



Town of Salisbury
5 Beach Road
Salisbury, Massachusetts 01952

***RING'S ISLAND NEIGHBORHOOD PRESERVATION DISTRICT
COMMITTEE***

MINUTES:

December 9, 2021 by Zoom.

Meeting opened at 3:03.

PRESENT:

Ellie Bailey
Diane Dondero
Bobbi Klima
Alison Novello
Stephen Roth
Stephen Spaulding
Linda Tremblay

AGENDA:

Item 1 Review Minutes of Previous Meetings

The minutes of the November 10 meeting were approved.

Item 2 Review of Action Items

- Email possible definitions of Gross Floor Area to Committee members - Done
- Contact Neil about legal review of the Definition of Gross Floor Area - Done
- Develop a first draft of the NPD Committee section of the "Process and Procedures" document. - Done

Item 3 Discuss Possible Warrant Article(s) for Spring Town Meeting

The Town Manager received a response from Town Counsel about the issue of the NPD's definition of Gross Floor Area. They recommended amending the NPD bylaw to include the definition. Since this cannot be done until the Spring Town meeting they suggested including the definition in the Committee's Rules and Regulations.

Diane and Bobbi met with the Town manager to discuss this and also a public records request that he had received from a Ring's Island resident who like to opt out of the District. This can also be done at the Spring Town Meeting. The committee appointed a subcommittee to work with the Town Manager to write a warrant article that would accomplish this.

Bobbi Klima submitted the following motion, which was seconded by Stephen Roth and approved unanimously.

MOTION: to authorize Bobbi Klima and Ellie Bailey to prepare a draft of a warrant article to be submitted for approval at the Spring 2022 Salisbury Town Meeting to amend the Ring's Island Neighborhood Preservation District bylaw. The amendment would include a definition of Gross Floor Area and delete 7 Fourth Street from the map and the list of properties included in the district.

Item 4 Discuss NPD Definition of Gross Floor Area

The committee agreed with the proposed definition:

GROSS FLOOR AREA: The sum of the horizontal area of the several non-basement floors of a building, as measured to the outside surfaces of exterior walls, including halls, stairways, vents, elevator shafts, mechanical equipment rooms, inner courts, attached garages, enclosed porches and balconies, attic storage areas, and other common space or uninhabitable space.

Item 5 Discuss Distribution of Annual Report letter and Design Document (deferred from last meeting)

The letter and the Design document will be distributed to all Ring's Island residents in January after our next meeting.

Item 6 Review Draft of Section 2: "The NPD Committee" of the Process and Procedures Document.

The committee had no corrections to the document.

Item 7 Discuss 11/3 Site Walk at 12 Second Street (deferred from last meeting)

Stephen Spaulding described the site walk as looking at the property from a walker's perspective. How do the buildings relate to the landscape and the neighborhood? How does the Building relate to its own setting and to adjoining the buildings?

Item 8 Other Items Not on the Agenda

None

Item 9 Action Items for Next Meeting

- Revise the Exemption Verification form to include the definition of Gross Floor Area - Bobbi

Item 10 Schedule Date, Time and Location for Next Meeting

The next meeting will be on Wednesday, January 19, 2022 at 3:00 via zoom.

Item 11 Comments from Public

None.

Item 12 Adjournment

The meeting adjourned at 3:33 pm.