Present were Chair Andrea Miles, Vice Chair Jeff Cyr, Clerk Christopher Geraghty, member Sarah Etelman, member Bruce Forcier, and Town Administrator Michael J. Sullivan.

CALL TO ORDER
Miles called the meeting to order at 7 p.m.

APPROVAL OF MINUTES
Forcier motioned to approve the minutes of Sept. 3, 2019. Cyr seconded. All in favor.

ANNOUNCEMENTS
Forcier noted a designer handbag bingo fundraiser for the new senior center on Oct. 18 at St. Theresa’s Church. He also highlighted a Sept. 22 trek the Bike/Walk Committee is hosting.

Etelman announced she has been diagnosed with pancreatic cancer. She is doing fine, but has a compromised immune system, which is why she is wearing a mask during the meeting. She appreciates the support she’s received from the public.

OPEN FORUM
John Howard asked about the town’s Green Communities status. Sullivan said the town has not received a final report from the schools. He and Facilities Manager / Health & Safety Coordinator Matt Cowie waited in the Selectboard Meeting Room Monday night in anticipation of the Sustainability & Energy Committee meeting to which Howard invited Sullivan to offer an update, but no members showed up. It turns out, the SEC met at the library, but also did not post their meeting, which would have detailed where it was taking place. Sullivan said he doesn’t feel the town will be able to have everything needed for a baseline in time for the Green Communities October deadline, but will do its best to work toward it.

Joanna Brown noted a writers’ conference will be held Oct. 5 at Mount Holyoke College for writers and writers-to-be.

CONSENT AGENDA
Forcier motioned to accept the consent agenda, which consisted of a request for a Multi-Date All Alcohol License for Steven McCray on Sept. 28, Sept. 29, Oct. 4-6, Oct. 11- 14, Oct. 18 -20, Oct. 25 – 27; requests for One-Day Beer & Wine licenses from Nichole McClellan on Oct. 10 & 11; and a request for a One-Day Beer & Wine License for David Capriati for Sept. 19. Cyr seconded. All in favor.

PUBLIC HEARING – REDEVELOPMENT & RENEWAL PLAN
Miles opened the hearing at 7:05 p.m. Conservation Administrator / Planner Anne Capra conducted a public hearing on the South Hadley Falls Urban Redevelopment & Renewal Plan. The presentation and an executive summary of the plan can be found on the Redevelopment
Cyr asked if there are tax incentives for development. Yes, there are. He asked if variances will be allowed for certain parcels that don’t meet the minimum requirements. Capra said the plan allows for waivers which developers would seek for relief.

Geraghty asked how binding the plan is, and if incentives would be lost if the town strays from the exact plan. Sullivan said the plan can be amended, though it depends on the degree to which the change affects the plans through the DHCD. It is not demanded the town follow the plan exactly. There are means to look for an appeal and make amendments. Town of South Hadley Planner Richard Harris said the Planning Board will look at a request for waivers. The way the plan is written is a vision, which allows for fluidity to meet the market.

Howard asked about taking into account 100-year flood plans for floods that might occur much earlier than 100 years. Capra said flood plain considerations are part of any site plan review that occurs. If a project is within the 100-year flood plain it triggers review under the Conservation Commission. FEMA is currently updating flood maps which will be accommodated in the town’s review of projects.

Bruce Rivest of 38 Bridge Street asked if any laws were being changed. Capra said no, the design principles outlined about the type of development the town wants to encourage in the Falls really supports that type of development. It doesn’t call for changing existing zoning laws on the books right now.

George Francis of Summit Street asked about compensating homeowners near Buttery Brook. Capra said that is tied to a concept developed out of the 2012 SDAT when residents said it would be great to develop a path along Buttery Brook into the Falls for a pedestrian riverwalk. Capra said it is just a concept. If it were to come to fruition it would require an intense feasibility study and planning effort. If the town decided it was right to do, permittable, and made sense, then the town would need to see if property owners would grant easements. It would be a long process working with all the property owners if alignment was feasible. Harris said if it came to fruition, compensation could be incorporated into the project developer’s fee.

Miles closed the public hearing at 7:45 p.m. Cyr moved to approve the plan to send to Town Meeting to vote on at the Nov. 20 Special Town Meeting. Etelman seconded. All in favor.

TRASH FEE WARRANT
Forcier motioned to approve the request for a Trash Fee Warrant for the billing date of Aug. 23, 2019 in the amount of $483,825. Cyr seconded. All in favor.

NOMINATION PAPER AVAILABILITY
Sullivan said the town clerk informed him today she is considering putting out local election nomination papers along with presidential nomination papers tomorrow. Sullivan said he is waiting on the advice of town counsel regarding the matter. The clerk would also like to ask Town Meeting through a warrant article on Nov. 20 to move the annual town election from April
14 to March 3, which is the presidential primary. This would be a substantial savings for the town. Elected board members voted out of their positions would remain in their seats until April 15.

**RESIGNATION**
Forcier accepted the resignation of Christine Quigley from the Zoning Board of Appeals. Cyr seconded. All in favor.

**FD2 PARKING REQUEST**
Sullivan said he heard back from town counsel about the FD2 fire hydrant / parking space issue. FD2 does not have the authority to black out parking spaces. The Selectboard is the entity that would grant permission, unless an emergency could be identified. In this case, Sullivan said, he doesn’t think FD2 is attempting to do that, but just accommodate the patrons to whom they’re selling water.

Etelman said the idea that parking is being reserved in front of the district, taking away spots from businesses and residents, for one particular pool company to not be inconvenienced when filling up with FD2 water, bothers her. She is not concerned with how the spaces were blacked out or who did it, but she is concerned about making special concessions as a town for one particular business that shouldn’t need it.

Sullivan said town counsel suggested the fire hydrant be covered when not in use, so the public is aware.

Miles said she would like the board to consider asking FD2 to do that until a permanent remedy can solidify. Cyr said he had no problem restoring the parking spaces and asking the district to bag the hydrant when not in use.

Forcier motioned to direct Sullivan to write a letter informing the district to return the spaces and bag the hydrant when not in use. Cyr seconded. All in favor.

**NOV. 20 SPECIAL TOWN MEETING**
The Special Town Meeting will be held in the town hall auditorium on Nov. 20 at 6 p.m. Department heads must submit any articles to Sullivan by Oct. 15. Oct. 22 will be the deadline for citizen petitions. The Selectboard will review and approve the final warrant Nov. 5. The warrant will be distributed electronically Nov. 6. There will be a TA review of the warrant and Appropriations hearing on Nov. 13. Sullivan said there are eight or nine warrant articles thus far.

**TA REPORT**
**WESTERN MASS ECONOMIC DEVELOPMENT PLAN COMMITTEE**
Sullivan said Conservation Administrator/Planner Anne Capra did an outstanding job presenting South Hadley’s annual economic outlook. He noted everyone most wanted to discuss South Hadley’s dog park.

**SOUTH HADLEY INTERNAL TRASH TEAM**
Sullivan said the team met a second time to discuss possible scenarios and their cost. He said regardless of which is chosen, the next contract will cost the town more money due to the trash industry increasing the price of trash disposal across the state – and nation. Additionally, income from recycling is decreasing.

For the full TA report, see the Sept. 17 packet on the Selectboard page of the town website.

ADJOURN
Forcier motioned to adjourn. Cyr seconded. All in favor. The meeting adjourned at 8:14 p.m.

RESPECTFULLY SUBMITTED
Kristin Maher
Executive Assistant to Administration