



TOWN OF HADLEY  
SELECT BOARD  
November 8, 2012  
Meeting Minutes

Meeting convened at 6:00 p.m., Room 203, Town Hall.

**Present:** Chair Gloria DiFulvio, Joyce Chunglo, Daniel Dudkiewicz, David Moskin

**Absent:** Brian West

**Also in Attendance:** David Nixon (Town Administrator); Peg Jekanowski, (Administrative Assistant); Richard Trueswell (TV-5); Tim Neyhart (Building Inspector); Willy Danylieko, (Electrical Inspector); John Mieczkowski, Ken Danforth, Gary Bernhard, Ellen Morbyrne, Catherine Gobron,

**Announcements**

Joyce Chunglo announced that the Hadley Mothers' Club would be holding a Vendor Fair on Saturday November 17<sup>th</sup> from 9:00 am until 3:00 pm at Hopkins Academy. Also, there is a relief drive for victims of Hurricane Sandy at Hadley Town Hall, please bring donations by November 9<sup>th</sup>.

**Appointment: Tour of Russell Street School and meet with North Star Officials & Town Inspectors.**

The Board walked to the Russell School for a tour of the facility. Chair DiFulvio asked to go through the building and North Star representatives, who currently lease the building, would discuss the use for the room, after which Town officials would discuss any points of concern. North Star officials started with the "common room" and stated it is used as a social space and sometimes as a meeting room. Building Inspector Neyhart stated that there were no structural problems with the room but noted that there had been code violations with furniture in the past...though these concerns were being addressed. Electrical Inspector Danylieko stated that kitchen equipment in the room was in violation as it was not wired properly. North Star officials stated that the wiring for this room was done and brought up to code, further stating that Danylieko's company had done the work...to which Mr. Danylieko replied it was not his company, that he is retired.

Mr. Neyhart pointed out the conditions of the bathroom that are substandard. He also pointed out the west entrance/exit that is not being used due to the poor shape of the west portico. North Star officials point out that there are signs and no one uses the west doors or the doors facing Route 9. North Star also stated that they have remodeled the front bathroom and it is up to code. Mr. Neyhart acknowledged that bathroom is in good shape. Mr. Neyhart went on to address egress issues due to conditions of steps.

After viewing other interior and exterior portions of the facility, the Board and Town Inspectors discussed issues and plans for the building with North Star School. Building Inspector Tim Neyhart stated that he is in constant communication with North Star officials and they have responded to most of the issues that he has brought to their attention. He went on to state that his concerns are more with the exterior of the building, specifically the roof is an issue, as is the brick work and foundation. Plumbing and electrical work is also of concern. He also emphasized that subletters are of concern, especially if in the basement, as there is not proper egress. North Star stated there had been miscommunication in the past and there will be no one in the basement going forward.

North Star officials stated they are happy at the school but that they need to know if the building is sustainable and if not how much time they have to stay there. A letter from the inspectors to the Select Board had recommended the tenants be out by January 2013, but Mr. Neyhart stated that it was the Board's decision. Ms. DiFulvio asked if they would condemn the building, Mr. Neyhart responded "No" but went on to state that critical issues need to be addressed, especially the heating system. Mr. Nixon reminded the group that there is a revolving fund with rental proceeds that go back into the building; these funds could potentially cover some repairs.

Mr. Neyhart stressed that even though he is not "condemning" the building; that does not mean the building is safe. If the building is going to be saved, it will need a lot of money, and if the building is repaired, does the Town want to continue to rent it or use it for the Town's own needs.



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North Star officials stated that they need to know the plans for the future of the building. They asked for adequate time to find appropriate space.

Joyce Chunglo made a motion to finish the lease with North Star finish the lease and shut down at end of school year. Dan Dudkiewicz seconded the motion. North Star officials stated that would be very difficult them and asked to negotiate an additional year.

Discussion ensued about repairs, funding, triggering code compliance requirements. Joyce Chunglo rescinded her original motion. ***Gloria DiFulvio made a motion to fix immediate safety concerns and give North Star until July 2014 to vacate the building, barring any major problems, and continue discussions based on information from feasibility studies in order to make any further determination in regards to the Russell School. Motion Seconded by David Moskin, and passed with a vote of 4-0-0. (Brian West absent).***

***At 7:20 pm Dan Dudkiewicz made a motion to adjourn, seconded by David Moskin and passed with a vote of 4-0-0.***

Meeting adjourned at 7:20 pm.

Respectfully submitted,

Margaret J. Jekanowski  
Administrative Assistant

Approved 12/05/2012