

Approved

**TOWN OF NEWBURY
SELECT BOARD**

MINUTES

DATE: December 12, 2023

PRESENT: **Select Board:** Chair Alicia Greco; Vice Chair Bill DiMaio; Clerk Leslie Matthews; Geoff Walker;

Staff:

Tracy Blais, Town Administrator

Speakers:

Call to Order:

At 7:00 p.m. Chair Alicia Greco called the meeting to order with a salute to the flag

Motion: A. Greco moved to open the meeting, seconded and voted unanimously

Public Comment

None

Board and Committee Reports

Report of Chair Greco:

None

Grants, Gifts & Donations

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

COA Donation - Central Cong Church - \$2,000

Motion: B. DiMaio moved to approve the COA donation as listed and G. Walker seconded and voted unanimously

COA Donation - Alba Gouldthorpe - \$40

Motion: L. Matthews moved to approve the COA donation as listed and G. Walker seconded and voted unanimously

COA Donation - Kathy & Sean Malone - \$100

Motion: G. Walker moved to approve the COA donation as listed and B. DiMaio seconded and voted unanimously

COA Donation - Josephine Antico - \$50

Motion: G. Walker moved to approve the COA donation as listed, B. DiMaio seconded, and voted unanimously

COA Donation - Mary Gill - \$25

Motion: G. Walker moved to approve the COA donation as listed and L. Matthews seconded and voted unanimously

COA Donation - Angus Sampson - \$20

Motion: B. DiMaio moved to approve all the COA donations as listed and L. Matthews seconded, and voted unanimously

Discussion: None

Public Hearings: None

New Business:

Approve 2024 Entertainment License, Ould Newbury Golf Club,
319 Newburyport Trnpk, small band's music only, 6:00 p.m. to 9:00 p.m. (Yearly/Seasonal)

Motion: L. Matthews moved to approve, B. DiMaio seconded

Discussion: None

Vote: Voted unanimously

Approve 2024 Entertainment License, Sunset Club, 4 Old Point Rd, live bands/performance, no later than 8:00 p.m. (Yearly)

Motion: L. Matthews moved to approve, G. Walker seconded

Discussion: None

Vote: Voted unanimously

Approve One Day Liquor License, Ipswich Ale Brewery, Old Newbury Bonfire.

Motion: L. Matthews moved to approve, B. DiMaio seconded

Discussion: A. Greco asked about the date. Answered, 1.13.24

Vote: Voted unanimously

Approve One Day Liquor License, Decanted Inc. Old Newbury Bonfire.

Motion: G. Walker moved to approve, L. Matthews seconded

Discussion: None

Vote: Voted unanimously

Approve One Day Liquor License, House Bear Brewing, LLC, Old Newbury Bonfire.

Motion: G. Walker moved to approve, L. Matthews seconded

Discussion: None

Vote: Voted unanimously

Approve One Day Liquor License, Far From the Tree, LLC, Old Newbury Bonfire.

Motion: G. Walker moved to approve, L. Matthews seconded

Discussion: None

Vote: Voted unanimously

Approve Request for Public Property Use/Special Permits. Use of Council on Aging Room at NEL.

Motion: B. DiMaio moved to approve, L. Matthews seconded

Discussion: None

Vote: Voted unanimously

FY25 Budget Goals

Motion: A. Greco entertained tabling. B. DiMaio moved to table until the next Selectboard Meeting 1.9.24, L. Matthews seconded.

Discussion: A. Greco wants a full board for the discussion.

B. DiMaio provided printed information on Selectboard goals, objectives, and budget priorities from FY24 budget annual report

Vote: Voted unanimously

M.G. L. Chapter 138, Section 15: Off Premise Licenses/all alcohol as follows:

- #00007-PK-0794 Sylvanowicz Family Associates, Inc. dba D&J Liquors, 53 Main St.

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, Sylvanowicz Family Associates, Inc. dba D&J Liquors, 53 Main St. however, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises of other ABCC requirements be received from the ABCC.
2. Receipt of a Worker's Compensation Insurance Affidavit

L. Matthews seconded, and voted unanimously

- #00010-PK-0794 Plum Island Fine Wine & Spirits, Inc. dba The Cottage Wine & Spirits, 14 Plum Island Blvd.

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, Plum Island Fine Wine & Spirits, Inc. dba The Cottage Wine & Spirits, 14 Plum Island Blvd. however, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises of other ABCC requirements be received from the ABCC.
2. Receipt of a Worker's Compensation Insurance Affidavit

Discussion: Question regarding the license is labeled as a parking lot.
Two separate licenses regarding the same owners.

Vote: B. DiMaio seconded, and voted unanimously

M.G. L. Chapter 138, Section 15: Off Premise Licenses/Wine & Malt as follows:

- #00018-PK-0794 The Butchery, Inc. dba Newbury Butchery, 2 Morgan Ave

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, The Butchery, Inc. dba Newbury Butchery, 2 Morgan Ave. however, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises of other ABCC requirements be received from the ABCC.
2. Receipt of a Worker's Compensation Insurance Affidavit

B. DiMaio seconded and voted unanimously

- #90392-PK-0794, Wyatt's Market dba Wyatt's, 6 Fruit St, Unit D

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, Wyatt's Market dba Wyatt's, 6 Fruit St. , Unit D however, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises of other ABCC requirements be received from the ABCC.
2. Receipt of a Worker's Compensation Insurance Affidavit

L. Matthews seconded, and voted unanimously

M.G.L. C. 138, Section 12: Licenses authorizing sale of beverages to be drunk on premises – Wine and Malt:

- #04762-RS-0794 Bob Lobster, 49 Plum Island Tpke.

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, Bob Lobster, 49 Plum Island Tpke. However, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises or other ABCC requirements be received from the ABCC
2. Issuance of a Certificate of Inspection
3. Receipt of the Liquor Liability Insurance Certificate
4. Receipt of a Worker's Compensation Insurance Affidavit

L. Matthews seconded, and voted unanimously

M.G.L. C. 138, Section 12: Licenses authorizing sale of beverages to be drunk on premises – Wine and Malt/Club

- #00002-CL-0794 Oldtown Country Club, Inc., Marsh Ave

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, Oldtown Country Club, Inc., with current manager Christopher Muse, Marsh Ave. However, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises or other ABCC requirements be received from the ABCC
2. Issuance of a Certificate of Inspection
3. Receipt of the Liquor Liability Insurance Certificate
4. Receipt of a Worker's Compensation Insurance Affidavit

B. DiMaio seconded and voted unanimously

M.G.L. C. 138, Section 12: Licenses authorizing sale of beverages to be drunk on premises – All Alcohol

- #03245-RS-0794 Rusty Can LLC, dba Rusty Can, 9 Fruit St.

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, Rusty Can LLC, dba Rusty Can, 9 Fruit St. However, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises or other ABCC requirements be received from the ABCC
2. Issuance of a Certificate of Inspection
3. Receipt of the Liquor Liability Insurance Certificate
4. Receipt of a Worker's Compensation Insurance Affidavit

B. DiMaio seconded, and voted unanimously

- #00020-CL-0794 Ould Newbury Golf Club Inc. dba Ould Newbury Golf Club, 319 Newburyport Turnpike

Motion: G.Walker moved to approve the 2024 Retail License Renewal for, Ould Newbury Golf Club Inc. dba Ould Newbury Golf Club, 319 Newburyport Turnpike. However, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises or other ABCC requirements be received from the ABCC

2. Issuance of a Certificate of Inspection
3. Receipt of the Liquor Liability Insurance Certificate
4. Receipt of a Worker's Compensation Insurance Affidavit

B. DiMaio seconded, and voted unanimously

- #00021-RS-0794 Plum Island Beachcoma, Inc. dba Plum Island Beachcoma, 23 Plum Island Blvd.

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, Plum Island Beachcoma, 23 Plum Island Blvd. However, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises or other ABCC requirements be received from the ABCC
2. Issuance of a Certificate of Inspection
3. Receipt of the Liquor Liability Insurance Certificate
4. Receipt of a Worker's Compensation Insurance Affidavit

L. Matthews seconded, and voted unanimously

- #06141-RS-0794 The Sunset Club, LLC, 2 and 8R Old Point Road, Newbury, MA

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, The Sunset Club, LLC, 2 and 8R Old Point Road However, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises or other ABCC requirements be received from the ABCC
2. Issuance of a Certificate of Inspection
3. Receipt of the Liquor Liability Insurance Certificate
4. Receipt of a Worker's Compensation Insurance Affidavit

B. DiMaio seconded, and voted unanimously

M.G.L. C. 138, Section 12: Licenses authorizing sale of beverages to be drunk on premises – All Alcohol – Hotel

- 06455-HT-0794 Plum Island Blue, LLC dba Blue-Inn on the Beach, 18-20, and 22 Fordham Way, Plum Island, Newbury, MA

Motion: G. Walker moved to approve the 2024 Retail License Renewal for, Plum Island Blue, LLC dba Blue-Inn on the Beach, 88-20 and 22 Fordham Way However, the license shall not be issued until the following criteria have been met:

1. Approval of any changes in the license management, premises or other ABCC requirements be received from the ABCC
2. Issuance of a Certificate of Inspection
3. Receipt of the Liquor Liability Insurance Certificate
4. Receipt of a Worker's Compensation Insurance Affidavit

Discussion: L. Matthews question regarding the perimeters of license and location across the street.

B. DiMaio seconded, and voted unanimously

Vote to sign the ABCC Renewal Certification 2024

Motion: G. Walker moved to sign the ABCC 2024 Renewal Certification, B. DiMaio seconded, and voted unanimously

Vote to sign ABCC 2024 Seasonal Population Increase Estimation Form

Motion: G. Walker moved to sign the ABCC 2024 Seasonal Population Increase Estimation Form, B. DiMaio seconded.

Discussion: L. Matthews asked for clarification on whether form refers to population or increase in licenses. A. Greco clarifies that the ABCC provides the information for increase.

Vote: Voted unanimously

Town Of Newbury Business License Renewals 2024:

Thomas Ryan, dba: Plum Island Beach Walk, LLC. At 49 Northern BLVD. Parking lot and cooler full of water.

Motion: G. Walker moved to approve Plum Island Beach Walk, LLC., 2024 Business License Renewal. L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Gail Gandolfi, dba: G & G Antiques at 160 Hay Street. Crafts/Gifts

Motion: G. Walker moved to approve G & G Antiques Business License, B. DiMaio seconded.

Discussion: None

Vote: Voted unanimously

David/John Moulton, dba: Riverfront Marine Sports, Inc. At 292 High Road. Sales/Storage of boats, marine supplies and gasoline.

Motion: L. Matthews moved to approve Riverfront Marine Sports Inc, 2024 Business License, B. DiMaio seconded.

Discussion:

Vote: A. Greco, B. DiMaio, L. Matthews voted yes. G. Walker abstained from the vote.

Linda M. Gamache, dba: Sadie's For Hair at 6J Fruit Street. General business beauty shop.

Motion: B. DiMaio moved to approve Sadie's For Hair 2024 Business License, G. Walker seconded.

Discussion: None

Vote: Voted unanimously

William Difrancesco/Stowaway Storage, dba: Newbury Self Storage at 131 Newburyport Turnpike. General Business/Self Storage.

Motion: G. Walker moved to approve Newbury Self Storage 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Waldo Evan Jespersen, dba: Jespersen Studios at 7 Marsh Meadow Lane. Crafts/Gifts

Motion: G. Walker moved to approve Jesperson Studios 2024 Business License, B. DiMaio seconded.

Discussion: L. Matthews question regarding where the gifts are sold or if the address stated was the mailing address. Unsure if the business was approved for traffic coming in and out.

A. Greco clarified and the meeting ensued.

Vote: Voted unanimously

Jeffery C. Woodburn, dba: Little River Realty Trust at 17 Newburyport Turnpike. General Business: Fuel Storage/Delivery.

Motion: G. Walker moved to approve Little River Realty Trust 2024 Business License, B. DiMaio seconded.

Discussion: None

Vote: Voted unanimously

Steve's Services Inc, C/O Stephen Andreottola at 52 Main Street. Used Car Dealer's License - Class II, to buy and sell second-hand motor vehicles.

Motion: G. Walker moved to approve 2024 Steve's Services Inc, 2024 Business License, L. Matthews seconded.

Discussion: B. DiMaio asked why the license expires in 2025. A. Greco stated that it is specific to Used Car Dealers that they operate for a year and a day.

Meeting ensued

Vote: Voted unanimously

Nasser Abu-Eid, dba: A.L Prime Energy Consultant Inc. at 17 Central Street. Auto/Marine, Gasoline, Car Repair, and Sale of Related Goods.

Motion: G. Walker, moved to approve A.L. Prime Energy Consultant, Inc. 2024 Business License, B. DiMaio seconded

Discussion: None

Vote: Voted unanimously

Sylvanowicz Family Associates, Inc. dba: Main St. Mini Mart and D&J Liquors at 53 Main Street. Common Victualler.

Motion: G. Walker moved to approve Main St. Mini Mart and D&J Liquors 2024 Business License, L. Matthews seconded

Discussion: None

Vote: Voted unanimously

Christine & Doug Rupp dba: Harmony Natural Learning Center at 67/69 Newburyport Turnpike. General Business/Education.

Motion: G. Walker moved to approve Harmony Natural Learning Center 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Erin Bligh, dba: Dancing Goats Apothecary at 7 Marsh Meadow Lane. Crafts/Gifts.

Motion: G. Walker moved to approve Dancing Goats Apothecary 2024 Business License, L. Matthews seconded

Discussion: None

Vote: Voted unanimously

James Noyes, dba: Noyes Auto Services at 1 Noyes Lanes. Auto/Marine: Auto Repair

Motion: G. Walker moved to approve Noyes Auto Services 2024 Business License, L. Matthews seconded
Discussion: None
Vote: Voted unanimously

Ronald Barret, dba: Barret Transportation at 18 Hutchins Road. General Business/Vehicle Repair.

Motion: G. Walker moved to approve Barret Transportation 2024 Business License, L. Matthews seconded.
Discussion: B. DiMaio makes a note that the actual business to be signed has the correct date and year on it.
Vote: Voted unanimously

Ron Barret. DbA: Plum Island Taxpayers Association at 8 Plum Island Boulevard. Common Victualler and Parking Lot.

Motion: G. Walker moved to approve Plum Island Taxpayers Association 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

James Sullivan, dba: Rusty Can at 6G Fruit Street. Common Victualler.

Motion: G. Walker moved to approve Rusty Can 2024 Business License, B. DiMaio seconded
Discussion: None
Vote: Voted unanimously

Steven J. Keville, dba: S K Tree Service at 71 Main Street. General Business/Tree Service.

Motion: G. Walker moved to approve S K Tree Service 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Jim Sullivan, dba: Wyatts Market at 6D Fruit Street. Common Victualler.

Motion: G. Walker moved to approve Wyatts Market 2024 Business License, B. DiMaio seconded.
Discussion: None
Vote: Voted unanimously

Lynne Deschene, dba: The Access Clinic for Wellness at 19 Central Street - Suite C. General Business.

Motion: G. Walker moved to approve The Access Clinic for Wellness 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Henry C. Becker, dba: Henry C. Becker Custom Building, Ltd. At 8 Riverview Drive. General Business.

Motion: G. Walker moved to approve Henry C. Becker Custom Building 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Vivian Anastasia -Hurton, dba: Anastasia's Flowers on Main at 56 Main Street. General Business.

Motion: G. Walker moved to approve Anastasia's Flowers 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

John Gallant, dba: J. Gallant Pool & Spa at 96 Newburyport Turnpike. General Business.

Motion: G. Walker moved to approve J. Gallant Pool & Spa 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Neal Dietz & Edward Lynch, Jr. dba: Dietz & Lynch Capital at 28 Green Street. General Business.

Motion: G. Walker moved to approve Dietz & Lynch Capital 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Michael & Kate Duffield, dba: Newbury Kayak and Canoe at 291 High Road. General Business.

Motion: G. Walker moved to approve Newbury Kayak and Canoe 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Jaiden Auto, Inc., Jeremy P. Keohane at 6 Newburyport Turnpike. Used Car Dealer's License - Class II, to buy and sell second-hand motor vehicles.

Motion: G. Walker moved to approve Jaiden Auto, Inc., 2024 Business License, L. Matthews seconded.

Discussion: B. DiMaio brings to attention that the license expires same day as other Used Car Dealer's License brought up in earlier discussion.

Vote: Voted unanimously

William Koski, JR, dba: Bill's Auto Repair at 24 Middle Road. Auto/Marine "subject to the restrictions and conditions of the special permit issued on 2/26/86 and the decision of the Zoning Board of Appeals 8/6/99 for the property located at 24 Middle Rd"

Motion: G. Walker moved to approve Bill's Auto Repair 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Carla Capolupo, dba: Carla Capolupo at 26 Plum Island Blvd. Parking Lot. (U02-0-115 TO U02-0-119) Entrance and exit on Plum Island Blvd. only.

Motion: G. Walker moved to approve Carla Capolupo 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Sarah van Gulden, MGR. dba: Adelynrood Conference & Retreat Center at 46 Elm Street. Common Victualler.

Motion: G. Walker moved to approve Adelynrood Conference & Retreat Center 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Brandon Kelly, dba: Store-U-Self Self Storage at 12 Kent Way. General Business/Self Storage.

Motion: G. Walker moved to approve Store-U-Self Self Storage 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Hank Moore, Treasurer. DbA: Ould Newbury Golf Club, INC. at 319 Newburyport Turnpike. Common Victualler.

Motion: G. Walker moved to approve Ould Newbury Golf Club, Inc., 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Ryan Guthrie/Brandon Guthrie, dba: blue, The Inn on the Beach at 20 Fordham Way. Common Victualler/Inn.

Motion: G. Walker moved to approve blue, The Inn on the Beach 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Ryan Guthrie/Brandon Guthrie, dba: blue, Inn on the Beach at 20 Fordham Way. Parking Lot, 11 Fordham Way (U01-0-26).

Motion: G. Walker moved to approve blue, Inn on the Beach, Parking Lot (U01-0-26), 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Ryan Guthrie/Brandon Guthrie, dba: blue, The Inn on the Beach at 20 Fordham Way. Parking Lot - 77 Southern Blvd. (U01-0-041).

Motion: G. Walker moved to approve blue, The Inn on the Beach - Parking Lot ((U01-0-041), L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Barry Davis, dba: BD Automotive at 24 Middle Road. Auto/Marine “subject to the restrictions and conditions of the special permit issued on 2/26/86 and the variance issued on 11/17/94 by the Newbury Zoning Board of Appeals for the property at 24 Middle Road”

Motion:
Discussion: None
Vote: Voted unanimously

Jeffrey Christensen dba: Plum Island Fine Wine & Spirits dba: The Cottage Wine & Spirits at 14 Plum Island Boulevard. Parking Lot.

Motion: G. Walker moved to approve Plum Island Fine Wine & Spirits, The Cottage Wine & Spirits -Parking Lot 2024 Business License, L. Matthews seconded.
Discussion: None
Vote: Voted unanimously

Jeffrey Christensen, dba: Plum Island Fine Wine & Spirits dba: The Cottage Wine & Spirits at 14 Plum Island Boulevard. General Business/Retail Package Store.

Motion: G. Walker moved to approve Plum Island Fine Wine & Spirits, The Cottage Wine & Spirits 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Jeff Christensen, dba: PI Rentals, LLC dba: The Cottage at 14 Plum Island Blvd. General Business, Surf/Paddle/Kayak/Skate Sales & Rentals.

Motion: G. Walker moved to approve PI Rentals, LLC., 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Autowerkes of Hampton Falls, Inc. C/O Edwin Carrier & Michael Tartaglione at No. 88 Newburyport Turnpike.

Motion: G. Walker moved to approve Autowerkes of Hampton Falls 2024 Business License, L. Matthews seconded.

Discussion: None

Vote: Voted unanimously

Town Administrators Report

Recreation Master Plan

- The Central Street Athletic Field Mast Plan was completed by Huntress Associates who was commissioned for it.

Capital Planning

- Capital Planning Committee had their first budget meeting December 7th, 2023

2023 Audit Underway

Openings for Employment

- Human Resources work on reclassifying job position from Executive Assistant to Assistant Town Administrator.
- Conservation Agent posted
- Assistant Town Clerk job posted.

Housing Choice Coalition invited the Selectboard to a meeting regarding working together on housing on a regional approach. Meeting 12.14.23

Discussion: B. DiMaio asked about grant eligibility and three grants Town of Newbury may not be eligible for. Proceeds on if Capital Planning could be involved with discussion on how to be eligible.

Discussion Ensued

Old Business

None

Correspondence

Broadband Infrastructure Gap Networks Grant Programs

Discussion: A. Greco explained that Comcast was looking for a letter of support for broadband service support in local communities. She stated Town of Newbury has broadband.

Meeting Ensued

Meeting Updates

B. DiMaio updated that he attended Pink House Meeting
Discussion Ensued

Review of Meeting Minutes

Draft Minutes 11.28.23

Motion: G. Walker motioned to approve the draft Meeting Minutes from 11.28.23, L. Matthews seconded

Discussion: None

Vote: Voted unanimously

Warrants

PR2411

Motion: G. Walker motioned to approve and sign warrant PR2411, L. Matthews seconded.

Discussion:

Vote: Voted unanimously

Executive Session

None

Adjourn

Motion: At 8 p.m. A. Greco moved to adjourn, B. DiMaio seconded

Discussion: None

Vote: Voted Unanimously

Respectfully submitted,
Jessica Greaney
Interim Executive Administrator