4.5 Park and Recreation- Softball Fields

Jim Shea, Park and Recreation Commissioner and Amy Jennings, Park and Recreation Director sought approval for a change of location for the Softball Fields project. The new location of the fields will be behind Hadley Elementary School.

Jim Shea stated that the proposed new location of the softball fields behind Hadley elementary school eliminates the need of creating a parking lot. Jim Shea added that he had approval from the elementary school principal, school superintendent, and the school committee. Jim Shea stated that field #3 will be “rehabbed” and “skimmed”. Jim Shea concluded that there will still be 2 youth baseball fields in the same general location.

Motion to approve the softball field proposal as outlined by Jim Shea.

Motion: Keegan

Second: Izer

Vote: 4-0-0

5. New Business

5.1 Climate Change Committee Appointment

Catherine Niedziela (a former Hopkins Academy faculty member) submitted a letter of interest for the Climate Change Committee.

Motion to appoint Catherine Niedziela to the Climate Change Committee.

Motion: Keegan

Second: Izer

Vote: 4-0-0

5.2 Form of Town Government

The Select Board met with consultants from the Collins Center who provided a short presentation on different forms of municipal government in Massachusetts.

Carolyn Brennan stated that the Collins Center team was present because they are familiar with the concept of “strong” Town Administrator and a special act.

Troy Brin introduced members of the Collins Center team: Anthony Wilson, Pat Lloyd, and Mel Kleckner.

The Collins Center team provided a brief presentation related to different forms of municipal government. The Collins Center presented concepts such as a town charter (home Rule and Special Act) and related charter creation processes, Town Manager, and Town Administrator special acts.

Anthony Willson pointed out that currently the Hadley Town government staff do not report directly to the Town Administrator. Anthony Wilson referenced a 2017 Department of Revenue report that recommended that the Town grant the Town Administrator appointing authority, combine and appoint the elected Treasurer and Collector positions, create full-time Human resources and Information Technology functions, and create a staff-based financial management team.

Mel Kleckner walked through the Town Charter development process and related challenges.

Molly Keegan asked how other municipalities have been able to fund a charter process. Anthony Wilson responded by stating that funding usually comes from a general fund warrant request or a grant that is offered by the State which is currently closed for this year.

Molly Keegan asked what it might cost to engage the Collins Center. Anthony Wilson stated that it is really dependent upon what the Town wants to do because it is community specific. The price could be \$5000, \$10,000, \$15,000, \$20,000...

Jane Nevinsmith asked if the Select Board would appoint a committee that would be guided by the Collins Center.

Anthony Wilson responded by stating that the Select Board could appoint a committee that may include a Select Board member(s) in order to best consider best practices in other towns, what the related laws and parameters might be, and process structure. Anthony Wilson stated further that the Collins Center would help with creating “natural language” communications readable by everyone in the Town.

Mel Kleckner stated a Strong Town Administrator could be created and then wrap a town charter around it or everything can be done all at once.

Molly Keegan asked what the scoping process might look like as any transition would have a related price tag. Anthony Wilson stated that it is usually established that the Town Administrator would work on any transition with the appointed committee with focus on the priorities of the committee.

Molly Keegan requested that this topic appear again on a future agenda for discussion among the Select Board members.

5.3 DPW Facility Schematic Design Committee Appointments

Richard Bramucci, David Fill, and Tim Neyhart have all submitted letters of interest for the 2 open seats on the DPW Schematic Design Committee.

Richard Bramucci and David Fill spoke to the Select Board regarding their candidacies. Randy Izer stated that Mr. Neyhart was attending an event at the American Legion but would be to serve as a non-voting member of the DPW Schematic Design Committee.

Amy Parsons asked Richard Bramucci and David Fill if either of them were currently serving on any other Town committee.

Richard Bramucci stated that he was not serving on any other committee.

David Fill stated that he had previously served on the Municipal Building Committee until it was disbanded.

Richard Bramucci stated that he had served on the Call Force Fire Team and the North Hadley Building Committee.

David Fill stated that he is the closest neighbor to the current DPW facility and that he believes that the DPW needs something. David Fill also stated that he would like to come up with a building solution that the DPW is happy with as well as the taxpayers.

Richard Bramucci stated that he has been in the building trades for 25 years. Richard Bramucci stated that he is also the owner of Bramucci Construction and able and willing to give back to the Town.

Jane Nevinsmith inquired who else was on the committee. Randy Izer stated that Jim Maksimoski, Andy Klepacki, Scott McCarthy, Wally Czajkowski, Tom Quinlan, Gary Berg, and Randy Izer are currently on the committee.

Molly Keegan stated that this committee may not need a non-voting member.

Motion to appoint David Fill and Richard Bramucci to the DPW Facility Schematic Design Committee and for all the appointments to be for the term of the project.

Motion: Keegan

Second: Nevinsmith

Vote: 4-0-0

5.4 Resignations and Withdrawals

Amy Parsons announced that the following resignations had been submitted:

Town Treasurer's Office: Assistant Town Treasurer - Sarah Fairbanks
Human Resources: Human Resources Assistant - Shelby Lumbard
Police Department: Officer- Jacob Marini; Dispatch - Stephanie Rivera
Hadley Media: Production Assistant - Patrick Labelle

5.5 Library Trustees - Vacancies

Amy Parsons announced that the Select Board and the Library Trustees are seeking interested residents to fill 2 (two) vacancies left by resignations.

These are joint appointments by the Select Board and the Library Trustees.

5.6 Hadley Housing Authority - Vacancy

Amy parsons announced that the Select Board and the Hadley Housing Authority were seeking interested residents to fill the vacancy left by a resignation. If interested please email info@hadleyma.gov by January 11, 2024.

This is a joint appointment by the Select Board and the Housing Authority.

6. Other Items Not Anticipated 48 Hours in Advance

7. Town Administrator Report

Carolyn Brennan updated the Select Board on the following:

1. The screening process continues for the HR Assistant, the firefighter, and the Hadley Media Assistant open positions.
2. COA Solar has led to meetings with Jonathan Parrot of Renewable Heating Solutions and Nick Darbeloff of Sunbug regarding solar options for Hadley. Emails to the Select Board Chair, Finance Committee, and Climate Change Committee soliciting interest in related presentations.
3. Rich Niles from Woodard and Curran submitted an Expression of Interest for a Municipal Vulnerability Grant to advance the levee project to a 30% design.

8. Select Board Members Items for Future Discussion

9. Select Board Members Liaison Report

10. Executive Session

Motion to enter into Executive Session to discuss strategy regarding Wilson Properties Group vs. Hadley, case of Elaine Manor LP vs. Hadley, case of HAP Community

Services vs. Hadley, case Town vs. Ronald Nester, case of Britton vs. Bombardier, and the case of Valley Community Development Corporation vs. Town of Hadley ZBA.

Motion: Parsons

Second: Nevinsmith

Roll call vote: Keegan: Aye; Parsons: Aye; Nevinsmith: Aye; Izer: Aye

Vote: 4-0-0

Amy Parsons stated that the Board will reconvene following the Executive Session in order to start agenda item 10.1, Legal Update.

10.1 Legal Update - Mead, Talerman, & Costa

Town Counsel provided an update on current town legal matters.

Atty. Lisa Mead stated that originally stated that the engagement with the Town would be on an hourly rate but later actually tried to reduce litigation by moving to a flat fee. All matters that were discussed in this meeting are covered under the flat fee excluding labor and litigation. All general matters are covered under the flat fee.

Atty. Mead stated that the big matters being worked on include:

1. Resolution of the contract dispute related to the Hockanum Cemetery, which requires a conversation with the contractor's attorney. All documentation has been received from the DPW.
2. Monitoring the administrative consent order related to the work at Algonquin and Wampanoag and reviewing all conversations with DEP and the engineers.
3. Recently drafted a historic preservation restriction that was voted as part of the CPA funds at Town Meeting for St. John's church preservation.
4. Facilitated road taking for Birch Meadow Road.
5. Labor negotiations performed by Kate with the Municipal Employees Union and police officers, a police disciplinary matter, and a firefighter disciplinary matter. Work was also performed on the remote work and flex hours policies.
6. Liz provided the Cannabis Equity Policy. Any open license but be held open for six months before it is determined that there is no applicant.
7. Solar options for the landfill and two roofs are being worked on. There are 3 ways to engage potential vendors.
 - a. Power Options Program.
 - b. There is a 64A exemption if going out to bid is not preferred.
 - c. It can also be done through 30B.

Carolyn Brennan stated that it appears the public was unable to rejoin the meeting via Zoom following the Executive Session. With this said, Carolyn Brennan asked Atty. Mead to quickly run down what she had offered as her Legal Update moments earlier. Atty. Mead provided a quick rundown within her Legal Update once again.

11. Announcements

None.

12. Adjournment

12.1 Adjournment

Motion to adjourn.

Motion: Nevinsmith
Vote: 4-0-0

Second: Keegan

Respectfully submitted,

Peter Lore

APPROVED