

MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY, MARCH 26, 2018 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
COLCHESTER ROOM

PRESENT: Selectmen Chuck Takesian Chairman; Wilma McDonald, Henry Richenburg,
Freeman J. Condon, and Ronalee Ray-Parrott
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 - none

III. Old Business

a. Class II License – Congdon Auto Repair and Sales -50 Elm St.

Motion by Selectman Condon, Second by Selectman Richenburg; unanimously voted to Table until the 7:30 Hearing.

IV. New Business

a. License Renewals:

Motion by Selectman Richenburg, Second by Selectman McDonald; unanimously voted to renew a **General** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for: The Dojo – 141 Bridge Rd., and Wilson Pool Services – 58A Main St.

b. New Licenses

Motion by Selectman Ray-Parrott, Second by Selectman Condon; unanimously voted to approve a **Repair** license to Vinnie's Garage – 29 Bridge Rd.

Motion by Selectman Condon, Second by Selectman Richenburg; unanimously voted to approve a **Common Victualer** license to Slush Factory – 18 Broadway (new Ownership)

Motion by Selectman Richenburg, Second by Selectman Condon; unanimously voted to approve a **Special Event Permit** to the Parks & Recreation for their Annual Tortoise & The Hare 10 Road/Trail Race on 4/14/18

c. License Amendments - none

d. Liquor License Renewals

Seasonal Licenses:

Motion by Selectman Condon, Second by Selectman Ray-Parrott; unanimously voted to renew the Seasonal Liquor Licenses for: The Deck – 179 Bridge Road, Gracies Bar & Grille – 5 Broadway, and Surfside – 25 Broadway

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e. New Liquor Licenses

One Day License: Motion by Selectman McDonald, Second by Selectman Richenburg; voted to approve the one-day liquor license to Salisbury Parks & Recreation for their annual Tortoise & The Hare Road/Trail Race on 4/14/18. VOTE: 4 yeas; Selectman Ray-Parrott abstained. Motion carried.

f. Committee Appointments – none

g. Update/Presentations: DPW Director/Planning Director

DPW Director Lisa DeMeo spoke about the recent storms and maintaining the roads during that time; snow and ice removal and now cleaning up all the fallen trees and branches. She praised her staff for all they did in handling the workload. She then touched on the issues and needs of the following:

- Upkeep of the parks and the cemeteries
- Upgrading the Town buildings
- Working with the Police Chief on the placement of new parking kiosks at the beach
- Working with the USDA on the Well #8 project and looking at a new source for water
- Lafayette Road sewer project -- meeting with the residents involved with the project
- Construction will be starting in a few weeks on Washington & Hayes streets
- Working with the Emergency Management Director on the various storm events
- Will be hiring a new monitor for the re-cycling facility
- Working with the Finance Director about the operation of the Long Hill Cemetery. There is very little space left for burials, and the Town will need to find additional space for more lots
- Working with Lisa Pearson on the Rail Trail expansion
- Announcements will be going out soon about the hiring for beach summer employment
- Working on a plan for the beach stickers indicating resident or property owner

Comments/questions from the Board:

Selectman Ray-Parrott said it's been a pleasure working with Ms. DeMeo and she knows what it takes to keep the parks up and ready for the spring/summer. She asked if DPW had enough staff to do all the park maintenance. Ms. DeMeo said that she doesn't have enough staff to do all of the grass mowing and maintenance for all Town-owned recreational facilities in one week, but they do know what has to be done and they schedule it accordingly. As for tree clean up after the storm, Ms. DeMeo said if the tree trunk is on private property it's the owner's responsibility, but if the branches and limbs fall on the roadway the DPW will take care of it. Regarding potholes, they do keep a list of where they are when people call to report them. Coal patch is being used to fill them during the winter, which isn't the best solution, but the Town doesn't have a "hot box" and she hopes to be able to purchase one this year.

Selectman Richenburg asked if Pennichuck Water has provided all the correct information regarding sewer billing. Ms. DeMeo said she didn't know for sure but would find out. He then asked about the road re-paving list and if it would be the same 5-year plan as Mr. Levesque had and she had not seen Mr. Levesque's plan, but would look into it.

Selectman McDonald said that it seems that the pot holes are worse on the State roads than on the Town's road and asked if there was a number at the State level for someone to call with pothole

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complaints. Ms. DeMeo said she does have a number at MassDOT and asked if the Board wanted her to call she would do so.

Chairman Takesian asked about the removal of all the debris left by the storms and she said that DPW staff are out now cleaning up.

Planning Director Lisa Pearson reported that the CDBG Grant has been submitted and includes funding requests for the following: Housing rehab, the YMCA project, the Boys & Girls Club scholarship for those children who cannot afford the programs, and the Jeanne Geiger Women's Crisis Center. She also reported that she is involved in the following projects:

- Working with the Building Inspector on the Town receiving the 300,000 cu. ft of sand from the dredging of the Piscataque River
- Working on the Town Common project
- Working on having an "Adopt of brick" program at the Town Common
- Moving forward with an architect for the carousel project being brought back to the beach
- Working with ConComm on 2 by-laws and hoping to bring them to Town Meeting
- Working on the recreational marijuana by-law and will have a draft to post on line.
- Working on the Lafayette road Sewer project
- Have a P&S on the Plains Schools and hopes to be moving forward on that

h. PTA Presentation

Jennifer Roketenetz, PTA President, addressed the Selectmen on behalf of their newly organized group known of "We Are Triton." She stated that she was standing up for her children and all school aged children, asking the Selectmen to support the Triton Regional School budget. She then gave a breakdown of what will happen to the children's education, etc. if the budget is not passed and certain cuts have to be made. When she asked the Manager what the impact of the proposed override would be for Salisbury households, Mr. Harrington said it is too early to tell, but he will inform the public as soon as the information becomes available.

i. Presentation and Vote on Modified LIP Application for 56 and 60 Beach Road

Mr. Steven Parquette of SPL, Inc. addressed the Board regarding the expansion of Sheffield Village at 56 and 60 Beach Road. In 2007, he appeared in front the Board seeking support for a Chapter 40B LIP Application for a project located at 54 Beach Road. The Selectmen approved the proposal and the ZBA granted a Comprehensive Permit for the project. He subsequently sold the project to Mr. David Russell, who constructed what is now Sheffield Village. Now, rather than pursue commercial development on the lots on each side of the driveway into Sheffield Village, he and Mr. Russell would like to propose additional condominium units as an alternative, which would become part of the Sheffield Village, adding 12 new units. He provided a letter and plot plan summarizing the attributes of the project and he asked for a letter of support from the Selectmen. Of the 12 new units, 3 would be designated as affordable housing units.

Selectman Richenburg said he was concerned with the proposed location of the condominium units on the 56 Beach Road location because it seemed to be very close to the retention basin. Mr. Parquette said they will need approval of the wetlands issues by the Conservation Commission, and he was sure

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that his engineers had designed the layout of the building to meet Conservation concerns. Selectman Richenburg said he would be reticent to vote on something that Conservation has not addressed. He said he would like to have Ms. Pearson's input on the project before voting. He then asked Ms. Pearson, who was still present, if she had been able to review the plans and get a sense that the units would be a benefit and asset to the Town. Ms. Pearson said that she had not yet reviewed the plans.

Selectman Ray-Parrott said she feels it does meet the requirements relative to the Affordable Housing and her only concern is the same as Selectmen Richenburg's re: ConComm.

Motion by Selectman Richenburg, Second by Selectman Condon; unanimously voted to Table the matter until the next meeting.

j. Vote to Place General Override Question on the Town Election Ballot

Motion by Selectman McDonald, second by Selectman Condon; unanimously voted to place the following question pertaining to the FY2019 Triton Regional School District budget on the Town Election Ballot:

"Shall the Town of Salisbury be allowed to assess an additional \$800,000.00 in real estate and personal property taxes for the purposes of funding the operating budget of the Triton Regional School District, for the fiscal year beginning July first, two thousand and eighteen?"

V. Comments by Visitors

VI. Sewer/Water

VII. Correspondence

Notice from Xfinity Re: their TV package changes.

VIII. Hearings

7:30 PM – New Class II License – Congdon Auto Repair and Sales – 50 Elm St.

Motion by Selectman Condon, Second by Selectman Richenburg; unanimously voted to open the Hearing at 7:30 PM.

Selectman Richenburg said he looked over the new application and has questions on the drawings presented. They don't seem to match up with the Town's plot plan. Mr. Congdon's plan shows 1.32 acres and the Town map shows 1.29 acres. Also, on the drawing submitted, the lot line on the back side is two feet off the line.

Atty. Quick, representing the Harrison family, who are abutters to the property, said he was not entirely sure why a hearing was being held at this point. He noted that in December the Board denied issuing renewal licenses for Mr. Congdon's Class II and Class III licenses, and he asked if changes had been made by Mr. Congdon to clean up his properties between then until now. He stated that if the Board should decide to grant the new Class II license being requested, they should place conditions on it as the Board has done in the past with Mr. Congdon's Class III license.

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John Harrison of 12 Harrison Ave. said nothing has changed on Mr. Congdon's properties – everything is the same and hasn't gotten any better, and he doesn't think it will ever get better. He presented a photo of what the back area of the property looks like.

Colleen Poulin of Harrison Ave. stated to Mr. Congdon that her family has nothing against him having a business, but it has become a junk yard and she asked the Selectmen that if they do grant the license to put some strict conditions on it and enforce those conditions. She wished Mr. Congdon well, but just asked that he clean the property up.

Chairman Takesian asked Mr. Congdon if he would like to respond. Mr. Congdon said his taxi business is licensed at 52 Elm St. There are 5 businesses out front and they are not located on the property in question. He is in the process of cleaning the back lot and trying to get rid of wood and materials – it will be cleaned up as soon as the weather breaks, but that lot has nothing to do with the property where his proposed Class II business would be located.

Greg Harrison of 14 Harrison Ave. said that Mr. Congdon has move some things around, but he hasn't made the appearance any better.

The resident at 11 Harrison Ave. said that he abuts the back of Mr. Congdon's property. He spoke about the fence in January and it's falling down; the mobile home is still there, barrels are still there and more were brought in the other night. The situation is not getting any better. He believes the Board of Health should check out the situation. He would also appreciate it if the fence would be put up, as Mr. Congdon said it would be. Mr. Harrington explained that the Health Director and Building Inspector did inspect Mr. Congdon's property following a police report that indicated potential unsafe living quarters above the repair garage. Mr. Morris has sent a letter to Mr. Congdon citing several health code violations that he needs to review. Selectman Ray-Parrott knows this has been going on for quite a while; she has inspected the area and assured the residents that the Board is paying attention to this issue.

Selectman Richenburg stated that his biggest concern is that he is reluctant to vote for the new Class II license because for the past 4 – 5 years nothing has been done by Mr. Congdon to improve his property. He said he doesn't have a warm feeling that Mr. Congdon will comply with any restrictions put on the license, should it be approved.

Selectman McDonald said that the Board should not take any action on the Class II license application until all of the property owned by Mr. Congdon have been cleaned up to their satisfaction.

Selectman Condon said he was disappointed that nothing had been done to clean up the property. He has no objection to a good, cleanly-operated business, but at previous meetings he asked Mr. Congdon to do one thing – make an effort to clean up his property – and it has not been done. He will vote for and support the license when Mr. Congdon cleans up his property and fences it in, but he is not prepared tonight to vote in favor.

Chairman Takesian made it clear that the license won't be approved until the lot is fenced and the clean-up is done. He stated that Mr. Congdon has become his own worst enemy.

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Motion by Selectman Condon, Second by Selectman Richenburg; unanimously voted to close the Hearing at 7:55 PM.

Motion by Selectman Condon, Second by Selectman Richenburg; unanimously voted to table the matter for 30 days.

It was made clear to Mr. Condgon that the Board won't even think about voting on the matter until everything is cleaned up and a fence is erected.

IX. Town Manager's Report

Mr. Harrington reported:

- The Warrant Advisory Committee is meeting tomorrow at 7:00 PM in the Hilton Center and also on April 3 and April 17, also at 7PM. The Finance Director has presented a preliminary budget outline to the Committee and she is working to finalize the FY19 budget by the April 17 meeting.
- Colonial Power, who is handling the Town's electricity aggregation program, issued an RFP on behalf of several towns, seeking electricity pricing bids for the next 6 months. Colonial will be holding a conference call on March 28 to evaluate the bids received, and if favorable pricing is received he will let the Selectmen know and residents will then be notified that the Town will be proceeding with an aggregation plan.

X. Selectmen's Report

a. Ratification of Signing of Weekly Warrants:

Motion by Selectman Richenburg, Second by Selectman Ray-Parrott; unanimously voted to ratify the signing of the following weekly warrants: W18-135 through W18-149.

b. Subcommittee Reports

Lafayette Corridor Sewer Extension: The Committee is working diligently to finalize a proposal to bring a warrant article to Town Meeting for the extension of sewer along the Lafayette road corridor, Main Street and several side streets. Public meetings will be held with residents, in advance of Town Meeting, who would be affected by this proposal.

Selectman McDonald commented on the very successful Easter Egg Hunt this past week-end.

Selectman Richenburg said that it seems that many cars are appearing at the corner of Lafayette Road and Pike Street, and he asked if the Town Manager would check into this situation.

XI. Executive Session - none

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XII. Adjournment

Motion by Selectman Richenburg, Second by Selectman Ray-Parrott; unanimously voted to adjourn at 8:40 PM.

Documents provided at the meeting and on file in the Selectmen's Office:

Copies of licenses as listed

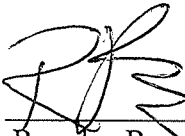
Info on Modified LIP Application

Town Manager's Report

Respectfully submitted:

Janet E. Flannery, Secretary

Approved: _____



Ronalee Ray-Parrott, Clerk

