

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY, JANUARY 24, 2022 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
COLCHESTER ROOM**

PRESENT: Selectmen Wilma McDonald, Chairman; Chuck Takesian, Ronalee Ray-Parrott, and Freeman J. Condon
ALSO PRESENT: Neil J. Harrington, Town Manager and Janet Flannery, Secretary
ABSENT: Selectman Abdulla

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 and broadcast live.

II. Acceptance of Minutes

Minutes of Jan. 10, 2022 (Regular Meeting) and Dec. 13, 2021 (Executive Session)

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to approve the Minutes of Jan. 10, 2022 (Regular Meeting) and Dec. 13, 2021 (Executive Session) 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 renew a **Class II** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for: Salisbury Petroleum & Auto Repair, Inc. – 157 Bridge Road

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; 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: Salisbury Petroleum & Auto Repair, Inc. – 157 Bridge Road

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to renew a **Sunday** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for: Blue Ocean Music Hall – 4 Ocean Front North, Seaglass – 4 Ocean Front North, Carousel Lounge – 20 Ocean Front South, Surfside – 25 Broadway, Uncle Eddie's – 8 Ocean Front South, and Winner's Circle – 211 Elm Street

b. New Licenses - none

c. License Amendments - none

d. Liquor License Renewals - none

e. New Liquor Licenses - none

f. Committee Appointments

Cultural Council – 2 vacancies: 1 to expire 6/30/22 and 1 on 6/30/23 – 1 applicant: Jane Purinton
Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to appoint Jane Purinton to the Cultural Council for a term to expire June 30, 2023.

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g. Update/Presentations: Building Inspector/ZBA

Building Inspector Scott Vanderwalle reported that since his last report the Building Department has issued 286 building permits with fees totaling \$112,294.00 based on a valuation of \$10,919,361.00; there also were 293 plumbing and electrical permits issued for a total of \$66,306.00 based on a valuation of \$3,080,085.00.

- The Building Department was called out following the recent major fire at the beach to evaluate the area, in which four buildings completely burned to the ground. One of the surrounding buildings had some broken windows and smoke damage and another had significant damage to its siding, but otherwise the damage was limited to the fire scene. The Electrical Inspector was there to call National Grid to shut off power and to get the gas turned off properly.
- Due to the recent storm, there was some sand movement at the beach. Atlantic Avenue had noticeable sand displacement but overall there was no major damage.
- Two homes in the Winterberry Circle project have been completed.
- Three Certificates of Occupancy were issued for Habitat for Humanity, and five were issued for 3 Beach Road.
- The demolition of 32 Railroad Avenue has been completed.
- The zooming violation issue at 70 Elm Street has been resolved.

ZBA Chair Derek DiPetrillo provided the following update from the Zoning Board;

- There were 24 special permits issued for variance and findings.
- Construction was approved for five new residential homes for a total of thirteen proposed single-family homes.
- Sixteen variances were received, twelve of which were approved, one was withdrawn and one was denied.
- Seven Findings were approved for extensions/alterations of a pre-existing, non-conforming structure.
- One Administrative Appeal was received and denied.
- Five special permits were approved: one for a temporary sign, one for an electronic reader board, 1 in-home occupation, and 2 accessory apartments.
- One Comprehensive Permit was approved.

h. Vote to Approve the Corrected Transactions for the Hideaway Pub's Liquor License as requested by the ABCC

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to table this item per the request of the applicant.

i. Vote to Appoint Master Plan Update Committee

The Town Manager informed the Board that the Town's Master Plan has to be updated periodically, and Planning Director Lisa Pearson is looking for the Selectmen to appoint a Master Plan Update Committee consisting of some members of Town boards and commissions and some private citizens. She recommended several people representing the following Town boards and ask that the Selectmen appoint them this evening. The recommended names were: Marty Doggett and Deborah Ryder (Planning Board), Michael Colburn (Conservation Commission) Connie Hellwig and Tom Tatro (Historical Commission), Ronalee Ray-Parrott (Affordable Housing Trust), Donna Keefe (Cultural

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Council), and Derek DePetrillo (ZBA). She also recommended that two Selectmen be appointed. Selectmen Takesian and Ray-Parrott volunteered to serve. Chairperson McDonald informed the public that anyone interested in serving should contact the office of the Board of Selectmen by February 4.

Motion by Selectmen Ray-Parrott, Second by Selectman Takesian; unanimously voted to approve the appointment of the above-named individuals to the Master Plan Update Committee.

j. Vote to Place Two Questions on May 10, 2022 Annual Town Election Ballot

Mr. Harrington reported that a warrant article was approved at the 2021 Fall Town Meeting at which the Town adopted two provisions of a Mass. state law, and that in order for these provisions to take effect, two questions need to be placed on the ballot at the upcoming Annual Election in May. Since State law requires that the Board of Selectmen approve all ballot questions, he asked that the Board vote to approve the following for inclusion on the ballot for the upcoming election:

- (1) “Shall the town pay one half of a premium for group hospital, surgical, medical, dental and other health insurance for the surviving widow and dependents of an insured firefighter who was killed or who died from injuries received in the performance of his duty, with the survivor paying the remaining one half, and shall the town also pay a subsidiary or additional rate?”;
- (2) Shall the town pay one half of a premium for group health and dental insurance for the surviving spouse and dependents of an insured police officer who was killed or who died from injuries received in the performance of duty, with the surviving spouse paying the remaining one half, and shall the town also pay a subsidiary or additional rate?”

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to place both questions on the ballot for the Annual Town Election to be held on May 10, 2022

k. Vote to Authorize Expenditure of Donations from the “Town of Salisbury 2022 Beach Fire Fund” Established Under MGL Chapter 44, Section 53A

Mr. Harrington commented on the recent devastating fire at the beach, stating that 36 people from 24 families were displaced and four buildings were complete destroyed. He recognized and commended all of the public employees who responded to the fire, including those from several other communities, the Red Cross, MEMA, the Town’s Emergency Management, Fire, Police, DPW, Building Inspector and COA Director, along with members of the Lions Club, all of whom played a critical role. He also noted that in the first 24 hours following the fire over \$10,000 worth of give cards were received. One person actually took a family in and put them up in one of his apartments at no charge.

Mr. Harrington said that Selectman Condon was contacted by the President of the Institution for Savings, who informed him that the Bank would like to make a \$10,000 donation to assist those who were displaced, but that the Bank did not want to determine how the funds were to be disbursed. The Town Manager received the check and gave it to the Finance Director and asked how any donation received might be legally appropriated. Ms. Snow responded that under MGL Chapter 44, Section 53A, she could set up a donation account, but that the Board of Selectmen would need to vote to allow disbursements from the fund. The Town Manager noted that since last Thursday, \$16,850 in donations had come into the Treasurer’s Office, and a process has been set up so that the people who were

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displaced can sign up for assistance. COA Director Elizabeth Pettis, Selectmen McDonald and Condon will be handling the payments to those in need.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to authorize the expenditure of donations from the "Town of Salisbury 2022 Beach Fire Fund" establish under MGL Chapter 44, Section 53A.

VI. Sewer/Water

VII. Correspondence

A letter was received from the Dept. of Housing and Community Development informing the Board that the Local Initiative Program designation of seven units of homeowner housing at 22 Old County Road (the Habitat for Humanity project) had been approved by the State.

VIII. Hearings

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: W22-58 through W22-60.

Selectman Ray-Parrott announced that the Winner's Circle is organizing an event to benefit the fire victims on February 19 at the Salisbury Elementary School. Uncle Eddies is also having a fundraising event on February 6.

XI. Executive Session - none

XII. Adjournment

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to adjourn at 7:53 PM.

Documents provided at the meeting and on file in the Selectmen's Office:
Minutes of Jan. 10, 2022 (Regular Session) and Dec. 13, 2021 (Executive Session)
Copies of licenses as listed
Appointment Request Letter
Town Manager's Report

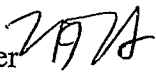
Respectfully submitted:
Janet E. Flannery, Secretary

Approved: _____

Ronalee Ray-Parrott, Clerk

MEMORANDUM

To: Members of the Board of Selectmen

From: Neil J. Harrington, Town Manager 

Date: January 24, 2022

Re: January 24th Report to the Board

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

1) New Housing Law

As you may know, the State adopted a new housing law during this past year that requires any city or town considered an "MBTA Community" to create at least one multi-family housing zone, where multi-family use is allowed by right and housing is suitable for families with children, within a half mile of any MBTA bus stop, commuter rail, or subway station servicing that community. Although Salisbury currently has no direct MBTA service, the Town is classified as an "MBTA Adjacent Community" subject to the law. (There are 175 Mass. communities subject to this new law.)

On January 12, Planning Director Lisa Pearson and I attended a remote seminar on how the State intends to implement this new law. DHCD has issued draft guidelines for compliance and the first deadline that communities must meet is May 2, 2022. Before this deadline, each community must update and submit an updated GIS parcel map to DHCD; must present the draft guidelines and an explanation at a BOS meeting, and must submit a community information form to DHCD. Director of Assessing Jonathan Greeno, with assistance from MVPC and Cheryl Gorniewicz, has already been working on updating our GIS parcel map, which should be done by the end of March at the latest. I will schedule a presentation to the BOS at a meeting in the near future, and we will make sure we meet all DHCD deadlines for initial compliance. Then we need to look at our zoning and see whether we need to create a new multi-family housing zone in town. MBTA Adjacent Communities such as Salisbury have until 2024 to ensure that we are compliance with the new law.

2) FEMA Emergency Generator Grant

This past Friday, I submitted an appeal on behalf of the Town of a previous denial of a FEMA grant for an emergency generator for the Hilton Center. The original application was for a grant of about \$115,000 for the Town to purchase and install a generator so we can provide shelter and other necessary services in emergency situations where the Town loses electric power. FEMA guidelines require applicants to do a cost/benefit analysis to be eligible for these types of grants, unless applicants can prove, without such an analysis, that providing an emergency generator will "increase resiliency to future damage, hardship, loss or suffering resulting from a major disaster." We used the example of last week's fire to illustrate that if the

Town had lost power during the storm of last weekend, we would not have been able to service the 36 people who were displaced by the fire for any length of time. We included pictures and copies of news articles with our appeal to illustrate how critical it is for the Town to be able to keep the Hilton Center functioning, especially with a loss of electricity. MEMA is assisting the Town in its appeal to FEMA.

3) Library Repairs

In addition to the fire last weekend, there was flood damage at the public library, due to a burst pipe that apparently was not properly insulated. Both Ray Cote from DPW and Terry Kyrios, the Library Director, were aroused by alarms late Sunday night and showed up to find a significant amount of water flooding the first floor. An emergency contractor was called and the damage was limited as much as possible. However, it is apparent that there were some design flaws in the library that have caused pipes to freeze over the past few years, and we need to address this problem in a more permanent manner. We are bringing a consultant in to work with Ray Cote to put together a plan to prevent these types of occurrences from happening in the future. This may require a supplemental appropriation at the Annual Town Meeting.