



**Wednesday, July 20, 2022
Select Board Meeting Agenda**

Zoom Meeting ID: 898 6472 6812

Pursuant to notice duly filed with the Town Clerk, a meeting of the Select Board was held at 6:00p.m. in the Hadley Council on Aging, 46 Middle Street and as a hybrid meeting via Zoom for the Town of Hadley.

Present were: Jane Nevinsmith, Chair; Joyce Chunglo, Member; Amy Parsons, Member; Randy Izer, Member;
Molly Keegan - Absent

Also present were Carolyn Brennan, Town Administrator, Jennifer Sanders James, Assistant Procurement Officer; Dan Zdonek, Town Assessor; William Dwyer, Planning Board; Jim Maksimoski, Planning Board; Jen Trovato HR Director; Mike Mason, Police Chief; Tom Quinlan, Building Inspector; David Fill II, Finance Committee; Mike Spanknebel, Fire Chief; Mark Dunn, Planning Board; Wendy Desforges, Resident; Claudia Pazmany, Amherst Area Chamber of Commerce; Laura Baker, Valley Community Development.

1. Call to Order - 6:00 pm

1.1 Call to order

The Select Board will convene a hybrid meeting on Wednesday, July 20, 2022 at 6:00 p.m. at the Hadley Council on Aging—Dining Room at 46 Middle Street, Hadley, MA, 01035 and on Zoom Meeting:898 6472 6812 there and then to act on the following agenda.

Join Zoom Meeting

<https://us06web.zoom.us/j/89864726812?pwd=MWczVVR5L21JMW4vZGNDStlkQjRSQT09>

Meeting ID: 898 6472 6812

Passcode: 650739

2. Public Comments

2.1 Public Comments

Fred Wilga provided comments regarding green (renewable) energy. Mr. Wilga suggested that until a plan is in place to replace 80% of current energy sources, moving ahead with green energy should be tabled.

David Fill II spoke against using taxpayer dollars to fund the administration of the local program in Hadley in the face of 9% inflation for the Valley Bike program.



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3. Consent Agenda

3.1 Consent Agenda

Warrants	AP2255S, AP2255, AP2303, AP2303S
Minutes	
Climate Change Committee Appointments	Kelly Minton, Catalina Arrubla
Alternate Electrical Inspector	William Erman
Hadley Police Department Traffic Control Officer Appointments	William Pease, Kevin Gamache, Edward Baronas, JR., Christopher Laflamme, Tim Malanowski
Ambulance Oversight Committee Alternate	Bill Schwerdtfeger
Cultural Council Appointments	Lynn Bowmaster, Linda Castronovo, Andrew Gnatek

Motion to accept the Consent Agenda.

Moved: Parsons

Second: Chunglo

Vote: 3-0-1

4. New Business

4.1 Carr's Cider House—Farmer Series Pouring Permit

Carr's Cider House applied for a state farmer's series pouring permit.

This item was not taken up and will be moved to a later meeting.

4.2 Funhub LLC On Premise Wine & Malt License

Funhub was applying for an on-premise wine & malt license at the Pyramid Mall. Beer and wine will be made available to adults. No beverages will be allowed on amusements (trampolines, etc.) . Members of the Funhub management team briefly presented the vision and operation of the entertainment to be provided to customers of all ages.

Motion to approve the Wine & Malt license to Funhub.

Moved: Chunglo

Second: Parsons

Vote: 4-0-0.

4.3 Amherst Area Chamber of Commerce Update

Claudia Parzmany updated the Board of the services offered by the Chamber.



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4.4 House Relocation—North Maple Street

Barry Roberts, explained the desire and process to move a house from Amherst to North Maple Street in Hadley.

Motion to craft a letter from the Select Board acknowledging the intentions of Mr. Roberts to move the house with approval of Hadley Police and Eversource.

Moved: Chunglo

Second: Parsons

Vote: 3-0-1.

Action 4.5 Ambulance Contract Extension

Chief Spanknebel updated the Board on the ongoing effort to the contract extension with Action Ambulance. Everything should be finalized before the August 3 Board meeting.

4.6 Film Permit Request

A representative of Linda Margaret Rae LLC applied for a film permit for 3 days in August in coordination with the Police Department.

On August 3rd, there would be a need for police officers in the Hampshire mall parking lot to divert traffic around JC Penney. There would be no need to reroute a PVTA bus on that route at that time.

Also on August 3rd, there would need to be a road closure for approximately one hour to facilitate the filming of the sunset through farmland.

On August 15th, there would be filming outside of Creamy Delights which would likely require intermittent traffic control on Lawrence Plain Road.

Motion: To grant the filming permit to Linda Margaret Rae LLC as requested with Police support as noted.

Moved: Chunglo

Second: Parsons

Vote: 4-0-0

4.7 Hadley Media Personnel Changes

Jen Trovato explained that Drew Hutchison has resigned his position and that John Harrison also submitted his resignation effective July 28.

Motion to accept the resignations of Drew Hutchison and John Harrison.

Moved: Chunglo

Second: Parsons

Vote: 4-0-0



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4.8 Authorization to hire a Temporary Staff Position

Carolyn Brennan spoke to the need to hire a temporary employee to backfill for a key Town employee who will be out on an extended leave of absence for up to 7 weeks. Carolyn Brennan briefed the Board on the candidate's background in municipal government including procurement and licensing.

Motion to authorize a temporary staff position to fill an extended leave of absence.

Moved: Parsons

Second: Izer

Vote: 4-0-0

5. Old Business

5.1 Affordable Housing Inventory Review

Bill Dwyer presented the documents indicating the affordable housing in Hadley as of 2020. There were 277 units or nearly 13% of the total. Bill pointed out that the Town needs to stay at 10% or greater. In the short-term, the Town should remain at greater than 10%. However, in 2032, it is anticipated that several units will no longer be in the affordable housing inventory, placing the Town under 10%. The Town may have to take fiscal action in order to preserve the current inventory. If the Town inventory is less than 10% any developer may build affordable housing regardless of zoning laws in place under Mass. Chapter 40b.

Motion to authorize the Town Administrator to begin speaking with Mountain View regarding units that may transition away from Affordable Housing in March, 2023.

Moved: Chunglo

Second: Izer

Vote: 4-0-0

5.2 Econolodge Proposal

Laura Baker initiated an update regarding the conversion of Econolodge to 50 apartments as construction estimates are pending. The units will add to the Chapter 40b inventory for 99 years. There were no questions or issues raised by the Board nor departments. It would be favorable for the Select Board to eventually issue a letter of concurrence. With a new legal firm in place starting on July 21, such a letter will be pursued.

5.3 Legal Counsel Appointment

References related to the awarding of a contract to a legal firm have been "glowing". Randy Izer reaffirmed Carolyn's comments from his reference checks.

Motion to extend an offer to Mead, Talerman, & Costa to become the Town's legal counsel effective July 31, 2022.

Moved: Chunglo

Second: Izer

Vote: 4-0-0



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5.4 Board of Health--Appointment Extension

The consideration of candidates for the role of Board member will be extend until August 18.

5.5 Valley Bike

The Finance Committee would have to recommend adding \$4500 to a Town department to fund the administration of Valley Bike in Hadley. The item would then be taken up at the Fall Town Meeting.

5.6 Hiring Process

The Town's hiring process as documented was last updated in November, 2004. Jen Trovato will revisit the process and make recommendations to the Board.

6. Other Items Not Anticipated 48 Hours in Advance

7. Town Administrator Report

Carolyn Brennan reported that she had ordered the online certification training course for purchasing by town officials.

Carolyn Brennan is working with the Town Assessor, Collector, and the Town's accounting firm regarding tax revenue projections.

The Special Town Meeting is currently scheduled for October 27.

There was a recent meeting to debrief with the Young Men's Club regarding a recent event and future events at the venue.

8. Announcements

The Climate Change Committee would like to withdraw their emergency declaration until a public forum is held. The declaration will be revised after the public forum and then be resubmitted to the Select Board for consideration.

9. Adjournment

Motion to adjourn.

Moved: Chunglo

Second: Parsons

Vote: 4-0-0

Meeting was adjourned at 7:39 PM.

Respectfully submitted,

Peter Lore and Jennifer Sanders James