



Wednesday, September 25, 2019
Select 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: Christian Stanley, Chair; David J. Fill, II., Clerk; Molly Keegan, Member; Joyce Chunglo, Member
John Waskiewicz, Member: Absent

Also present were: David Nixon, Town Administrator; Jennifer Sanders James, Licensing Coordinator; Denise Barstow, Historical Commission; Dylan Manz, Resident; Tim Van Epps, The Heirloom Collective; Jane Nevinsmith, COA; Bill Dwyer, Planning Board; Linda Sanderson, Treasurer; Jim Counihan, The Heirloom Collective; Chris Okafor, DPW Director; Barry Roberts, Developer; Tom Reidy, Attorney; Carla Mokrzecki, Resident; Don Dion, Resident; Kristin DeBoer, Kestrel Land Trust

1. Call to Order

1.1 Call to order

Meeting was called to order by Chair Christian Stanley at 6:00 pm.

2. Consent Agenda

2.1 Consent Agenda

Minutes	May 15, 2019 and June 12, 2019
Warrants	PR2006, PR2007; AP2010; AP2010S; AP2011; AP2012; AP2012S; WP1959
Memorandum of Agreement	Town Administrator
Memorandum of Agreement	Town Treasurer
Memorandum of Agreement	DPW Director
Appointment of Assistant Treasurer	Dolores Dibrindisi
6 French Street	Assignment of Custodianship to Treasurer
One Day Liquor License	Top of the Campus - Alumni Association Tailgate Tent October 26, 2019

Motion to approve the consent agenda.

Motion: Chunglo

Second: Fill

Vote: 4-0-0



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

3.1 Public Comments

4. Town Administrator Report

4.1 Town Administrator Report

David Nixon offers his Town Administrator report.

5. Appointments

6. New Business

6.1 Community Host Agreement -- Adult Use Marijuana

Motion to accept the Community Host Agreement.

Motion: Fill

Second: Keegan

Vote: 4-0-0

6.2 14 Meadow St. Water/Sewer abatement

Motion to deny the water abatement.

Motion: Keegan

Second: Chunglo

Vote: 4-0-0

7. Old Business

7.1 Special Town Meeting -- October 24, 2019

The Select Board will review and act on the warrant for the October 24, 2019 Special Town Meeting.

The Select Board is asked to re-open the Special Town Meeting warrant to include (1) a proposed zoning district change for senior housing, (2) a water division regulation regarding meter upgrades, and (3) a capital request for the Water Department.

The Select Board is asked to determine the disposition of a \$21,600 CPA article dedicated to the preservation of the Russell School and North Hadley Village Hall. The Select Board has made the Russell School a priority, and the Board could use the funds to conduct a feasibility study on the Russell School. The Community Preservation Act Committee has asked that the funds be returned to the CPA and that the Select Board re-apply for the funds.

Motion to open the Town Meeting Warrant.

Motion: Chunglo

Second: Fill

Vote: 4-0-0



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Motion to add the Senior Overlay, Water Regulations regarding meter upgrades and a capital request articles to the warrant.

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

CPA Article for the NHVH/ Russell School. The CPA would like the money returned to the CPA fund.

Motion not to return the money to CPA.

Motion: Chunglo Second: Fill
Vote: 4-0-0

Motion to close the STM Warrant.

Motion: Fill Second:

7.2 Senior Services Director Appointment

This item was not taken up.

Molly Keegan states that she would like to reinstate the \$9,000 in salary for support staff.

Michael Spanknebel shares 1st year numbers is a complete rebate for \$260,500 – this is the amount of the full contract.

7.3 Szala – APR

The Select Board will act on the Agricultural Preservation Restriction and any associated Conservation Restrictions that may apply to the Szala Property. The Select Board is asked to waive the 120-day waiting period.

Motion to waive the 120 day waiting period.

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

7.4 Niedbala – APR

The Select Board is asked to waive the 120 Day Notice for the APR Niedbala Project, #19B02.

Motion to waive the 120 day waiting period.

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

7.5 Senior Center, Fire Substation, and Library Building Projects Update.

Joyce Chunglo offers the update on the fire substation including a credit from the contractor for piping and hardware and the installation of radiant heating.

Motion to accept credits on piping and hardware.

Motion: Chunglo Second: Fill
Vote: 4-0-0



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Motion on Radiant Heat Installation.

Motion: Chunglo Second: Fill
Vote: 4-0-0

Motion to approve the Senior Center change orders.

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

The Senior Center is hoping for an April 1st ribbon cutting.

Motion to negotiate the contract for retaining wall for \$8,000 ceiling.

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

Motion to negotiate on the dining room wall up to \$2,500.

Motion: Fill Second: Keegan

Motion to hold engineering accountable for the specs.

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

7.6 SWOT Analyses

David Nixon offers his SWOT Analysis for the Town Administrator.

Jennifer Sanders James offers her SWOT analysis for the Licensing Coordinator and Assistant Procurement Officer position.

Bill Dwyer offers the SWOT analysis of the Planning Board.

Linda Sanderson offers the SWOT analysis of the Town Treasure position.

8. Other

Motion to approve an additional One Day Liquor License for Top of the Campus.

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

9. Announcements

David Fill asks that people return their permissions for the DPW to work on the ditches. We can't work on them until we receive the permission slips.

Joyce Chunglo offers condolences to the family of Helen Waskiewicz.

Christian Stanley announces the raffle for the COA.

10. Executive Session

10.1 Executive Session -- Contract Negotiations -- Dispatch



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The Select Board will vote to enter into executive session as per the provisions of MGL Chapter 30A, Section 21(a)(3): "To discuss strategy with respect to collective bargaining ... if an open meeting may have a detrimental effect on the bargaining ... position of the public body and the chair so declares...." -- Dispatchers.

Motion to enter into executive session as per the provisions of MGL Chapter 30A, Section 21(a)(3): to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares Dispatchers and not to reconvene in open session.

Motion: Keegan

Second: Fill

Christian Stanley states as Chair of the Hadley Select Board, I state that the Board has moved and seconded to enter into executive session, and that I state that discussing the matter in open session will have an adverse effect on the Town of Hadley.

Roll Call Vote: Fill: Aye; Keegan: Aye; Stanley: Aye; Chunglo: Aye

11. Adjournment

11.1 Adjournment

Meeting was adjourned at 8:35 pm to executive session.

Respectfully submitted,

Jennifer Sanders James