

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING  
MONDAY, MARCH 14, 2022 – 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 Janet Flannery, 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 and broadcast live.

**II. Acceptance of Minutes  
Minutes of Feb. 28, 2022**

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to approve the Minutes of February 28, 2022 as written.

**III. Public Comment**

**IV. Old Business - none**

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

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: Gracie's Bar & Grill – 5 Broadway

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; 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: Gracie's Bar & Grill – 5 Broadway for live entertainment/juke box.

**b. New Licenses**

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to approve a **Common Victualer** license for The Hungry Traveler – 98 Beach Road.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to approve an annual **Entertainment** license for The Hungry Traveler – 98 Beach Road for live entertainment Monday – Saturday from 8:00 AM – 1:00 AM.

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to approve a **Sunday** license for The Hungry Traveler – 98 Beach Road for live entertainment from 10:00 AM – 1:00 AM.

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to approve a **General** license to DeLuca's Lounge Nail Spa – 114 Elm Street

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to approve a **General** license to Precision Chiropractic – 163 Bridge Road

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Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to approve a **Special Event Permit** to Salisbury Parks & Recreation for their annual Easter Egg Hunt at the Salisbury Elementary School on April 9, 2022 from 9AM – 11AM.

**c. License Amendments - none**

**d. Liquor License Renewals - none**

**e. New Liquor Licenses - none**

**f. Committee Appointments - none**

**g. Update/Presentations: Conservation Commission/SCTV**

**Jane Purinton, Vice Chair, reported:**

- Since the last report in November 2021, the Commission received and acted on 12 Notices of Intent, 2 Requests for Determination, 2 Enforcement Orders, and 2 Emergency Certifications.
- Erosion continues to be significant in the area of the 200 block of No. End Blvd. The Commission encourages homeowners in areas that have been eroded, to install sand fencing and dune grass. They are also asked to contact the Conservation Agent to discuss the best practices for managing dune function on their property.
- The dredging project of the Piscataqua River is nearing its close with anticipated completion by April 15. However, Salisbury received significantly less dredged material than what was expected because the permitted disposal site could not accommodate additional material.
- Two new members have been added since November and there is still one opening.
- Ms. Purinton reminded residents of the jurisdiction of the Commission, which includes any work that would fill, dredge or alter any area within a wetland resource area, or within 100 feet of a wetland, or 200 feet of a river, or the entire beach. This means that whenever anyone plans to add a deck, addition, replace steps, rebuild a house, fix a wall, install pavers, build a shed, cut down trees or shrubs in these areas, they need to contact the Conservation Agent before starting any work. Fences are allowed at the beach, but they need to be at least 50% open. Any questions should be directed to the Conservation Agent.

The SCTV presentation has been re-scheduled.

**h. Vote to Approve Joint Representation by Town Counsel with City of Newburyport re: Proposed Intermunicipal Agreement for a Shared Dredging Project**

Mr. Harrington explained that there is a small dredging project being proposed by the harbor masters of Newburyport and Salisbury in an area between the northern side of the Merrimack River channel and the Salisbury jetty. This area is outside of the scope of the proposed dredging of the mouth of the river by the Army Corps of Engineers. In order to do the project jointly, an Intermunicipal Agreement drafted by Town Counsel needs to be signed, outlining how the communities will share the costs of the permitting and dredging for this small project. Since KP Law represents both Newburyport and Salisbury, Town Counsel has recommended that the Selectmen consent to joint representation by KP Law for purposes of drafting the Agreement.

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Motion by Selectman Ray-Parrott, Second by Selectman Abdulla; unanimously voted to approve joint representation by Town Counsel with the City of Newburyport re: the proposed intermunicipal agreement for a shared dredging project.

**i. Lisa Pearson – Presentation on New Multi-Family Zoning Requirement for MBTA Communities**

Ms. Pearson appeared before the Board of Selectmen and gave a PowerPoint presentation pertaining to the new State law re: Multi-Family Zoning Requirements for MBTA Communities.

She explained that the new law applies to all cities and towns that are considered part of the MBTA district or are considered MBTA Adjacent Communities. Salisbury falls into this latter category and must meet the following requirements:

1. The Town must create a zoning district that has the capacity to accommodate by right a certain number of multifamily units.
2. The zoning district should have reasonable access to an MBTA transit station.

Based on the requirements of the law, Salisbury needs to create a zone of at least 50 acres that will allow 750 new multi-family housing units by right. This is the fewest number of multi-family units needed to meet the gross density requirement of 15 units per acre. Ms. Pearson explained that the law did not require that the new units be built, but that the Town put the zoning in place to accommodate the new housing requirements.

Discussion ensued and several Board members asked questions of Ms. Pearson about the new law. Concerns were raised about the stress that several hundred new units might put on the Town's water supply system and the capacity of the sewer treatment plant. Board members also questioned whether the Town would receive credit for all the new affordable housing units that had been permitted and built over the past several years. Ms. Pearson explained that the State office of Housing and Community Development had circulated draft regulations and that cities and towns have the opportunity to comment on them by the end of the month. Mr. Harrington noted that several communities in the area were in the process of drafting a joint letter to the State expressing concerns about certain potential harmful aspects of the law, and that he intended to sign the letter. It was agreed that the Town Manager and Ms. Pearson would draft a separate letter compiling the concerns and comments of the Selectmen.

**VI. Sewer/Water**

**VII. Correspondence**

A letter was received from the Triton Regional School District to Whittier Regional Technical High School informing them that Ronald Fitzgerald was re-appointed as Salisbury's representative on the Whittier School Committee.

**VIII. Hearings**

**7:15 PM – Transfer of Liquor License for Hungry Traveler**

Motion by Selectman Takesian, Second by Selectman Ray-Parrott; unanimously voted to open the Public Hearing at 7:15 PM.

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Atty. Arthur Broadhurst, representing The Hungry Traveler, stated that the new owners of the property will continue to operate the restaurant as the previous owner had. They are looking to transfer the liquor license with Debra Moury being the manager of the license. There were no abutters present.

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to close the Public Hearing at 7:20 PM.

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to approve the Liquor License transfer for the Hungry Traveler.

**IX. Town Manager's Report**

Mr. Harrington reported that the first meeting of the implementation team for the July 1 transition to the Town's takeover of the operation of the water supply system was held today. The group includes the DPW Director, the Business Manager, representatives from Pennichuck, the Treasurer/Collector, and Danny Berman, who operates the Town's billing software program. The group will be meeting every three weeks between now and June.

The Manager also reported that he will be testifying tomorrow at a virtual hearing to be held relative to the Town's home rule petition authorizing the State to give a parcel of State-owned land at 39 Beach Road to the Town for affordable housing. He said he is optimistic the bill will ultimately be passed.

**X. Selectmen's Report**

**a. Ratification of Signing of Weekly Warrants:**

Motion by Selectman Ray-Parrott, Second by Selectman Takesian; unanimously voted to ratify the signing of the following weekly warrants: W22-73 through W22-77.

**XI. Executive Session - none**

**XII. Adjournment**

Motion by Selectman Takesian, 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 2/28/22

Info re: Proposed Intermunicipal Agreement for a Shared Dredging Project

Copies of licenses as listed

Town Manager's Report

Respectfully submitted:

Janet E. Flannery, Secretary

Approved: \_\_\_\_\_

Ronalee-Ray Parrott, Clerk