

**TOWN OF NEWBURY  
SELECT BOARD**

**MINUTES**

**DATE:** February 14, 2023

**PRESENT:** **Select Board:** Chair Alicia Greco (remote participation) Vice Chair JR Colby; Clerk Dana Packer; Geof Walker; Gerry Heavey

**Staff:**

Tracy Blais, Town Administrator  
Julie O'Brien, Executive Administrator  
Martha Taylor, Town Planner  
Patty Fisher, Police Chief  
Doug Janvrin, Fire Chief

**Speakers:** Bob Connors, Municipal Building Committee, Chair

**Call to Order:**

At 7:00 p.m. Vice Chair JR Colby called the meeting to order with a salute to the flag

**Motion:** D. Packer moved to open the meeting, seconded JR Colby

**Board and Committee Reports**

Report of Chair Greco:

Signed PR23-15, Julie O'Brien  
Signed PR23-16, Julie O'Brien  
Signed PR23-16, Select Board

**Grants, Gifts & Donations**

(Chapter 44: Section 53A Grants and gifts; acceptance and expenditure)

Discussion:

**Public Hearings:** None

**New Business:**

Municipal Building Committee Update - Bob Connors, Chair

Bob Connors spoke to the update that the Municipal Building Committee (MBC) has submitted to the Select Board.

Mr. Connors read the Charge, read the letter from the MBC packet that was provided to the Select Board, reviewed and read the MBC packet that was provided to the Board and provided a summary and details to the contents.

Mr. Connors reviewed each tab within the packet which was provided to the Select Board, provided details and additional information.

Mr. Connors recalled a 2014 discussion amongst various Boards where to locate Police/Fire/Town Hall. One point all could agree on was at a minimum, public water and sewer supply was needed. This limited potential options.

Dana Packer, Select Board Clerk, discussed the Governor's Dummer site for a Town Hall. In his opinion not, a viable location.

Mr. Connors next discussed the Hanover Street/Round School site. Described how a wetland expert in May 2021, did a site walk on property. Explained a primarily wet location and no area would sustain a COA which is a lesser requirement than a Town Hall.

Morgan Ave./High Road location was discussed next

Explained what extraordinary repairs means and gave examples

Reviewed the existing conditions at 25 High Road

B. Connors answered questions from the Board

G. Heavey thanked the MBC for their hard work asked about the charge that Mr. Connors referred to, when did the Select Board provide that authorization? Alicia Greco, Select Board Chair, responded during the August 23, 2023 Select Board meeting.

G. Heavey also asked how much the estimate may be revised too

B. Connors replied best information we currently have, \$640 per square foot for construction costs. Carrying this is best information we have looking back, once schematic design finalized will be real cost today.

G. Walker asked that people think for themselves regarding this project and draw their own conclusions

G. Heavey asked if schematic was 14,500 square feet?

B. Connors answered no, approximately 10,400 square feet with 2,900 feet of attic space for storage.

G. Heavey asked how many square feet was police station?

Bob Connors replied similar size as proposed Town Hall

G. Heavey asked if there would be fill and made higher than the Police Station?

B. Connor recommended looking at elevation of Morgan Ave., it is elevated. Will be a blend of elevation from High Road to Morgan Avenue

G. Heavey commented on the size of schematic and difficult to read

D. Packer inquired using the police station study, will it be revised to the make of the Town Hall

B. Connors, Yes, it will be updated and data reviewed. We have not paid for a new study as of yet

D. Packer referred to tab 5, Walton Ave., as a possible site, could we get an update for the Town Hall instead of COA. D. Packer feels not a viable location but feels helpful if could get updated

B. Connor, suggested sending the proposed foot print for Town Hall to Seakamp

D. Packer discussed other vetted locations for Town Hall. Governors site already discussed not viable; Property corner of route 1 and Boston Road, site has wetland issue and sewerage and utilities make not viable option; corner of Hanover Street and route 1, does have elevator however, building layout does not work for Town Hall and parking inadequate; Walton Ave. near Round School; 25 High Road, have been discussing the advantages and disadvantages tonight; 19 Central Street, was a suggestion but did not meet the criteria; Town Forest, adjacent to Transfer Station, issues no city water or sewer and accessibility issues, traffic issues going in and out

JR Colby read the following:

March 7<sup>th</sup>, Select Board hosting a joint meeting at the Library Meeting room at 7:00 p.m. for a project update

Saturday April 15<sup>th</sup> and 22<sup>nd</sup>, the MBC will be hosting information sessions at place and time to be determined

### **Public Comment**

Jim Moran, 104 Elm Street spoke to the Board. Said Select Board three years behind in this project. Stated costs are a huge increase. Asked why the Town not performing as told the citizens of Newbury. Said consistent thing the Town has done has told the people would be adding on to the old building, renovating. Said current proposal is against what you have been telling the people.

A. Greco responded, Town Meeting has consistently put money aside for a Town Hall solution. If renovating the building was viable, and not cost the tax payer significantly more the Select Board would be willing to entertain. It is cost prohibitive. Stated confused by the three years late comment. Once Police Station complete, within a year appointed this new committee to starting looking into Town Hall. At Town Meeting on more than one occasion it was expressed people did not want these projects combined, they wanted to do separately

J. Moran replied he can't agree that is not a viable solution to renovate. Said Town has not put forth the costs to residents between renovating and the new building. Asked why that cannot be done.

Approve One Day Liquor License - BCAC, February 18, 2023, Wedding

**Motion:** G. Walker moved to approve the One Day Liquor License seconded, D. Packer

Roll Call Vote:

Alicia Greco - Yes

Geof Walker - Yes

Gerry Heavey - Yes

Dana Packer - Yes

JR Colby - Yes

Discussion: None

Business License Renewal:

- Stephen Gadd dba Salter Transportation, Inc., 196 Scotland Road, General Business/School Bus/Transportation

**Motion:** G. Walker moved to approve the Business License Renewal seconded, D. Packer

Roll Call Vote:

Alicia Greco - Yes

Geof Walker - Yes

Gerry Heavey - Yes

Dana Packer - Yes

JR Colby - Yes

Discussion: None

- Richard Salmonson dba Bridge Road Signs, 9 Graham Ave., General Business

**Motion:** G. Walker moved to approve the Business License Renewal seconded, G. Heavey

Roll Call Vote:

Alicia Greco - Yes

Geof Walker - Yes

Gerry Heavey - Yes

Dana Packer - Yes

JR Colby - Yes

Discussion: None

Appointment review, approve and sign:

**Motion:** G. Walker moved to approve the appointment of Stephen Jenkins to Detective Sergeant seconded, D. Packer

Roll Call Vote:

Alicia Greco - Yes

Geof Walker - Yes

Gerry Heavey - Yes

Dana Packer - Yes

JR Colby - Yes

Discussion: Chief Fisher addressed the Board

Discussion: Ensued regarding the appointments between the Board and Chief Fisher

**Motion:** G. Walker moved to approve the appointment of Stephen Smith to Sergeant seconded, D. Packer

Roll Call Vote:

Alicia Greco - Yes  
Geof Walker - Yes  
Gerry Heavey - Yes  
Dana Packer - Yes  
JR Colby - Yes

### **Town Administrators Report**

#### **COA has contracted with Creative Bus Sales Inc**

- 14 passenger low floor wheelchair accessible van
- to be delivered in about 9 months

#### **The Parker Street Trail project is almost complete –**

- final permanent pavement striping will be done when the weather warms up, and the contractor still needs to loam and seed and take care of a few minor items

#### **ACO**

- Although Newbury's ACO retired in October (15, 2022), we have not been without coverage
- Residents have full animal control services;
- Residents should continue to follow the process of contacting Dispatch for all ACO concerns
- In the meantime, we are continuing to meet with Rowley, Boxford and Ipswich in the hopes of finalizing an MOU for regionalized ACO services

#### **Newbury Elementary School HVAC Planning**

- Met with Triton's Business Manager, Facilities Manager, James Sarette our DPW Director and Kevin Provencher of Habeeb and Associates to begin planning the repair/replacement of the HVAC system with a report of the existing conditions – more to follow

#### **National Grid Fleet Advisory Services**

- Conducting an analysis to understand what vehicles in our fleet might make sense to transition to electric
- A recommendation of the Capital Planning Committee

#### **Senior Center hosted Coffee with a Cop last week**

- Chief Fisher addressed the Board regarding the event
- The mission of "Coffee with a Cop" is to break down the barriers between police officers and the senior citizens they serve by allowing opportunities to ask questions and build relationships in a casual setting.
- The officers provided attendees with information on scam prevention. These events will be posted in the monthly Council On Aging Newsletter. The next "Coffee with a Cop" is scheduled for March 8<sup>th</sup>.

#### **DPW CBA**

- We have completed the contract negotiations which will be appearing before you at the February 28<sup>th</sup> meeting

**Workspace Ergonomic Grant Award**

- Lindsay Turner, the Asst. Treasurer/Collector was our grant writer
- Document holders, foot rests and desk risers were amongst the items recommended by the Ergonomics Advisor

MIIA Health Benefits Trust Wellness Grant - \$4,931.65

**Motion:** G. Walker moved to approve the Grant seconded, D. Packer

Roll Call Vote:

Alicia Greco - Yes  
Geof Walker - Yes  
Gerry Heavey - Yes  
Dana Packer - Yes  
JR Colby - Yes

**Kristen Kassner**

- Had an opportunity to meet with Representative Kristen Kassner yesterday and she already has a grasp on many of the issues that Newbury is facing and will be introducing herself to the Board on February 28<sup>th</sup> as well

**Correction**

- Selectman Walker asked about line striping Larkin Rd. and I mentioned that the DPW would be doing their line striping in the spring. They will not, however, be striping Larkin Rd

**COVID Test Kits**

- Available for free in the Board of Health Office

**Old Business:** None

**Correspondence:** None

**Meeting Updates**

G. Heavey reported attending the DCC meeting this past week. Discussed tentative school budget which will be increasing by 2 ½ million. Tentative because as a New Governor she gets a deadline extension, tentative until March when receive state figures

JR Colby, Newman Road trees met with Peter Pinciario, Trustees Reservations. Narrowed down replacement trees to a few native species. Will be meeting with Tree Warden to review with him also

**Review of Meeting Minutes**

Draft Meeting Minutes 1.24.23

**Motion:** G. Walker moved to approve the draft meeting minutes seconded, G. Heavey

Roll Call Vote:

Alicia Greco - abstained  
Geof Walker - Yes  
Gerry Heavey - Yes  
Dana Packer - Yes  
JR Colby - Yes

Discussion: None

### **Warrants**

**Motion:** G. Walker moved to sign the warrants seconded, G Heavey

Roll Call Vote:

Alicia Greco - Yes  
Geof Walker - Yes  
Gerry Heavey - Yes  
Dana Packer - Yes  
JR Colby - Yes

Discussion: None

**Executive Session:** None

Adjourn

**Motion:** At 8:25 p.m. G. Walker moved to adjourn seconded, D. Packer

Roll Call Vote:

Alicia Greco - Yes  
Geof Walker - Yes  
Gerry Heavey - Yes  
Dana Packer - Yes  
JR Colby - Yes

Respectfully submitted,  
Julie O'Brien  
Executive Administrator