

Minutes from the Master Plan Advisory Committee Meeting, 06-04-2007 at 6:30 PM, Hilton Senior Center

Attendees: Bob Straubel, Tim Mulcahey, John & Lisa Davidson, Joyce Hartt, Jackie & John Haggerty, Ruthie True, Berenice McLaughlin, Beverly Gulazian, Liz & Alan Thompson, Lou Masiello, Donna Pedrone, Kendra Pike-Osgood, Lisa Lane, Brenda Chouinard, Susan St. Pierre (consultant), Sue Brown (consultant), Lisa Pearson, Leah Hill, Don Levesque

The meeting was opened at 6:30 by the Master Plan Chair, Bob Straubel.

HOUSING

The Housing Partnership Committee, represented by Kendra Pike-Osgood, Lisa Lane and Donna Pedrone, gave a power point presentation on affordable housing. The biggest needs in town are rental units and assisted living units. Discussed the difference between affordable housing and low-income housing. The housing partnership is working on an Affirmative Marketing Plan, in order to try and get more Salisbury residents in the affordable units. The Community Preservation Act would help with housing, along with other issues. It imposes an additional tax (voted via ballot) and the money is split in to different categories; this is on the selectmen's priority list.

Sue Brown asked about housing and how it relates to the master plan. Necessary to answer: what type of housing is needed? where should housing be located? And what is needed to support our future vision? Current bylaws that work for housing: Inclusionary Zoning; Flexible Residential Development (FRD); Village Residential and Village Center District; Hotel/Motel Conversion.

PUBLIC SERVICES & FACILITIES

Don Levesque, Director of Public Works, led the discussion regarding utilities and provided background information.

Wastewater: The treatment plant is at about 70% capacity, they are permitted for 1.3 million gallons/year, and are currently running at 900,000 gallons/year. Town bought additional land next to the treatment plant for expansion. We are operating on a tertiary system, the best system, sewage treated at 3 levels, but still difficult to work with industrial sewage. In order to deal with industrial waste, if the sewage can't be processed, the industry must provide a "pre-treatment plant". It will cost roughly \$5-12 million for a new treatment plant, the access fees that are paid go towards upgrading the current plant as well as for a new plant. Bringing sewer to new areas of town, Rabbit Road, Lafayette Road; sewer can drive more development. Dry sewers must be installed in new developments where there is the potential for sewer in the future.

Water: There are 3 wells in town, permitted to pump 1.1 million gallons, the projection for 10-15 years from now is 1.5-1.6 million gallons. 4th of July is about 2 million gallons. Looking for more wells. How does water affect development? Important to look at fireflows and pressure, the water commission sets what needs to be done.

Public Facilities: DPW building would be better at the treatment plant, and for the police to be at Lafayette Road, next to the fire station. Each facility is looking at their own system and needs.

Sidewalks: Need a sidewalk plan, areas where sidewalks are most needed. Through CDBG, we could get funding for building sidewalks in low/moderate income areas, but need to have a priority list established first.

NEXT STEPS/ADJOURNMENT

The next meeting is Monday, June 18 at 6:30pm in the Hilton Senior Center. The topics to be discussed are Environmental and Cultural Resources and Recreation. Sue Brown stated that the committee will need to soon decide on the format of the master plan. Meeting adjourned at 8:30.

