



**Wednesday, March 1, 2023
Select Board Meeting Agenda**

Present were: Joyce Chunglo, Clerk; Randy Izer, Member; Molly Keegan, Member; Amy Parsons, Member.

Jane Nevinsmith, Chair Remote

Also present were Carolyn Brennan, Town Administrator; Jennifer Sanders James, Licensing Coordinator; Linda Sanderson, Town Treasurer; Alex Lamarche, Hadley Media; Dan Zdonek, Town Assessor; William Dwyer, Planning Board; Susan Glowatsky, Town Collector; Jessica Spanknebel, Town Clerk; Scott McCarthy, DPW Director; Jack Czajkowski, Climate Change Committee; Mimi Kaplan, Senior Planner for the PVPC; Tom Reidy, attorney; Courtney Meyer, Russell School Building Committee; Dan Regish, Russell School Building Committee; G. Michael Dobbs, The Reminder; Cheryl Cruddace, Resident; Tim Neyhart, Municipal Building Committee; Mary Thayer, CPA; Sue Oppenheimer, Golden Court resident; and Judy Roncalli, Golden Court resident..

1. Call to Order

1.1 Call to order

The Select Board will convene a hybrid meeting on Wednesday, March 1, 2023 at 6:00 p.m. at the Hadley Senior Center at 46 Middle Street, Hadley, MA 01035 and on Zoom Meeting ID: 890 8430 4371 there and then to act on the following agenda.

Time: Mar 1, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89084304371?pwd=Tms0dUhqLzlrNWISVUhmdkFjSzU1Zz09>

Meeting ID: 890 8430 4371

Passcode: 743544

One tap mobile

+13052241968,,89084304371#,,,,*743544# US

+13092053325,,89084304371#,,,,*165951# US

2. Public Comments

2.1 Public Comments

Sue Oppenheimer provided a quick update regarding Golden Court since the Select Board meeting on February 15. Allegedly there were subsequent verbal attacks on Sue by Golden Court tenants who are against the recall of an appointed tenant to the Housing Authority Board.

Judy Roncalli followed Sue Oppenheimer with her version of what happened at the Housing Authority Board meeting on February 28. Judy also questioned if the Select Board members had viewed the January 31 Housing Authority Board meeting and, if so, was looking for feedback. Because this topic was not on the meeting agenda, Joyce Chunglo stated that it would have to be addressed as an agenda item at a future Select Board meeting. Judy added that she no longer felt safe at Golden Court and that she would seek protection from the Hadley Police.

3. Consent Agenda

3.1 Consent Agenda

Warrants PR2317	AP2334S, AP2234,
Affordable Housing Trustees Select Board Member Appointment Molly Keegan	

Motion to approve the Consent Agenda.

Motion: Keegan Second: Izer

Roll call vote: Nevinsmith, Aye; Chunglo, Aye; Keegan, Aye; Parson, Aye; Izer, Aye;

4. New Business

4.1 Goyhang Restaurant- Wine and Malt License -Public Hearing

Song & Jug Food, LLC, dba Goyhang Restaurant and Market applied for a new On-Premise Wine and Malt License at 111-113 Russell Street.

Tabled until the next Select Board meeting.

4.2 FY24 Water and Sewer Rate Public Hearing

The Select Board acting as Water and Sewer Commissioners voted on the Water and Sewer rates recommended at the meeting on February 22, 2023.

Susan Glowatsky and Scott McCarthy presented the recommended action plan.

The rate change needed for Water is 23.29%. The recommendation is a 3-year rate increase plan of 12%/6%/6% and discontinue the residential low use rate.

The rate change needed for Sewer is 31%. The recommendation is a 3-year rate increase plan of 20%/10%/5% and discontinue the residential low use rate.

Susan Glowatsky stated that the previous increases in Water and Sewer rates took place 4 years ago and previously back in 2008. Additionally, she stated that the Water and Sewer rate should be revisited annually going forward.

Cheryl Cruddace, asked why the low usage water rate was recommended to be eliminated. Susan responded that the elimination of the low usage rate would result in incremental revenue for the Town.

Motion to accept the recommended rate increases for Water and Sewer.

Motion: Keegan Second: Izer

Roll call vote: Nevinsmith, Aye; Chunglo, Aye; Keegan, Aye; Parson, Aye; Izer, Aye;

4.3 Class I Auto Dealer's License – Steve Lewis Subaru

Balise SLS, LLC applied for the Class I Auto Dealer's License at 315 Russell Street, the current location of Steve Lewis Subaru.

Atty. Tom Reidy stated that Steve Lewis had sold the car dealership and land to Balise. The site will be updated, necessitating a visit to the Planning Board in the near future.

Initial reviews were conducted by the Building Inspector, Fire Chief, and Sanders James

Motion to approve a Class I Auto Dealer's License for Balise SLS, LLC at 315 Russell Street with a parking limit of 187 vehicles, subject to any order of conditions by the Planning Board, Conservation Commission, and Building Inspector and that all Tier 1 documents for the renovation of the property will be submitted to the Building Inspector and Fire Department within 6 months of the approval of this license.

Motion: Keegan Second: Parsons

Roll call vote: Nevinsmith, Aye; Chunglo, Aye; Keegan, Aye; Parson, Aye; Izer, Aye;

4.4 Green Community Application

The Climate Change Committee presented the Green Community Application for Select Board approval.

Jack Czajkowski and Mimi Kaplan updated the Select Board regarding the Green Community Application.

Mimi Kaplan explained the next steps in the application process including sending the application to the Department of Energy Resources by March 31.

Jack Czakowski reiterated that the application is nearing completion with the March 31 deadline in mind.

Mimi Kaplan mentioned that the Select Board should vote to adopt the Energy Reduction Plan related to the application. Once the application is approved by the Department of Energy Resources, the Town will be awarded a grant of \$130,000 to be allocated to Green projects. The grant would reimburse the Town for funds expended on Green projects.

Mimi Kaplan will update the Energy Reduction Plan and email it to Jennifer Sanders James for distribution to the Select Board members. The Select Board will take up the review and approval of the Plan at the next meeting scheduled for March 15.

4.5 Chapter 90 Update

Scott McCarthy provided an update for Chapter 90 relative to road repairs and resurfacing to begin in the Spring. There is currently \$448,000 available plus \$177,000 that needs to be used by June 30. One immediate need is a section of Rocky Hill Road. Priority work also needs to be done on Bay Road near the Pride gas station as well as near Eversource. The DPW will go ahead with these repair projects as soon as the milling contractor can provide dates.

4.6 Select Board Meeting Location

Carolyn Brennan, Alex LaMarche, and Jennifer Sanders James discussed moving the Select Board meeting location from the COA dining room to the COA Educational Room and related logistics. The goal is to improve technical production and audio.

The Select Board agreed to try the new venue.

5. Old Business

5.1 Early Voting Opt-out or Opt-in

Jessica Spanknebel presented the Select Board the options for early voting both in-person and by mail.

Due to the Voter's Act, early voting by mail for local and special elections will be automatic unless the Select Board opts-out and early voting in person is not required unless the Select Board opts-in.

The Board of Registrars recommendation is:

1. Select Board votes to opt-out of early voting by mail.
2. Select Board votes to opt-in to early voting in person.

Reason to opt-out of early voting by mail is the additional time it takes to create and track the packets and the cost of the mailings (over \$1500). The State covers the return postage for the voter. Absentee voting by mail would still be in effect.

Reason to opt-in to early voting in person is that the Town Clerk's office is already open so no additional expense to the Town and would provide convenience to the voters.

Motion to opt-out of early voting by mail and to opt-in to early voting in person.

Motion: Keegan Second: Izer

Roll call vote: Nevinsmith, Aye; Chunglo, Aye; Keegan, Aye; Parson, Aye; Izer, Aye;

5.2 Russell School and Municipal Building Committees Updates

The Select Board discussed the Municipal Building Committee and Russell School Committee and their respective charges.

Courtney Meyer provided an update relative to the survey feedback and potential funding options including CPA money and grants.

Dan Regish added that the first step is to stabilize the structure and related planning for roughly \$1.236 million, and then consider internal renovation possibly inclusive of an elevator. All of this would necessitate engaging professional services.

The point was raised by Joyce Chunglo that some respondents of the survey were from outside of Hadley and do not have financial responsibility or interests within the Town. So how much funding may be afforded to the stabilization and potential restoration of the Russell School may be questionable.

Molly Keegan made the point that at the Town Meeting in May, asking the Town to vote on stabilization funding without options and related costs related to renovation may result in nothing getting passed.

Randy Izer reiterated Molly's point in terms of being prepared with renovation cost estimates and options for the Town Meeting.

Carolyn Brennan stated a non-profit architectural firm has offered 5 hours of pro bono work in estimating what stabilization and initial repairs to the building would look like in terms of cost. The Select Board verbally voiced its buy-in to this approach prior to the Town Meeting. Carolyn and Courtney will lead this effort.

Tim Neyhart, Municipal Building Committee, provided a historical perspective on similar efforts back in 2015 through 2018. Tim clarified that the \$1.236 to stabilize the building is a number consistent with previous studies. The number of \$13 million was estimated previously to keep the building and its foundation from structural failure. Another \$21 million had been projected to cover the cost of adding an elevator and additional work to make the property more usable/marketable.

5.3 Municipal Building Committee

The Municipal Building Committee requested to meet with the Select Board to discuss their warrant article requests.

Tim Neyhart began a conversation regarding the maintenance of Town buildings. An effort needs to be undertaken to inspect and then determine what maintenance needs exist and related costs for the buildings.

Phase I for the Goodwin Library has been initiated while mindful of inflated current costs against what has been provided in CPA money. Design work for Phase II is underway which includes an elevator and new bathrooms.

Joyce Chunglo stated that perhaps maintenance of the buildings should continue to reside under the responsibility of the Town Administrator and the DPW, relieving the Municipal Building Committee of that charge. Increased staffing/support for maintenance of the buildings has been included in the FY2024 Budget request as ongoing and some future needs have been identified.

Dan Regish read aloud the mission statement for the Municipal Building Committee from 2014, suggesting that the mission statement may be outdated and perhaps should be refreshed.

Carolyn Brennan and Jennifer Sanders James clarified what municipal laws now mandate in terms of securing third-party subject matter experts when developing specs and related procurement for a potential or ongoing project.

5.4 ATM Warrant

Carolyn spoke to the draft that has been developed. With this said Carolyn asked that the warrant for the Annual Town Meeting be closed.

Motion to close the warrant.

Motion: Keegan Second: Izer

Roll call vote: Nevinsmith, Aye; Chunglo, Aye; Keegan, Aye; Parson, Aye; Izer, Aye;

5.5 Flag Flying Policy

Postponed.

6. Announcements

Joyce Chunglo offers the Select Board's condolences to DeDe Dibrindisi on the passing of her mother, as well as to the families of Eleanor Smiarowski, Leroy Wayne, Brian Conway, and Gladys Sikorski.

Randy Izer announced that he is the liaison for the Climate Change Committee. The Committee is sponsoring Hadley Cleanup Day for 2023 on Saturday, March 18 commencing at 8:30, meeting at the West side of The Home Depot parking lot for the distribution of gloves and plastic bags. Persons interested can register via the Town website.

7.Town Administrator Report

Carolyn Brennan related the recent meeting with a number of stakeholders from the State and the Town stemming from a grant from the Army Corps of Engineers Silver Jackets to learn and talk about flood risk and mitigation and related funding efforts and how to get the word out to the public about the ongoing project along the dike. The overall goal is to become FEMA-certified.

The Zoning Board of Appeals will continue its hearing on March 20 regarding the comprehensive permit for the Econolodge Chapter 40b housing effort. Laura Baker of the Valley DC will also be meeting with the Town Finance Committee on March 20 regarding concerns around the Econolodge proposal.

The State House passed a supplemental 2023 budget bill allowing virtual and hybrid municipal meetings into March 2025.

Linda Sanderson continues to work with the Finance Committee and department heads in finalizing the FY 2024 prior to the Town Meeting.

Molly Keegan announced that the Hadley Business Council held its first meeting. The current main focus is on communication by the Town government to the business community as changes in rules or regulations are considered. Regular meetings will be held on the last Friday of every month from now on.

8.Adjournment

Motion to adjourn.

Motion: Parsons

Second: Izer

Roll call vote: Nevinsmith, Aye; Chunglo, Aye; Keegan, Aye; Parson, Aye; Izer, Aye;

Meeting was adjourned at 8:27 pm.

Respectfully submitted,

Peter Lore and Jennifer Sanders James

APPROVED