

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING  
MONDAY, SEPTEMBER 26, 2022 – 7:00 PM  
SALISBURY TOWN HALL, 5 BEACH ROAD  
COLCHESTER ROOM**

**PRESENT:** Selectmen Chairman Chuck Takesian, Donna Abdulla, Wilma McDonald,  
Ronalee Ray-Parrott, and Michael Colburn

**ALSO PRESENT:** Neil J. Harrington, Town Manager and Janet Flannery, Secretary

**I. Call to Order/Salute to the Flag**

Chairman Takesian called the meeting to order at 7:00 PM in the Colchester Room, Salisbury Town Hall. He then announced, per the Open Meeting Law, that this meeting is being recorded and broadcast live.

**II. Acceptance of Minutes**

**Minutes of September 12, 2022**

Motion by Selectman Ray-Parrott, Second by Selectman Abdulla; unanimously voted to approve the Minutes of September 12, 2022 as written.

**III. Public Comment**

Mark Warciewicz addressed the Board about a Warrant Article he submitted for the Fall Town Meeting pertaining to a Ground-mounted Solar Photovoltaic Installations By-law. Mr. Harrington said it will be on the Warrant but the Selectmen have to accept it and then vote to defer it to the Planning Board which will be done at their Special Meeting on September 29, 2022 at 3:30 PM.

Fred Bishop of Bishop Farm referred to the Town Manager's comment at a past meeting where he stated that he is in charge of all the Town Buildings. He then asked the Manager if there is a Building Maintenance Plan for the buildings because he was recently in the Fire Station and the DPW building and he said they are both in need of a lot of work. He then asked that if the Town can't maintain the buildings we have, what can be expected with any new buildings. He thinks that the Town should have a real maintenance plan. Mr. Harrington responded and stated there is a maintenance plan in place, and the buildings are being maintained.

**IV. Old Business - none**

**V. New Business**

**b. New Licenses**

**General Licenses**

Benniah Services – 1 Lt. Hines Circle – Handyman Services

Motion by Selectman Ray-Parrott, Second by Selectman McDonald; unanimously voted to approve the license for handyman services as needed on a daily basis. Services will not be done at his home, everything will be done off premise.

Golden Nails – 4 Elm Street (new ownership)

Motion by Selectman McDonald, Second by Selectman Abdulla; unanimously voted to approve a **General License** for Golden Nails at 4 Elm Street

**c. License Amendments - none**

**d. Liquor License Renewals - none**

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING  
MONDAY, SEPTEMBER 26, 2022 – 7:00 PM  
SALISBURY TOWN HALL, 5 BEACH ROAD  
COLCHESTER ROOM**

**e. New Liquor Licenses - none**

**f. Committee Appointments - none**

**g. Update/Presentations: Finance Director/Director of Assessing**

**Finance Director, Ms. Snow reported:**

- Free cash was certified by the DOR on September 13<sup>th</sup> in the amount of \$1,756,662 which is 5.7 of the annual budget.
- The operating budget of \$31,074,772 had a surplus of \$765,460
- Local Receipts were \$4,512,840 with a shortfall of \$65,337. Overall, came in with an under budget figure. DOR recommends that the Town be flexible in making recommendations as things unfold with inflation and to monitor as best as possible.
- Motor Vehicle Excise Tax was \$1,585,574 with a shortfall of \$139,426.
- Things are moving forward and being monitored. Overall, expenditures are positive.
- Enterprise Funds came in with a revenue and expenditure surplus.
- The water fund is different this year because of the transition to being done in-house and came in under budget.
- Solid reserve balances are critical as they are an important consideration for bond rating agencies. Our last S&P rating was in August 2020 and our long-term rating is AA/Stable which is one step down from the highest rating of AAA. Rating could be lowered if budgeting performance deteriorates which would result in diminished reserves. Rating could be raised if the Town adopts stronger financial management policies and increases/maintains reserves at very strong levels.
- FY23 has just begun. There are a lot of negative economic things going on in the world right now. If Ms. Snow feels things are going in the wrong direction she will meet with management. The general fund is at 21% and is looking OK at this time.

**Director of Assessing, Jonathan Greeno reported:**

- FY23 interim evaluation and subsequent adjustments in valuation is in progress. Currently, he is on schedule to have the Classification Hearing in November, instead of December.
- The Personal Property vendor is currently in Town performing the full evaluation of all businesses within Salisbury.
- Maps were updated in March and are scheduled to be updated again in December along with the continuing E-911 updating.
- Growth is in the process of being calculated and is on pace to meet the budget estimates of \$40M. Salisbury continues to have a robust building market which is integral to growth.
- The latest version of our CAMA system has been updated at no cost to the Town.
- Mr. Greeno said that his Department is currently shorthanded and he commended Sherry Volpone for she continues to be a great asset to him personally and the office as a whole.

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING  
MONDAY, SEPTEMBER 26, 2022 – 7:00 PM  
SALISBURY TOWN HALL, 5 BEACH ROAD  
COLCHESTER ROOM**

**h. Vote to Approve FY2022 Proposed Year End Budget Transfers**

Ms. Snow, Finance Director reported that the proposed year end budget transfers is the final step in approving the budget.

Motion by Selectman McDonald, Second by Selectman Abdulla; unanimously voted to approve the year end budget transfers.

**i. Vote to Approve Collective Bargaining Agreement Between the Town and AFSCME Local #939 (Dept. of Public Works), FY2023 – 2025)**

The Town Manager had provided a cover memorandum to the Board explaining the major changes in the proposed contract. If anyone had any questions they could ask now or move into Executive Session to talk about any of the items in depth. If nobody had any questions the Board could vote now. There were no questions.

Motion by Selectman McDonald, Second by Selectman Ray-Parrott; unanimously voted to approve the Collective Bargaining Agreement Between the Town and AFSCME Local #939 (Dept. of Public Works), FY2023 – 2025)

**j. Vote to Authorize Conservation Commission to Accept Parcel of Land from Developer of Winterberry Circle**

Atty. Lisa Meade explained that there were two requests: one is to authorize the Conservation Commission to accept the parcel as a gift, and the other is to authorize the Conservation Commission to accept as a gift a non-exclusive use easement. If approved it will go to the Conservation Commission for their approval who have the authority to accept a gift of land. Chairman Takesian asked if part of the land could be used for a playground and Atty. Meade said yes it could be.

Motion by Selectman McDonald, Second by Selectman Ray-Parrott; voted

To authorize the Conservation Commission to accept as a gift, a parcel of land, located off Winterberry Circle, in Salisbury, Essex County, Massachusetts, containing approximately 9.32 acres and depicted as “Open Space (Proposed to be Deeded to Town)” on Sheet C-4 of Plans recorded at the Essex South District Registry of Deeds at Book 39652, Page 41, entitled “Flexible Residential Development at 9 Gerrish Road in Salisbury, MA January 2021”, prepared by Millennium Engineering, Inc. 62 Elm Street, Salisbury, MA 01952 and owned by DeStefano Development Group LLC, pursuant to G.L. c. 40, §8C, for active and passive recreational purposes, and further that the Chair shall be authorized to execute any documents required to effectuate said gift.

Further, to authorize the Conservation Commission to accept as a gift, a Non-Exclusive Use Easement, as shown on a Plan entitled “Plan of Land in Salisbury, MA, showing Proposed Trail Easement at 9 Gerrish Road, dated August 30, 2022, prepared by Millennium Engineering, Inc. 62 Elm Street, Salisbury, MA 01952 and owned by DeStefano Development Group LLC, pursuant to G.L. c. 40, §8C, for active and passive recreational purposes, and further that the Chair shall be authorized to execute any documents required to effectuate said gift.

VOTE: 4 yeas – Selectman Colburn abstained. Motion carried.

**k. Vote re: Right of First Refusal for Sale of Property at 2D Sawyer Lane**

The Town was notified by the property owner of her intention to sell her home at 2D Sawyer Lane. Since this is an affordable housing unit, the Town the right of first refusal.

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING  
MONDAY, SEPTEMBER 26, 2022 – 7:00 PM  
SALISBURY TOWN HALL, 5 BEACH ROAD  
COLCHESTER ROOM**

Motion by Selectman Ray-Parrott, Second by Selectman Colburn; unanimously voted to not exercise the right of first refusal.

**VI. Sewer/Water**

**VII. Correspondence**

**VIII. Hearings**

**7:15 PM – To Approve License Transfer and Change of Location for an All Alcoholic Liquor Retail Package Store from Seaside Liquors, 1 Broadway, to 5 Yogi d/b/a Gulf Express, 5 Bridge Road**

Motion by Selectman McDonald, Second by Selectman Ray-Parrott; unanimously voted to open the Hearing at 7:25 PM.

Atty. Mark Janos representing Gulf Express gave an overview of the transaction of the transfer and change of location for the license. The applicant presently has a Beer & Wine Package Store license which he will turn in if this request is approved.

Abutters were notified of tonight's hearing but none appeared.

Motion by Selectman McDonald, Second by Selectman Abdulla; unanimously voted to close the Hearing at 7:30 PM.

Motion by Selectman Ray-Parrott, Second by Selectman Colburn; unanimously voted to approve the license transfer and change of location for an all alcoholic liquor retail Package Store from Seaside Liquors, 1 Broadway to 5 Yogi d/b/a Gulf Express, 5 Bridge Road.

**IX. Town Manager's Report**

Mr. Harrington gave a brief overview of his written report, a copy of which is available in the Selectmen's office.

**X. Selectmen's Report**

**a. Ratification of Signing of Weekly Warrants:**

Motion by Selectman Ray-Parrott, Second by Selectman Abdulla; unanimously voted to ratify the signing of the following weekly warrants: W23-28 through W23-33.

**XI. Executive Session - none**

Discuss Negotiating Strategy re: Proposed Collective Bargaining Agreement Between the Town and AFSCME Local #939 (Dept. of Public Works), FY2023 – 2025)

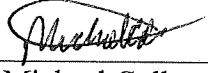
**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING  
MONDAY, SEPTEMBER 26, 2022 – 7:00 PM  
SALISBURY TOWN HALL, 5 BEACH ROAD  
COLCHESTER ROOM**

**XII. Adjournment**

Motion by Selectman Ray-Parrott, Second by Selectman Abdulla; unanimously voted to adjourn at 8:04 PM.

Documents provided at the meeting and on file in the Selectmen's Office:  
Minutes of Sept. 12, 2022  
Copies of licenses as listed  
Town Manager's Report

Respectfully submitted:  
Janet E. Flannery, Secretary

Approved:   
Michael Colburn, Clerk