

**BOARD OF SELECTMEN MINUTES OF JUNE 23, 2014**

**PRESENT:** Selectmen Donald Beaulieu, Chairman; Freeman Condon, Ed Hunt, Henry Richenburg, and Wilma McDonald

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

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

Chairman Beaulieu 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 Special Meeting of May 23, 2014 and Regular Meeting of June 9, 2014**

Motion by Selectman Hunt, Second by Selectman Richenburg; unanimously voted to approve the Minutes of the Special Meeting of May 23, 2014 and the Regular Meeting of June 9, 2014 as written.

**III. Old Business - none**

**IV. New Business**

**a. License Renewals:**

Motion by Selectman Richenburg, Second by Selectman Hunt; 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 Salisbury Speedway at 2 Broadway

**b. New Licenses**

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted to approve a **Parking Lot** license to Peter Giannakopoulos – 32 Railroad Avenue, formerly Nellie's Lot.

Motion by Selectman Hunt, Second by Selectman Condon; unanimously voted to approve a **Special Event Permit** to the Salisbury Beach Partnership for their annual relay race on July 20, 2014.

**c. License Amendments - none**

**d. Committee Appointments**

**Council on Aging** – 3 vacancies – 3 year terms – 3 applicants: Ann Wallace, Linda Randall, and Karlene Johnson

Motion by Selectman Richenburg, Second by Selectman McDonald; unanimously voted to re-appoint Ann Wallace and Linda Randall and to appoint Karlene Johnson to the Council on Aging, all for a three-year term to expire June 30, 2017.

**Housing Authority** – 1 vacancy – 3 year term – 1 applicant: Patricia McCarthy

Motion by Selectman Hunt, Second by Selectman Richenburg; unanimously voted to re-appoint Patricia McCarthy to the Housing Authority for a five-year term to expire June 30, 2019.

**Library Trustees** – 2 vacancies – 3 year terms – 2 applicants: Maureen Dupray and Nick Sullivan

Motion by Selectman Richenburg, Second by Selectman Condon; unanimously voted to re-appoint Maureen Dupray and Nick Sullivan to the Board of Library Trustees for a three-year term to expire June 30, 2017.

**Rent Control Board** – 1 vacancy – 3 year term – 1 applicant: Henry Richenburg

Motion by Selectman Condon, Second by Selectman Hunt; voted to re-appoint Henry Richenburg to the Rent Control Board for a three year term to expire June 30, 2017. VOTE: 4 yeas – Selectman Richenburg abstained. Motion carried

**e. Update/Presentations: Lisa Pearson, Planning Director**

Ms. Pearson stated they are still waiting to hear on the most recent CDBG Grant that was submitted. As part of last year's Grant, Phase I of the water line project on Lincoln Ave. began quickly, went smoothly and they did an excellent job. 21 children were approved for the Boys & Girls scholarship and there is still room for several more. Partnering with the Affordable Housing Trust over the last year three projects were completed. Another program her department is working on with the Pettengill House is the emergency assistance program where 28 households were helped and there are still some funds left for that. A contract for an energy audit to be done for the Town is ready to be signed. She is also working on a grant for the Town Hall, Fire Department, DPW and the Memorial School. Another contract is ready to be signed for Weston & Sampson to move forward with the preliminary design of the Lafayette Road sewer project, funding for which was approved at Town Meeting. Selectman Condon said he has commended Ms. Pearson often in the past and did again this evening

**f. Pennichuck Water – Presentation on Combined Water & Sewer Billing**

Don Levesque, DPW Director, stated the he has been working with Pennichuck Water to combine the sewer and water billing and everything is all set now. He then introduced Bernie Rousseau and Tara King, Operations Manager, who then explained that Pennichuck has been doing the water billing for 13 years and now has the opportunity to be able to bring in the sewer billing, which they will proceed with starting with the July billing. She then gave an in-depth power presentation, a copy of which is on file at the DPW.

**g. Virtual Town Hall and Schools – Presentation on new Town Web Site**

The Representative was not present due to a death in his family.

**h. Presentation by Affordable Housing Trust re: Redevelopment of Former Spalding School and 29 Elm Street**

Jerry Klima, Chairman of the Affordable Housing Trust said they have been working on the Spalding School project for two years now. Members of the Trust are himself, Henry Richenburg, Don Beaulieu, Ronalee-Ray Parrott, Dianne Masiello, Mary Sylva, and Terry Anderson. The Housing Trust receives money from multi-family housing and that supports affordable housing and they are looking at the possibility of new affordable units in the Spalding School and at 29 Elm Street. At this point the Spalding School is unoccupied and starting to deteriorate; 29 Elm Street is a Brownfield site that is being cleaned up. After receiving several proposals to the Town's Request for Interest, the Planning Dept. learned that it could possibly be feasible to use these two sites for affordable housing. An RFP was sent out and three responses were received from experienced affordable housing developers. After going through the process of selection and interviews, the YWCA of Greater Newburyport and LD Russo Company were chosen. A public meeting was held in May and the basic terms were negotiated. The property would be sold to the YWCA and Russo Co. and the Town would be paid \$500,000 for both the school and 29 Elm Street. There would not be more than 26 units at the school and not more than 16 at 29 Elm Street, and all would be affordable units. A Letter of Intent had been provided prior to this evening, but a change was made to paragraph 6 making it clearer. The Selectmen now have the authority to approve the LOI or they could appoint the Town Manager to do so. Mr. Klima then introduced John Feehan, Exec. Director of the YWCA, and Mr. Russo, who gave a slide presentation of the project they hope to build.

**i. Vote to Approve Letter of Intent from YWCA Greater Newburyport and LD Russo re: Conveyance of Former Spalding School, 29 Elm Street, and Parcels "X" and "Y"**

Motion by Selectman Condon, Second by Selectman McDonald; to approve and sign the amended Letter of Intent as presented by Mr. Klima. Before the vote was taken, Chairman Beaulieu suggested that the two members of the Board of Selectmen who sit on the Trust abstain on the vote unless it becomes necessary for whatever reason. Both he and Selectman Richenburg said they will abstain.

VOTE: 2 yeas – Selectman Hunt opposed – Selectmen Beaulieu and Richenburg abstained.

For the record, Chairman Beaulieu said this will need clarification from Town Counsel.

**j. Vote to Consent to Joint Representation of Amesbury and Newburyport by Town Counsel re: Proposed Mutual Aid Agreement on Harbormaster Jurisdiction and Services**

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted that as determined, pursuant to Rule 1.7 of the Massachusetts Rules of Professional Conduct, that the Salisbury Board of Selectmen consents to Kopelman and Paige, P.C. representing Amesbury and Newburyport with regard to the Mutual Aid Agreement on Harbormaster Jurisdiction and Services, as disclosed in a letter to the Board dated June 16, 2014, notwithstanding that Kopelman and Paige, P.C. serves as Town Counsel and represents the Town of Salisbury.

**k. Vote to Accept Deed to Long Hill Cemetery**

Mr. Harrington explained that Town Meeting approved the acquisition of the Long Hill Cemetery. The Deed was prepared by the Attorney of the Long Hill Cemetery trust and has been signed by the President of the Trustees, Arthur Ober. Once the Town accepts the deed and everything is registered, the property will come under the management of the DPW. A Cemetery Commission will be established, consisting of two people who are presently commissioners of the Long Hill Cemetery and three additional people, all to be appointed by the Town Manager after consultation with the Board of Selectmen.

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted to accept the Deed to Long Hill Cemetery.

**l. Vote to Schedule Meeting with Town Counsel re: Year-end Litigation Status Report**

Motion by Selectman Richenburg, Second by Selectman Condon; unanimously voted to meet with Town Counsel in Executive Session on July 7, 2014 at 6:00 PM to review on-going litigation.

**m. Vote to Extend Police Chief's Contract**

Mr. Harrington provided a memo to the Board regarding the Police Chief's contract which is due to expire June 30, 2015. There is a provision in his contract stating that before the start of the last year of his contract, the Board may extend it for two years. He has done an exemplary job and the Manager hopes the Board will vote to extend the contract.

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted to extend Chief Fowler's contract for two more years to expire June 30, 2017.

**n. Vote to Approve Firefighters Contract, FY13-15**

Discussed in Executive Session

**V. Comments by Visitors**

Kevin Henderson asked if there was any update on the beach development and the Manager said there is nothing from the Town's perspective. Meetings are on-going and they are formulating plans to apply for a grant from the State.

**VI. Sewer/Water**

**VII. Correspondence - none****VIII. Hearings - none****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 Richenburg, Second by Selectman McDonald; unanimously voted to ratify the signing of the following weekly warrants: W14-199 thru W14-208.

Selectman Hunt said he has had a lot of conversations with people on the north and south end of the beach who have concerns about the condition of Oceanfront South. Some people have met with the Manager to discuss the issue and were told something could possibly be done by July 20<sup>th</sup>. He asked why repairs can't be done by the 4<sup>th</sup> of July. Mr. Hunt noted that the Town Manager has stated that the Town doesn't own Oceanfront South, so if it is a privately owned road what would happen if other people who don't own the road wanted to do something to improve the road? What would the Town do? Mr. Harrington said the Town can't stop them, but it is his intention to contact the owners and engage them in a discussion, and he thinks that if the Town can acquire that street and some others that would be the cleanest way to take care of those problems.

**b. Subcommittee Reports**

Chairman Beaulieu listed this new section in order to have any of the Selectmen's subcommittee reports read at this time to keep the public updated.

Library Committee - Selectmen Richenburg and Condon:

The present building will be demolished sometime this week or next.

Website: Chairman Beaulieu said for anybody who is interested, he has a listing of sites the Board can look at.

Sewer Extension Committee - Selectmen Richenburg and Hunt:

Since Town Meeting approval, the committee has the authority to move ahead with Weston & Sampson and they are looking at a timeframe as to when the committee's work will be done, so they can come back to the Town with an estimated cost for the entire project.

Sewer & Water Committee - Chairman Beaulieu and Selectman Condon:

The Committee had a productive meeting last week with the Manager, Don Levesque, Henry Richenburg, and Al Peterson and a consultant has been hired to help with the process, and everything is move ahead in a timely process.

Town Common Re-design - Chairman Beaulieu and Fred Knowles:

The project is moving along. There is an intern doing a landscaping plan and on July 30th he will present two options for the Green to the Committee and hopefully the project will be finished by the end of August.

Police Station Building Committee - Selectmen Richenburg and Condon:

The committee is meeting every other week and last week they looked at six architectural renderings of facades and elevations. There are discussions of going up rather than out.

The Chairman listed the following meeting dates for the remainder of the year: July 21<sup>st</sup>, August 11<sup>th</sup>, September 8<sup>th</sup> and 22<sup>nd</sup>, October 6<sup>th</sup> and 20<sup>th</sup> with Town Meeting on the 27<sup>th</sup>, November 10<sup>th</sup> and 24<sup>th</sup>, and December 8<sup>th</sup> and 22<sup>nd</sup>.

The Goals and Objectives Workshop was set for Monday, June 30, at 6:30 PM.

**XI. Executive Session - none**

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted to move into Executive Session at 9:10 PM to discuss the proposed Fire Union contract and to adjourn without returning to open session. Present will be the full Board, Town Manager and Secretary. Roll vote: Selectman Richenburg – yes; Selectman McDonald – yes; Selectman Condon – yes; Selectman Hunt – yes; Chairman Beaulieu – yes.

**XII. Adjournment**

Meeting Adjourned after Executive Session at 9:40 PM.

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

Minutes of the Special Meeting of May 23, 2014 and June 9, 2014

Copies of licenses as listed

Copy of Letter of Intent from YWCA

Copy of the Consent to Joint Representation re: Proposed Mutual Aid Agreement on Harbormaster Jurisdiction & Services

Copy of Deed to Long Hill Cemetery

Town Manager's Report

Respectfully submitted:

Janet E. Flannery, Secretary

Approved: \_\_\_\_\_  
Ed Hunt, Clerk