

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY, SEPTEMBER 12, 2022 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
COLCHESTER ROOM**

PRESENT: Selectmen Chairman Chuck Takesian, Donna Abdulla, Wilma McDonald, Ronalee Ray-Parrott, and Michael Colburn

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

I. Call to Order/Salute to the Flag

Chairman Takesian 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 Minutes of August 15, 2022 and Special Meeting of September 1, 2022

Motion by Selectman Ray-Parrott, Second by Selectman McDonald; unanimously voted to approve the Minutes of August 15, 2022 and the Special Meeting Minutes of September 1, 2022 as written.

III. Public Comment

Mr. Stephen Gondella of 26 Gardner Street voiced his concern about the noise and disruption that he claimed was emanating from the excavating business at 12 Harrison Avenue owned by the Harrison family. He stated that the noise of multiple vehicles on the site and the type of business there is not only disruptive but it causes him and anxiety and stress. He said he was looking to the Board for guidelines and clarification as to what was allowed under the current business, such as how many vehicles could be on the site at a time, what times of the day the business was allowed to operate, and how much noise the business can make.

Chairman Takesian said that a review of the business license for the Harrisons shows that there are currently no restrictions, and that when it is time for licenses to be renewed at the end of the calendar year, that would be a time to request that the Board possibly put some restrictions on the license.

Selectman McDonald asked if Mr. Gondella knew the business was there when he moved to Salisbury and he said he did know, but didn't realize there would be multiple pieces of equipment opening on the site and that it would be so loud. Chairman Takesian pointed out that the business has been there long before he moved to Salisbury and the use of the property is considered to be grandfathered. Selectmen Colburn also stated that the Harrisons' business has been in the same location since before he was born and he was not aware that there had ever been any complaints filed against the owners.

IV. Old Business - none

V. New Business

a. License Renewals - none

b. New Licenses - none

c. License Amendments - none

d. Liquor License Renewals - none

e. New Liquor Licenses - none

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f. Committee Appointments - none

g. Update/Presentations: School Committee/Housing Authority

Ms. Litkofski, School Committee Chair, opened her report by acknowledging the Triton graduates of the Class of 2022. She noted that this was a class where three out of their four years of high school were affected by COVID. Nevertheless, due to their hard work and commitment, members of this class were accepted to 159 colleges and universities. She then provided the following update:

- Over the summer special safety locks were installed throughout Salisbury Elementary School and necessary improvements were completed.
- August 31 was the first day of school and it was the first year with full-day kindergarten at no cost to the families.
- Triton has had higher than normal retirements over the last few years; however, as school has started the majority of the positions have been filled; remaining vacancies are mostly among support staff.
- Transportation has been a challenge with the shortage of bus drivers. If anyone is interested in becoming a bus driver they should check the website NRTbus.com.
- The High School has officially been re-accredited.
- Last year a Triton graduate and serviceman, Don Jarvis, made a presentation to the School Committee regarding installing a POW/MIA chair in the stadium and fundraising for an associated scholarship through the sale. A ceremony to commemorate this installation will be held on Veteran's Day this Fall.
- After the Selectmen's vote of support last year, the District submitted an application to the Mass. School Building Authority to be considered for a potential Middle School/High School building project. MSBA responded last month requesting a site visit, which will happen in October, and the District should know by the end of this calendar year whether it will be invited to continue to the next step of the process, or whether the State will decline to participate in the project.

Kate McGuire, Housing Director, said her last updated was last year in April. She also reported:

- Out of 80 units, three are vacant. One can be ready in one month and two others need work.
- The Housing Authority received ARPA funds in the amount of \$173,140, which will be used for bathroom renovations.
- She just received three additional Section 8 vouchers, which is in addition to the 54 vouchers already issued.
- The tenants' organization is back in full force, planning events and meeting with tenants monthly.
- Capital Projects: the road was resealed, all building decks were replaced, fire alarm systems were upgraded/replaced and improvements were made to the community room kitchen.
- She is working with the Pettengill House to host office hours for their staff once a month at the community room.
- The waiting list is now managed by the State and it is open to anyone in the State. At the moment the wait time is very long. Covid-related problems have made a bad situation worse.
- In closing, Ms. McGuire noted that the Board still needs two members.

Selectman Ray-Parrott commended Ms. McGuire for the tremendous job she has done, noting that she has made great progress over the past year.

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h. Vote to Schedule Public Hearing on a Transfer and Change of Location for a Package Store License from Seaside Liquors – 1 Broadway to 5 Yogi d/b/a Gulf Express – 5 Bridge Road
Motion by Selectman McDonald, Second by Selectman Abdulla; unanimously voted to schedule a Public Hearing on September 26, 2022 at 7:15 PM.

i. Discussion/Vote re: Request to State for Emergency Response to Beach Erosion Issues Between Access Points 5 and 7

Chairman Takesian said that Mr. Saab had previously addressed the Board about this issue, and rather than reiterate the concerns, the Chairman opened the floor for discussion by Board members.

Selectman Abdulla said she had asked the Conservation Agent, Adriane Marchand, about her thoughts on the recommended Emergency Declaration and she had suggested that the MRBA's Salisbury sub-committee discuss the Declaration and make suggestions as to what action to take, if any. Selectman McDonald said she didn't think that the Board should take any action until it hears back from the sub-committee. She also said it wouldn't hurt to send a letter to DCR expressing the Town's concerns. Mr. Harrington said there is a new Commissioner at DCR and he did reach out to him in an attempt to engage DCR more actively in beach resiliency issues, but that the new Commission said he had just started and was getting up to speed on several issue. He also said he thought a letter to the DCR Commissioner from the Board would be a good idea. He also noted that the Town has a concern about the need for DCR to put a new Beach Management Plan in place. The general consensus of the Board was to have the Town Manager draft a letter to the DCR.

j. Vote re: Town's Option to Purchase a Portion of Property (Accessors Map 27, Lot 41) Owned by Fred Bishop of 51 Dock Lane

The Town Manager explained that Fred Bishop owns a parcel of land that abuts Taft Street and he has received Planning Board endorsement for a Form A division of this parcel, so that he can remove one piece of it from Chapter 61A (farm land) protection and sell it to an abutter, Mr. Bochenko, in exchange for another parcel that Mr. Bochenko will give him that he can add to his farm. Mr. Harrington provided a plan to the Board showing the parcel in question. He noted that under the law the Town has the option to purchase any land being removed from Chapter 61A, but the Manager suggested that the Board vote to not exercise their right of first refusal so Mr. Bishop can proceed with is land swap with Mr. Bochenko.

Motion by Selectman McDonald, Second by Selectman Ray-Parrott; the Board voted unanimously not to not exercise its right of first refusal to purchase Mr. Bishop's property.

k. Presentation by Town Planner Lisa Pearson re: Updated Master Plan

Ms. Pearson gave a Power Point Presentation on the updated plan, a copy of which is available in the Planning Department. She stated that there is a committee of 11 members who have worked with a consultant and that a first draft of the Master Plan has been produced and circulated to Board members and the Town Manager for comment. She noted that the goal is to have the final version of the plan eventually be adopted to the Planning Board. He reminded the Board that Salisbury's last Master Plan was adopted in 2008 (almost 15 years ago) and typically master plans are updated every 10 years. She informed the Board and the public that there are five sections to the current draft plan: Land Use,

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Transportation and Circulation, Economic Development, Climate Change, and Community Health, and that she was making this presentation to continue the Town's public outreach process before the Plan moved toward final adoption. She asked that members of the public continue to offer their feedback to the Planning Department. She noted that public hearings were being held, there will be a public comment period, and the goal is for the Planning Board to adopt the Plan and present it at the Annual Town Meeting in May 2023.

l. Vote to Approve New Employment Contract for Fire Chief

The Town Manager noted that he had provided a proposed new contract for the Fire Chief to the Board prior to the meeting and he suggested that if any Selectman had questions that they could either ask them now or the Board could go into Executive Session. He stated that the Chief has done an excellent job and he recommended that the Board approve the contract. There were no questions.

Motion by Selectman Ray-Parrott, Second by Selectman McDonald; unanimously voted to approve the New Employment Contract for the Fire Chief.

m. Vote to Approve Special Event Permit for Salisbury Days Kickball Tournament on 9/16/22 from 5PM – 9PM

Motion by Selectman McDonald, Second by Selectman Ray-Parrott; voted to approve the Special Event Permit. VOTE: 4 yea's, Selectman Colburn abstained. Motion carried.

VI. Sewer/Water

VII. Correspondence - none

VIII. Hearings

7:15 PM – Dangerous Dog Hearing

Chairman Takesian said that the owner of the dog that is the subject of the complaint had asked for a postponement due to a family situation and that the Hearing be re-scheduled for October 17, 2022.

Motion by Selectman Ray-Parrott, Second by Selectman Colburn; unanimously voted to postpone the Hearing to October 17, 2022 at 7:15 PM.

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 Ray-Parrott, Second by Selectman Abdulla; unanimously voted to ratify the signing of the following weekly warrants: W22-117 through W22-123, W23-13 through W23-18 and W23-20 through W23-27.

Selectman Ray-Parrott announced that Salisbury Days is scheduled to open on Friday, September 16 in Lions Park at 7:30 PM and close on September 18th. Some of the activities include a car show, the

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annual BrewFest, a Corn Hole tournament, arts & crafts, music, a firemen's muster, the Fair in the Square, a kite festival, and a Memorial School Reunion.

XI. Executive Session - none

XII. Adjournment

Motion by Selectman McDonald, Second by Selectman Ray-Parrott; unanimously voted to adjourn at 8:25 PM.

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

Minutes of August 15, 2022 and September 1, 2022 (Special Meeting)


Copies of licenses as listed

Town Manager's Report

Respectfully submitted:


Janet E. Flannery, Secretary

Approved: _____


Michael Colburn, Clerk

MEMORANDUM

To: Members of the Board of Selectmen

From: Neil J. Harrington, Town Manager 

Date: September 26, 2022

Re: September 26th Report to the Board

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) Electricity Rates

National Grid announced last week that the company's Basic Service rate for electricity supply that will begin on November 1 and extend through April 30, 2023 will climb from its current 14.8 cents/kWh to 33.9 cents/kWh, and the average residential monthly electricity bill for a customer who uses 600 kilowatt hours per month is projected to rise from \$179 to \$293, an increase of 64%. There are several reasons for this projected increase, and I have provided an article from last week's Commonwealth Magazine that explains why this is happening in greater detail. But here in Salisbury, I am happy to report that our electricity aggregation program has locked in a fixed rate contract for 36 months at 11.134 cents/kWh, so Salisbury ratepayers in our program should be protected from this unprecedented hike in National Grid's Basic Service rate. This development underscores the value of the electricity aggregation program that the Town adopted 3-4 years ago.

2) Flu/COVID Vaccination Clinic

On September 22, the Health Dept. and the COA administered 122 flu/COVID free vaccines at a clinic held at the Hilton Center. Another clinic is being planned for Saturday, November 5, for all Salisbury residents, as well as a clinic for Town employees only on November 3. Links for registration for these clinics will be put up on the Town's website in October, but residents may also call the Hilton Center to register. Thanks to Jack Morris and Liz Pettis for running these clinics so smoothly.

3) Warrant Advisory Committee/Fall Town Meeting

As we get ready to prepare for the Annual Fall Town Meeting, the Warrant Advisory will begin its fall meeting schedule. The first meeting will be held on Tuesday, September 27, at 6:30 in the community room at the library. Agenda items include an end-of-the-year summary of FY2022 by Finance Director Karen Snow and a review of draft warrant articles, which will include three citizens petition articles. The deadline for posting the warrant is Friday, Oct. 7, after which the WAC will hold a public meeting on the warrant articles in advance of the Fall Town Meeting, which will be held on October 24.

4) Street Paving

Bids for fall street paving came in on Sept. 21 and a contract will be awarded shortly for the re-paving of four streets: Ferry Road (from Beach Road to Grover Street), Longmeadow Drive, Grover Street, and Glenwood Avenue. Prior to the work being done in the Ferry Road area, National Grid will continue to replace gas lines. At the same time, the State has commenced the re-paving project for Bridge Road, so traffic management will be important over the next several weeks. We ask drivers to be patient as all this work needs to be completed before the winter.

5) MRBA Meeting

I attended the Sept. 23 meeting of the Merrimack River Beach Alliance, which included an update on the Army Corps of Engineers' Merrimack River dredging project and a report from the newly-formed Salisbury Beach subcommittee of the MRBA. The major issue discussed that relate to Salisbury included a report from Sen. Bruce Tarr about his recent meeting with the new DCR Commissioner, the need for beach nourishment between access points 5 and 7, and the importance of including representatives from Salisbury in the ongoing development of a new Beach Management Plan.