



Wednesday, October 3, 2018  
Select Board and Tri-Board Minutes  
Town Hall Meeting Room 203 – 6:00 PM

Pursuant to notice duly filed with the Town Clerk, a meeting of the Select Board was held at 6:00 p.m. in the in Room 203, Town Hall, 100 Middle Street, Town of Hadley.

Present were: Joyce Chunglo, Chair; Molly Keegan, Clerk; Christian Stanley, Member; David Fill, Member; John Waskiewicz, Member

Also Present were: David Nixon, Town Administrator; Alexei Levine, Finance Committee; Linda Sanderson, Town Treasurer; Amy Fyden, Finance Committee; Jennifer Soper, DCR; Janice Stone, Conservation; Paul Gagnon, Kestrel Land Trust; Lauren Hannigan, COA Outreach Coordinator; Suzanne Travisano, COA Director; Shel Horowitz, Resident; Jane Nevinsmith, Resident; Peter Michaels, DCR; there were additional people present who did not sign in to the meeting.

**1. Call to Order**

**1.1 Call to order – Tri-Board Meeting**

The meeting was called to order by Joyce Chunglo at 6:00 pm.

**2. STM Preparation**

**2.1 Special Town Meeting Preparation**

Article 3 is being held till the Annual Town Meeting.

General discussion of the Annual Town Meeting.

Motion to accept the changes to the budget in Article 1.

Motion: Keegan                      Second: Fill  
Vote: 5-0-0

Motion to approve Article 4.

Motion: Fill                      Second: Keegan  
Vote: 5-0-0

Molly Keegan asks that the MBC be informed of the decision to return the money for the electrical upgrade of Goodwin Memorial Library.

Motion to approve Article 6.

Motion: Keegan                      Second: Stanley  
Vote: 4-1-0

Motion to approve Article 7 with the exception of mapping the catch basin.

Motion: Fill                      Second: Keegan  
Vote: 5-0-0

Motion to approve snow and ice removal Article 12.

Motion: Keegan                      Second: Fill  
Vote: 4-0-1

John Waskiewicz abstains.

Joyce Chunglo states that next week we have a public forum for the Special Town Meeting.

The Select Board divides the motions.



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Article 1- Nixon  
Article 2 – Nixon  
Article 4- Nixon  
Article 5- Fill  
Article 6 – Stanley  
Article 7 – Stanley  
Article 8- Fill  
Article 9– Fill  
Article 10- Keegan  
Article 12- Chunglo  
Motion to sign the warrant.  
Motion: Keegan

Second: Waskiewicz  
Vote: 5-0-0

**3. Consent Agenda**  
**3.1 Consent Agenda**

Minutes	June 20, 2018
Warrants	PR1913, PR1912, AP1913, AP1912S, AP1912
One Day Liquor Licenses	Top of the Campus - Women's Basketball Mullins Center Concourse Concessions 10/31/18, 11/06/18, 11/17/18, 11/20/18, 11/28/18, 12/07/18, 12/12/18, 12/21/18,
One Day Liquor Licenses	Top of the Campus - Men's Basketball Mullins Center Concourse Concessions 10/30/18,11/06/2018,11/09/2018,11/13/18, 11/16/18, 11/19/18,11/28/18,12/04/18,12/21/18,
One Day Liquor Licenses	Top of the Campus - Men's Basketball Mullins Center Court side Floor "Courtside Club" 10/30/18,11/06/2018,11/09/2018,11/13/18, 11/16/18, 11/19/18,11/28/18,12/04/18,12/21/18,
Special Town Employee	Mark Sullivan from D.A. Sullivan asks that the Town review his Special Town Employee Status
November State Election Warrant	Sign the election warrant
COA Outreach Coordinator Appointment	Lauren Hannigan

Motion to approve the consent agenda with removal of Lauren Hannigan.

Motion: Keegan  
Second: Fill  
Vote: 5-0-0

Suzanne Travisano presents Lauren Hannigan for the COA Outreach Coordinator position.  
Motion to approve Lauren Hannigan for the position of Outreach Coordinator.



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Motion: Keegan

Second: Fill

Vote: 5-0-0

**4. Public Comments: 7:00 - 7:15 pm**

**4.1 Public Comments**

Jane Nevinsmith asks that there be signage for the Public Safety Complex to be more direct with their signage on East St.

**5. Town Administrator Report**

**5.1 Town Administrator Report**

David Nixon presents his Town Administrator report.

David Fill gives a brief update on the DPW Director Search Committee; they have applicants, and are scheduling interviews.

**6. Appointments**

**6.1 Landscape Partnership Grant Public Hearing 7:30**

Kestrel Land Trust, with other partners, is pursuing a Landscape Partnership Grant with the State EEOA to conserve land on the Holyoke Range and connecting lowland. We would like to assess the interest of the Town in partnering with us to permanently conserve the following lands:

**Approximately 320 acres (three parcels)** of Town-owned land in the Holyoke Range of Chmura and Bay Roads, identified as tax parcels 8-9, 8-46 and 8-48 and originally acquired by the Town's Water District in the 1950s. Kestrel suggests the Town gift a conservation restriction on these lands or the majority thereof, retaining the right to conduct forestry, non-motorized outdoor recreation, and to continue to use the reservoirs and dams for water supply purposes.

**Approximately 40 acres (8 parcels)** of lowland on the Connecticut River (identified as tax parcels 3-19, 3-17-A, 3-17-B, 3-18, 3-20, 3-21, 3-22 and 3-22-C), including parcels the Town has acquired for back taxes or anticipates acquiring soon. Kestrel suggests the Town gift, or sells at below market value for the price of back taxes owed, fee interest in these parcels for possible inclusion in the Connecticut River Greenway State Park or the Conte National Wildlife Refuge.

Through the Landscape Partnership Grant, the State offers a match of 50% of costs for the conservation of greater than 500 acres of land in a contiguously protected area. The match of 50% to qualify for the state grant dollars can be achieved through private donations, grants by non-state agencies, or through donations of land and conservation restrictions. If the Town were to gift a conservation restriction on its 320 acres of watershed land, and gift or sell at below market value its land on the River, we could use the grant efficiently to leverage the value of that donation, thereby protecting even more land with this grant. Just as important, the Town's granting of a conservation restriction on 320 acres of land would greatly help us achieve the 500 acres minimum threshold to qualify for this grant.

At this point we are seeking a letter of interest from the Town to partner with us to conserve the lands described above.

The Select Board will discuss the 320 acres first and then discuss the 40 acres after.



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This has been recommended by our conservation commission.

The Select Board has expressed concerns that the land be available for townspeople to use the lands for recreational uses as they have been.

Paul Gagnon states that we can put the language into the conservation restriction that will guarantee that these recreational use hunting, fishing, hiking, biking, and snowmobiling on trails.

David Fill states that we could look for signage and kiosks to inform people on what is allowed on the land.

General discussion of the 320 acres.

David Fill states that the reservoir should stay as parking by permit only, but I do think that the no trespassing signs come down.

Motion to approve the letter of intent of endorsement the Land Partnership Grant.

Motion to remove the no trespassing signs at the Parker reservoir contingent upon passing of the DCR restrictions.

Motion: Fill                      Second: Keegan

John Waskiewicz asks that added to that be the permits issued for Bay Rd. reservoir include the Parker reservoir, that it be for town residents only and that you need a permit.

Vote: 5-0-0

Motion to approve the request made by Kestrel subject to a favorable negotiated outcome for our outdoor activities.

Motion: Keegan                      Second: Stanley

Vote: 4-1-0

The Select Board discusses the 40 acres of lowland.

Linda Sanderson states that 5 of the properties are already in tax title and we already own 3 of them.

Joyce Chunglo states that we have had interest from abutting property owners who would like to purchase the property if we are going to take the property and sell or donate it for below property value.

General discussion of the properties and possible uses.

Motion to include the 40 acres in the letter of intent requested by Kestrel with conditions that we can withdraw them as needed.

Motion: Stanley                      Second: Keegan

Vote: 3-2-0

## **7. New Business**

### **7.1 Review of NHVH Real Estate Broker Proposal**

David Nixon states that we went out for Real Estate Broker Services, we have only received one proposal, we typically do a proposal but I am looking for guidance from the Select Board.

David Fill states that the only other option would be able to open it up to non -commercial realtors.

Motion to move forward with Keller Williams.

Motion: Fill                      Second: Fill

Vote: 5-0-0

David Nixon asks who should do the evaluation.

David Fill asked about your conflict.



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David Nixon states that we can have Jennifer do it.  
The Select Board concurs that Jennifer will do the evaluation for the proposal.

## **7.2 MDCR Purchase of land and 120 Day Waiver**

The Massachusetts Department of Conservation and Recreation announces its intention to acquire 5.64 acre parcel of undeveloped forest in Hadley. DCR a waiver of the 120-day waiting period.

Motion to waive the 120 – day waiting period.

Motion: Stanley                      Second: Keegan  
Vote: 5-0-0

## **8. Old Business**

### **8.1 Senior Center, Library and Fire Substation Updates**

Motion to extend Colliers OPM contract until the completion of the Senior Center Building project.

Motion: Stanley                      Second:  
Vote: 5-0-0

### **8.2 Zatyрка Park Update**

David Nixon states give an update on the Zatyрка Park. There is a change order for the project.

Motion to approve to use the Woodchuck fund to fund the Change order request.

Motion: Keegan                      Second: Waskiewicz  
Vote: 5-0-0

## **9. Other**

### **10. Announcements**

Joyce Chunglo announces the Flu Clinic for the Senior Center October 17<sup>th</sup>.

David Nixon states the Greenfield Savings Bank new branch across the street from Town Hall has donated 4 benches to the Town of Hadley.

## **11. Executive Session**

## **12. Adjournment**

### **12.1 Adjournment**

Motion to adjourn

Motion: Keegan                      Second: Stanley  
Vote: 5-0-0

Meeting was adjourned at 8:45 pm.

Respectfully submitted,

Jennifer Sanders James