

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING  
MONDAY, DECEMBER 23, 2019 – 7:00 PM  
SALISBURY TOWN HALL, 5 BEACH ROAD  
COLCHESTER ROOM**

**PRESENT:** Selectmen, Freeman J. Condon, Chairman; Donna Abdulla, Chuck Takesian, Wilma McDonald, and Ronalee Ray-Parrott

**ALSO PRESENT:** Neil J. Harrington, Town Manager and Agnes Donovan, Secretary

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

Chairman Condon 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 Dec. 9, 2019 and Special Meeting of Dec. 12, 2019**

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to approve the Minutes of December 9, 2019 and the Special Meeting of December 12, 2019 as written.

**III. Public Comment - none**

**IV. Old Business - none**

**V. New Business**

**a. License Renewals:**

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to waive the reading of the Common Victualer Licenses.

Motion by Selectman Takesian, Second by Selectman McDonald; unanimously voted to remove from the list the Common Victualer license renewal for Salisbury Sports Pub.

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to renew a **Common Victualer** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for: Ten's Show Club – 11 N.E. Blvd., Subway – 192 Elm St., Hungry Traveler – 96 Beach Rd., Mapoutias' – 147 Bridge Rd., Pat's Diner – 11 Bridge Rd., Cosmos – 136 Rabbit Rd., Aroma Joe's – 1 Merrill St., Crossroads Pizza – 1 Merrill St. Unit 9, Family's Chinese Restaurant – 139 Elm St., Dunkin's – 147 Bridge Rd., Salisbury House of Pizza – 2 Beach Rd., Cristy's Pizza – 5C Broadway, All American Tavern – 34 Bridge Rd., Bucciarelli's 147 Bridge Rd., and Dunkin Donuts – 46 (A) Toll Road.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; voted to renew the **Common Victualer** license with the same conditions/restrictions that may have been on the original license and all subsequent renewals, for Salisbury Sports Pub – 3 Broadway. VOTE: 4 yeas – Selectman Abdulla abstained.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to waive the reading of the **General** Licenses.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; 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: All Natural Training – 6 Merrill St. Units A&B, American Landscaping –



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68 Folly Mill Rd., American Sheet Metal – 4 Fanaras Dr., Audiology Network Svcs. – 158 Bridge Rd. Bartlett's Farm Stand – 96 Main St., Bartlett's Sawmill – 22 Congress St., Bennie's Catering – Mobile Vending Truck, Bridge Marina – 179 Bridge Rd. Big Al's Archer's Paradise – 141 Bridge Rd., Boston Sports Club – 191 Elm St., C&R Realty – 110 Elm St., Best Friends Doggie Spa – 90 Beach Rd., Port City Glass – 141 Bridge Rd., Unit 100W, By the Sea – 4 Ocean Front No., Caldwell's Motorcycle Service – 193 Elm St. Unit A4, Carla's Cut "n" Curl – 25 Old Elm St., Carparts Distribution – 1 Merrill St., Cash for Gold – 158 Bridge Rd. Unit C, Cassidy's Limousine – 8 Grover St., CDC Packaging – 8 Fanaras Dr., Charisma Hair & Nail Salon – 8C Beach Rd., Circle Insurance – 10A Elm St., Coastal Finds – 25 Bridge Rd., Community Beauty Shop – 45 Baker Rd., Complete Car Cleaning. – 106 Bridge Rd., Hall's Towing – 205 Lafayette Rd., Corbin's Boat Yard – 4 Second St., Cove Marina – 8 Friedenfels St., Crossroads Marina – 32 Old Elm St., Crossroad Bait & Tackle – 61 Elm St., Croteau Enterprises – 134 Bridge Rd., CVS – 2 Lafayette Rd., Daisy Disc – 167 Bridge Rd., David's Fish Mkt. – 54 Bridge Rd., DeLuca's Auto Wash – 106 Elm St., Dick's Variety North – 2 Main St., Ditto Pines Construction – 13 Collins St., Divided House – 145 Elm St., Dot's Beauty & Wig – 36A Elm St., EJ Tremblay – 67 Bridge Rd., Essence Nails & Spa – 111 Lafayette Rd. Unit 3, Express Food Mart. – 183 N.E. Blvd., Extra Space Storage – 143 Lafayette Rd., Firewood & Lawncare – 72 Mudnock Rd., Footloose Dance Studio – 1 Merrill St., suite 3, Fort Hill Antiques – 3 Congress St., Four Star Limo – 14 Elm St., Gordon's Sew & Vac – 54B Bridge Rd., Half Moon Mods – 5 Fanaras Dr., Unit B, Jim Phillips Firewood – 57 Main St., Jocelyn Marine – 159 Bridge Rd., Johnson Lumber – 133 Main St., Kadee's Tumbleweed – 135B Elm St., Karen Holmes – 191 Elm St., Knight Oil – 126 Rabbit Rd. Leeward Light – 126 Bridge Rd., Linda's Alpha-Omega Salon – 4 Elm St., LKB Tires – 11 Main St., Unit 2, Mattress Depot – 122 Lafayette Rd., Merrimack River Feline – 63 Elm St., Mobil Mini – 77 Bridge Rd., N.E. Chocolate – 123 Lafayette Rd., OC Stone Granite & Marble – 102 Bridge Rd., Play All Day – 191 Elm St., Suites 2 & 3, Prime A-1 State Line – 242 Lafayette Rd., PV Engr. & Mfg. – 88 Rabbit Rd., Ralph Tatro – 15 Folly Mill Rd., RB Entertainment – 59 Elm St., Red Ridge Farm – 35 Bayberry Lane, Hidden Treasures – 38 Lafayette Rd., Richard Maytag – 155 Bridge Road, Rings Island Marina – 14 First St., Riverfront Marine Sports, Inc. – 33 Old Elm St., R.J. Tindle, Inc. – 118-122 Rabbit Rd., Roberts Electric Supply – 154 Elm St., Rusnik Campground – 115 Lafayette Rd., Royal Blendz Barber Shop – 183 No. End Blvd., Salisbury Discount House – 11A Broadway, Salon NV, LLC – 129 Bridge Road, Salisbury Mini-Mart – 192 Elm St., Sanborn Co. – 11 Cushing St., Say I Do! – 10 First St., Santos Marble & Granite, LLC – 44 Bridge Rd., Shorts Foundations, Inc. – 82 Bridge Rd., Special Stars Performing Arts, LLC – 133-135 B Elm St., T.H. Glennon Co., Inc. – 25 Fanaras Drive, TCS Communications Corp. – 85 Lafayette Rd., Tom's Discount Store – 175 Elm St., The Sherwin-Williams Company #5333- 175 Elm St., Town Car Transportation – 25 Lafayette Rd., Thomas Bracken School of Dance – 102 Bridge Rd., Vicki's Nail Spa – 6 Merrill St., Unit 5, 5-Yogi Convenience Store – 5 Bridge Rd., Wayside Collectibles – 10C Elm St., W. Harrison and Sons, Inc. – 12 Harrison Ave., Wilson Pool Service – 58 Main St., Unit A, Cinemagic – 6 Merrill St., Seacoast Canine – 5 Fanaras Dr., Unit A, and Stateline Liquors – 45 Toll Road.

Motion by Selectman Ray-Parrott, Second by Selectman McDonald; unanimously voted to renew a **Class II** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for: Performance Distributing – 211 Lafayette Rd., DPW Associates – 98 Elm St., Salisbury Auto Center – 76 Elm St., and BTB Auto Sales – 40 Beach Road.

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Motion by Selectman Takesian, Second by Selectman McDonald; unanimously voted to renew a **Class III** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for: Hotroads Vintage Auto Recycling – 137 Lafayette Road.

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to renew a **Repair** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for: Valvoline Instant Oil Change – 191 Elm St., Unit 1, Rob Roy Auto – 49 Main St., and Daaboul & Sons – 76 Elm Street.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to pull the **Entertainment** licenses for Salisbury Sports Pub.

Motion by Selectman Takesian, Second by Selectman McDonald; unanimously voted to renew an **Entertainment** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for: Pat's Diner – 11 Bridge Rd. – Juke Box; Ten's Club – 11 No. end Blvd. – adult/live entertainment/DJ, and Rusnick Campground – 115 Lafayette Rd. – 5 video games/air hockey game and 1 pool table.

Motion by Selectman Takesian, Second by Selectman McDonald; voted to renew an **Entertainment** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for Salisbury Sports Pub, 3 Broadway for a Juke Box/DJ-live entertainment/pool table (2 licenses). VOTE: 4 yeas – Selectman Abdulla abstained.

**b. New Licenses**

Motion by Selectman Takesian, second by Selectman Ray-Parrott; unanimously voted to approve a **General** license to Ramson Kennel – 29 Blacksnake Road (new owner).

**c. License Amendments - none**

**d. Liquor License Renewals - none**

**e. New Liquor Licenses - none**

**f. Committee Appointments - none**

**g. Update/Presentation: Fire Chief**

Chief Carrigan updated the Selectmen:

- The Chief thanked the Selectmen for the opportunity to travel to Washington, D.C. recently to continue his commitment to the National Fallen Firefighters Foundation and to serve on a national panel to discuss how new technology could be used to improve fire prevention education efforts, e.g., utilizing computers, and tablets.
- There have been 2,500 calls for service this year, of which half are medical calls. These numbers are on track with last year.
- The Department has upgraded additional positions to full time, as approved in last fall's Town Meeting.

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- The Fire Department's apparatus is now in good shape.
- The Chief is recommending that the Fire Department phase-out the existing municipal fire monitoring system since it consists of old technology. There is no ability to fix the current system if there are malfunctions such as breaks in the line(s), which would leave customers not being connected to a fire alarm monitoring system. He is recommending that customers move to private fire alarm monitoring systems and has issued a letter to existing customers to stimulate movement. The private fire alarm monitoring companies have newer technology. His aim is to have this move accomplished by the next fiscal year. He advised the Selectmen that the municipal buildings will be the last to move off the current system.
- He stated that the Fire Department recently received \$10,000 in grants. This money includes a \$2,500 grant to purchase cancer preventing gloves and hoods for the fire fighters; \$5,000 for the purchase of a specially-designed washing machine for fire fighter uniforms to reduce occupational cancer, and a \$2,900 emergency management grant to replace radios.
- The Board thanked the Chief and his Department for their hard work.

**h. Vote to Amend Host Community Agreement with Alternative Therapies Group relative to the operation of its Medical Marijuana Retail Dispensary (RMD) at 107 Elm Street:**

Neil Harrington, Town Manager, advised the Board that the state requires Medical Marijuana Dispensaries (RMDs), which would include Alternative Therapies Group (ATG), to have vertical integration including cultivation and processing of marijuana. Currently, Salisbury's Host Community Agreement with ATG does not include cultivation and processing, so an amendment to the Host Agreement is needed. He stated that ATG is only proposing to have a small amount of cultivation to meet the requirements of the law. He advised the Board that he supports amending the town's Host Community Agreement with ATG to allow cultivation of small amounts of marijuana. In response to questions by the Board, Mr. Harrington confirmed that ATG will have to go back before the Planning Board for a renewal of their existing Special Permit soon, and this would be an opportunity for the Planning Board to review any issues at 107 Elm Street, such as entrance/exits, parking, signage, and odor control.

The Board asked for confirmation of expected revenues the Town will receive from the original Host Community Agreement. Mr. Harrington stated that the 3% excise revenue will be received from the DOR one month after the end of the quarter that ends on November 30, which means that the Town is expecting to receive its first excise tax revenue at the end of December. The schedule for quarterly payments to communities is set by the DOR. The revenue from 3% of gross sales will be provided directly from ATG to the Town in one lump sum within thirty days of the one-year anniversary of the store's opening, which will be in the Fall of 2020.

Motion by Selectman Ray-Parrott, second by Selectman Takesian, unanimously voted that the Board of Selectmen revise the Host Community Agreement for a Registered Marijuana Dispensary (RMD) between the Town and Alternative Therapies Group, Inc., dated December 18, 2017, by amending the second paragraph of said Agreement as follows:

"WHEAREAS, The Company wishes to locate a Registered Marijuana Dispensary ("RMD") dispensing facility (~~but not~~ **including** a cultivation or processing facility) in the Town in accordance

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with Chapter 369 of the Acts of 2012 and applicable regulations issued by the Commonwealth of Massachusetts Department of Public Health (“DPH”), as such statute and regulations have and may be further amended by Chapter 55 of the Acts of 2017 and such approvals as may be issued by the Town in accordance with its Zoning Bylaw and other applicable regulations; and”

This amended agreement shall take effect upon its execution by the authorized representatives of the Town (the Board of Selectmen) and Alternative Therapies Group, Inc.

**VI. Sewer/Water - none**

**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 Takesian, Second by Selectman Ray-Parrott; unanimously voted to ratify the signing of the following weekly warrants: W20-61 through W20-68.

**XI. Executive Session**

Chairman Condon announced that there is an Executive Session for the Board to consider the possible sale/lease of Town-owned real property at 18 Maple Street, as holding such a discussion in open session may have a detrimental effect on the bargaining position of the Board.

Motion by Selectman Abdulla, Second by Selectman Ray-Parrott; unanimously voted to move into Executive Session for the purpose of considering the sale/lease of Town-owned real property at 18 Maple Street. Roll Call vote: Selectman Ray-Parrott – yes; Selectman Takesian – yes; Selectman Abdulla – yes; Selectman McDonald – yes; Chairman Condon – yes.

Chairman Condon announced that the Board would not re-convene in public session at the conclusion of the Executive Session, and that those in attendance will include members of the Board, the Town Manager, the Board’s Secretary, and Lisa Pearson, Town Planner.

**XII. Adjournment**

Meeting adjourned at 8:15 PM, immediately following the Executive Session.

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

Minutes of Dec. 9, 2019 and Special Meeting of Dec. 12, 2019

Copies of licenses as listed

Town Manager’s Report


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Respectfully submitted:  
Agnes Donovan, Secretary

Approved:   
Chuck Takesian, Clerk

## MEMORANDUM

To: Members of the Board of Selectmen

From: Neil J. Harrington, Town Manager 

Date: December 23, 2019

Re: December 23<sup>rd</sup> Report to the Board

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Outlined below is a summary of activities over the past two weeks. Please let me know if you have questions about any of these items.

1) Town Tax rate Set for FY2020

On December 12, the Town received official notification from the State Dept. of Revenue that our FY20 tax rate had been certified at \$11.46. This represents a 42-cent decrease from this past year's tax rate. Third quarter tax bills are now being prepared and will be mailed to all property owners before the end of the calendar year.

2) Lafayette Road Reconstruction Project

On December 11, MassDOT held a lengthy meeting in Boston to go over the status of the Lafayette Road/Rte. 1 reconstruction project, which is currently programmed to start in FY2023. The DPW Director, Planning Director and I met with several MassDOT officials and representatives of the engineering firm that has been engaged to complete design work on the project. Currently, the project is at the 25% design stage and the goal is to move it to 75% design by the summer of 2020. In order to get to this point, MassDOT and the Town are planning to hold a public meeting sometime over the winter, so that residents and business owners along the Lafayette Road corridor can see what the design looks like and make comments prior to the 75% public hearing stage. If all goes well, the project will be complete and ready to bid shortly after the completion of the Lafayette Road sewer project, so that the final paving of the street can be done as part of the State's project, saving costs for the sewer project. We will keep the public informed about this winter's public meeting and the possible 75% design hearing in the summer of 2020.

3) Visitors Center/Public Restrooms Project

The Town Planner, our Owner's Project Manager (OPM) and I met on December 20 with the new architects for the visitors' center/public restroom facility that we are planning to construct at Salisbury Beach Center. Various concepts were discussed and it was agreed that after the first of the New Year we will meet again to look at possible design options before selecting a preferred alternative design and location for the facility in time for a final cost estimate to be ready for the 2020 Annual Town Meeting in May.