



**Wednesday, June 21, 2023
Select Board Meeting Agenda**

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

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

Joyce Chunglo, Clerk; Remote

Also present were Carolyn Brennan, Town Administrator; Police Chief Mike Mason; Linda Sanderson, Town Treasurer; Susan Glowatsky, Town Collector; Alex Lamarche, Hadley Media; Dan Zdonek, Town Assessor; DeDe DiBrindisi; Building Inspection; Frank Aquadro, Resident; Tim Neyhart, Resident; Mike Duffy, Resident; Tina Baronas, Resident; Jimmy Ilson, Resident; Rhonda Newman, Resident; Attorney Tom Reidy; Amy Brady Resident; William Dwyer, Planning Board; Jim Maksimoski, Planning Board; JP, Weston & Sampson: Mike Richard, Weston & Sampson; Tim Neyhart, Resident; David Fill, Municipal Building Committee; Alan Weinberg, Municipal Building Committee; Gary Berg, Municipal Building Committee; John Mieczkowski, Jr., Young Men's Club; John Mieczkowski, Sr., Resident; and Mike Spanknebel, Fire Chief.

1. Call to Order

1.1 Call to order

The Select Board convened a hybrid meeting on Wednesday, June 21st, 2023 at 6:00 p.m. at the Hadley Senior Center at 46 Middle Street, Hadley, MA 01035 and on Zoom Meeting ID: 885 0605 3994 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 Meeting

Time: June 21st, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us06web.zoom.us/j/88506053994?pwd=akJ2ai9jNlpxdWVHVHBQWDRvS202Zz09>

Meeting ID: 885 0605 3994

Passcode: 460745

One tap mobile

+13017158592,,88506053994#,,,*460745# US (Washington DC)

+13052241968,,88506053994#,,,*460745# US

2. Public Comments

2.1 Public Comments

John Mieczkowski, Jr. announced that the Country in the Country event will take place this weekend. The proceeds will go to the St. Jude's Foundation.

3. Consent Agenda

3.1 Consent Agenda

Warrants	AP 2349ins AP 2349S AP 2349R AP 2349 AP2350S AP 2350 PR 2324 PR 2325
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Motion to approve the Consent Agenda.

Motion: Keegan Second: Izer

Roll call: Keegan: Aye; Chunglo: Aye; Izer: Aye; Nevinsmith: Aye; Parsons: Aye.

4. Old Business

4.1 Public Comment and Input relative to events at the Young Men's Club

The Public is invited to share with the Select Board concerns or comments in regards to events that occur at the Young Men's Club (YMC).

The first speaker was Frank Aquadro. Mr. Aquadro stated that the events at the YMC have become too big inclusive of noise and overnight visitors. Mr. Aquadro cited the Grass is Greener event along with the UMass events that take place at the YMC. It was further stated by Mr. Aquadro that event noise resulted in rattling of items and chandeliers rocking within nearby homes. Mr. Aquadro asked that the Select Board and Police enforce local noise bylaws. Mr. Aquadro also referred to a Zoning Board of Appeals bylaw from 1988 listing the types of events that would be permissible. Mr. Aquadro also mentioned on street parking and the use of riding-sharing services (i.e. Uber), resulting in confusion and chaos in the nearby neighborhoods following each of the aforementioned events.

Mike Duffy followed by asking the Board to hold the YMC accountable and in compliance with the 1988 bylaw relating to acceptable events. Mr. Duffy sated that he thinks the recent large events held at the YMC are loud and too big.

Tim Neyhart confirmed Mr. Duffy's statements regarding the noise relating to the Grass in Greener event and the UMass events. Mr. Neyhart additionally referred the Board to the 1988 bylaw.

Rhonda Newman stated that she has no problems with any of the members of the YMC. Rather she has concerns about the parties at the YMC, specifically the loud noise.

Tina Baronas followed by asking about liability if someone gets hurt on a resident's property, citing events participants using residential properties including hay fields and driveways to turn around vehicles and trash thrown on lawns. Ms. Neidbala also mentioned the event noise.

Jimmy Ilson thanked the YMC for past charitable donations. Mr. Nelson further cited the noise levels during large-scale events.

John Mieczkowski, Sr. stated the history and achievements of the YMC, inclusive of but not limited to maintaining onsite baseball and softball fields and scholarships. Mr. Mieczkowski also commented on the level of community action and how the Select Board works together.

Amy Brady that she had no issues with the YMC and some of the recent events have been loud. We know that the YMC does so much for the community including scholarships.

Joyce Chunglo stated that there is an unreasonable noise bylaw per se from 8:00 AM to 10:00 PM. Farmers might be exempt from the bylaw according to Joyce Chunglo. Joyce Chunglo mentioned that there may be a State regulation regarding decibels and noise which may be the responsibility of the Board of Health. Joyce Chunglo also spoke to the need to support and work

with the YMC so that events can continue to be enjoyable as well as the need for better communication from the YMC to the Fire Department, Police Department, and the Board of Health.

Molly Keegan followed by stating that the Select Board has received input from the community and will take those comments under advisement.

Attorney Tom Reidy spoke on behalf of the YMC. Atty. Reidy thanked the neighbors for their input and will look to see what the YMC can do better in the future.

5. New Business

5.1 DPW project and grant updates

Scott McCarthy, DPW Director presented DPW projects and grant updates.

Scott McCarthy started by discussing the Mt. Warner water pipeline, which is finally scheduled to start.

Scott McCarthy stated that the culvert and drainage improvement at 136 East Street are pending grant approval. MassDEP suggested applying for a larger sum to address the real problem which originates on Route 9.

Scott McCarthy mentioned the project related to analyzing lead content in all of the water service lines. This project will commence on July 1.

Scott McCarthy shared that the Town has applied for a grant under the Small Bridge Program and just waiting for Steve review.

Scott McCarthy stated that the Town has been approved for grant funding which will require some type of monetary match by the Town for improvements to be made on Moody Bridge Road.

Scott McCarthy stated that at the last Town Meeting there was approval to paint the water tanks, which are reaching or exceeding the life expectancy. An analysis will be under way to look at the cost of painting versus the cost of replacement. The Town has engaged Tighe & Bond for consultation.

Scott McCarthy mentioned the joint effort with the Town on Amherst relative to the Mill Valley pump station. Amherst has been awarded a grant and the project is under way.

5.2 Parking on the Commons

DPW Scott McCarthy and Police Chief Mason discussed concerns about private parking on the Commons. Photographs were provided showing random parking on different dates on the Commons as well as a delivery of hay.

In response to a question asked by Molly Keegan, Chief Mason stated that parallel parking along the Commons on West Street is not advised as that narrow passage is reserved for emergency vehicles along with the fact that there are sections of West Street where No Parking signs have been posted.

In response to a question asked by Jane Nevinsmith, Scott McCarthy stated that the problems arise from commercial vehicles rather than the occasional person using a picnic table for lunch on the Commons.

Joyce Chunglo mentioned that feedback received from residents near the Commons stated that events such as the Asparagus Festival should have alternatives for parking other than allowing people to park on the Commons during the event in order to avoid damage/erosion to the site. Joyce Chunglo further stated for these types of events perhaps a parking lot at a school or a church could be utilized.

Molly Keegan suggested that perhaps the Board should take this topic under advisement and then work with the Town Administrator to explore a path forward including the review of any existing Town bylaws relating to the use of the Commons. The end result would be perhaps a bylaw that would be enforceable by the police.

5.3 Crosswalk on the corner of 47/Middle Street: request for line designation

DPW Director, Scott McCarthy and Chief Mason discussed a request from a resident to place line markings on the crosswalk between Middle Street and Rt 47.

Scott McCarthy stated that when repaving a section of Bay Road, the crosswalk was eliminated as it went “to nowhere” and it was in a 40-mph speed zone. MassDOT offered no opinion on possibly replacing this crosswalk.

Scott McCarthy stated that it would cost \$3000 to have an engineering firm to look at the area and offer advice. Related signage would cost roughly \$15,000 according to Scott McCarthy. Joyce Chunglo mentioned that there are pedestrians who cross Bay Road from South Middle Street to Middle Street which was the original reason for the crosswalk at that location. With this said, Joyce Chunglo stated that there should be a way for pedestrians to cross safely in that location. Chief Mason responded by stating that spending the money to make sure that whatever is done is effective is the issue.

Joyce Chunglo mentioned that on that section of Bay Road, there are 3 different speed limits ranging from 35 to 45 mph. Chief Mason concurred with Joyce Chunglo and stated that to do the job effectively, there may be lights and signage required.

Molly Keegan stated that residents have asked for crosswalks in other locations, suggesting that perhaps a more comprehensive plan may be required beyond just this one location. Scott McCarthy added that the point would be to create crosswalks correctly achieving the desired level of safety but at a taxpayer cost. With all of this said, Jane Nevinsmith suggested that assuming all crosswalk requirements would be the same regardless of location, it would make sense to gather all related location information for potential sidewalks.

Susan Glowatsky briefly spoke in favor of looking at crosswalk standards.

5.4 DPW Building /Garage Feasibility Study Update

Jim Maksimoski, Chair of the DPW Building Committee and representatives from the Engineering Firm, Weston and Sampson, presented an update on the results of the Feasibility Study.

This committee’s membership includes Randy Izer, Scott McCarthy, Gary Berg, Wally Czajkowski, Andy Klepacki, Tom Quinlan, and Jim Maksimoski. Weston and Sampson is the consulting firm that has been engaged for this feasibility study.

Jim Maksimoski stated that in undertaking this feasibility, there is no desire to take prime farmland for the garage, there is recognition to avoiding evasiveness to potential neighbors, and avoidance of taking land by eminent domain.

Jim Maksimoski stated that a number of sites were considered. The site of the North Hadley fire station was considered, but perhaps there is not enough room on that property. Besides logistical issues, the neighbors communicated their desire not to have the garage located near them.

Jim Maksimoski mentioned a site on Bay Road owned by the Town was considered. The property is large enough except for a large ravine and wetlands. Sites considered on East Street would have to be purchased.

Jim Maksimoski stated that in working with Weston and Sampson creating the building design, the property where the current facility exists on South Middle Street would be large enough for the new building.

Jim Maksimoski shared that 5 locations were visited in Holden, Grafton, South Deerfield, Montague, and Hopkinton. In visiting these sites, some great ideas were collected while some things to avoid were also noted.

Jim Maksimoski also mentioned that construction costs have escalated since the end of the recent pandemic.

JP from Weston and Sampson facilitated a PowerPoint presentation related to the Master Plan Feasibility Study. At this point in time, what has been completed includes staff interviews and programming, site selection work, site survey and permitting review, concepts, new DPW facility tours, and opinion of cost. Next steps include outreach and funding, site due diligence, detailed cost estimate, and design/bid/construction.

One recommendation is to construct a building of at least 34,000 square feet. The list of 14 potential sites for such a facility was whittled down to 8 due to fatal flaws within 6. Of the remaining 8 sites, 6 were analyzed in greater detail. Cost is a factor, meaning perhaps utilizing land that is already owned by the Town. The site would have to be neighbor-friendly. With all of this in mind, JP of Weston and Sampson reviewed the existing DPW site.

The current concept of the DPW building administrative space consists of 29,000 square feet.

The recommendation by the committee is to reuse and re-engineer this administrative space.

JP detailed four possible building concepts:

1. All new construction with demolition of the current building with a project cost of \$32.5 million.
2. Less new construction, renovate the existing building, and new salt shed and fuel depot with a project cost of \$32.4 million.
3. No work at the existing building with new salt shed and fuel depot with a project cost of \$27.5 million.
4. New salt shed and fuel depot with no work on the existing building but use it for shops and storage with a project cost of \$29.7 million.

Next step: Public Outreach

1. Need for new facility.
2. Design and cost for new facility
3. Schedule and impact

Next step: Funding

1. Further design to reduce contingencies.
2. Include accurate escalation and inflation.
3. Cost Estimate vs. Bid Cost

Next step: Design, Bid, Construction

Design and Construction Schedule:

1. Design 9 to 12 months
2. Bidding 2 months
3. Construction 14 to 18 months

Site Due Diligence:

1. Geotechnical investigation
2. Environmental impacts
3. Permitting requirements and deadlines

Jim Maskimoski stated that any construction on the existing site would require a new water line. This would allow for a fire sprinkler system to be installed and improve water flow in the neighborhood at a price of roughly \$750,000. This upgrade would have to be completed with or without a new DPW building.

Jim Maskimoski stated that the DPW Building Committee recommends the current DPW site for new construction.

Jim Maskimoski shared photos taken of the sites in Holden, Hopkinton, Grafton, and Montague. To a question raised by Joyce Chunglo, Jim Maskimoski stated that there should be room for coverage of other various non-DPW vehicles and equipment from winter weather. The indoor temperature of such a garage would be maintained at 50 degrees with vehicle maintenance capabilities along with a wash bay.

Jim Maskimoski stated that plans could be ready for the Fall Town Meeting. There is dependence upon educating the public adequately prior to the Fall Town Meeting inclusive of a “show and tell”. Randy Izer suggested a slide show to go along with the “cookies and milk” to enrich the show and tell. Jim Maskimoski also suggested offering making educational videos related to the DPW building project viewable on the Town’s YouTube channel.

5.5 Municipal Building Committee Goodwin Update

Tim Neyhart, Chair of the Municipal Building Committee provided an update on the Goodwin Memorial.

Tim Neyhart started by stating that a Request for Quotes had gone out to the public, but nobody bid on the work.

Tim Neyhart explained that a recent conversation did take place regarding the Goodwin Library relative to how to move forward with the restoration of the Goodwin Library since the effort has already spanned four and a half years without any work being started. The result of the conversation is advocated to put out to bid a project in its entirety rather than by separate phases. The project would move forward by having an architect review the design already submitted and look at the building in its current state.

Tim Neyhart stated that there is \$25,000 left in the budget not spent for design work and \$200,000 earmarked for Phase 1. Some of these funds could perhaps go towards engaging an architect for review and consultation for possibly \$10,000.

Jane Nevinsmith asked to confirm that additional work beyond the original design might include an upgrade of windows, electrical work up to code, an access elevator, and other interior fixes.

Tim Neyhart confirmed Jane Nevinsmith’s summation and added that the architect firm would also add recommendations towards a more comprehensive project package with which to go out to bid.

Tim Neyhart also shared that inflation has enlarged the overall cost of any project considered.

Mr. Neyhart shared that the original (perhaps 4 years ago) CPA funding for Phase 1 was earmarked at a budget of \$220,000. Another \$25,000 was appropriated for the design work and is still available. Mr. Neyhart feels that the projected cost of design work will exceed the original \$25,000 budget, possibly upwards of \$35,000. The additional \$10,000 projected for the design work to be completed would presumably come from the original \$200,000 in CPA funding.

Feedback from Molly Keegan, Jane Nevinsmith, and Randy Izer indicating support for going out to bid with one inclusive and total project package. The next step would be to approach the CPA for permission to utilize \$10,000 of the original \$200,000 appropriated towards securing an architect.

6. Other Items Not Anticipated 48 Hours in Advance

7. Town Administrator Report

Carolyn Brennan stated that there are 8 companies who will be bidding for the solar project. Carolyn Brennan shared that a competitive quote for channel markers for the Connecticut River has been received.

8. Select Board Members Items for Future Discussion

Jane Nevinsmith suggested that the use of the Town Common should be on the list. Molly Keegan suggested a broader discussion in the near future regarding the DPW building project. Carolyn Brennan shared that there has been an email received expressing concerns relating to the cemetery on Hockanum Road. Amy Parsons reminded everyone that the continued discussion related to the Young Men's Club will proceed at the next scheduled Select Board meeting.

9. Select Board Members Liaison Report

None.

10. Executive Session

10.1 Executive Session - Litigation - Tax Title

The Select Board will hold an executive session for the following purposes: Per M.G.L. c 30A, Sec. 21 (a) (3) To discuss strategy with respect to litigation, ...Tax Title...unknown owners, Hadley Assessors Map 3 parcels 22 and 22c. Motion to move into Executive Session. Motion: Chunglo Second: Keegan Roll call: Keegan: Aye; Chunglo: Aye; Izer: Aye; Nevinsmith: Aye; Parsons: Aye.

11. Announcements

Molly Keegan offers the Select Board's condolences to the family of Alison Curran.

12. Adjournment

12.1 Adjournment

Meeting was adjourned to Executive Session at 8:26 pm.

Respectfully submitted,

Peter Lore
