



Wednesday, May 16, 2018
 Select Board Minutes
 Town Hall Meeting Room 203 – 7:00 pm

Pursuant to notice duly filed with the Town Clerk, a meeting of the Select Board was held at 7:00 p.m. in the in Room 203, Town Hall, 100 Middle Street, Town of Hadley.

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

Also in attendance were: David Nixon, Town Administrator; Gabriel Owen, FinCom; Jennifer Sanders James, Licensing Coordinator;

1. Call to Order

1.1 Call to order

Meeting was called to order at 7 pm, by Joyce Chunglo, Chair.

2. Consent Agenda

2.1 Consent Agenda

Minutes	April 4, 2018; April 11, 2018;
Warrants	AP1845-2; PR-1845; AP1844; AP1844DPW
Proclamation	Grace Koehler - 2018 Recipient of the Silver Star Award Girl Scouts
Proclamation	Eve Lanzafame - 2018 Recipient of the Silver Star Award Girl Scouts
HPD Resignation	Special Police Officer - Ian MacDonald
Surplus Property	Town Hall Electronics
Ch. 61A Waiver of Right of First Refusal	Allard Property
Granby 250th Parade	Select Board Participation
Sunderland 300th Parade	Select Board Participation
Hadley Media Board Appointment	Linda Castronovo
Permission for Highway Contracts to executed and administered	By FRCOG per recent bids

Motion to approve the Consent Agenda with the removal of the proclamations.

Motion: Keegan Second: Fill

Vote: 5-0-0

John Waskiewicz abstains from the Highway FRCOG vote.

Vote: 4-0-0



Wednesday, May 16, 2018
Select Board Minutes
Town Hall Meeting Room 203 – 7:00 pm

Joyce Chunglo gives the Girl Scout Silver Awards for the Town of Hadley to Grace Koehler and Eve Lanzafame 2018 Recipient of the Silver Award Girl Scouts.
Eve Lanzafame and Grace Koehler both briefly described their projects.

3. Public Comments: 7:00 - 7:15 pm

3.1 Public Comments

4. Town Administrator Report

4.1 Town Administrator Report

David Nixon presents his Town Administrator report for the week of May 16, 2018.

5. New Business

5.1 Public Hearing - Hillside Pizza - On Premise Malt & Wine License 7:15 pm

Jack Lindner states that he is one of the owners of Hillside Pizza, and he would like to add beer and wine to their menu. They already have a beer and wine at their other location in Bernardston.

Joyce Chunglo inquiries about the patio.

Jennifer Sanders James that Tim Neyhart has the final say on that, it has to be fenced in for there to be alcohol. I don't believe that would work at this time. They would have to amend it at a later time.

John Waskiewicz states that he has had an abutter contact him about concern about the noise level.

Jack Lindner states that they close at 8 pm and all of their music is in the building. They do not pipe anything outside. Also, all of our servers will be TIPS certified.

David Fill suggests that they work to move forward on the patio space.

Motion to approve the On-premise Malt & Wine license for JKBC, LLC. dba Hillside Pizza.

Motion: Keegan Second: Fill

Vote: 5-0-0

5.2 South Maple Street Project

In February of 2018, WS Development/Mountain Farms Mall received site plan approval from the Hadley Planning Board for an outparcel development project at Mountain Farms Mall to demolish the vacant buildings previously occupied by Burger King and Florence Bank in favor of constructing (2) new buildings totaling approximately 25,000 sf. As part of the site plan approval application, a traffic study was completed by Ron Muller & Associates, which provided suggested recommendations for the re-striping of South Maple Street and modified turning movements to/from Mountain Farms Mall and South Maple Street. The Hadley Planning Board recommended that these recommendations be "Peer Reviewed" by an engineer of their choosing, Fuss & O'Neill, and together our engineer & the Town's engineer agreed that the attached re-



Wednesday, May 16, 2018
Select Board Minutes
Town Hall Meeting Room 203 – 7:00 pm

striping plan was the best option in creating the safest roadway condition. This proposed plan will provide a refuge area for vehicles making left turns into and out of the driveways along South Maple Street. This will also improve vehicular and bicycle safety by reducing speeds and providing wider shoulders, and reduce traffic delays at the Mountain Farms Mall and Hampshire Mall driveways. All proposed signing and striping are in compliance with the MUTCD. WS Development will defer to the DPW Director, Marlo Warner, on how he would like them to remove the existing striping, but their preference would be to buff or black out the existing striping. All re-striping will be paid for by WS Development/Mountain Farms Mall.

The representative from WS Development/Mountain Farms Mall about their updated plan for the Mountain View including a traffic study and a peer review of the traffic review. Between the reviews they developed the best plan and that is what is front of you now. DPW Director Warner stated that he said that he was in favor of this plan. I know that MASS DOT will be coming in and they will be working on S. Maple St. shortly. All cost of this project will be paid for by WS Development.

David Fill states that Marlo Warner wanted to ensure a few things, one being that the work will be done at night, permitting from the DPW needs to be done, and that all associated costs will be picked up by WS Development including police details.

Rep - states that we would like to start on the project in July/August this year. We would like to get it done before winter.

The Select Board would like the road done before school starts.

Motion to the site plan approval for WS Development/Mountain Farms Mall subject to any conditions of the DPW, and Public Safety Personnel.

Motion: Keegan Second: Fill

Vote: 5-0-0

5.3 Memorial Day Parade

The American Legion invites the Select Board to participate in the Memorial Day Parade, Sunday May 27. The American Legion asks permission to use the Senior Center lot and parking area for the event.

Motion to approve the American Legion to use the Senior Center lot and parking area for the Memorial Day Parade.

Motion: Second:

Vote: 5-0-0

5.4 Free Cash Certification Schedule Update



Wednesday, May 16, 2018
Select Board Minutes
Town Hall Meeting Room 203 – 7:00 pm

David Nixon states that we have an update on the certification process and the calendar dates have been updated.

Motion to approve the calendar.

Motion: Keegan Second: Stanley

Vote: 5-0-0

5.5 Water Abatement - 44 Mt. Warner Rd.

This abatement is due to a software error.

Motion to approve water abatement for 44 Mt. Warner Rd.

Motion: Keegan Second: Fill

Vote: 4-0-1

John Waskiewicz abstains.

5.6 Water Abatement - 180 Russell St.

The DPW is requesting water abatement for 180 Russell St., due to a clerical error

Motion to approve water abatement for 180 Russell St.

Motion: Keegan Second: Fill

Vote: 4-0-1

John Waskiewicz abstains.

6. Old Business

6.1 Senior Center and Library Updates: Senior Center Design Contract Amendment

The Senior Center OPM requests that the design contract for the Senior Center be amended to account for the additional work associated with coordinating with the library project in preparation for filing a unified site plan with the Planning Board. The Select Board is asked to approve.

Christian Stanley states that everything was submitted to planning board yesterday and the upcoming meeting on June 19th. The plan will submit for peer review.

Motion to approve the amendment to account for the additional work for coordinating with the library project.

Motion: Keegan Second: Fill

Vote: 5-0-0

6.2 Annual Town Meeting: Treasurer, Collector, and Fire Substation Ballot Vote

The ballot vote must occur no later than September 15, 2018 and can occur no earlier than 35 days after the Annual Town Meeting, giving us a range from June 20 to September 15. State law prevents us from scheduling the ballot on the September 4 primary.



Wednesday, May 16, 2018
Select Board Minutes
Town Hall Meeting Room 203 – 7:00 pm

The Select Board discusses possible dates for the upcoming ballot vote and chose June 21st from 12- 8pm.

The form of the question as dictated by the Department of Revenue is:

"Shall the Town of Hadley be allowed to exempt from the provisions of proposition two and one-half, so called, the amounts required to pay for the bond issued in order to build a fire substation for the Fire Department?

Yes _____ No _____"

Motion to hold special election on June 21st from 12 pm - 8 pm and after changing the word from building to build approves the form of the question.

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

The Select Board is asked to petition the Massachusetts legislature for acts of special legislation to change the Treasurer and Tax Collector from elected to appointed positions.

Motion to approve petition to the Massachusetts legislature for the acts of special legislation to change the Treasurer and Tax Collector from elected to appointed positions.

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

6.3 North Hadley Village Hall

The Select Board agreed to reconsider the sale of North Hadley Village Hall after the Annual Town Meeting. Sale of the property is subject to procurement under MGL Chapter 30B, Section 16. The old bid documents are attached, and should be updated and streamlined.

David Fill asks is there is a reason why we haven't gone to a commercial realtor instead of doing a traditional RFP.

David Nixon states that it is doable through procurement law.

General discussion of the NHVH RFP and real estate broker.

6.4 Hampshire Council of Governments

Gabriel Owen states that we need a new councilor for the HCG. My term is over and the town needs a new councilor.

David Nixon states that we have not received any interest for the position.

The Select Board decides to continue to look for a new councilor.



Wednesday, May 16, 2018
Select Board Minutes
Town Hall Meeting Room 203 – 7:00 pm

6.5 Ambulance Service Update

Joyce Chunglo states that there will be an update email with the 2nd draft of the document for everyone to look over on Friday.

7. Other

David Fill wants to form an advisory group for an LED Lighting Advisory committee to research these changes, and he is requesting letters of interest for the committee.

8. Announcements

David Fill announces North Hadley Sugar Shack Tractor Pull on Saturday 10 am.

Joyce Chunglo announces that the Fire Department is hosting a retirement party for Stanley Sadlowski at the YMC.

David Fill announces please ensure that your dog's license is up to date.

9. Executive Session

9.1 Executive Session -- Litigation

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

Olde Hadley Post 271 v. Town of Hadley: Land Court Misc. Case No. 2018-MISC-00190-MDV

Joyce Chunglo states as Chair of the Select Board, I declare that we will enter into executive session for Olde Hadley Post 271 v. Town of Hadley and not to reconvene in open session.

The Select Board does not have any updates and no need to enter into executive session.

10. Adjournment

10.1 Adjournment

Motion to adjourn.

Motion: Fill Second: Stanley

Meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Jennifer Sanders James