

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING  
MONDAY DECEMBER 18, 2023 – 7:00 PM  
SALISBURY TOWN HALL, 5 BEACH ROAD  
COLCHESTER ROOM**

**PRESENT:** Chairman Ronalee Ray-Parrott, Selectmen Michael Colburn, Selectman Donna Abdulla, Chuck Takesian 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 November 27, 2023.**

Motion by Selectman Colburn, Second by Selectman Takesian; unanimously voted to approve the Minutes of the November 27, 2023 regular meeting.

**III. Public Comment –**

Niko Kady, 260 North End Blvd., addressed the Board about his concerns with beach erosion and expressed his frustration with the Town and our legislators not being able to make much progress with the State in terms of defending the beach from climate change. He also said he is excited about the investment to Salisbury center and remodeling the “concrete jungle”.

**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
- c. Vote to Designate Purchaser/Developer for Former Police and Comfort Station  
Selectman Abdulla recused herself from the discussion on this issue

Motion by Selectman Marengi, second by Selectman Takesian to remove this matter from the table. The vote was approved unanimously (4-0).

Motion by Selectman Marengi, Second by Selectman Colburn; unanimously voted to designate Down East Residential LLC as the purchaser/developer for the former Police Station and Comfort Station properties and to enter into negotiations for the sale of these properties.

Mr. Marengi then stated that as far as he was concerned Down East checked all the boxes in terms of the criteria that were listed in the RFP, they were the high bidder in terms of price, and they met or exceeded the criteria the Board was looking for. He also noted that Town Counsel was consulted in this matter. Selectman Ray-Parrott said it was a difficult decision, but she was confident that everyone on the Board had done their due diligence. Selectman Takesian said he thought that another respondent, Dodgem Partners LLC far exceeded the criteria listed in the RFP and he would endorse their bid. Selectman Ray-Parrott stated that, in her opinion, Down East had

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the most advantageous response and she would be supporting the motion. A vote was then taken on the motion and 3 members voted in favor, with one opposed (Mr. Takesian). Once the vote was taken, Mr. Takesian asked to change his vote to make it unanimous for the sake of unity. The final vote was unanimous (4 in favor, with one abstention).

**V. New Business**

**a. License Renewals:**

**Class I - None**

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to renew **Class II** licenses, with the same conditions/restrictions that may have been on the original license and all subsequent renewals, for: Performance Distributing, Inc. – 211 Lafayette Road, Westside Trucking – 172 Elm Street, Cars of YesterYears – 44 Bridge Road, DPW Associates LLC – 98 Elm Street, Salisbury Auto Center Inc – 76 Elm Street, BTB Auto Sales LLC – 49 Beach Road and Jim's Auto Body – 128-130 Bridge Road.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to renew **Class III** licenses, with the same conditions/restrictions that may have been on the original license and all subsequent renewals, for: Paul's Auto Salvage – 71 Seabrook Road and Jim's Auto Body – 128-130 Bridge Road.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to renew **Repair** licenses, with the same conditions/restrictions that may have been on the original license and all subsequent renewals, for: Daaboul & Sons Auto Repair – 76 Elm Street and Jim's Auto Body – 128-130 Bridge Road.

**Common Victualer -**

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to waive the reading of the applicants exclude Lee's Seafood.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to renew: Lena's Seafood – 131 Rabbit Road, Crossroads Pizza – 6 Merrill Street, Good Fortune – 2 Elm Street, Nick's Place – 111 Lafayette Road, Gracie's Bar and Grill LLC – 5 Broadway, Hungry Traveler – 96 Beach Road, Sylvan Street Grill – 195 Elm Street, The Deck – 179 Bridge Road, Aroma Joe's - 1 Merrill Street, Dunkin Donuts – 49 (A) Toll Rd, Burger King – 66 Main Street, Cosmos Restaurant – 136 Rabbit Road, Salisbury House of Pizza – 2 Beach Road, Surfside – 25 Broadway, Capri – 3 Central Avenue, Seaglass – 4 Ocean Front North, The Winner's Circle – 211 Elm Street, Swell Willy's – 4 Broadway, Groundswell Surf Café – 25 Broadway, Annarosa's – 175 Elm Street, John's Famous Food – 72 Main Street, Mobil Mart – 66 Main Street, Carousel Lounge – 20 Ocean Front South, The Dolphin at Salisbury Beach – 28 Ocean Front South, Family's Chinese Restaurant – 139 Elm Street, North East Ice Cream – Mobile Ice Cream Truck and Pushcart Caterers – Salisbury State Reservation.

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Motion by Selectman Takesian, Second by Selectman Colburn, to renew a Common Victualer license for Lee's Seafood; the motion was adopted, with 4 voting in favor and 1 abstention (Ms. Abdulla).

**Entertainment –**

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to waive the reading and exclude Joe's Playland.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to renew: Captain's Corner – 73-75 Main Street (Amusement Center & Arcade), Sylvan Street Grill – 195 Elm Street (Live Entertainment/Jukebox), Gracie's Bar and Grill LLC – 5 Broadway (Live Entertainment/Jukebox), The Deck – 179 Bridge Road (Karaoke/Live Entertainment), Blue Ocean Music Hall/Blue Ocean Event Center – 4 Ocean Front North (Live Entertainment/DJ), Surfside – 25 Broadway (Live Entertainment/DJ), Seaglass – 4 Ocean Front North (Live Entertainment), The Winner's Circle – 211 Elm Street (Arcade, Juke Box and Comedy), Carousel Lounge – 20 Ocean Front South (Band/Karaoke, 2 pool tables, 1 Video Game, Jukebox), Family's Chinese Restaurant – 139 Elm Street. (Jukebox) and The Dolphin at Salisbury Beach – 28 Ocean Front South (Live Entertainment/ Jukebox).

Motion by Selectman Takesian, Second by Selectman Colburn, to renew an Entertainment License for Joe's Playland – 10/12 Broadway and 15 Broadway (Arcade); the motion was adopted, with 4 voting in favor and 1 abstention (Ms. Abdulla).

**Parking Lot –**

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to renew: Joseph Wekelo – 207 North End Blvd., Carefree Parking Lot – 14 Central Avenue, Broadway Parking – 12 Broadway, Driftway Parking – 6 Central Avenue and Atlantic Hospitality Group – 13 North End Blvd.

Motion by Selectman Takesian, Second by Selectman Colburn, to renew a parking lost license for Flying Horses Parking – 2 Broadway; the motion was adopted, with 4 voting in favor and 1 abstention (Ms. Abdulla).

**b. New Licenses:**

**Common Victualer**

**Richard's Diner – 85 Beach Road:** Mr. Oliveira told the Board that he's been a line cook for 18 years, this is his first restaurant, they'll be serving breakfast and lunch and he hopes to open on January 22, 2024. Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve a Common Victualer license for Richard's Diner – 85 Beach Road.

**Mali's Thai Zap – 50 Elm Street Unit #1 (new owner) -** Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve a Common Victualer license for the new owner at Mali's Thai Zap – 50 Elm Street

**c. License Amendments: None**

**d. Liquor License Renewals: None**

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**e. New Liquor Licenses:**

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve a new All Alcohol On-Premise License for 191 Lafayette Road Brewery LLC

**f. Committee Appointments: None**

**g. Update/Presentation:**

**Police Chief** Thomas Fowler presented his update to the Board, starting with a statistical comparison from 2022-2023 regarding log entries, calls for service with offense reports, arrests and motor vehicle crashes. He also reported on personnel changes and training undertaken by Department members. He went on to talk about several outstanding performances during the year, mentioning Fire Chief Scott Carrigan, Officer Travis Tremblay, Officer Adrienne Costa and dispatchers Monica Carnes, Dan McPherson, John Mey and Nicholas Levesque, all of whom went above and beyond the call of duty.

Chief Fowler also talked about the Mass. Police Accreditation Commission re-certifying the Department and the benefits of that accreditation, which shows that the Police Dept. is keeping up on the most modern policies and procedures. Finally, he spoke his one-year tenure as President of the Mass, Chiefs of Police, which is coming to a close. He said it was an honor to represent the Town in this capacity and he will remain on the executive board as a past president. He thanked the Board and Town Manager for their support he stated he found the experience to be educational. He then answered any questions the Board had.

**Parks & Recreation Adminisrator** Jennifer Roketenetz presented her update to the Board. She began by saying how much she loves her job and how the Town recently expanded her responsibilities by adding the Youth Coalition. She said she is dedicated to bringing the community together, planning events and keeping the Towns recreational spaces in good condition. She went on to speak about the Youth Coalition, thanking other community members who have been involved, and outlined several of the Salisbury Beach activities she supervises, programs and staff at the parks and playgrounds, how the public uses My Rec software, and other projects she has undertaken. She then answered any questions the Board had.

**h. Vote on the 2024 Seasonal Population Increase Estimation Form**

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve 20,000 as the number that should be submitted for the Town's Seasonal Population Increase Estimate.

**i. Vote to Approve National Grid Easement on Jak-Len Drive for Sewer Pump Station**

Motion by Selectman Colburn, Second by Selectman Takesian; voted 4-0 to approve an easement for National Grid for the sewer pump station on Jak-Len Drive, as presented (Ms. Abdulla abstained)

**j. Vote to Approve National Grid Easement on Bayberry Lane for Sewer Pump Station**

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve an easement for National Grid for the sewer pump station on Bayberry Lane, as presented.

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- k. First Reading of a Proposed Policy re: Flag Raising  
Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to adopt the First Reading of a Proposed Policy re: Flag Raising, as presented

**VI. Sewer/Water - None**

**VII. Correspondence – None**

**VIII. Hearings –**

- a. Mass. Dept of Agricultural Resources Acquisition of Agricultural Preservation Restriction  
Motion by Selectman Takesian, Second by Selectman Abdulla; unanimously voted to open the hearing.

Vanessa Johnson-Hall, Director of the Conservation Division at the Essex County Greenbelt Association, addressed the Board. She stated that Greenbelt is partnering with MDAR to acquire an agricultural preservation restriction on a large portion of Bartlett Farm, which will cover 475 acres. She stated that two parcels have already been preserved with an APR and the first one in the state that was acquired by the Commonwealth is at Bartlett Farm. She went on to explain that the process is in the early stages and that it will take another year or two to complete. She thinks it's incredibly gracious of the Bartlett Family to want to keep their land as a farm as it has been used in this manner for close to 400 years. It's one of the oldest farms that has been continually owned and run by the same family in the country.

No other members of the public spoke for or against the proposal and no action was necessary from the Board.

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

- b. 191 Lafayette Road Brewery LLC – Application for All Alcohol On-Premise License.  
Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to open the hearing.

Ryan Clemens from Mead, Talerma & Costa LLC addressed the board on behalf of George Haseltine, the applicant, asking for approval from the Board for an Annual On-Premise All Alcohol pouring liquor license. He gave an overview of what the 191 Lafayette Road Brewery would be like, which will include a full-service restaurant and brewery with a full bar. Sixty percent of all on site beer sales would be the company's own production, and seasonal outdoor dining would run from April to November on a 2,600 square foot patio. He went on to say that the establishment is meant to host families, beer enthusiasts, sports fans, both indoor and outdoor and private events as well.

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Mr. Haseltine also addressed the Board and gave a similar overview of what the space would entail. He also answered a question from Selectman Abdulla regarding noise. He stated that a 12-foot tall sound wall would be erected, which was designed by a sound study company, and the establishment would comply with all other requirements stipulated in the Planning Board's approval of the project.

Selectman Ray-Parrott asked if they'd be brewing on site and Mr. Haseltine responded in the affirmative and said that he would email a PDF version of the plans to the Selectmen because it is small on the printed plans and they can zoom in to get a better look at it. Selectman Colburn then asked Mr. Haseltine about naming a beer after Colchester, the original name of Salisbury, and that former Selectman Fred Knowles was a beer enthusiast and he'd love that. Mr. Haseltine responded saying they would definitely do that. Mr. Haseltine finished up with letting the Board know that he plans to open in November or December of 2024.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to close the hearing. Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve the application of 191 Lafayette Road Brewery LLC for an All Alcohol On-Premises License.

**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: W24-65 through W24-67.

Selectman Marengi wished everyone a Happy Holiday season. Selectman Abdulla also wished everyone Happy Holidays and Merry Christmas. Selectman Takesian wanted to remind everyone about the January 23 special election to vote on the issue of the proposed Whittier Vocational School project. Voting will be open from 11:00 AM – 7:00 PM, but there will not be any early voting and no mail in ballots; however, there are absentee ballots available. Mr. Takesian said he wanted to make sure anyone travelling to Florida who wants to vote to make sure they contact the Town Clerk's office to get their ballot. He then went on to say he wishes everyone a Merry Christmas and a prosperous New Year.

Selectman Colburn thanked the Santa's Helpers Board of Trustees, along with Mr. Takesian and many others, including Mr. Marengi and his wife, as they were able to deliver gifts to 137 Salisbury children at Christmas. He said he wanted to recognize all the helpers and many people throughout the community and thank them.

Selectman Ray-Parrott noted that there will be a celebration for Robert "Boots" Chouinard's 100<sup>th</sup> Birthday on Thursday, December 21<sup>st</sup> from 4:00 PM – 6:00 PM at the Senior Center and she wanted to

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welcome anyone who'd like to stop by and wish him a happy 100<sup>th</sup> birthday. Lastly, she wished everyone a Merry Christmas.


**XI. Executive Session**

**XII. Adjournment**

Motion by Selectman Takesian, second by Selectman Colburn; unanimously voted to adjourn at 8:50 P.M.

Documents provided at the meeting and on file in the Selectmen's Office:  
Minutes of November 27, 2023, Town Manager's Report

Respectfully submitted:  
Adrienne Linnell, Executive Assistant

Approved:   
Donna Abdulla, Clerk