

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY OCTOBER 16, 2023 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
COLCHESTER ROOM**

PRESENT: Chairman Ronalee Ray-Parrott, Selectmen Michael Colburn, Chuck Takesian, Selectman Donna Abdulla and Terry Marengi, Jr.

ALSO PRESENT: Neil J. Harrington, Town Manager and Adrienne Linnell, Executive Assistant

I. Call to Order/Salute to the Flag

Chairman Ray-Parrott 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: Regular Session of September 25, 2023, and Special Meeting of October 4, 2023

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve the Minutes of September 25, 2023, and the Special Minutes of October 4, 2023, meetings.

III. Public Comment

Chairman Ray-Parrott reminded everyone that public comment per Board policy is a three-minute limit per person. She asked that those who have comments state their name and address before they speak.

Lance Wisniewski from SCTV addressed the public to remind everyone about Town Meeting on Monday, October 23 @ 7: PM at Salisbury Elementary. SCTV will televise the meeting.

Frances Vitale addressed the Board regarding 2 Main Street, a property that is owned by the Town. He stated that he and his business partner, Bruce Ross, have a plan for the land to clean up the land and redevelop it as an indoor sports complex.

Chairman Ray Parrott told Mr. Vitale that it has been three minutes and if anyone else wanted to come up they can but reminded everyone that there is no agenda item for this today it is purely public comments, she also reminded

Bruce Ross from Gloucester addressed the board and stated that he has been looking at this property for years trying to get it cleaned up and do something with it. Both Mr. Vitale and Mr. Ross had the idea to clean up the property and build a sports center for the kids.

Andrew Applegate, 7 Odin Street, said Mr. Vitale recently came to his house and explained his proposal regarding the property. Mr. Applegate expressed that the property has been a complete disaster since he moved in 9 years ago and he thinks that project would be good for the community in many ways. His son plays sports and they have to travel out of town to play indoor sports and thinks it would be great for Salisbury to have something other than the beach for the youth.

A resident of Juno Street said that the property is behind his house and he expressed it would be great for the kids to be able to utilize a sports complex. Not only would it bring money to the town, but it could provide employment as well.

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Lynn Welch, 50 Lafayette Road, requested that the Board speak to the Town Manager regarding the Town Planner. She stated that she had attended all the MBTA zoning meetings and was told that she and others would have an opportunity to go on a bus tour of some properties built by a local developer who is interested in purchasing land in Salisbury to develop into housing, but that a group of town officials went on such a tour on October and the public was not invited. She asked why the citizens were left out of it and asked the Board to look into the situation and speak with the Town Manager about the performance of the Town Planner.

Grace Marie Tomaselli, 177 North End Blvd, addressed the Board and claimed that the Town is violating a condition of the EPA grant that required sewer at the beach by allowing new construction in this area. She also stated that the Town is violating a previous executive order to the same effect. She asked the Board to look into this matter.

Joyce Tomaselli addressed the Board regarding a request for public records that she and her sister had sent to the Town Clerk. She stated the Clerk had sent her a letter stating that the fee for the public records request would be \$1,250.00. They they appealed to the Secretary of State and the Clerk reduced the fee to \$1000.00, which they thought was still exorbitant. She asked the Board to intervene and assure them that the documents would be provided at a reasonable rate.

Mitch Makarewicz, Cable Avenue, addressed the Board regarding his concerns about illegal aliens living in town and attending school in Salisbury.

IV. Old Business –

- a. Vote to Approve Assignment of Host Community Agreement Between the Town and Ganesh Wellness, Inc. - continued to be tabled. No action necessary
- b. Vote to Approve Amended Host Community Agreement for Recreational Marijuana Retail Business at 191 Lafayette Road – continued to be tabled. No action necessary

V. New Business

- a. License Renewals: None
- b. New Licenses:

Special Event Permit:

****Veteran's Day --** Sponsored by Parks & Recreation/Town of Salisbury – November 11, 2023 – Town Common from 2:00 PM-3:00 PM

Jenn Roketenetz, Parks and Recreation Director, appeared before the Board and presented an overview. The master of ceremonies will be the Veterans Director Kevin Hunt.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve.

****Trunk or Treat Sponsored by Parks & Recreation/Town of Salisbury – October 26, 2023 –**
Hunt Memorial Parking Lot, 5:00 PM – 7:00 PM

Ms. Roketenetz presented an overview of the event for the Board. She said this is the 3rd annual Trunk or Treat. Community members, businesses, and non-profits are all invited to bring their cars and decorate them and hand out candy. Ms. Roketenetz stated that this is not

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instead of “trick or treat”; it is in addition because many children live in rural neighborhoods and this event gives them a way for everyone to be together in a safe environment and that it is free.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve.

****Lighting of the Tree Sponsored by Parks & Recreation/Town of Salisbury – November 28, 2023 from 3:00 PM to 8:00 PM**

Ms. Roketenetz presented an overview of the event for the Board. She stated that last year the event had to be moved due to weather and was held on a Tuesday. There was a great turn out so the organizers decided to hold it on a weeknight again this year.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve.

c. License Amendments: None

d. Liquor License Renewals: None

e. New Liquor Licenses: None

f. Committee Appointments:

Harbor Commission – One term expiring on 6/30/2026; one applicant – Bernard Hussey

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to appoint Bernard Hussey for a three-year term to expire on June 30, 2026.

Cultural Council – One term expiring on 6/30/2026; one applicant - *Beverly Gulazian

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to re- appoint Beverly Gulazian for a three-year term to expire on June 30, 2026.

Rings Island Neighborhood Preservation District Committee –

One term expiring on 6/30/2025; one applicant - *Linda Tremblay (alternate)

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to re-appoint Linda Tremblay(alternate) for a two-year term to expire on June 30, 2025.

One term expiring on 6/30/2026; one applicant - *Bobbi Klima (regular member)

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to re-appoint Bobbi Klima for a three-year term to expire on June 30, 2026.

*Incumbent

g. Update/Presentation: DPW/Planning Director –

DPW Director Jamie Tuccolo gave his update to the Board. He noted that there are five divisions in the DPW -- Highway, Water, Sewer, Beach and the Business office – and he outlined the main responsibilities of each division.

Highway:

Maintains parks, open spaces, rail trails and cemeteries.

Installs and repairs catch basins and man holes.

Maintains all town owned buildings and 34.94 miles of accepted streets and sidewalks

Paves and upgrades roadways; 3.5 miles of road have been paved this year

Performs street sweeping, line painting & snow and ice plowing & removal

FY23 totals: 177 Workorders completed; 42 potholes reported & repaired

FY24 major goal: Implement new work order system

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Sewer:

Maintains 22 pump stations, 30 miles of gravity main, 9 miles of force main and 500 manholes

Operates Scada system

FY23 -- Treated 304 million gallons of wastewater

Submits annual reports to DEP/EPA

FY24 -- Beginning stages of creating sump pump amnesty program

FY24 -- Will implement new work order system

Water:

Works with town contractor to maintain 40 miles of water main & 340 hydrants

FY23 -- 1,000 Dig Safe mark outs & 1,200 workorders completed

FY24 -- Will implement new work order system & an estimated 1,500 work orders will be completed.

Operates Scada system

FY23 -- 320.61 million gallons potable water treated & purchased 436,990 gallons of potable water from Amesbury.

24/7 on call personnel to respond to all calls during and after hours

Business Office:

FY23 -- Managed approx. 3908 water & 2978 sewer commercial & residential accounts

FY23 -- Managed approx. 250 seasonal water accounts.

Water accounts have increased from 3354 to 3908 in the past five years.

FY24 -- Anticipated increase of sewer accounts due to Lafayette Road sewer project.

Handles budget management, procurement, management of personnel records, payroll, billing & collections.

Manages solar credit distribution & creates workorders for all divisions

Notifies the public of any and all DPW related projects/issues.

Planning Director – Lisa Pearson gave her update to the Board by highlighting several activities she is managing:

- All Hazards Plan, which is required for FEMA funding and which needs to be updated every three years. Currently at the 5th module.
- Housing Production Plan, which is regional and addresses all housing in the community; Merrimack Valley Planning Commission is assisting.
- Comprehensive Economic Development Strategic Plan, which was recently completed by MVPC with assistance from all communities
- Open Space & Recreation Plan is currently being worked on internally. She is hoping to have a public meeting on this soon.
- MBTA Zoning Law – Although much work has been done, since Salisbury is an “MBTA-Adjacent Community,” the Town does not need to have the zoning approved until the end of 2025. She said she is planning to bring a proposal to Town Meeting next May.
- CDBG Grant was funded this year.
- Phase 2 of the Meaders Lane Project is still being worked on

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- Scholarships for the Boys & Girls Club, Emergency assistance for Pettengill House, Daycare vouchers for YWCA, council on aging emergency assistance, and housing rehab projects are all actively being pursued
- Broadway Mall renovation project – she is with the consultants and hoping to have a meeting soon to show progress and what they are working on.
- She is working with the Affordable Housing Trust on the construction of the new units at 207 Beach Road and looking for more properties to develop
- An RFP was done recently for the sale and redevelopment of the old police station. Three proposals were received and will be evaluated shortly.
- The sale of the former Plains School is moving closer to completion; waiting for Town Counsel to complete a purchase and sale agreement and then will move to a closing

h. Presentation:

Whittier Tech Building Project Proposal -

Maureen Lynch Superintendent presented the school's building project proposal to the Board. She started with introducing the team of staff members, architects and designers she brought with her, that then presented to the Board the only two options she believes the school has, and that is to make code compliance upgrades or build a new school. She stated that the school is 50 years old. Code compliance upgrades would take 10+ years to complete and they wouldn't be eligible for State reimbursement money. Building a new school would take 3-4 years, which would be grant-eligible, meaning that financially a new school would most cost-effective.

She also talked about the different programs that Whittier Tech offers to the community for day and night students. Currently the school has 1,280 day students and 400 night students. They also offer summer CTI programs that are paid for by the State for unemployed or underemployed individuals. She showed all the program offerings from 1973 and current offerings in 2023 and the difference, showing how the school has evolved in workforce training since 1973.

Ms. Lynch then showed the existing conditions of the school with a video. Bob Hardy from facilities also addressed the board to help explain the condition of the building and areas they've tried to repair to keep things going. Tia Gerber presented two alumni who she interviewed from Salisbury to show how successful former students have been attending Whittier Tech. She also spoke about the summer program and its benefits.

Ms. Lynch wrapped up by explaining the project budget, noting that the MSBA grant would cover \$129.1 million with an anticipated district share of \$301.4 million. She also informed the Selectmen that Whittier was working with the city and town clerks to have a district vote on January 23, 2023.

VI. Sewer/Water - None

VII. Correspondence - None

VIII. Hearings - None

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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: W24-32 through W24-41.

XI. Executive Session - None

XII. Adjournment

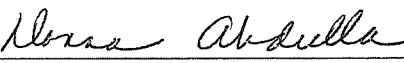
Motion by Selectman Takesian, second by Selectman Colburn; unanimously voted to adjourn at 9:09 P.M.

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

Minutes of September 25, 2023, and the Special Meeting Minutes of October 4, 2023, meetings
Town Manager's Report

Respectfully submitted:

Adrienne Linnell, Executive Assistant

Approved: 
Donna Abdulla, Clerk