

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY, DECEMBER 27, 2021 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
COLCHESTER ROOM**

PRESENT: Selectmen Wilma McDonald, Chairman; Chuck Takesian, Ronalee Ray-Parrott, Freeman J. Condon and Donna Abdulla
ALSO PRESENT: Neil J. Harrington, Town Manager and Agnes Donovan, Secretary

I. Call to Order/Salute to the Flag

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

**II. Acceptance of Minutes
Minutes of December 13, 2021**

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to approve the Minutes of December 13, 2021, as written.

III. Public Comment - None

IV. Old Business – Rob Roy Auto – 90 Lafayette Road

Motion by Selectman Condon, Second by Selectman Takesian; unanimously voted to remove this item from the table.

Selectman Takesian advised Mr. Roy that he may not sell cars at 90 Lafayette Road, as the zoning for this area does not allow selling of cars. Mr. Roy contended that his Repair License allows him to sell 2-3 cars. The Selectmen were skeptical and said they wanted to see that in writing on his license. In response to a question from Mr. Roy, the Selectmen confirmed that car repair is a grandfathered use at this location. Mr. Roy stated that he believed he had the right to continue selling 2-3 cars.

Selectman Condon advised Mr. Roy that he must follow the law and that selling cars and any storage of boats and/or vehicles at this location is in violation of zoning and is not an allowed use. Mr. Roy suggested that the Board should be helping small businesses, and if they wanted to help they could take a vote to allow him to sell a few used cars, but he was advised that the Selectmen cannot override zoning. Mr. Roy was informed that if he wanted to change the zoning he could go to Town Meeting and attempt to have a zoning amendment approved, but that the Selectmen cannot change zoning. In the interim, the Board advised Mr. Roy not to sell cars at this location.

Motion by Selectman Takesian, Second by Selectman Condon; unanimously voted to table this item again until they resolve the issue of whether or not there is anything in writing on Mr. Roy's auto repair license stating that he is allowed to sell 2-3 cars.

**V. New Business
a. License Renewals:**

Motion by Selectman Condon, Second by Selectman Takesian; 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: BTB Auto Sales – 49 Beach Road; Car's of Yesteryear's – 44 Bridge Road, and Jim's Auto Body – 128-130 Bridge Road.

MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY, DECEMBER 27, 2021 – 7:00 PM
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COLCHESTER ROOM

Motion by Selectman Condon, Second by Selectman Takesian; 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 Jim's Auto Body – 128-130 Bridge 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: Jim's Auto Body – 128-130 Bridge Road.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; 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: All American Tavern – 34 Bridge Road; Capri – 3 Central Ave.; Carousel Lounge – 20 Ocean Front South; Family's Chinese Restaurant – 139 Elm St.; Hideaway Pub – 183 North End Blvd.; Mali's Thai Zap – 50 Elm St., Unit 1, and Mapow Thai Restaurant – 147 Bridge Road.

The Chairman confirmed that the Board would review Joe's Playland Entertainment License separately.

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; 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 Carousel Lounge – 20 Ocean Front South (Band/Karaoke); Carousel Lounge – 20 Ocean Front South (2 Pool Tables, 1 video Game, 1 Juke Box); Hideaway Pub – 183 North End Blvd. (1 – 2 person Acoustic Music and Trivia); Hideaway Pub – 183 North End Blvd. (Juke Box); Kitten's - 99 Bridge Road (Live Adult Entertainment and DJ), and Kitten's - 99 Bridge Road (2 Pool Tables and 3 video games).

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; voted to renew an **Entertainment license**, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for Joe's Playland – 10-12 Broadway and 15 Broadway (Arcade).
VOTE: 4 yeas – Selectman Abdulla abstained. Motion carried.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to renew the **Parking Lot** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals, for Broadway Parking – 12 Broadway; Carefree Parking lot – 14 Central Avenue, and Driftway Parking – 6 Central Avenue.

b. New Licenses

General license for Salisbury Coin – 213 Elm Street

Selectmen corrected the address on the Agenda from 213 Lafayette Road to 213 Elm Street. The applicant, Adam Kelcourse, appeared before the Board and advised them that he would be buying and selling high end silver and gold coins. In response to questions from the Board, Mr. Kelcourse stated that he is not a pawn shop and that his hours would be 10AM – 6PM Monday through Friday and by appointment on weekends.

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY, DECEMBER 27, 2021 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
COLCHESTER ROOM**

Motion by Selectman Takesian, Second by Selectman Condon; unanimously voted to approve a **General** license for Salisbury Coin – 213 Elm Street with the hours of operation being 10Am – 6PM Monday through Friday and by appointment on weekends.

c. License Amendments - None

d. Liquor License Renewals - None

e. New Liquor Licenses -- None

f. Committee Appointments - None

g. Update/Presentations: None

h. Vote to Approve and Authorize Chairperson to Sign Regulatory Agreement for Habitat for Humanity Project at 22 Old County Road

Neil Harrington, Town Manager, provided a memorandum which advised the Board that the proposed Agreement would guarantee that the units in this project will remain affordable, regardless of whether any of the units are refinanced or resold in the future. Mr. Harrington recommended that the Board vote to approve this document and authorize the Chair person to sign on behalf of the Town.

Selectman Ray-Parrott stated that this was a joint venture between Habitat for Humanity and the Salisbury Housing Affordable Trust to ensure that these units would remain affordable in perpetuity. She stated that this was a win-win for the homeowners and the Town.

Motion by Selectman Takesian, Second by Selectman Condon; unanimously voted to approve the document, and authorize the Chairperson to sign the Regulatory Agreement for Habitat for Humanity Project at 22 Old County Road.

i. Vote to Approve the New Employment Contract for the Finance Director

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to approve a new employment contract for Finance Director Karen Snow that had been presented to them by the Town Manager.

VI. Sewer/Water - None

VII. Correspondence

Selectman Ray-Parrott read a December 21, 2021 letter from Xfinity advising the Board that effective December 14, 2021 Universal Living Faith Network was added to channel 1098.

VIII. Hearings – Public Hearing for the Hideaway Pub Liquor License Transfer

Motion by Selectman Condon, Second by Selectman Ray-Parrott; unanimously voted to open the Public Hearing at 7:21 PM.

Maria C. Albano, applicant, appeared before the Board and said that she is applying to transfer the Liquor License for the Hideaway Pub, and stated she has no plans to change the Pub's operation. In

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY, DECEMBER 27, 2021 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
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response to questions from the Selectmen, Ms. Albano stated that this is her first experience as an owner; that she is TIP certified; that the Pub will be open year-round; that she has no plans to be open outside in the summer at this time. She also stated that she has experience as a manager and consultant. Ms. Albano stated that she will not be changing the name of the Pub. The Board advised Ms. Albano that this business is a non-conforming use and is in a residential neighborhood, and that the Pub's current owner was reapplying for 1-2-person Acoustic Music, Trivia, and a Juke box entertainment license, which will regulate her entertainment options. The Board recommended that she not have an adversarial relationship with the neighbors.

Motion by Selectman Condon, Second by Selectman Ray-Parrott; unanimously voted to close the Public Hearing at 7:27 PM.

Motion by Selectman Ray-Parrott, Second by Selectman Abdulla; unanimously voted to approve the liquor license transfer for the **Hideaway Pub**.

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 Abdulla; unanimously voted to ratify the signing of the following weekly warrants: W22-49 through W22-53.

Selectman Ray-Parrott advised the Board that there would be a meeting to review and discuss the next aspects of the PARC grant on January 18, 2022. This meeting will discuss the utility field, the baseball field and parking.

Chairman McDonald said she was proud of the Town's boards and committees, and said she puts her faith in these volunteers to do what is best for the Town. Their first priority is making Salisbury a better place to live and it is not to knuckle under to developers and attorneys who are in a rush to complete a project on their own terms, get paid and leave town. She said she was upset to see that when a developer recently did not get his act together, and when a vote did not his way, he put up obnoxious signs. Chairman McDonald said she was reminded of the saying that poor planning on your part does not create an emergency on my part.

XI. Executive Session – None

XII. Adjournment

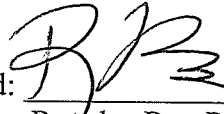
Selectman Takesian moved that the meeting be adjourned. Selectman Abdulla seconded the motion, and it was adopted unanimously. The meeting was adjourned at 7:51 PM.

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
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Documents provided at the meeting and on file in the Selectmen's Office:
Minutes of December 13, 2021
Liquor License Transfer Information
Copies of licenses as listed
Town Manager's Report

Respectfully submitted:
Agnes Donovan, Secretary

Approved: _____


Ronalee Ray-Parrott, Clerk