

Jeff Cyr, Chair
Nicole Casolari, Vice Chair
Carol Constant, Clerk
Andrea Miles
Renee Sweeney

Lisa Wong
Town Administrator

HYBRID SELECTBOARD MEETING AGENDA

TUESDAY, FEB. 17, 2026 - 7 P.M.

SOUTH HADLEY SENIOR CENTER MULTI-PURPOSE ROOM

Join Zoom Webinar from your computer:

<https://us02web.zoom.us/j/81811267697?pwd=a19F8bUs4p7lUyLBZ410xku8W3C2N.1>

By phone: 1 646 558 8656 | **Webinar ID:** 818 1126 7697 | **Passcode:** 090131

Watch live on SHCTV Channel 15 or <https://shctv15.com/watch-live/>

Note: Not all topics listed here may be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. This meeting may be audio and/or visually recorded.

1. CALL TO ORDER
2. ANNOUNCEMENTS / PUBLIC COMMENT
3. BUDGET TASK FORCE – PUBLIC COMMENT PERIOD
4. APPROVAL OF MINUTES
Draft Minutes of Feb. 3, 2026
5. 7:05 P.m. Delaney’s Public Hearing – New Beer & Wine License

Documents:

[DELANEYS MARKET, LLC NEW LICENSE APPLICATION.PDF](#)

6. TRI-ANNUAL INTERVIEWS & APPOINTMENTS

- A. Rachel Leach – Historical Commission
- B. APPOINTMENTS

Documents:

[RACHEL LEACH - HISTORICAL COMMISSION.PDF](#)
[FEBRUARY 2026 TRI ANNUAL APPTS.DOCX](#)
[BOARD AND COMMITTEE VACANCIES.PNG](#)

7. NEW BUSINESS

- A. Farmer Distillery Pouring Permit Fee
- B. Sewer & Trash Fees
- C. South Hadley Gift Agreement
- D. December Quarterly Report
- E. DCR Notice of Proposed Acquisition of Land, South Hadley, 301 CMR 51.00; #P-001110
- F. ANNUAL TOWN ELECTION – BALLOT QUESTION
- G. Traffic Review Committee – mid year update
- H. PILOT Overview
- I. DLS Management Review

Documents:

[A. MEMO FARMER DISTILLERY POURING PERMIT.PDF](#)
[B. FY27 CURBSIDE COLLECTION FEE LETTER.PDF](#)
[B. FY27 SEWER FEE LETTER.PDF](#)
[B. CWMP IMPROVEMENTS TIMELINE AND COST ESTIMATES.PDF](#)
[C. SHADLEY GIFT AGREEMENT \(002\) 1 20 26.PDF](#)
[D. DEC 25 COMPREHENSIVE QUARTERLY REPORT.PDF](#)
[E. DCR NOTICE OF PROPOSED ACQUISITION OF LAND, SOUTH HADLEY, 301 CMR 51.00 P-001110.PDF](#)

8. OLD BUSINESS

- A. Health Insurance Update
- B. FY2027 Budget
- C. Special Town Meeting
- D. Town Administrator PBE

9. REPORTS

10. ADJOURN



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM

APPLICATION FOR A NEW LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN

STATE

ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:

RECEIVED
 TOWN OF SOUTH HADLEY
 SELECTMEN
 JAN 23 2006
 KM
 9:55AM

Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358

Online Form Submittal: Application for Appointment to Board, Commission, or Committee

noreply@civicplus.com <noreply@civicplus.com>

Wed, Feb 4, 2026 at 9:23 AM

Reply-To: noreply@civicplus.com

To: sgmeiner@southhadleyma.gov, kmaher@southhadleyma.gov, zingram@southhadleyma.gov

Application for Appointment to Board, Commission, or Committee

Step 1

Committees

Before the Selectboard or other appointing authority makes appointments, they would like to know a little about you and why you feel you could contribute to the board or committee. Please take a few minutes and complete the brief expression of interest information below and click submit to send your application for consideration.

Please Note: *When submitting online, when you click the "submit" button you are agreeing to read a copy of the Massachusetts General Laws Chapter 268A "Conflict of Interest" provided by the Town Clerk, if appointed, and to the best of your abilities agree to abide by the provisions of the statute. You may receive a phone call to confirm your interest in the appointment.*

Choose up to TWO From the *Field not completed.*
Following

List your board or committee choices here in the order of preference. If you selected "Other" above, please indicate which board or committee to which you wish to apply.

Please give any details regarding your interest in this appointment. I'm a former librarian and archivist interested in fostering South Hadley's local history by supporting the preservation of historical buildings and records that reflect and sustain the town's heritage.

Please Provide the Following Information

Name Rachel Leach

Email [REDACTED]

Address1 23 Pine Street

Address2	<i>Field not completed.</i>
City	South Hadley
State	Massachusetts
Zip	01075
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Cell Phone:	<i>Field not completed.</i>

General Questions

Are you a registered voter in the Town of South Hadley?	Yes
Are you a Town Meeting Member?	No
Is any of your immediate family employed by the Town of South Hadley?	No
Do you now or have you previously served in town government?	No
What skills and experience do you have? (Knowledge, other volunteer experience, employment experience, etc.)	Knowledge management, archiving, digital preservation, web and software development
Please list any additional information you think may be helpful in reviewing your application.	<i>Field not completed.</i>
How did you learn of the vacancy you are applying for?	Town Website
If you indicated another resident or other above, please provide the resident's name or provide additional details.	<i>Field not completed.</i>
Upload a Letter of Interest	<i>Field not completed.</i>

February 2026 Tri-Annual Appointments

Sustainability & Energy Commission (2026, 2028)

Olivia Aguilar

Veterans Council (2026 x 2, 2028)

George Francis

Stephen A. Romeo

Adam Jajko

Historical Commission (2026 x 2, 2028)

Robert Szklarz

Rachel Leach

Conservation Commission (2 Assoc 26/28, 1 Reg 2026)

Adam Jajko

Board/Committee	Total Number of Members
<u>Appropriations Committee</u>	
<u>Bike/Walk Committee</u>	
<u>Board of Registrars</u>	
<u>Bylaw Review Committee</u>	
<u>Capital Planning Committee</u>	
<u>Commission on Disabilities</u>	
<u>Conservation Commission</u>	7 Regular 2 Associate
<u>Council on Aging Board</u>	
<u>Cultural Council</u>	11 Regular 2 Associate
<u>Historical Commission</u>	
<u>Historic District Study Committee</u>	

Jeff Cyr, Chair
Nicole Casolari, Vice Chair
Carol Constant, Clerk
Andrea Miles
Renee Sweeney

Lisa Wong
Town Administrator

To: Selectboard
From: Administration
Re: Farmer Distillery Pouring Permit Fee
Date: 2/12/2026

The ABCC approved a Farmer Distillery Pouring Permit for Good’Nuff Distillery at 785 New Ludlow Road. This type of alcohol license does not count toward the town’s license quota.

As we haven’t issued this type of license locally before, we will need to create this license in OpenGov and assign it a fee. The Farmer Distillery Pouring Permit, while not the same as the “Farmer Brewery Pouring Permit” held by Drunken Rabbit, is similar. We suggest considering the Farmer Distillery Pouring Permit in the same category as the Farmer Brewery Pouring Permit and accordingly charge the same amount of \$800, aligning with the fee schedule recently approved.

February 12, 2026

JOHN BRODERICK
Director of Public Works

To: Selectboard, Town Administrator
From: John Broderick
RE: FY27 Curbside Collection Fee

The current annual curbside collection fee, per household, for every other week collection of trash and recycling, and spring and fall yard waste collection, is \$250. With a healthy fund balance expected at the end of FY26, available for any unforeseen circumstances or repairs to enterprise fund vehicles (roll-off truck/930 CAT loader) or infrastructure (recycle center/dumpsters/compactors) and contractual increases to collections and disposals of 6%, I recommend that we set the curbside collection fee for FY27 at the current rate of \$250 per household.

Projecting the annual rate going forward beyond FY27, the enterprise fund for Solid Waste will be impacted by needed capital purchases to replace a 2016 F250 (\$75) and a 2007 International Roll-off truck for hauling dumpsters (\$275k), at some point. The recycle center has dumpsters, and material compactors that will need replacements/upgrades at some point, so those costs will come into play. Services for wood and yard waste grinding will inevitably increase, as well as any future screening of compost. The collection contract has a 6% annual increase provision for collection and disposal costs for FY28, FY29, and FY30. The recycling market has been down, regarding global demand for recyclables, and coupled with the cost associated with single stream sorting, creates a disposal cost per ton, that is, actually, higher than household trash. An increase in the annual rate by \$10 generates approximately \$65,000 in additional funds.

John Broderick
Director of Public Works

February 12, 2026

JOHN BRODERICK
Director of Public Works

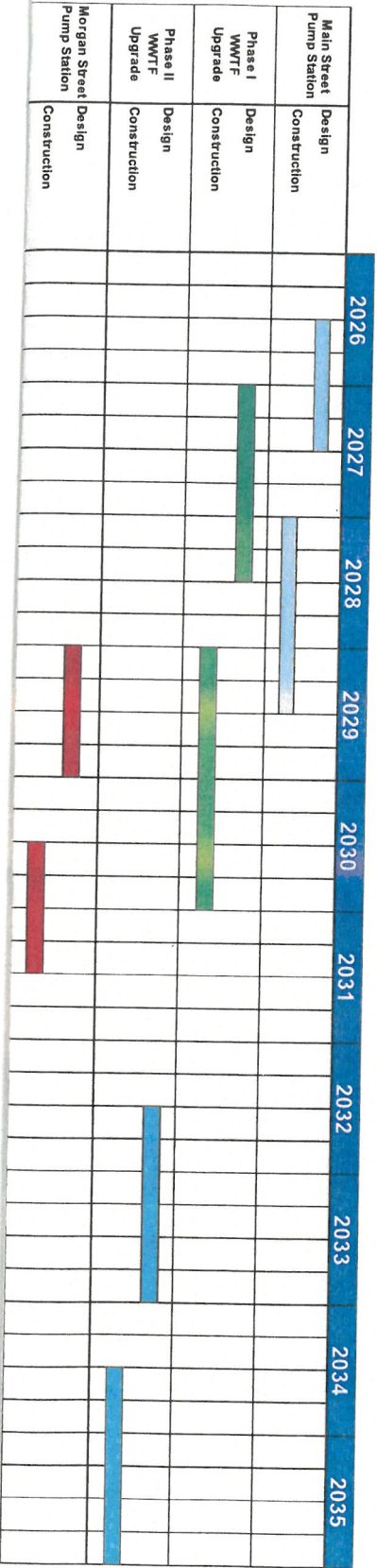
To: Selectboard, Town Administrator
From: John Broderick
RE: FY27 Sanitary Sewer Use Annual Fee

With the recently released CWMP, and the associated costs anticipated to upgrade the Wastewater Treatment Plant, Pumping Stations (5) and infrastructure to ensure an operable compliant system for years to come, the annual sewer fee needs to increase, over time, to build the fund balance to be able to pay for the borrowing needed. The current fee is \$500/year per EDU. The engineering study recommends an anticipated increase of \$300 dollars or so over the next 10-20 years to properly fund these improvements. My recommendation is to increase the FY27 annual sewer fee by \$25/EDU, to \$525.

Projecting annual rate fees going forward beyond FY27, the Town will have to increase the rate to fund the attached projects. While the construction portion of the Wastewater Treatment Plant Improvements (phase 1), should be eligible for 0% borrowing through the SRW, for 20 years, and the Pumping Stations construction portions at 2% for 20 years, the ENGINEERING costs for design/bid/oversight of these construction upgrades, are NOT a borrowable amount, and must be funded solely by enterprise funds. This large-scale project is expected to begin design phase 1 in Fall 2026-Spring 2028, with construction phasing in during early 2027-2029. A consistent increase in annual fees should be expected. Raising the rate by \$10 increases available funds by approximately \$87,000.

John Broderick
Director of Public Works

Figure 17
Implementation Schedule
South Hadley Wastewater Infrastructure Upgrades



Hadley, MA

**Table 7-1
Summary of Probable Project Cost - Wastewater Improvement Projects**

Item	Construction Cost (\$)
Pumping Stations	
Main Street	7,030,000
Stony Brook	20,000
Morgan Street	900,000
Topors	1,000,000
Old Sycamore	20,000
Subtotal	8,970,000
Engineering Design (10%)	900,000
Engineering During Construction (10%)	900,000
Construction Contingency (25%)	2,240,000
Total Project Cost	13,010,000
Principle Forgiveness	(800,000)
Net Project Cost	12,210,000
Annualized Net Project Cost ¹	760,000
Wastewater Treatment Facility	
Grit Removal	1,150,000
Primary Treatment	1,570,000
Biological Treatment System (including MLE upgrade)	6,190,000
Disinfection Improvements	320,000
Solids Handling	5,600,000
Electrical Systems	5,110,000
HVAC Systems	2,620,000
SCADA System	550,000
Plumbing Systems	700,000
Architectural Improvements	1,200,000
Site Restoration	750,000
Subtotal	25,760,000
Engineering Design (10%)	2,580,000
Engineering During Construction (10%)	2,580,000
Construction Contingency (25%)	6,440,000
Total Project Cost	37,360,000
Principle Forgiveness	(2,300,000)
Net Project Cost	35,060,000
Annualized Net Project Cost ¹	1,810,000
Additional Annual O&M Cost	20,000
Total Annual Cost	2,590,000

1. Engineering design cost financed at 4% over 20 years
 Pump station construction costs financed through CWSRF at 2% over 20 years
 Treatment facility construction costs financed through CWSRF at 0% over 20 years.
 Principle forgiveness equal to 6.6 of project cost less engineering design

**GIFT AGREEMENT
BETWEEN
_____ AND
THE TOWN OF SOUTH HADLEY**

This Gift Agreement (the "Agreement") is made this ____ day of _____ by and between _____ (hereinafter referred to as "the Donor"), and the Town of South Hadley by its Selectboard (hereinafter referred to as the "Town" or "Donee").

WHEREAS, Donee, plans for a capital project located at _____; and

WHEREAS, Donor is granting money to the Town for the purposes of the project as further described herein to benefit the residents of South Hadley; and

WHEREAS, the Town is in need of funding for the project;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises set forth below, the Parties agree as follows:

1. Donor Gift. The Donor hereby irrevocably grants to the Town a sum of money (the "Gift") in the amount of _____, which is to be used for the _____ located at _____ (the "Project"), except that if such Gift is not used for the Project, it shall be returned to the Donor. Donor represents and warrants that (i) it has the authority to grant said Gift; (ii) it understands that the Project cannot proceed or sign any contracts for any work to commence on the Project until the full amount of the Gift is provided to the Town; and (iii) that this agreement does not conflict with or infringe upon the rights of any third party.
2. Intent. It is the intent of the parties that this Agreement shall constitute a binding obligation on both parties and shall be enforceable at law and in equity. In exchange for the Gift provided, the Town agrees to carry out the project, in accordance with all applicable laws, rules and regulations.
3. Release. The Town does for itself, successors in interest and anyone claiming by or through her, forever unconditionally and irrevocably release, acquit, and discharge the Donor from any and all claims and causes of action, suits, obligations, promises, agreements, controversies, damages, debts, demands, liabilities, and losses of every kind, character, and nature including third-party claims for indemnity or contribution, against the Donor and any other claim or cause of action that the Town has ever had or now has, known or unknown, or that any person or entity claiming through any party may have or claim to have against the Donor with respect to the gift.

4. Project Control. The Gift does not guarantee or convey any rights to the Donor related to the design or control of the Project. The Town retains sole authority over the Project, unless otherwise stated herein.
5. Amendment. By mutual consent of the parties, any provision of this Agreement may be amended, modified, or deleted. Any such changes, deletions or additions shall be recorded in written signed addenda, which shall form part of this Agreement.
6. Entire Agreement. This Agreement contains the entire understanding of the parties with respect to the subject matter of the Agreement and is subject to the laws of the Commonwealth of Massachusetts. This Agreement supersedes all other agreements and understandings, both oral and written, between the parties relating to the subject matter of the Agreement.

In witness whereof, the parties to this Agreement have affixed their signatures:

DONOR:

By: _____

DONEE:

Town of South Hadley
By its Selectboard



DECEMBER 31, 2025

STATEMENT OF REVENUES AND EXPENDITURES
QUARTERLY REPORT

WILLIAM SUTTON



Date: February 4, 2026

To: Selectboard
Lisa Wong, Town Administrator
Appropriations Committee

From: William Sutton
Town Accountant

Subject: December Quarterly Financial Report

December Quarterly Report:

This letter is to inform you that the Statement of Expenditures vs. Appropriations printout has been run for December 2025. The printout was analyzed for expenditures exceeding budgeted totals by more than 50.0%, since this report represents expenditures through the first half of the fiscal year. The printout has been checked and highlighted for informative purposes to determine the course the various appropriations are on for the fiscal year. There is not necessarily a major problem with the appropriations that are more than 50.0% spent since some departments have the majority of their expenditures at the start of the fiscal year and/ or due to the timing of some of the various expenditures. However, close attention may need to be applied to these appropriations as we move forward into the fiscal year and further expenditures are processed.

Attached is a summary report of the General and Enterprise Funds revenues and expenditures through December.

Attached is a listing of the departments whose expenditures exceeded 50.0% of the budget as of 12/31/25. I also attached a quick summary page on how revenues are tracking through the same time period. If there are any further questions or explanations needed, please do not hesitate to contact me.

General Fund Revenues and Expenditures-Budget to Actual Summary as of 12/31/202 5

	FY26 Budget	FY26 Actuals Through 12/31/25	% of Budget
<i>Revenues</i>			
Property Taxes	\$ 34,871,327	\$ 16,888,342	48.4%
Motor Vehicle Taxes	\$ 2,045,397	\$ 306,155	15.0%
Other Taxes; Liens & Excises	\$ 179,000	\$ 179,586	100.3%
Penalties & Interest	\$ 100,000	\$ 85,022	85.0%
In Lieu of Taxes	\$ 1,831,207	\$ 900,000	49.1%
Other Departmental Revenues	\$ 135,000	\$ 62,533	46.3%
Licenses and Permits	\$ 325,000	\$ 256,805	79.0%
State Revenue	\$ 15,002,135	\$ 6,697,047	44.6%
Fines and Forfeitures	\$ 15,000	\$ 9,797	65.3%
Investment Income	\$ 125,000	\$ 486,880	389.5%
Miscellaneous Revenues	\$ 150,000	\$ 26,453	17.6%
Total	\$ 54,779,066	\$ 25,898,620	47.3%

	FY26 Budget	FY26 Actuals Through 12/31/25	% of Budget
<i>Expenditures</i>			
General Government	\$ 2,863,420	\$ 1,281,685	44.8%
Public Safety	\$ 4,060,430	\$ 1,836,557	45.2%
Education	\$ 25,771,460	\$ 10,635,138	41.3%
DPW	\$ 1,842,113	\$ 803,495	43.6%
Human Services	\$ 1,247,986	\$ 494,297	39.6%
Libraries & Culture	\$ 850,573	\$ 428,890	50.4%
Debt	\$ 3,256,399	\$ 1,122,816	34.5%
Misc/ Unclassified	\$ 13,349,703	\$ 9,741,444	73.0%
InterGov Assessments	\$ 3,496,964	\$ 1,755,289	50.2%
Total	\$ 56,739,048	\$ 28,099,611	49.5%

General Fund Revenues and Expenditures - Budget to Actual

Highlights of December Quarterly Report

- Revenue items listed below represent the larger revenue items or changes that appear material in nature at this time only.
- Note of caution: The timing of receipts in a particular month from one year to the next can impact the overall assumptions either favorably or unfavorably.
- Based on the Revenue report as of December 31, 2025:
- The majority of the General Fund revenues are tracking similar to last year and within or exceeding the revenue estimates at this time with a few exceptions. A couple highlighted areas are listed below.

Revenues that are tracking above last year at this time:

- In Lieu of Taxes is up \$105,000. This is due to the estimated increase in the SHELDT reimbursable for indirect costs as well as the PILOT.
- We have received \$31,900 in room tax revenue through December.

Revenues that are tracking below last year's revenues:

- Tax Liens are down about \$177,000 from this time last year. We have not received as many tax title redemptions through December as prior and we had \$31,000 in foreclosure money last year as well.
 - Motor Vehicle Excise payments are down \$55,000 (15%). This could be due to the timing of payments and commitments.
 - Penalties & Interest are down just under \$40,000 about 32% from this time last year mainly in tax lien interest as noted above.
 - Interest Income is down \$166,000 from this time last year. The total interest income for the year should still be well above our estimate, although we will keep monitoring this as rates have come down some and various capital monies have been spent.
-

**List of Departments Exceeding 50.0% of Budget
Listing as of 12/31/2 5:**

Department	Type	% Spent	Notes
<i>General Government:</i>			
Selectboard	Other Expenses	66.8%	Dues and Subscriptions; postage
IT Department	Other Expenses	70.6%	Software Maintenance; supplies
<i>Public Safety:</i>			
Police Dept.	Other Expenses	52.9%	Annual Contracts; supplies; Maint.
Weights & Measures	Other Expenses	92.0%	Payment made for the year
<i>DPW:</i>			
Snow & Ice	Personal Services	180.0%	Bal 2/2/26 (\$16,871)
(as of 2/2/26)	Other Expenses	228.0%	Bal 2/2/26 (\$103,728)
<i>Libraries & Culture:</i>			
Library	Other Expenses	53.1%	Network Services
<i>Unclassified/ Misc:</i>			
Employee Benefits	Retirement Contrib.	100.0%	Timing of payments - paid up front
	Unemployment	68.3%	unemployment claims
	Health Insurance	54.0% *	Timing of payments - (Should have turnback)
Other Misc.	Liability Insurance	86.5%	Payment at start of year;

Summary as of 12/31/25

	FY26 Budget	FY26 Actuals Through 12/31/25	% of Budget
<i>Revenues</i>			
Landfill			
Charges for Services/ Misc.	\$ 1,538,407	\$ 1,522,636	99.0%
Investment Income	<u>\$ 25,000</u>	<u>\$ 21,140</u>	<u>84.6%</u>
Total	<u>\$ 1,563,407</u>	<u>\$ 1,543,776</u>	<u>98.7%</u>
Waste Water Treatment			
Charges for Services/ Misc.	\$ 3,000,491	\$ 2,158,480	71.9%
Investment Income	<u>\$ 50,000</u>	<u>\$ 96,241</u>	<u>192.5%</u>
Total	<u>\$ 3,050,491</u>	<u>\$ 2,254,721</u>	<u>73.9%</u>
Ledges Golf Course			
Charges for Services/ Misc.	\$ 1,274,409	\$ 813,208	63.8%
Food & Beveridge	<u>\$ 350,000</u>	<u>\$ 206,559</u>	<u>59.0%</u>
Total	<u>\$ 1,624,409</u>	<u>\$ 1,019,767</u>	<u>62.8%</u>
Total	\$ 6,238,307	\$ 4,818,264	77.2%
	FY26 Budget	FY26 Actuals Through 12/31/25	% of Budget
<i>Expenditures</i>			
Landfill	\$ 1,391,851	\$ 557,798	40.1%
Waste Water Treatment	\$ 1,892,415	\$ 794,565	42.0%
Ledges Golf Course	\$ 1,624,409	\$ 651,654	40.1%
Total	\$ 4,908,675	\$ 2,004,017	40.8%

-
- Overall, revenues from the Landfill Enterprise Fund are tracking lower than last year at this time but within estimates. This is due to the expected decrease in Pay as You Throw revenues. Rubbish fees are up approximately \$150,000 due to the increase in rubbish rates. Interest income is down about \$30,000 from this time last year.
 - Revenues from the WWTP Enterprise Fund are up roughly \$185,000 from last year. This is due to the sewer rate increase. Interest Income is slightly down from last year but currently exceeding the estimate.
 - Golf Course revenues (non-food & beverage) are tracking about \$41,000 or 5% higher than last year. This is basically in greens fees and carts as well as an increase in season passes of \$13,500. Food and beverage is down approximately \$13,000 from this time last year.
Note: Our estimate for the fiscal year is also up \$31,000 or about 2% as well.

Expenses:

<u>Department</u>	<u>Type</u>	<u>% Spent</u>	<u>Notes</u>
-------------------	-------------	----------------	--------------

Fwd: DCR Notice of Proposed Acquisition of Land, South Hadley, 301 CMR 51.00; #P-001110

Lisa Wong <lwong@southhadleyma.gov>

Tue, Feb 3, 2026 at 1:40 PM

To: Kristin Maher <kmaher@southhadleyma.gov>, Sarah Gmeiner <sgmeiner@southhadleyma.gov>

----- Forwarded message -----

From: **Ross, Louis (DCR)** <Louis.Ross@mass.gov>

Date: Tue, Feb 3, 2026 at 11:33 AM

Subject: DCR Notice of Proposed Acquisition of Land, South Hadley, 301 CMR 51.00; #P-001110

To: jcyr@southhadleyma.gov <jcyr@southhadleyma.gov>, ncasolari@southhadleyma.gov <ncasolari@southhadleyma.gov>, cconstant@southhadleyma.gov <cconstant@southhadleyma.gov>, amiles@southhadleyma.gov <amiles@southhadleyma.gov>, rsweeney@southhadleyma.gov <rsweeney@southhadleyma.gov>

CC: LWong@southhadleyma.gov <LWong@southhadleyma.gov>, Amaral, Kendra (DCR) <Kendra.Amaral@mass.gov>, Rossi, Nick F (DCR) <Nick.F.Rossi@mass.gov>

Dear Members of the Selectboard:

This email serves as a notice to you as required by 301 CMR 51.00. **Please reply to this email with the information requested below.**

The Commonwealth of Massachusetts, acting through its Department of Conservation and Recreation ("DCR"), is considering acquiring approximately 40.7 acres of forestland in the Town of South Hadley ("Town"), located at Mount Holyoke and adjacent to the Joseph Allen Skinner State Park or other interests in such land. The property is currently primarily undeveloped wooded uplands. The proposed use for the property will be protected conservation and recreational purposes with public access. Attached is a locus map marked "Exhibit A," which shows the property that DCR is interested in acquiring.

The applicable regulations require the disclosure of the Commonwealth's reasons for the proposed land acquisition at a public hearing held in the Town where such real property is located. To comply with this requirement, we request that the Selectboard ("Board") announce at its next regularly scheduled meeting that the Commonwealth is considering this acquisition for the above-stated purposes. The Board does not need to take any vote or other formal action with respect to the announcement. Please document the announcement in the Board's meeting minutes and in a reply email to me by copying and pasting into the reply email the statement in the box below, filled out appropriately with the name of the Board member documenting the announcement and the date of the Board's meeting at which the announcement was made:

Certificate of Announcement pursuant to 301 CMR 51.07(2)
DCR #P-001110, Town of South Hadley

I, _____, of the Selectboard of the Town of South Hadley, Massachusetts, do hereby certify that on _____, 2026, it was announced at a public meeting of the Selectboard:

The Department of Conservation and Recreation may acquire the property located in the Town of South Hadley as shown on the locus map marked as "Exhibit A" or other interest therein for conservation and/or recreation purposes.

Should you have any questions regarding this matter, kindly contact Kendra Amaral, DCR Deputy Commission of Policy and Public Affairs at Kendra.Amaral@mass.gov. For your information, DCR has sent a similar notice to State Senator Jacob Oliveira, State Representative Homar Gomez, and the Pioneer Valley Planning Commission. Thank you for your attention to this matter.

Very truly yours,
Lou Ross

Lou Ross, Assistant General Counsel
Department of Conservation and Recreation
[10 Park Plaza, Suite 6620](#)
[Boston, MA 02116](#)

Please consider the environment before printing this e-mail.

Exhibit A

