



Wednesday, January 3, 2018
Select Board and All Board Meeting Minutes
Hopkins Academy Cafeteria – 7:00 pm

Pursuant to notice duly filed with the Town Clerk, a meeting of the Select Board and All Boards was held at 7:00 p.m. in the Cafeteria in Hopkins Academy, Town of Hadley.

Present were: Molly Keegan, Chair; Joyce Chunglo, Clerk; Gerald Devine, Member, John Waskiewicz, Member

Also present were: David Nixon, Town Administrator; Heather Klesch, School Board; Annie McKenzie, Superintendent; Jane Nevinsmith, COA; Matt Kushi, Ag. Commission; Denise Barstow, Historical Commission; Marlo Warner, DPW Director; Maureen Devine, Library Trustee; David Tudryn, MBC; Mike Mason, HPD; Andy Klepacki, P & R; Rosalie Weinberg, COA; Patrick Borezo, Library; Alison Donta Venman, Library Trustee; Daniel Zdonek, Assessor; David Waskiewicz, MBC; David Moskins, Hadley Media; Paulette Kuzdeba, Conservation Commission; Linda Sanderson, Treasurer; William Dwyer, Planning Board; Diane Kieras- Ciolkos, P&R, Gabriel Owen, Finance Committee; Terry Yusko, Finance Committee; Andy Morris Friedman, CPA; Tim Neyhart, Building Inspector; Jennifer Sanders James, Licensing Coordinator; Suzanne Travisano, COA Director; Adam Goodman, Conservation, Commission; Amy Fyden, Finance Committee; Marjorie Townsend, Historical Commission, Judy Stone, Historical Commission; Janice Stone, Conservation Commission

1. Call to Order

1.1 Call to order

Molly Keegan calls the meeting to order and welcomes the boards and committees. She then further states that the purpose of this meeting is to present the update of the master plan and thanks the Planning Board for all of their hard work in this massive project.

2. Appointments

2.1 All Board Meeting

Jim Maksimoski welcomes everyone to the review of the update of the master plan. The master plan must be updated according to MGL every 10 years or so. We gather comments through public survey, focus groups, public forums and a large stakeholder meetings and the PVPC assembled the master plan update for us. The results of the 2015 master plan update reflect lots of the same things that the original plan did, such as preserving our natural and rural area, preserve agriculture, quality public services, schools and the environment. The master plan shares the responsibilities of the boards and commissions, many of you may not be aware of the additional responsibilities of the your boards. There are a couple items that will continue to remain on our lists such as public housing - 10% of housing stock will remain affordable, we could be in trouble in 60 years if we do not maintain that.

Jim Maksimoski then opens up the floor general questions and discussions.

Molly Keegan inquiries about the implementation, and how things will be implemented, she states that there needs to be someone driving the plan. There are some boards and committees



Wednesday, January 3, 2018
Select Board and All Board Meeting Minutes
Hopkins Academy Cafeteria – 7:00 pm

that the Select Board can direct but there are many that are elected or not under the purview of the Select Board.

Jim Maksimoski states that the Select Board cannot form an implementation committee that falls under the purview of the Planning Board. However, the master plan is too big for any committee to direct.

Molly Keegan states that she feels that someone should be driving and collecting information. She suggests that they have quarterly meetings to address the master plan implementation. We could do it jointly.

Jim Maksimoski states that a quarterly meeting is too often, perhaps every 6 months or once a year would suffice for an update.

Bill Dwyer states that every board and committee should review their copy of the master plan for their department; the planning board could act as a clearinghouse. Every board or committee could then assign someone as the Planning Board contact. If you have better ideas, questions or such contact us, the Planning Board.

Further general discussion of the master plan update.

Joyce Chunglo inquires if we should implement a long range planning committee again.

Jim Maksimoski states that we could try to bring it back, but that committee disbanded because of lack of interest.

Jim Maksimoski then answers a question from the audience about a success and a failure from the current master plan. A success was the definition of what a colonial residence in the Town of Hadley, is now established. A failure was cluster housing this was brought up 2 times at Town Meeting and was voted down twice, so it is not even mentioned now in the Master Plan. More general discussion of the master plan update.

2.2 North Hadley Village Hall Sale

Molly Keegan states that we went out to bid on NHVH a while ago and then there was the thought of perhaps putting the fire substation on the property. The MBC brought up recently that we still needed to act on this.

Gerald Devine states that the MBC wants to move forward with the sale of NHVH, and they want to make sure that we do this the right way this time when we go back out. This is a good opportunity for all of the committees that are involved to state what the requirements are for your committees.

Jim Maksimoski states it could be many things with a zoning variance and gives several instances of zoning variations.

Gerald Devine asks the Historical Commission for their opinions.

Marjorie Townsend states that NHVH is in the North Hadley historic district, which means that the outside of the building cannot be changed.

David Tudryn states that we worked with the HHC to put forward the historic restrictions on the property; we also looked at an easement on the property to allow access to lake.



Wednesday, January 3, 2018
Select Board and All Board Meeting Minutes
Hopkins Academy Cafeteria – 7:00 pm

Gerald Devine states that there was a sunset provision on the RFP with a sunset clause. Town Counsel stated that we do not need to go back to Town Meeting but that we do need to go back out for bid.

David Tudryn states that the MBC still recommends that we still go forward with the selling with the historic preservation.

Andy Morris - Friedman asks about the selling of 2 lots not just the one where the hall is located but the adjacent one as well.

David Nixon states that he first must disclose a conflict of interest, because he is part of an organization interested in purchasing this building, so he is restricting his comments to the factual portion of this, and that Jennifer James will take over the administration of this RFP. There is one lot that contains the playground, the lake access and the building, so we are able to proceed with the RFP.

Amy Fyden inquires what the plan for the fire trucks is.

Tim Neyhart states that we need to check up on the legality of building on the lot.

Bill Dwyer states that the planning board has been looking into that there is money coming in from Mr. Roberts for the senior housing it is payment in lieu of taxes, which is a cash payment to the town instead of dedicating a number of individual condominiums to affordable housing. Likewise, we have another developer who will also trigger the number which will make him have to contribute toward affordable housing. We have money come in and we need somewhere to put it, if we had a housing trust, then we could include the CPA funding and we could use it toward affordable housing in Hadley. There would be lots of moving parts, but this could allow for affordable housing in town and preserve NHVH's historical restrictions.

Further general discussion of NHVH.

3. Other

Molly Keegan states that we want to alert everybody to opportunities to volunteer on boards and committees.

Jennifer Sanders James states that the following committees have openings:

Shade Tree, Finance Committee, Agricultural Commission, NHVH subcommittee; Cultural Commission, Cemetery Committee, and Hadley Media.

Molly Keegan thanks everyone for attending.

4. Announcements

5. Adjournment

5.1 Adjournment

The meeting was adjourned at 7:36 pm.