



Wednesday, June 19, 2019
Select Board Minutes
Town Hall Meeting Room 203 – 6:30 PM

Pursuant to notice duly filed with the Town Clerk, a meeting of the Select Board was held at 6:30 p.m. in the in Room 203, Town Hall, 100 Middle Street, Town of Hadley.

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

Also present were: David Nixon, Town Administrator; William Dwyer, Planning Board; Joe Zgrodnik, Planning Board; Mark Dunn, Planning Board; Jim Maksimoski, Planning Board; Michael Sarsynski, Planning Board; Kimberly Pieffer, Hadley Kids, Inc.; Don Jacobs, Consultant; Linda Sanderson, Treasurer; Lori Tanner, PVPC; Ken Comia, PVPC; Tim Neyhart, Building Inspector; David Waskiewicz, MBC; Jane Nevinsmith, COA; Chris Okafor, DPW Director; John Yusko, Hadley Housing Authority; Patrick Borezo, Library Director; Alison Donta- Venman, Library Trustee;

1. Call to Order

1.1 Call to order

Meeting was called to order by Christian Stanley, Chair at 6:30 pm.

2. Consent Agenda

2.1 Consent Agenda

Warrants	AP1950, AP1950-S, AP1951-2, PR-1948
Voting Tabulator	The Town Clerk asks that the Select Board vote to discontinue use of the ACCU-Vote tabulator and authorize the purchase of new equipment a DS200 for intended use at the March 2020 primary.
Town Treasurer Extension of Agreement	The Town has entered into an employment agreement with the Town Treasurer that will expire June 30, 2019. The Treasurer requests an extension of that agreement (as opposed to a formal contract) until the Select Board has hired a Human Resources Director.

Motion to approve the consent agenda.

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

3. Public Comments: 6:30 - 6:45 pm

3.1 Public Comments

Kim Pieffer states that the School Committee voted to accept the Hadley Kids, Inc. at their meeting tonight. Annie McKenzie will hold the license, but Park & Recreation will manage the day to day.



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4. Town Administrator Report

4.1 Town Administrator Report

The Town Administrator offers his weekly report.

5. Appointments

5.1 6:45 p.m. Planning Board Joint Meeting

Christian Stanley states that we have created a list of topics that we would like to discuss with the Planning Board tonight.

- Examining zoning to maintain affordable housing and to add customers to the water and sewer system.
- Planning for a planner, FY 2021 and beyond;
- Amending zoning restrictions on the size of commercial buildings;
- Recreational vehicles and the river front;
- Coordination of projects and development with DPW;
- Review of the Master Plan and next steps toward implementation.
- Zoning articles for the special town meeting and beyond;

Ken Comia from the PVPC states that he and Laurie Tanner will be working with the Select Board and the Planning Board on the housing analysis to discuss how to maintain the current subsidized housing currently which is at 13%. The town is committed to keeping the current number and to explore the various housing types that are available for grants.

Joe Zgrodnik asks what is the concern here we are the leaders in the valley. It will take us close to 60 years before we fall below the 10%.

Jim Maksimoski states that Barry Roberts is putting in close to 350,000 dollars in a fund for affordable housing to be used for converting affordable housing.

Molly Keegan states that there are people who work in Hadley, but cannot live in Hadley. We need to increase the affordable in housing.

Bill Dwyer states that for affordable housing development you are most likely looking at Rt. 9 and some small spurs off of it.

Chris Okafor states that the sewer plant has been operating at 90% for the last few months.

John Waskiewicz asks if the PVPC if they know of a way to increase capacity for the sewer plant. Are there any grants?

Bill Dwyer states that it might be possible to change the zoning to allow for the big houses to be converted as condos. This would allow for more middle income housing, but it probably would not increase the affordable housing stock.

The discussion moves onto the planning for a planner.

Joe Zgrodnik states that he is concerned about taking away the power from the citizens.

Bill Dwyer states that he is concerned about who the planner would report too.

Further discussion of the planning board and their needs.



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5.2 7:30 p.m. Public Hearing: Water and Sewer Rates

Chris Okafor states that he presented a couple proposals to the boards last week and would like to know what the board thinks about the proposals.

David Nixon states that the board looked at the 2 proposals and created 2 warrant proposals for the town meeting warrant.

The Select Board discusses open the warrant to add the proposed warrant articles.

David Nixon states that we should put together scenarios for the warrant.

Motion to increase sewer rates by 3%.

Motion: Keegan Second: Fill for discussion

David Fill states that he is concerned about raising the rates tonight and if any of these plans don't work then we are still have a big problem.

Vote: 2-3-0

Chris Okafor states that this 3% would be used for capital projects not for operating funds.

6. New Business

6.1 Special Town Meeting 2019 -- Warrant Opened

The Select Board is asked to set a date for the fall Special Town Meeting for October 24, 2019 and to open the warrant on June 19, 2019 with a closure date of August 4, 2019 at 4:00 p.m.

Motion to open the warrant.

Motion: Chunglo Second: Keegan

Vote: 5-0-0

The Special Town Meeting will be on October 24, 2019.

6.2 Municipal Calendar FY 2020

Christian Stanley states that he created the calendar to help the Select Board as they are working through the year.

Motion to approve the recommended calendar.

Motion: Keegan Second: Fill

Vote: 5-0-0

6.3 Building Inspector Assistant

The Building Inspector asks to start his assistant at the 2020 pay rate retroactively on April 29, 2019.



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Tim Neyhart states that he has some money leftover in a salary line, and I would like to pay Dede based back on when you voted on it in April 29, 2019. It is about 1,200 dollars, about 144/week.

Motion to accept the recommendation.

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

6.4 Annual Appointments

The Select Board will appoint staff, volunteers, and officials to municipal committees and services.

Tim Neyhart states that there is a mistake for Andy Klepacki is still on the MBC list.

Motion to appoint the staff, volunteers and officials to municipal committees.

Amended motion to approve the appointed positions only.

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

Motion to appoint Christine Kelley to the Shade Tree committee.

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

6.5 Host Community Agreement for Adult-Use Marijuana facility

Christian Stanley states that we need members for the negotiations for the Community Host Agreement.

Molly Keegan and Christian Stanley volunteer to help negotiate the Host Community Agreement for the Town.

6.6 Human Resources Director Position

Joyce Chunglo and David Fill volunteer to help negotiate the Human Resources Director Position for the town.

6.7 Four Committees

The Chair requests discussion about forming four new committees to address (a) economic development, (b) climate change, (c) civility and inclusiveness, and (d) form of government.

1. The committees are appointed for one-year terms as ad hoc committees to address the mission statement as approved by the Select Board.
2. The membership of each committee will be determined once a pool of applicants has been developed by soliciting letters of interest from the public.
3. Each committee will be subject to the new guidelines outlined in the Appointed Volunteer's Handbook for the Town of Hadley.
4. Each committee will be subject to Commonwealth laws, including the Open Meeting Law, State Ethics Law, and Public Records Law.
5. Each committee shall report to the Select Board on a regular basis.



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Christian Stanley states that we have interest in all 4 committees. I would like to go ahead and meet with them but the thought is that the community will take ownership of these committees. The Select Board agrees that this is not the right time to take on the 4 committees and instead they would like to focus on the civility and inclusion committee.

7. Old Business

7.1 Preparations for the Standard and Poor's Bond Rating Review

Motion to approve the Standard and Poor's Bond Rating Review documents.

Motion: Chunglo

Second: Fill

Motion: 5-0-0

7.2 Classification/Compensation Plan Update

Don Jacobs presents the summary of his final report.

The Select Board then holds a general discussion.

Don Jacobs will come back in July to discuss this further.

7.3 Senior Center, Library, and Fire Substation Updates

Allison Donta- Venman states that they hoped to have the library contract ready for the meeting tonight but Orlando & Annulli are still reviewing the contract. We are hoping that the Select Board will vote to have someone sign on their behalf.

Motion to allow David Nixon sign the library and contractor contract on behalf of the Select Board with the caveat that the contract will be brought back to the whole board.

Motion: Fill

Second: Chunglo

Vote: 5-0-0

Jane Nevinsmith states that the building is coming along and they have run into a small problem with an old water main that is a little difficult but they have a plan. There is a plan to remove the asbestos that they did not foresee.

Joyce Chunglo offers an update on the fire substation. They are working with Carl's Excavating to start digging.

Motion to approve the contract for the fire substation.

Motion: Chunglo

Second: Waskiewicz

Vote: 5-0-0

7.4 North Hadley Village Hall

Christian Stanley states that the vote passed yesterday showing that the town is in favor of knocking down the North Hadley Village Hall and preserving the green space.



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Motion that if North Hadley Village Hall does not sell within six months that we demolish the building.

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

7.5 FY 2019 End of Year Budget Transfers

Motion to move \$22,750 from Veteran's Benefits to Health Insurance.

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

7.6 Route 9 Widening Project Update

The Select Board will discuss the 25% Design Public Hearing for the Route 9 Corridor Reconstruction project in Hadley, MA. The hearing will consist of several segments, following up from the last MassDOT public information meeting on the project back in September 2015:

- MassDOT will be formally releasing the results of the B43 Transit Mobility Alternatives study,
- MassDOT will provide an update on the Transit Signal Priority project for the B43 bus route, and
- MassDOT will formally present the 25% design for the Route 9 Corridor reconstruction project (Route 9 from East St to North/South Maple Street).

The attached legal notice for the hearing was advertised in The Daily Hampshire Gazette on June 11, 2019. Additionally, the attached flyer will be locally posted in Hadley, MA and will also be posted on local PVRTA bus routes as appropriate.

7.7 Hadley Community Electricity Aggregation Project

Christian Stanley states that the informative meeting was recently held to help people understand the community electricity aggregation project.

Jane Nevinsmith reports that 39 people attended the meeting and they did a much better job explaining in person than the letter did.

8. Other

9. Announcements

Jane Nevinsmith states that the new COA has been delivered.

David Fill states that CODERED is going away and everybody needs to sign up for NIXLE.



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10. Adjournment

10.1 Adjournment

Motion to adjourn.

Motion: Stanley Second: Fill

Vote: 5-0-0

Meeting was adjourned at 9:20 pm.

Respectfully submitted,

Jennifer James

APPROVED