

MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY, MAY 22, 2023 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
COLCHESTER ROOM

PRESENT: Selectmen Chairman Chuck Takesian, Donna Abdulla, Terry Marengi, Jr.,
Ronalee Ray-Parrott, and Michael Colburn
ALSO PRESENT: Neil J. Harrington, Town Manager, and Agnes Donovan, 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.

Chairman Takesian congratulated and welcomed newly-elected Selectman Terry Marengi, Jr. to the Board.

RE-ORGANIZATION OF THE BOARD

Chairman Takesian stated he would entertain a motion for Chairman of the Board.

Selectman Colburn made a motion to nominate Selectman Ray-Parrott as Chairperson. Selectman Abdulla seconded the motion and it was unanimously voted to appoint Selectman Ronalee Ray-Parrott as Chairman of the Salisbury Board of Selectmen.

Chairman Ray-Parrott, asked for nominations for Vice-Chairman. Selectman Takesian moved to nominate Michael Colburn as Vice-Chairman. Selectman Abdulla seconded the motion and it was unanimously voted to appoint Selectman Colburn as Vice Chairman.

Chairman Ray-Parrott, opened the nominations for Clerk. Selectman Takesian moved to nominate Donna Abdulla as Clerk of the Board. The motion was seconded by Selectman Colburn and it was unanimously voted to appoint Selectman Abdulla as Clerk.

II. Acceptance of Minutes
Minutes of May 8, 2023.

Motion by Selectman Takesian, Second by Selectman Abdulla; unanimously voted to accept the Minutes of May 8, 2023, as written.

III. Public Comment - None

IV. Old Business

Entertainment License - Ten's Show Club – 11 North End Boulevard – Outdoor Beer Garden - Live Entertainment and DJ (Seasonal)

Selectman Takesian moved to take this item off the table. The motion was seconded by Selectman Abdulla and was adopted unanimously.

The Selectmen discussed this license request and clarified with Robert DePesa (applicant) that the Entertainment License was contingent on obtaining approval for the Liquor License amendment, which still needed approval by the Board of Selectmen and the ABCC.

Selectman Takesian then moved to table this item again until after the hearing for the Liquor License amendment was held. Selectman Colburn seconded the motion and it was approved unanimously.

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V. New Business

a. License Renewals:

Parking Lot

Mark Wojcicki Parking – 32 Railroad Avenue

MJF Bowery Corp. – 11 & 12 North End Blvd

Selectman Takesian moved to renew a **Parking Lot** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals, for: Mark Wojcicki Parking – 32 Railroad Avenue, and MJF Bowery Corp. – 11 & 12 No. End Blvd. Selectman Colburn seconded the motion and it was approved unanimously.

b. New Licenses:

Entertainment - Salisbury Beach Carousel: Sponsored by Salisbury Beach Partnership
Broadway Mall - 12:00 PM to 10:00 PM daily.

Selectman Takesian moved to approve a seasonal **Entertainment License** for the Salisbury Beach Carousel. Selectman Colburn seconded the motion and it was approved unanimously.

Amy Moore, Director for the Salisbury Beach Carousel, appeared before the Board and advised them that they are aiming for a soft opening of the Salisbury Beach Carousel on June 23rd. She also clarified that the Carousel was seeking to be open annually.

Selectman Takesian moved for reconsideration of the previous vote. The motion was seconded by Selectman Colburn and it was approved unanimously. Selectman Takesian then moved that the Board approve an annual **Entertainment License** for the Salisbury Beach Carousel. Selectman Colburn seconded the motion and it was approved unanimously.

General - Salisbury Beach Carousel: Sponsored by Salisbury Beach Partnership - Broadway Mall - 12:00 PM to 10:00 PM

Selectman Colburn moved to approve a **General License** for the Salisbury Beach Carousel, with the stipulation that it be an annual license. Selectman Takesian seconded the motion and it was approved unanimously.

Special Event Permits:

1. Salisbury Memorial Day Parade – Annual Parade – May 29, 2023 at 10:00 AM

Jenn Roketenetz, Parks and Rec Director, appeared before the Board to request approval for a permit for this annual event. She stated she is working with former Selectmen Fred Knowles to coordinate the program. The start of the parade is at the Senior Center and concludes at the Town Common with a brief service.

Motion by Selectman Abdulla, Second by Selectman Colburn; unanimously voted to approve the **Special Event Permit** for the Salisbury Memorial Day Parade.

2. Riverfest Salisbury Beach – Opening of Carousel featuring Bands – Broadway Mall – August 26, 2023 from 11:00 AM to 6:00 PM.

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Donald St. Sauveur, Station Manager of 92.5 “the River” radio, appeared before the Board. He stated that this event will be family friendly; have street vendors, and four bands. He answered questions regarding a shuttle bus the event will be providing for free from the State Reservation parking lot to the Salisbury Beach parking lot. Chairman Ray-Parrott advised him of the substantial parking rates for out of state residents at the Reservation and recommended he encourage attendees to use the Town’s public and private parking lots, and place that information on his website. He stated he will add detailed information on his website regarding the busses and parking for this event.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve the **Special Event Permit** for Riverfest Salisbury Beach.

3. What you Want, Baby We Got – Skateboard Park, 300 Beach Road – June 17, 2023 from 6:00 PM to 10:00 PM

Donna Keefe appeared before the Board and explained that this event is a collaborative effort between the Cultural Council, the community and Town departments to beautify and enhance Salisbury public spaces, look at underutilized public space, support Salisbury open spaces, and get community engagement to have a fun entertainment event for the Town. She advised the Board that there would be planting of sunflowers on Sunday in front of the skateboard park.

Motion by Selectman Takesian, Second by Selectman Abdulla; unanimously voted to approve the **Special Event Permit** for What you Want, Baby We Got.

- c. License Amendments - None
- d. Liquor License Renewals - None
- e. New Liquor Licenses

One Day Special Liquor License Permit

1. “What you Want, Baby We Got” – Skateboard Park, 300 Beach Road – June 17, 2023 from 6:00 PM to 10:00 PM.

Donna Keefe appeared before the Board again. She advised the Board that the beer truck would be from True North Ales and she presented a copy of the TIPS certification. She was advised by the Selectmen that the area would need fencing.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve a **One Day Special Liquor License Permit** for “What you Want, Baby We Got.”

2. Seas the Day – SBBA - Boys and Girls Club – June 23, 2023 from 6:30 PM to 10:00 PM

Virginia Broadhurst appeared before the Board and stated that this is planned to be a fund raiser for the beautification committee for the Boys and Girls Club. She stated they will have beer and wine. The applicant said they will be using the Winner’s Circle for the bartender and distribution of liquor. The Selectmen stated that the applicants for this event are required to have Certificate of Liability insurance policy naming the Town of Salisbury as additionally insured.

Motion by Selectman Takesian, Second by Selectman Abdulla; unanimously voted to approve the **One Day Special Liquor License Permit** for Seas the Day – SBBA - Boys and Girls Club

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3. Riverfest Salisbury Beach – Trailer parked in the Broadway Mall - Exhibitors and Beer Garden
- August 26, 2023 from 11:00 AM to – 6:00 PM

Donald St. Sauveur and Kathy Aiello appeared before the Board. Kathy Aiello confirmed that she spoke with Fred Abdulla and obtained permission to use the right of way on his property. She stated that the location of the trailer will be within 20 feet of the Surfside restaurant building and that police will be stationed at the event. She stated that this event will financially support the new carousel. In response to questions from the Board, Mr. St. Sauveur and Ms. Aiello said that the VIP tent will be a place for the sponsors and exhibitors to take a break during the event.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve the **One Day Special Liquor License Permit** for Riverfest Salisbury Beach.

- f. Committee Appointments - None
- g. Update/Presentation: Police Chief and Affordable Housing Trust

Police Chief Thomas Fowler gave a Power Point presentation, a copy of which is available in the Selectmen's Office. He gave statistical a comparison for year to date for 2022-2023 as follows:

- Log entries increased by 894, or 9.7%
- Calls for Service-Offense reports increased by 45, or 10.9%
- Arrests increased by 40, or 30.3%
- Motor vehicle crashes increased by 40, or 23.3%.

Chief Fowler also provided other departmental information:

- There is currently one vacancy, which will be filled from a Civil Service list
- The Department held "active shooter" training in February; all officers are mandated to have annual in-service training of 40 hours.
- The Department is being trained in de-escalation techniques. This training teaches officers to distinguish the difference between someone having a mental health crisis and standard criminal activity, making the officers more effective.
- All full-time officers were certified in the State's new POST system between 2022-2023
- Members of the Department continue to wear body-worn cameras, assisting both the police and the public.
- There are new parking kiosks and signage at the beach. The Town is now using the Passport app, which should make it easier for the public to pay for parking.
- The Mass. Police Accreditation Commission will be on site the week of July 10, 2023. Salisbury was certified in 2015, followed by initial accreditation in 2017, and the first reaccreditation was in 2020. The accreditation keeps the Department up to date with best practices and policies in policing.
- He and several other Essex County Chiefs recently visited the U.S. Holocaust museum in Washington, D.C. providing them with useful information relative to the upswing in anti-Semitic hate crimes
- He reminded the Board that the Department uses Facebook, Twitter and Instagram for social media purposes, and he also reminded the public that "if you see something, say something – report crime and suspicious activity."

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Affordable Housing Trust

Selectman Ray-Parrott, Chair of the Affordable Housing Trust (AHT), gave the report. She acknowledged fellow members Chuck Takesian, the other Selectman on the AHT Board; Jerry Klima Vice Chair; Deborah Ryder and Dianne Masiello. She also noted that the AHT has two openings at this time. Chairman Ray-Parrott said that the AHT was created in 2005 with the purpose of increasing the number of affordable housing units in the Town. She stated the new census data is not in yet and that the Town may be falling below in its goal of having at least 10% affordable housing. She also noted that the AHT works with CDBG on housing rehabilitation issues, and with Habitat for Humanity, who pledge to have the homes they build in this community deeded as affordable. She stated that the AHT held a Workshop with Town officials last year to discuss the potential of purchasing Town property for affordable housing on Elm Street. She stated that the AHT worked closely with developer Tom Patenaude, who agreed to have two of his units in a project on Beach Road deeded as affordable. She noted that the AHT would prefer that new affordable units be built in place of developers contributing money to the AHT trust fund.

Selectman Ray-Parrott reported on AHT's financial picture:

- The present balance in the Trust is \$1,738,569.55
- The cash amount is \$103,725
- There are investments of \$1,299,843
- Receivables are \$60,000 for Turning Point; and a note for \$275,000 for the YWCA near Salisbury Square. Both of these receivables are for fifty years.
- This leaves the AHT, who are not developers or builders, with \$1.3 million dollars to assist in supporting new affordable housing projects.

VI. Sewer/Water

VII. Correspondence - None

VIII. Hearings

7:15 PM – M.J.F. Bowery Corp. -d/b/a Tens – Liquor License Amendment for an Alternation of Premises

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to open the public hearing.

Robert DePesa, applicant, appeared before the Board. He stated that he would like to add a 5,000 square foot outdoor beer garden. In response to questions from the Board, Mr. DePesa said he is still working with the Building Department regarding exterior fencing and that he will provide a new diagram showing the revised fencing. He also stated he will have another manager for the outside area. He informed the Board that had not yet mailed the abutter letters.

Motion by Selectman Abdulla, Second by Selectman Colburn; unanimously voted to close the public hearing.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to table this matter until the next Board meeting.

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7:30 PM – Public Hearing re: Amendment to Sewer Access Fee Regulations

Chairman Ray-Parrott explained that taking a vote to amend the sewer access fee would potentially benefit three Board members. However, if the three members recused themselves the Board would then not have a quorum. Thus, it might be necessary for the Board to invoke the “Rule of Necessity.” She stated that her research recommended that the Board consult with Town Counsel before opening the hearing or taking any votes related to sewer access fees.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to table the hearing until the next Board meeting and direct the Town Manager to consult with Town Counsel about whether the Board can/should invoke the “Rule of Necessity” in order to vote on any amendment to the sewer access fee regulations.

7:45 PM – Public Hearing re: Amendment to Water Access Fee regulations

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to open the public hearing.

Town Manager Harrington provided background. He stated that the original purpose of the water access fee regulations was to require payments into a fund from new water users to pay for future improvements, upgrades, additional capacity, and potential expansion of the Town’s water supply system. The proposed amendment would eliminate the necessity of paying a water access fee for any property owner who had water service in the past, but had the service discontinued for more than two years. Selectman Takesian, who originally proposed this amendment in 2021, spoke in favor of the proposed amendment.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to close the public hearing.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve the proposed amendment to the Town’s Water Access Fee Regulations. The motion carried with four votes in the affirmative. Selectman Abdulla abstained.

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 Colburn; unanimously voted to ratify the signing of the following weekly warrants: W23-135 through W23-140.

XI. Executive Session - none

XII. Adjournment

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to adjourn at 8:31 PM.

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


Minutes of May 8, 2023

Copies of licenses as listed

Town Manager's Report

Respectfully submitted:

Agnes H. Donovan, Secretary

Approved: 
Donna Abdulla, Clerk