



Seth (left) and Ross Moldoff

**DOUBLE TROUBLE:** Salem, N.H., Town Planner **Ross Moldoff** and his twin brother **Seth** caused confusion and laughter at town hall last week.

Seth, a California resident who was in town to visit his brother, walked into the office of



Selectman Belonger

personnel manager **Nick Manolis** and started pounding on the desk demanding a raise.

"Nick's jaw dropped, when I walked in behind my brother," said Ross Moldoff.

There were more laughs when the twins attended a Planning Board meeting that night and were repeatedly mistaken for one another.

To top it off, identical twins **Marcel and Gabriel Desjardins** of Salem came before the board seeking a building permit for their Main Street laundromat. Ending the night, Selectman **Ronald Belanger** saw a man come to the microphone and identify himself as **Ronald Belanger**. The second Belanger was unknown and unrelated to the first.

Contributing this week were: **Mary Beth Donovan, Ken Butterworth and Ed Hardy.**

## FBI set to mark a year in Salem

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — By one account, the FBI has been in Salem for almost a year, but nothing has come of its investigation yet.

Federal officials have confirmed they are conducting an investigation of Planning Board activities but have provided little other information.

U.S. Attorney Richard Wiebusch said it's not unusual for such investigations to take a long time.

"The problem with an investigation of the type that has been described in the paper ... is that whenever you investigate alleged public corruption, it's a difficult fact situation to get into ...

and it's a long investigation," Wiebusch said.

"Our office places the possibility of public corruption at a very high priority. It just takes a while to do that kind of case."

Planning Board members were interviewed by FBI agents last fall about board procedure and about some building plans, including plans for a Honda dealership on Route 28.

In more recent developments:

□ **GARY BERGERON**, president of Lincoln Electrical Contracting, 373 Main St., said he was issued a subpoena last month to appear before a federal grand jury to answer questions about town officials. He would not comment further.

□ **RETIRED CAR DEALER** William

Hicks, Samoset Drive, was interviewed by agents about a conversation with Route 28 Honda dealer James Proko last month. Hicks said Proko asked him about the business climate in Salem and requested advice about his own business.

FBI spokesman Jack Cloherty would not comment except to confirm the FBI is investigating "Planning Board activities."

Wiebusch also would not comment further.

Planning Board members Charles McMahon and George Salisbury appeared in the Federal Building in Concord last November while a federal grand jury was sitting.

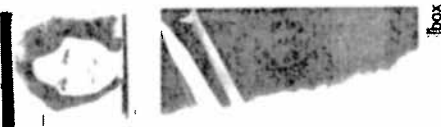
Salisbury said Wiebusch, FBI agents and other people asked him about Plan-

ning Board procedure. McMahon would not comment.

Proko said he had been asked to appear before a federal grand jury last September. He said the hearing was cancelled and he had not been rescheduled to appear. He declined further comment.

Last month, Bergeron said he learned the FBI has been working in town since last February.

Town Manager Thomas Melena, who took over in Salem after the investigation began, said yesterday he is not concerned about the probe. "They will do things as they deem appropriate," Melena said of the FBI.



Box

# Floodplain hurt by development

*Could increase floods in Salem*

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Piece by piece, the town's floodplain and wetland are being eaten up by development.

Construction along the Spicket River floodplain and around wetlands scattered through town has been going on for years.

It's continuing, but town officials are now hoping to control it with a new wetlands ordinance that will be voted on in the spring.

Floodplain development increases flooding problems because water runoff cannot spread over the floodplain, according to Conservation Commission Chairman George Jones.

Jones said flooding does not increase noticeably on a yearly basis. But compared to 60 years ago there is probably a lot more flooding in the area now than then, he said.

"The floodplain is begin nicked and dined to death," Jones said.

Building in floodplain and wetland is legal as long as developers get state and federal approval. Between 84 and 90 percent of requests for state permits are granted, according to officials.

For some Salem residents, flooding is a major problem.

Donald Heavey, 62 Haigh Ave., said his street was badly flooded during a heavy rain last summer. "They had canoe races down here," he said.

Heavey lives just opposite industrial development on Garabedian Drive, located in the floodplain. Jones and Administrator of Development Ross Moldoff said large scale development, not isolated building projects, increases flooding.

"It's not one project like (the development on Garabedian Drive) it's a whole series of projects," Moldoff said.

Moldoff said many flooding problems occur in neighborhoods built in the floodplain, like Haigh Avenue.

Jones said floodplain development could also increase flooding downstream in Methuen.

James Sprague, Methuen conservation agent, said he does not know if development upstream is increasing flooding in Methuen. "Intuitively we can say we are receiving an impact," he said.

Jones and Moldoff said recent projects that involve building on floodplain or filling wetlands include:

□ **A NEW BUILDING** being built on Route 28 next to Petingill's Restaurant and the Spicket River by merchant Joseph Cuomo. A small piece of wetlands was filled, according to town officials.

□ **A RESIDENTIAL DEVELOPMENT** off Lowell Road, Porcupine Park, being built by William Dickey.

□ **A COMMERCIAL DEVELOPMENT** on Stiles Road being built by Dr. Bart Quirinale.

Cuomo was unavailable for comment.

Dickey denied building in floodplain or filling in wetlands. He said he dug a drainage culvert to drain water away from his development into Porcupine Brook.

A small amount of wetland was filled on Stiles Road, according to Mark Gross, engineer for Kimball Chase Company Inc., which made plans for the Stiles Road development.



Wetland area backs up to Stiles Road

Eagle-Tribune Photo

## Proposed law would cut wetlands development

SALEM, N.H. — A proposed wetlands ordinance would cut back development in wetlands and floodplains, according to its sponsors.

The ordinance would help control flooding, prevent erosion and water pollution and preserve open spaces for wildlife, according to Russell Richardson, chairman of Citizens Organized to Protect the Environment, which is sponsoring the ordinance.

The proposed ordinance would:

□ **CREATE A 'wetlands overlay district'** which would supersede zoning areas.

□ **MAKE DEVELOPMENT** more difficult in wetlands by requiring special use permits for roads, utilities and some other uses.

□ **TIGHTEN CLASSIFICATION** of wetlands by including soil and plant classifications.

Current town law allows de-

velopment in commercial areas with wetlands as long as builders get state and federal approval, according to Conservation Commission Chairman George Jones. Restrictions on wetland development are tougher in residential areas, he said.

The new Salem law would allow only certain development in wetlands in all zoning areas. Roads, utility lines and some kinds of buildings could be built with special use permits, Richardson said.

Richardson proposed the new ordinance to the Planning Board last week. The board will decide whether to endorse it next month. Then it will be proposed at the March town meeting.

Jones said he would like the ordinance to cover floodplain development as well, but said some floodplain with wetlands in it would be protected with the new ordinance.

"I wouldn't even call them wetlands," Gross said, adding the development is not in a floodplain.

Part of the problem is that there is confusion about what constitutes wetlands.

Gross said classification for wetlands varies from the local level to the federal level.

Salem's current wetland classifications involve soil types only, while the federal classification involves soil and plant types.

Dickey agreed, saying, "I think

every individual has a different idea of what a wetland is."

There's also some confusion over the floodplain.

Floodplain classifications are all determined by the U.S. Department of Housing and Urban Development. But because town and federal maps have different scales it is sometimes difficult to determine whether land is in the floodplain.

Moldoff said town law allows floodplain development.

by Peter Smith

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# Relocating road could open Route 111 area to industry

## More houses the alternative in northwest corner of Salem

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — The town should try to concentrate new industries in the northwest corner of the town off Route 111, planning consultant Hans Klunder has recommended.

Klunder said the area would be ideal for industries if the Windham end of Route 111 could be rerouted to the north side of Shadow Lake to make trucking easier.

But the Master Plan Task Force, the citizens' committee that is hammering out a long-range development plan, disagrees with Klunder.

Administrator of Development Ross Moldoff said the task force does not want to exclude other kinds of development in the largely undeveloped area.

Klunder, who is working with the task force, said northwest Salem would be ideal for industries because trucks could come in easily from Route 93 if 111 is relocated north of Shadow Lake.

"I feel if we don't do it now, it's going to get gobbled up with residential stuff," Klunder said.

Moldoff said, "We don't want to do it now. We may want to do it in the future." He said there is plenty of room for industrial building southwest of Route 93.

Moldoff said Route 111 between Route 28 and the new section, just past Shadow Lake, is too narrow and close to the lake for large trucks and heavy traffic.

The state has no plans to move the road, according to Christopher Bean, preliminary design supervisor for the state Department of Public Works and Highways.

Bean said a plan to move the road north of Shadow Lake to Route 93 was shot down in 1974 in the face of strong opposition from Windham.

The task force is also questioning Klunder's proposal for dense development, like town houses, south of Main Street.

Klunder said that area should be intensely developed, with 15,000 square-foot lots, because there are already sewers and water pipes there.

But the task force could not decide exactly where that development should take place.

Moldoff said the task force approved the rest of Klunder's plan which calls for:

☐ **SPARSE DEVELOPMENT** in most of North Salem, with no more than one family for every two acres.

☐ **AN INDUSTRIAL AREA** bordered by Brookdale Road to the north, Brady Avenue to the west and Lowell Road to the south. Klunder also proposed an access road to the area from Route 93 by extending Rockingham Park Blvd. west.

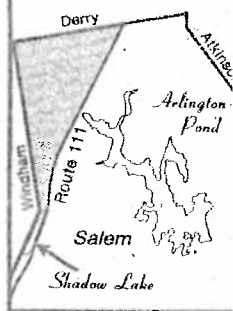
☐ **PRESERVING FARMS** like the Turner farm on Brady Avenue and open spaces like Spicket Hill.

☐ **PROTECTING WETLANDS** like around Captain's and World's End ponds. Wetlands control flooding and filter pollutants out of water before it gets into groundwater.

☐ **CLUSTER DEVELOPMENT** along Route 28 north of Salem Depot. Klunder said stores and malls should be built around access

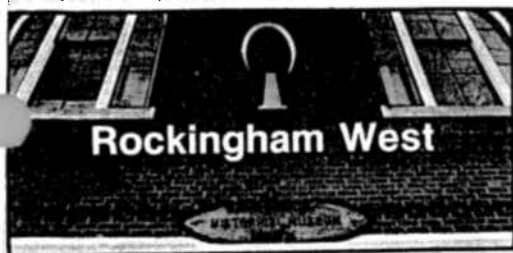
### Potential site for industry

Shaded area of map shows section of Salem, north of Route 111, that a consultant has recommended be reserved for industry.



roads off Route 28, instead of a business having its own entrance like along South Broadway.

Klunder hopes the Planning Board will hold public hearings and vote to adopt his plan in March.



## THE ROADS TAKEN

### At the 'edge of megalopolis,' there's still some looking back

by Clare Kittedge

Inside McDonald's in Salem, Evelyn Sarcione rests an arm on a marble-topped table next to her DLT. Years ago, she worked here. "Now," she says, taking a drag on a cigarette and scanning the lunch crowd jammed against the counter, "I'd rather be this side of the counter."

Outside is Route 28, a tar-spattered, four-mile strip reminiscent of Route 1 in Saugus. Cars churn past a tangle of gas stations, fast-food joints and computer stores, a Polynesian lounge, tattoo parlor and state liquor store, down to the border where green signs read "Welcome to Methuen," "Welcome to Massachusetts."

From Sarcione's vantage point under the "golden arches," the "older" Salem, with its pristine town hall dated 1740, walled cemetery, and eccentric features, like a sign warning citizens not to "allow any dog to run at large," seems very far away. Mystery Hill ("America's Stonehenge"), a complex of prehistoric caves lost somewhere down a bumpy, frost heaved road, could be on another planet.

But instead, they're all part of the same place, a 25-square-mile community of 25,000 that's bursting at the seams. Occupying a commanding position in western Rockingham County, the space between the Massachusetts border and 495, Nashua and Manchester, Salem is the largest town in the state and growing fast.

"It's crazy here," Sarcione says. "The streets are all torn up. After 20 years, we're finally getting sewage pipes. We've got a new racquetball club and a walk-in health center. Almost any night, you can go out for Bingo. A lot of new malls are going up, and taxes aren't going down any."

Originally from South Law-



Signs of the times: reflecting on change, including a cowpath's transition to Rte. 28, one resident says, "It's crazy here."

rence, Sarcione and her husband moved across the border to Salem 21 years ago "because homes were cheaper. That's why everybody came to New Hampshire," she says. "A lot of people from Massa-

chusetts are coming over to shop and buy liquor because they don't have the sales tax. Between taxes and registering your car, it's better to be up here. But it's getting so I don't now how kids today can buy a house."

Across town, retired builder/jack-of-all-trades Guy Ackerman sits in his sunroom at the end of a residential street, the Manchester Union Leader draped across his lap. He has a faraway look in his light blue eyes and speaks in a singsong voice, flattening the vowels, dropping down half an octave at the end of each sentence.

Ackerman has lived in Salem for all but four of his almost 80 years. "I owned a quarter of the land here at one time," he says. "When I moved into town in 1910, there were 1,500 people here. My father ran a portable sawmill all over the state, and when we came here he started building houses."

"There were two automobiles in the whole town," he continues, giving a kindly smile. "Steam automobiles. In those days, we only had two places to work, too—the lumber company and the Northeastern Street Railway."

"The day the Titanic went down, in 1912, I was a five-and-a-half-year-old boy and I could barely read. Then I started going to school here." He pulls out a yellowed photo of Salem's primary school, which had one teacher for every four grades.

Ackerman has lived in the same spot since he was 19. "After we were married, my wife said one day, 'We're going to have a baby. I don't think there's enough room,'



Guy Ackerman of Salem: "I wouldn't mind if we were a city."

so I told her I'd move the house across the street over here." He gestures to a house on the other side of his driveway, beyond a patch of trees. "I owned it. That night at five o'clock the house was jacked up in the air," he looks pleased. "I'd never seen anything like it."

Ackerman stops for a moment for his wife Ruth to add that at the

time, there were hardly any houses on their street. Then he goes on. "When the Depression came on, I started hauling stone in a Model A truck. It was the only dumptruck in the whole town."

He also bought and sold cordwood. After the Street railway closed down in 1930, he spent several years salvaging pieces of that. For a while, he says, he ran a sand and gravel plant and a construction company, and became surveyor of what town roads there were. "For years," he says, "Route 28 from here to Derry was nothin' but an old cowpath, but I built half the roads in town."

In the '50s, he built "Ackerman's Ballroom" and the laundromat next door to it. Gesturing at an aerial view of a trailer park that hangs near the cuckoo clock on his sunroom wall, he says, "I also built that—138 trailers on 30 acres in North Salem. That was before planning boards," he smiles. "After paying taxes for 60 years, I hate planning and zoning boards."

Then came the late '60s, 1993, and on its heels, the unparalleled growth of the '70s. Ackerman takes it all in stride. "I wouldn't mind if we were a city," he observes, his blue eyes twinkling under grizzled eyebrows.

Neon letters arc over a chain-link fence, announcing the red-roofed sprawl and vast asphalt parking lot of Rockingham Park. Close to it, on the other side of 28, the regional president of BankEast sits in his new offices as-of-this-

(continued next page)



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Salem: "This spectre of growth as a horrible thing is a bogeyman," says Dick Noyes. "I wish being would stop being afraid of it."

summer and addresses the topic of the hour. Speaking as a businessman and newcomer to the area, David Campbell says he is happy about the boom, but that the business community should get involved and help solve corollary problems, like the traffic.

"I was trapped in gridlock in New York City recently," he grins, glancing out his window at the traffic snarling down "Broadway." "This is not a big traffic jam, but it's a big problem."

What is happening in the lower part of western Rockingham County, he says, reminds him of what happened on Cape Cod a decade ago. "I saw some of the same types of issues with growth there—the same problems with sewer, water and traffic. I'm excited about this area," he says brightly, adding that places like Derry and Londonderry are growing like wildfire, too. "But I think the challenge for southwestern Rockingham County is for communities to examine their form of government and make sure they meet the pressures coming down the road."

Sitting amid ringing phones, newly installed file cabinets and rolls of maps and plans in Salem's new town offices, administrator of development Ross Moldoff is devoted full-time to grappling with these pressures. He hauls out the stats.

Sixty percent of Salem's residents work in Massachusetts, so Salem is part bedroom community for the Lawrence-Andover-Haverhill area. "We're more affiliated with the Haverhill-Lawrence-Methuen area than with Manchester," he says. On the other hand, he says the industrial park, Digital

and other high-tech and electronics plants also make the town a job center for surrounding communities like Windham, Hampstead and Atkinson.

"Route 28 is not very aesthetic," he says, "but it serves a function—people do a lot of business on that strip. It brings in millions of dollars a year. The two exits off Route 93 are attracting a lot of people, and we're only 32 miles from Boston Garden—you can't say that about Portsmouth."

On top of that, he adds, Rockingham Park draws 5,000 racing fans a day between spring and fall, while Canobie Lake brings in another 5,000 to 10,000 on a hot summer day.

What it all adds up to, he says, is that building in town has gone haywire. Last year, he says, the town approved three dozen major commercial/industrial projects and 150 new dwelling units—\$39 million worth of new projects. In spite of a moratorium on apartment building 10 years ago, new construction in '85 increased by \$10 million over new construction in '84. "Anybody who owns a piece of land is looking to see if they can subdivide," Moldoff says. "It's all fair game, but we're trying to manage it, so we get the benefits without the costs."

With this in mind, Moldoff is working on the town's new master plan. Still, however, Salem has a town meeting form of government with a five-member board of selectmen and a town manager. Residents, he says, cling to their annual town meeting in March.

In nearby Derry, residents have chosen to run things differently. Last year they voted in a new government headed by a mayor and six councilors. But not everyone is pleased. Dark-haired, dark-eyed Derry real estate broker May Casten sits on a cushion in her living room near the Londonderry line, surrounded by a portrait of her favorite Chihuahua and by camels reminiscent of her ancestors' native Lebanon.

"The new charter took away our representative form of government and gave too much power to too few people," the always outspoken Casten says. "Things are going very well for everyone—the average house is selling for about \$100,000, and we're updating our master plan. But they want to stop growth," she says, shaking her head. "They're a day late and a dollar short."

For some people, the price of growth in terms of lifestyle in western Rockingham County has risen too high. Fueling up at the Sunoco station in the middle of



Campbell: towns have to "examine their form of government."



Signs of old times: compared to its neighbors, Chester looks like a wide place in the road.

Derry, Joe Slater, the lanky, blue-eyed owner of a successful coney and foundation business, create and foundation business. Slater, says he's about to bolt back hair, says he's about to bolt through town, he grips. "Now, you'd better not be in a hurry. Business is booming," he admits, "but it's getting too congested." He had just returned from watching the Patriots in Florida, and already, he says, he can't wait to get out of town. "Right now I'm fueling up before motivating out of here, I'm going to Atlantic City to gamble, but after that I'm thinking of moving further north."



Chastien: no-growthers are "a day late and a dollar short."

Despite the growth, the area has its anomalies: sleepy, rural backwaters with anxious residents who want to keep it that way. Down 102 from Derry on the winding road to Raymond, for instance, beyond a place where cows huddle near a frozen pond, is Chester. Its general store, town hall, church and cemetery occupy each of four corners at the main crossroads. To the casual passerby, Chester looks like a wide place in the road.

May Casten says Chester doesn't want to be part of the southwestern Rockingham County growth story. "Chester," she says firmly, "just wants to be Chester."

Evelyn Noyes, a 10th-generation resident, lives with her husband on land her family settled in 1749. She says they just celebrated their 50th wedding anniversary. "When you've been sort of quiet, you kind of get worried about what might happen."

"When the town was incorporated in 1722, there were just woods here. Before, the town had included parts of Auburn, Fremont and Raymond, but after it incorporated, it became separate." She says her great-great-grandparents, like the other English and Irish farmers who first came to Chester, were farmers who did a little lumbering on the side and bought and sold farmland after they'd cleared their land.

"At one point," she says, "there was a grist mill in town, and some body made nails. They also made shoes here before the big shoe factory was built in Derry. I remember my grandfather repairing shoes

in Chester—I used to watch him 'tap' the shoes, put on the soles with little nails."

She says Chester had one of the first post offices in the country. "Mail was delivered by horseback. Then, after the train came to Derry in the late 1800s, they took it by coach, and it was one of the first towns the coaches came through on their way from Haverhill to Concord."

"At one time, there was a creamery here. They made clabboards and a clockmaker lived here too. But farming was the main thing—apples, milk. . . . In the late 1800s, there was an apple factory in town."

Bette Benton, who moved to Chester with her husband in 1962 after he retired from the Army, has more recent impressions. "In 1960, when we bought the house we live in, the population of Chester was 859," she says. Today, the figure has risen to about 2,000. "White Pines College came to town since we arrived, but we're still predominantly residential."

"The same family that runs the general store," she continues, "also runs three different businesses in one building—a little restaurant, a hardware store and a beauty parlor. A lady who was postmistress —Ruth Ray—lived in the house that now has the Post Office on the ground floor. When she died in 1977, she said in her will she was giving her house and barn to the town to be turned into a post office, town library, and a school library, and she left money to the

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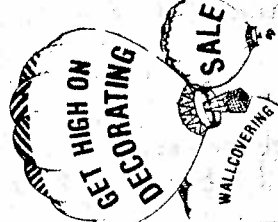
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up for Chester," she says proudly, "and we won. We love our town—we're happy we retired here."

Dick Noyes, publisher of the *Salem Observer* and author of a history of Salem titled "At the edge of Megalopolis, Salem, NH—1900-1993," argues that growth isn't worth all the brouhaha. "This spectre of growth as a horrible thing is a bogeyman," he insists. The trauma of growth is characteristic of all western Rockingham County. Almost all our small towns like Derry and Windham are now large. But I wish people would stop being afraid of it.

"When he was chairman of Salem's planning board," he goes on, "our governor, John Sununu, used to say that Salem's main street was at the edge of the megalopolis, just take a look at high-altitude pictures of the eastern seaboard, and you'll see the lights glowing from Boston to Portland. They begin to dim here."

Fire Department and the cemetery and the church..." Her voice trails off. "She was quite a character," she says fondly. "She had no children, but she was very community minded. Her barn was converted into a beautiful library."

She says she and her husband, a former selectman serving his 16th year as a state legislator, are "very worried" about growth. "We don't want to break any laws," she says. "We've designated space for trailers, for instance, but at the same time, we don't want to be like Derry. Every time we go to town and see what's happened to that town and to Hampstead and Sandown..." She sighs. "We're so close to the Massachusetts border—a lot of people would like to live here."

"When they were thinking of by-passing Derry last year, they would have added tremendously to the traffic on 102, so my husband stood up against it. He stood

## FINALLY, WE'RE GIVING A KILLER DISEASE SOME OF ITS OWN MEDICINE.

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The disease, carnitine deficiency, destroys the body's ability to produce carnitine, a muscle fueling substance. Until recently, carnitine deficiency meant certain disability. Often, it meant death.

Carnitine replacement therapy is one of the most encouraging developments in MDA's fight against 40 neuromuscular diseases. And for one of those dread diseases, it could be the beginning of the end.

# Come see what we're





2/86  
Porcupine Park development off Lowell Road

## Town to take developer to court

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — The town is taking local builder William Dickey to court on charges Dickey illegally built and occupied homes in his Porcupine Park development.

Administrator of Development Ross Moldoff said Dickey built about three houses in his development off Lowell Road without town building permits.

Moldoff said Dickey also:

☐ RENTED at least two homes without town occupancy permits.

☐ BUILT IN-LAW additions without a permit.

☐ DUG DITCHES in wet

areas.

"There's nobody else in town that we have as much trouble with as him," Moldoff said.

Moldoff said the town may seek penalties and temporary court orders against further development until Dickey gets required permits.

Dickey, in a letter to Town Manager Thomas Melena, disputed Moldoff's claims. He accused Moldoff of "speaking out of turn" and harassing one of his workers.

Moldoff said in the last two years the Building Department has issued at least six stop-work orders and about 12 building violation notices to Dickey.

Town officials met with law-

yers yesterday to consider whether to file a criminal or civil suit against Dickey for violations, Moldoff said.

"It spends the taxpayers' money to prevent someone from breaking the law," Moldoff said of the suit.

Dickey, unavailable for comment today, said in his letter, "I presently have a financial interest in approximately 500 acres of land which I am planning to subdivide and develop over the next 10 years. We can either cooperate in its development or we can fight every inch of the way."

Dickey said Moldoff "told one of my carpenters that he should arrange for bail money if

he continues to work." Moldoff said he was just joking.

Dickey admitted he does not have a building permit for one of his homes, but said he has one for another building Moldoff mentioned. He also disputed the wording of the town laws regarding building additions for family-in-laws.

Dickey also said, "I'll landscape and contour any and all of my lots to my satisfaction, period."

"If you authorize any further litigation, make sure you are correct first because I plan on taking legal action against the town and against Ross Moldoff personally if this harassment persists," he wrote.

# Town will take developer to court over subdivision

Feb 13, 1966

By Tom White  
Eagle-Tribune Writer

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# Salem levels criminal charges on housing project

Ross Moldoff

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — The town has filed criminal charges against builder William Dickey, alleging building violations at Dickey's Porcupine Park development.

Attorney Steven G. Shadallah filed four criminal charges against Dickey yesterday claiming Dickey illegally built and occupied two additions to homes on Porcupine Circle.

The charges stem from a Building Department claim that Dickey built and occupied in-law apartments on duplexes against town zoning laws.

The charges carry a maximum sentence of four years in prison and a \$4,000 fine.

Dickey did not appear in Salem District Court to answer the charges, and a warrant was issued for his arrest.

"I think that we are sending a message, a very strong message, to people in this community that they can't get away with violating town laws," said Administrator of Development Ross Moldoff.

Moldoff said the town is also seeking a court ruling in Rockingham Superior Court barring Dickey from further construction on six houses on the west side of his development off Lowell Road. Moldoff said Dickey built the houses without building permits and the state Water Supply and Pollution Control Commission did not issue required permits for septic plans.

or harnessmakers in their native land could only find jobs as unskilled laborers, building canals and railroads, when they arrived in America, she adds. "We tend to blame the Irish because they had to take the worst jobs when many of them were extremely skilled. It must have been very frustrating to them."

Nor were those immigrants as destitute as the stereotypes suggest, according to Dr. Harris. "It is not the people who are the worst off that tend to move, but the ones just slightly up the ladder," she says.

The ads, Dr. Harris points out, were printed in the 100,000-circulation "Pilot" at a cost of three for \$1, "and a dollar was half of a woman's weekly pay at that time, and a third of a man's."

Many of the entries were sad, she says. "The very first one was placed by a woman who landed on the Boston docks with three children — she had come to join her husband, a stone mason who was last seen in Roxbury. It's quite clear she is going to be sent back to Ireland if she doesn't locate him."

That has been the frustrating part of her work, says Dr. Harris, who will be speaking at an Irish gathering in Lawrence next month.

"You never really find out what happened to all those people."

THEN: Parker Street and a South Lawrence car dealership

## March 18 Many dead, hurt

Fifty years ago today, death and misery swept over the eastern states as raging rivers rolled up the worst flood devastation on record in many areas.

At least 24 people were reported dead in Pennsylvania, which suffered the greatest damage. Two people died in Vermont, two in Virginia and at least one each in Maine and New York. A Georgia windstorm took two lives.

Tornado-like winds, sleet and sporadic snows increased the list of dead and suffering. Property damages mounted hourly into many millions of dollars.

Here are some other highlights:

☐ **PRESIDENT ROOSEVELT** mobilized federal agencies to advance immediate aid to flooded areas.

☐ **HOMES** fell before New England's swollen rivers, communities were engulfed, transportation



NOW: Parker Street and the

was tied up and scores of highways were blocked.

☐ **THE U.S. WEATHER BUREAU** issued a special bulletin urging all possible precautions be taken against flood hazards.

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## FBI reviewing minutes from Planning Board

SALEM, N.H. — Still active in Salem, the FBI is now looking at Planning Board activities in 1984 and 1985.

About two weeks ago, an FBI agent spent a day in Town Hall looking over Planning Board minutes of meetings during those two years, according to Administrator of Development Ross Moldoff.

The agent photocopied some of the documents and left, Moldoff said.

Moldoff said he does not know what the agent was looking for. "Didn't look, didn't ask," Moldoff said.

"I said what's up with the case? ... He said he can't tell me anything," Moldoff said.

The FBI has confirmed it is conducting an investigation of Planning Board activities but has given no other information.

Planning Board members were interviewed by FBI agents last fall about board procedure and about some building plans, including a Honda dealership on Route 28.

Board members Charles McMahon and George Salisbury appeared in the Federal Building in Concord last November while a federal grand jury was sitting. They brought with them minutes from 1984 and 1985.

Businessman Gary Bergeron,

Please see FBI  
Page 20



Ross Moldoff

House

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er would be the only new employee. The teacher would work in the three schools coordinating the computer program. Students are required to have a half credit in computer literacy to graduate.

Officials are also asking for a \$20,000 data processor for the business education department of the high school.

"We would like the data processor so our graduates will be better equipped in the job market," School Superintendent Henry LaBranche said.

Band uniforms and choral risers for the music program are also wanted.

School Board Chairman Philip

**10** Spend \$371 for a storage cabinet to store computer software.

**11** Spend \$1,200 for a fire-proof storage cabinet for student records.

**12** Spend \$38,000 for structural improvements, energy, maintenance and grounds projects.

**13** To cap the amount the town pays for teachers medical insurance.

**14** To accept the school district budget of about \$5.5 million.

**15** To transact any other business.

LaBranche expects the meeting to last one night. But School District Moderator Philip Currier warned, "Democracy is not fast."



## Computer class

Sophomore Bill Sperounis, 15, son of Mr. and Mrs. Sperounis, 4 Hearthstone Road, Pelham, works on a computer at Pelham High, along with senior Jo

# Reagan's aid for contras is denounced at protest

## Protests From page 19

its to Nicaragua and communication with churches there have confirmed the Contras are not "freedom fighters" but rather "assassins, arsonists, murderers and rapists."

The group read a statement from the New Hampshire Council of Churches urging a peace-

ful resolution to the Nicaraguan crisis. The statement was signed by church dignitaries, including New Hampshire's Roman Catholic Bishop Odore Gendron.

Meanwhile, 1st District congressional hopeful Louis Georgopoulos said he hoped the state's congressional delegation would back Reagan's request.

# FBI is reviewing minutes from Planning Board

## FBI From page 19

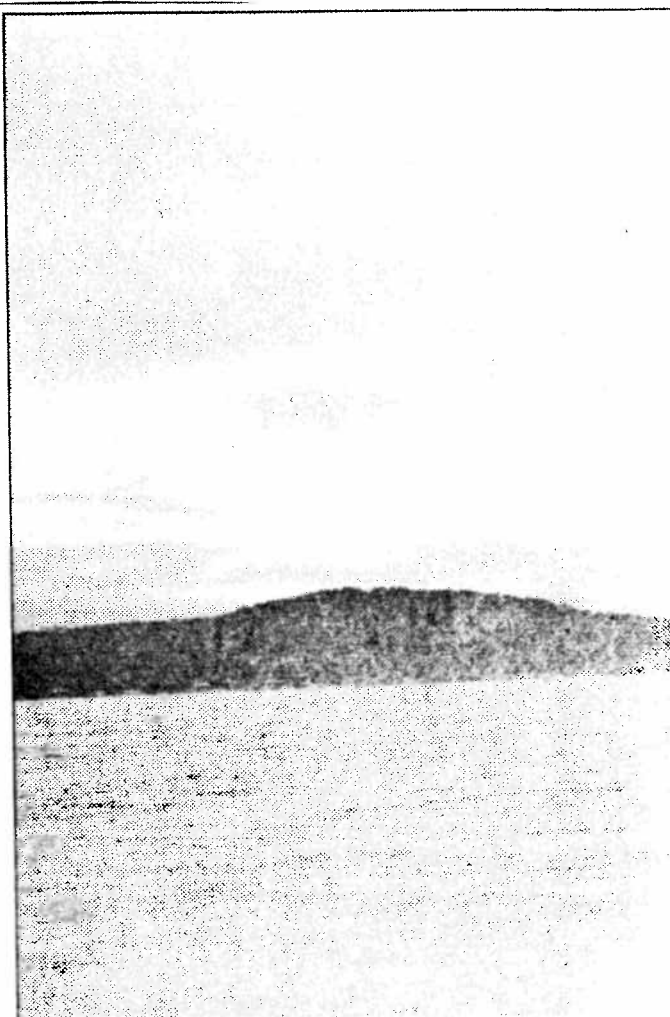
an unsuccessful candidate in last week's selectman race, has said he was issued a subpoena to appear before a federal grand jury but the hearing was cancelled. Bergeron said the FBI has been working in town since last February.

James Proko, who recently opened a Honda dealership on Route 28, had said he had been asked to appear before a federal grand jury last September, but the

hearing was cancelled and he had not been rescheduled to appear. He declined further comment.

U.S. Attorney Richard Wiebusch has said it is not unusual for public corruption probes to take a long time. "A case like this is fairly complex ... takes a while," he said.

Moldoff said he wishes federal officials would finish the probe. "I wish they'd arrest somebody ... Get it over with or go away," he said.



# Simple i And the way

Nobody appreciates an un  
And the same goes for the  
That's why nobody d



# PLAY IT SAFE

FREE



# Homes are put on hold

SALEM, N.H. — A superior court judge has banned developer William Dickey from doing more work on six houses under construction in Porcupine Park.

The court barred Dickey from working on the homes until he gets required building permits, according to Administrator of Development Ross Moldoff.

The court order is the latest development in two court cases against Dickey. In the first case in Rockingham Superior Court, Moldoff claims Dickey did not get building permits for six houses on the western side of Porcupine Park, off Lowell Road.

In the second case in Salem District Court, the town filed criminal charges against Dickey claiming he illegally built and occupied in-law apartments on two duplexes in the same development.

"We're giving a message... to the builders and developers that they have to get their permits," Moldoff said.

Dickey has disputed the claims saying the town is trying to prevent him from building inexpensive housing. "I think it's all related to snob zoning," Dickey said.

Dickey said he is considering a law suit against the town claiming the town is preventing him from building less expensive homes.

"It has nothing to do with snob zoning," Moldoff said, adding there are a lot of trailer homes, apartments and subsidized housing units in town. "I think it's a ridiculous argument."

In the first case, Moldoff said Dickey has been building six homes in Porcupine Park with foundation permits only. He said Dickey did not get required approval for septic plans and also did not get building permits.

Dickey said he has state approval of his septic plans. He said Moldoff told him in January the town would not grant him building permits until Dickey resolves the issue of the in-law apartments.

Dickey said the town will probably issue the permits because Moldoff will be satisfied with publicity surrounding Dickey's development. "I think Ross is satisfied he has his injunction," Dickey said. "I think now I will be satisfied and have my permits."

In the second case, Moldoff claimed Dickey built and occupied in-law apartments on two duplexes against town zoning laws.

Not so, Dickey said. He said the apartments conform with town zoning laws because they use separate utilities, do not occupy more than 50 percent of the duplex buildings and are occupied by his relatives.

"I meet the conditions to the T," Dickey said.

Moldoff said a trial on the case is scheduled for April 9.

# Injunction Issued on Salem Builder Over Permits

By ARIST FRANGULES  
Union Leader Correspondent  
SALEM — A Superior Court judge has issued an injunction barring a Salem builder from continuing construction on several homes without required permits.

Rockingham County Superior Court Judge Douglas Gray this week granted an injunction sought by town officials against builder William Dickey of Lody Realty Trust, Salem.

Ross Moldoff, the town's administrator of development, said Dickey has "substantially completed" construction of five duplex homes in the Porcupine Park development off Lowell Road without building permits.

Moldoff said Dickey got foundation permits from the town last September, but has failed to get state septic system approval, local building permits, and local inspection of the homes.

Moldoff said he discovered the status of buildings when he inspected the site in February. In the injunction issued by

Judge Gray, Dickey is not to proceed with construction of the duplexes until the required permits are granted. Moldoff said the judge has indicated he will find Dickey in contempt of court if the town can prove construction is continuing to take place.

Dickey said he had not yet received notice of the injunction. Calling the situation "really complicated," he said he could not comment in depth. He said, however, the septic systems have been "technically approved" by the state, but that Moldoff was holding up approval on a "technicality."

Moldoff refused to issue the building permits "because of a problem with an unrelated building lot," said Dickey. "Mr. Moldoff feels he has an infinite amount of power. . . . At least now that legal action is over regarding the permits, maybe now he'll (Moldoff) will issue the permits."

The Superior Court order against Dickey comes on top of two other suits filed against the

developer by the town in Salem District Court.

The two district court actions focus on two structures built as duplexes in Porcupine Park.

In the first matter, the town charges the buildings are being occupied without occupancy permits. In the second matter, the town charges the duplexes have been illegally enlarged to each be four-unit buildings.

"He has built what we're taking to be four-unit structures," said Moldoff. Moldoff said Dickey at first claimed the additional units were in-law apartments and later said they were not separate units at all.

However, Moldoff said seven of the eight units in the two buildings are now occupied — each by people unrelated to the other units' occupants.

Dickey says he has a son and a daughter living in two of the in-law apartments. He said, however, that he will evict all those living in the in-law apartments because of the situation. Dickey retains ownership of the two buildings, said Moldoff.

When Dickey did not show up for a March 12 hearing on the issue, District Court Judge Robert Marshall found the developer in default, issued a warrant for his arrest and set bail at \$4,000.

Dickey said the hearing was originally scheduled for Feb. 5, but when he arrived in court he found the hearing was postponed. Dickey said he was unable to attend the March 12 hearing because he was on vacation in California. He said he later resolved the issue with the court and a new hearing has been scheduled for April 9.

Dickey said he disputes nearly all of Moldoff's comments. "He (Moldoff) will say anything to get his name in the paper," said Dickey.

Dickey, however, sees the situation as "purely a snob zoning issue. If you don't build a \$200,000 house, they don't want you."

Dickey said he is planning to file a \$2 million suit against the town and Moldoff on the zoning issue and because of "blatant lies" by Moldoff in a written letter to the Board of Adjustment.

Moldoff said town officials are looking forward to a successful

cess at the April 9 hearing. "We're hoping the judge will levy a heavy fine that is substantial enough to (Dickey) will not (build without permits) again," said Moldoff. "We're giving a message to developers that they can't build without permits."

He praised the "support the town manager, selectmen and the community has given for taking action against someone who is violating the town's ordinances."

Moldoff said most developers — about 90 percent — are "diligent" about getting the required permits before building.

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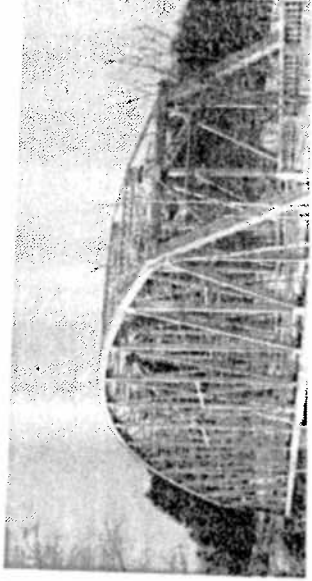
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Full Stretch  
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## Historic Route 104 Bridge at Bristol Will Be Demolished and Replaced

CONCORD — It's nearly time to say farewell to the historic Route 104 bridge, spanning the Penigewasset River, one of New Hampshire's highway landmarks.

Constructed in 1930, the bridge at the New Hampton/Bristol town line, is scheduled for replacement with demolition and construction of a new bridge to begin this summer.



*Chadley 7 April*

# Salem Considers Increases in Fees

4/3/86  
By ARIST FRANGULES  
Union Leader Correspondent

SALEM — Town officials are considering making developers pay higher planning fees.

Town Manager Thomas Melena said fees charged by the town for planning department services are far below the actual cost of those services. He said the town should consider increasing the fees.

Melena, who has been reviewing the issue with Administrator of Development Ross Moldoff, was instructed by selectmen this week to continue the study.

Moldoff, in a memo to Melena, suggested these new subdivision fees:

- \$50 minimum application fee.
  - Plans with more than 10 lots, \$50 plus \$10 per lot with a maximum fee of \$250.
  - \$2 per abutter notification fee.
  - \$25 lot line adjustment fee.
- For site plans, Moldoff recommends:
- \$50 minimum application fee.
  - \$100 for plans with buildings more than 10,000 square feet.
  - \$25 for plans with buildings less than 1,000 square feet.
  - \$2 per abutter notification fee.

Melena told selectmen, "These fees, in fact, are still cheaper than many communities around us. They do not seem to be unrealistic in that we have caps on the fees and in this way we can be generating a little bit more of the monies to

## SALEM

cover the costs of operations for these areas."

According to Moldoff, each subdivision and site plan costs the town from \$75 to \$120 to process, while variances cost from \$50 to \$100 to process.

Moldoff came up with the costs by determining how much time is needed for processing and figuring \$10 per hour of clerical work and \$20 per hour of professional work - such as planner, engineer, fire inspector, highway safety officer and assessor.

Moldoff commented the hourly rates used "are probably low, given fringe benefits and other considerations." He added, "Small plans require less review time and bigger plans may require more."

Melena admits it is "somewhat nebulous as to exactly who has the authority to determine these fees."

Melena recommends joint authorization from selectmen and the planning board on any fee changes to eliminate that problem and "having both groups give their blessing."

He also recommends selectmen speak with planning board members on the issue before taking any action.

Melena said the fee changes have been discussed with planning board members and developers, who appear to be in "basic agreement as to what seemed realistic and acceptable."

# Editorial Page

## Are we missing the point?

Salem's updated Master Plan, thrashed out during the last few months by a committee of 28 citizens and drafted by Consultant Hans Klunder, is like a pie just ready for the oven.

It will not rest comfortably in the stomach if it comes out of the oven half baked.

And the baking part of the process comes with the public forums to be held soon.

The first of a series of such reviews will be presented jointly by the Planning Board and the Salem Area Chamber of Commerce at the Salem High School media center on Wednesday, May 7, from 7:30 until 9:30 p.m.

It will be carried on the tv cable.

Atty. Charles Douglas III, a recently retired State Supreme Court Justice who is an authority on the subject, will speak.

One thing about it that needs cooking is the draft's interpretation of current and projected population figures.

There is some ambiguity, to say the least, in the wording of the plan as it stands now.

"Salem has led southern New Hampshire in a population explosion," says author Hans Klunder at the outset.

True. But that fact is history. And in the 10- or 15-year cycles which are standard for such master plans it is getting to be ancient history.

Salem is no longer "leading" a population explosion here, or anywhere, and may not even be a part of New Hampshire's continuing strong growth.

A table of figures on page four of the draft strongly suggests Salem's growth is trailing that of the state as a whole and seems likely not only to trail it into the foreseeable future, but gradually to fall behind.

Based on estimates from the New Hampshire State Office of Planning, the figures would lead a careful observer to think Salem is trailing not only in New Hampshire but — uniquely for the Granite State — trailing the expected growth of the nation as a whole.

Why?

There is little if any discussion of that change we have yet been able to find in the Klunder draft, and that seems to us a problem.

Oh, the turnaround is noted, but dismissed.

"Even with a slight leveling off in (growth) percentage between 1970-1980," the discussion argues, "there was still an increase . . ."

And a little later, "although the 1980-1985 rate of population growth appears to be decreasing now, the use of data from those years to project growth in the future indicates an additional 1,100 people in the 1980-1990 period."

But a 10-year increase of that magnitude spells out to a growth rate of less than 1% per annum.

That is falling behind.

Worse yet, the figures cited as the basis for understanding our growth rate predict a further weakening in the final decade of this century.

They indicate a growth of only 8.3% for the decade, or only about 2,300 people, which, compared with national trends, suggests that for some reason people are no longer interested in coming to Salem, and/or that people born and brought up here have less than the average inclination to stay.

The apparent tenor of the Klunder draft really becomes disturbing on page eight when, discussing population trends and projects, it argues: "Salem's population trend in numbers is currently of considerable significant **even though** its percentage rate of growth appears to be declining."

The typographical emphasis above is ours.

The sentence ought to read that the trend is significant **exactly because** of the rate at which it appears to be declining.

A master plan, after all, is a kind of prescription. It is a mutually agreed-upon regimen for the continuing good health of a town.

A plan which sees our continuing, though sharply reduced growth rate as less a cause for concern than our earlier, but long-gone period of expansion is a little like a diet to control obesity being written and proposed for a patient who has recently begun losing weight . . . and is rapidly getting thinner.

What is going on?

R.N.

## Gerry Ordained

Catholic laity of the state, other faiths and churches, and local state dignitaries.

Bishop Gerry, 57, was consecrated by the Most Reverend Odore J. Gendron, Bishop of Manchester. Co-consecrators were the Most Reverend Ernest J. Primeau, retired Bishop of Manchester, and the Most Reverend Robert E. Mulvey, Bishop of Wilmington and the first and former Auxiliary Bishop of Manchester.

His Eminence Bernard Cardinal Law, Archbishop of Boston, and the Most Reverend Pio Laghi, Apostolic Pro-Nuncio to the United States (official representative of Pope John Paul II), presided.

Music for the ordination was provided by the Diocesan Centennial Choir, under the direction of Mary Bagnell and Sharon Rutland.

## Public forum on master plan scheduled

SALEM — The Salem Town Planning Department and the Salem Area Chamber of Commerce today announced the first of a series of public forums on Master Plan implementation. This public forum will be held on Wednesday, May 7 at 7:30 p.m. in the Salem High School Media Center.

The featured speaker at the initial forum will be Attorney Charles Douglas, III.

Douglas is the former Senior Justice of the New Hampshire

Supreme Court and is a recognized expert on growth in the medium of New Hampshire land use law. He is expected to focus his comments on roles and responsibilities of major actors and basic philosophies in the Master Planning process, including the dialogue related to regulatory growth regulation versus incentive zoning, the role of land use in the generation of affordable housing and the pitfalls of proper implementation of comprehensive plans.

These public forums are an effort on the part of the Chamber of

Commerce and the Town of Salem to raise awareness on the issue of growth and growth management in Salem and assist in public understanding of the importance of the issues related to a properly implemented comprehensive plan. It is also an attempt to bring the forefront innovative concepts related to zoning and land use controls, which are time tested, and successful in managing high level growth in other areas of the country.

The forum will be broadcast on the High School Cable Channel 30.

## Deputy Town Clerk retires

SALEM — Deputy Town Clerk Marjorie Jackson retires today (Thursday, May 1) after more than 13

## Cablevision rates on the rise





5/7/86

# Town needs money for road study

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Town officials need money to pay for a study of traffic on Route 28, Cluff Crossing Road and other parts of town.

The board said this week the study will show the town how to deal with the traffic.

Selectmen agreed to:

☐ **HAVE TOWN MANAGER**

Thomas Melena determine the cost of an in-house traffic engineer and get his services.

☐ **ACCEPT FEES** already promised by some developers to be spent on a traffic study.

☐ **MAKE** a fee schedule to pay for a town traffic engineer.

The vote followed a discussion on whether to charge developers for the traffic study. One suggestion had been to charge developers \$5 for the average daily trips their building will generate.

David Boutin, working on a development on Cluff Crossing Road, would have had to pay more than \$30,000 in traffic study fees under that proposal.

Another proposal would reduce the fee to 50 cents per average daily trip on top of a \$100 minimum charge for new development.

Melena said the second proposal would raise about \$34,000 a year that could be used to hire a town traffic engineer who could help the town handle current and future traffic problems.

Developers oppose the proposal.

Stiles Road developer Donald Jutton said charging new developers for traffic problems caused by previous growth is "patently unfair."

Real estate broker Samuel Burke criticized town suggestions. "You guys are up here trying to invent the wheel" and suggested

town officials find out how other towns finance traffic studies.

Selectman Ronald Belang said the town has done traffic studies in the past but they have not been implemented. He said town traffic engineer would be the town measure the affect traffic of all developments in town.

## Suburban Scene



## Salem Garden Club to install officers

SALEM, N.H. — The Salem Garden Club will hold its annual luncheon and installation of officers tomorrow.

Members will be meet at the old town hall at 10:45 a.m. and then go to a Derry restaurant.

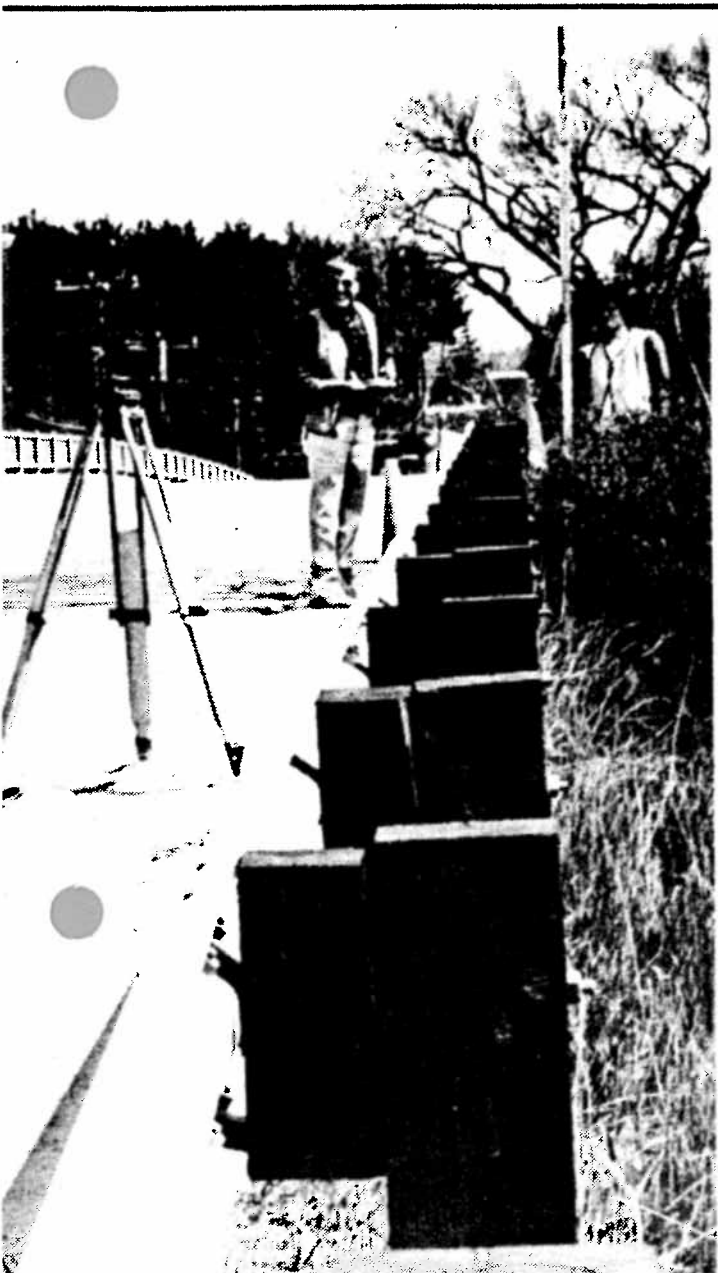
The following new officers will be installed: president, Mrs. Ilmi Jones; vice president, Mrs. John Lamprey; treasurer, Mrs. Leonard J. Eden; corresponding secretary, Mrs. John Belko; recording secretary, Mrs. J. Greg Eden; and membership, Mrs. Harold Flaherty.

## It's turkey season in New Hampshire

CONCORD, N.H. — It may be seven months before Thanksgiving, but some New Hampshire residents are thinking a lot about turkeys today.

Today is opening day of turkey season.

Fish and Game says you can find turkeys in all counties except far-northern Carroll and Coos.



Eagle-Tribune Photo By Lois Marchand

Affidavit across the Plaistow-Atkinson town line is being taken by the Department of Transportation has begun taking. The bridge was built almost 50 years ago over the river. It is in poor condition and is on a list of bridges to be replaced in the next 10 years. Here transit man James McGee (left) and George Camp and Kevin Hardim.

## Act on 100 bills

acted to sweep the lakes and establish a permitting

**SANITY DEFENSE.** The House is opposed to the change, preferring to keep the insanity defense.

grams.

☐ **GIVE JUDGES** a 6 percent pay raise this fall. The raise will be on top of a 5 percent raise for all state employees in July. The raise also affects retired judges, whose pensions are based on salaries for active judges.

5/8/56

# Editorial Page

## We all have to find our own answers

Traffic studies, and the pressing need for a better street and highway system in Salem, are matters which have been getting a lot of attention these days.

The Planning Board, painfully aware of the impact new development has on already overburdened intersections, and Town Manager Thomas Melena, who sees access as a fundamental need in any community, have agreed it makes sense to charge developers — somehow — for the traffic studies that are, and will be, needed.

Selectmen have held a public hearing and during Monday night's regular public session they talked about it among themselves.

So the whole thing is in the limelight.

The Board, Monday night, made some progress toward a plan for paying for the studies, and it is to be expected some reasonably fair cost allocation will be worked out.

We will get the studies.

But that is only the beginning. One thing which has been made clear by Town Manager Melena and by citizens alike, is that Salem's problem over the years has not been with studies, or with well intentioned plans, but with carrying them out.

"The implementation of study results has been our downfall," said Melena Monday night.

The stumbling block, over the years, has been the question of who is going to pay for road improvements?

Developers themselves can pay only so much, and make a profit. If they were required to pay more to make a site accessible than can be passed along to consumers in prices, quite obviously, they would have to abandon their plans and look elsewhere. They do not build things just for the fun.

Taxpayers as a whole are paying enough already out of their hard-earned labor to be willing to take on more expense.

"There's the rub."

The need for a highway system grows, quite naturally, out of the age-old economic concept of the "division of labor." We have known for a long time that, by working together, and exchanging out labor we can all have a better way of life. It is social behavior.

Adam Smith explained it 200 years ago with his little analysis of how best to make pins.

Providing such a system is one of the responsibilities of government. It is one of the thing we can do better by working together than we can do by working alone.

A street or a bridge that is worth building is a street or a bridge which will pay for itself.

If it will not pay for itself, given a reasonable amount of time, it ought not to be built.

There is a way to pay for road improvements without soaking the developers (who will, of course, simply pass the cost along to the rest of us in the price of their product) or by dumping it onto the backs of taxpayers.

It is summed up by economists as Land Value Taxation (LVT) or sometimes Site Value Taxation, but that can mislead. LVT is not a tax at all. It is instead a way for government to draw back value it creates by doing the productive things governments are supposed to do.

It is the answer to the question being asked so often in Salem these days but, human nature being what it is, you can not force that down people's throats. They will not find the answer until they get good and ready to find it for themselves.

The best we can say is: Keep looking. There answer to the riddle is in there to be found.

RN

## Mother's Day: Too commercial?

Mother's Day, for those of you who have not looked at a calendar, watched television, picked up a newspaper or talked to your neighbor in more than a month, is Sunday, May 11.

We too often hear each year as Mother's Day approaches, the now-cliche' statement, "Mother's Day is getting too commercialized."

There is, obviously, a sort of pressure to buy your mother a present, a card, a bouquet of flowers, particularly on this day of all days. But if commercials were banned from the television,

when your children are at the babysitter's or home by themselves while you work.

We also have The Mother Who Stays At Home - a particularly grueling lifestyle that requires the patience of Job, the organizational skills of a top executive, and a special kind of loving that does not run out when the children have been fighting all day, or when the whining of small ones has you ready to pull your hair out.

All with that common bond that somehow catch fathers and children unaware - the ability to catch each other off guard and had

Special Mainer's Day  
edition

# The Salem

Vol. 21 No. 04

24 pages

5/8/86

M

## Melena unhappy, calls Master Plan "sloppy work"

by Joan W. Johnson

SALEM — Town Manager Thomas Melena is not happy with the final copy of the Salem Master Plan, created by the firm of Hans Klunder Associates of Hanover.

"I think it's weak," said Melena. "It's a shame we've had all that work from the citizens' group only to have the consultant not follow up."



Town Manager, Tom Melena

Melena went on to point out several "errors" — one example of such a "mistake" is page 4 of the Master Plan, which shows the 1985 population of Salem listed at 24,701.

"We know from tax receipts that home owners add up to about 20,000, senior citizens consist of about 2,700, and, according to the school system, ages 5 to 18 about 3,900. That doesn't include the preschool group. I'm no population expert, so why can't Klunder see it?" asked the Town Manager.

"He (Klunder) uses mistaken figures for analysis," continued Melena. "That's sloppy work."

The portion of the Master Plan he refers to concerns the number of family units constructed per year in Salem. The Master Plan states "the number of single family units averaged 50 per year," when the actual number is 150 per year, according to Melena.

The Plan then goes on to use this erroneous figure to analyze Salem's future housing needs.

The Town of Salem has paid about \$23,000 for the work done to date by Klunder Associates. The remaining \$2,000, says Melena, will not be paid until he is more satisfied with the end product.

"I won't accept this," Melena firmly stated. "He (Hans Klunder) was hired to do a Master Plan. He's made

certain statements that are incorrect or just plain editorializing; he's shading the final opinion."

Klunder of Klunder Associates, on the other hand, feels every effort was made to ensure the accuracy of the report.

"We carefully edited and did studies... I'm not sure what he's referring to," stated Klunder.

"Mr. Melena never attended any of the meetings of the Master Plan Task Force. We submitted a final draft of this to Ross Moldoff — that's standard policy. We would not print the final copy of the report unless it was reviewed."

Klunder also stated that he was planning to attend the public forum on the Master Plan on Wednesday, May 7. Specifics of this meeting were not available at press time.

Klunder indicated that he had not been contacted by Melena's office regarding the town manager's displeasure with the final copy.

The Master Plan is now available to "limited public," according to Melena, which are those people who worked on the committee itself, as well as members of other committees that contributed.

At this point a copy with corrections and questions marked by Melena has been passed on to Ross Moldoff, Planning Director, for his additional comments and questions.

## State Senate race shaping up

SALEM — The Democrats have a candidate for the State Senate seat President Vestra Roy has held for the

It had been reported, inaccurately, that Rep. Sytek would not seek reelection this fall because of the

"My husband and I have other plans," she is reported to have said by way of explanation for the decision.

# PARODY OF SALEM

Par-o-dy (par 'e de) n. 1) a humorous or satirical imitation of a serious piece of literature, person, event, etc.

## Salem approves low income housing

### SAMOSET II unveiled To be low income housing for Spanish Lawrencians

By JOHN MANDINGO  
RECORD STAFF WRITER

In a bid to fulfill Salem's fair share of low income housing, the Planning Board recently approved 690 two-bedroom units to be built off Samoset Drive.

The PROJECT, which had unanimous approval, will be called SAMOSET II and it is hoped by the board that the 1,380 bedrooms will be filled by at least 5,520 new residents; the majority of whom will come from Lawrence.

Unlike other large, expensive developments, the board approved this plan in one hearing...but they did issue stipulations to Project Engineer Consuelo Hernandez of Adios Construction, Ocho Rios, Puerto Rico.

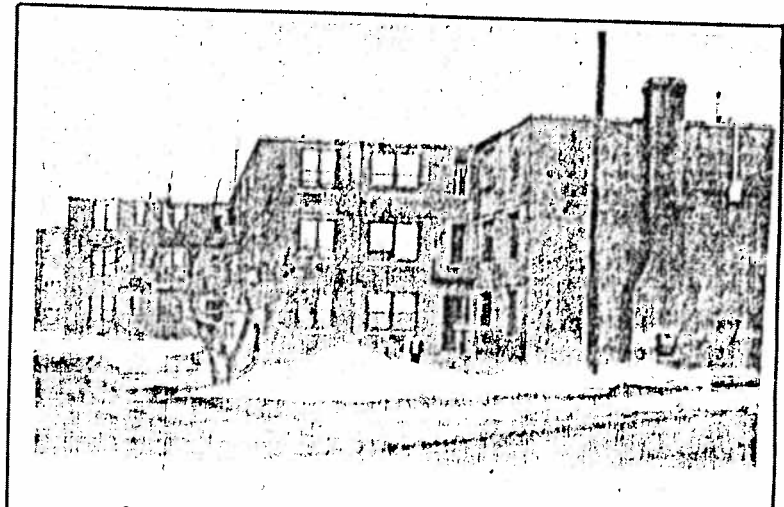
The first of these conditions was that the buildings must resemble what the Irish had to live in when they came to this country earlier this century...and 97% of the residents must come from Lawrence.

Also, residents must speak "leettle" English. People with Chevrolets produced prior to 1970 will have preference (loud mufflers allowed); Income CANNOT exceed Federal Welfare guidelines; backgrounds in animal husbandry (chickens, goats, pigs, etc.) are encouraged. Large families with little children are also to be given preference.

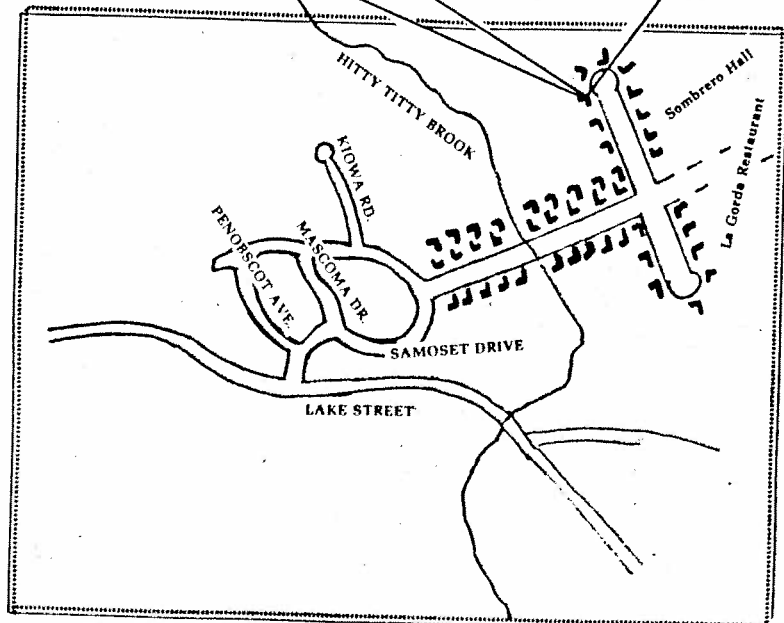
Hernandez, in his presentation to the board, explained the access road to the new development will abutt 24 Samoset Drive. Phase I will consist of 46 three-story structures, each containing two bedrooms each. There will be 690 units total which will be made up of 1,380 bedrooms capable of servicing a minimum of 5,520 people.



**NEW TRASH PLANT ON-LINE** - Salem's new Trash to energy plant is under "full steam" as is evident in this photo. The new plant, built in an amazing 3 days by Midnight Construction and Used Autos Inc. is expected to handle Salem's trash woes for the next three weeks.



Proposed Housing unit at  
Samoset II



Posters and flyers have already been distributed to unemployment offices throughout the Merrimack Valley and to islands in the Caribbean. The development will feature a Spanish cuisine-oriented restaurant and a 10,000 capacity hall for "fiestas." A college and cultural center are included in Phase II of the project.

Although no abutters were present to air opposition to the plan, it is known that Gov. John Sununu lives at 24 Samoset Drive.

The developer took great pains to explain that Salemites WILL NOT be excluded - they are just unwelcome after sunset and will be subject to unwarranted harrassment and arrest.

### Peever's to re-open

Peever's Drug store, long a landmark in Salem Depot at 1 South Broadway, will be carefully reassembled next Wednesday by members of the Salem High Voke Ed. classes.

The timbers to the store were found in their Spicket River last week as well as the bar, soda fountain and cash register.

Anyone willing to help reassemble the landmark is requested to call any member of the Industrial Commission.

# ts some advice control sprawl



ple of unplanned growth

Eagle Tribune Photo By Ken Yozkus

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Salem officials should encourage cluster housing to prevent the town from looking like a checkerboard in the future, a planning expert says.

Former Supreme Court judge Charles Douglas III, now a planning consultant, said cluster development could preserve open spaces and save money for the town in road and utility expenses.

Cluster developments include houses built close together in groups, or clusters, leaving the surrounding land open. Traditional housing developments have single-family houses spaced out around the site.



Speaking at a public hearing last night on long-range planning, Douglas said cluster housing would keep Salem diversified as it develops its remaining 3,000 acres of buildable land.

Carving up the land into single-family house lots would leave the town a boring, overdeveloped sprawl, Douglas said. "The only analogy I can think of is a (checkered) table cloth" he said.

Referring to Salem's recently updated master plan, Douglas also said:

□ **SALEM'S GROWTH BOOM** is over. Population grew by 11,000 between 1960 and 1970; by 4,000 between 1970 and 1980; and only 600 between 1980 and 1985, Douglas said. The decline in growth means school population will decline and the town will be able to plan better, he said.

Administrator of Development Ross Moldoff said although population growth has leveled off, homes and businesses are still being built all around town. He estimated about 600 homes have been built in the last five years.

□ **SALEM'S POPULATION** is getting older. Older people often do not want to take care of a house all by themselves, Douglas said. So the town needs multi-family housing for the elderly.

## out developers?

pert Charles Douglas III how to work with developers to improve town planning if residents do not trust them.

"How do you deal with that?" he asked.

Douglas suggested more public relations.

But Garden Club member Stephanie Belko said the reason the public distrusts developers is that developers always seem to get their way.

Mrs. Belko said the Plan-

ning Board seems to approve almost all development plans regardless of how those plans affect the environment.

Developer and former Planning Board member Laurence Belair objected. He said he decided not build houses on 6 1/2 acres of expensive waterfront property because building there could have damaged the environment.

Mrs. Belko said, "Larry's in the North. I'm in the South."

## ii. st monkey business

### Tries to protect chimps

Smith charged that for the past five years 15 monkeys have been held needlessly in cages at the Institute for Behavioral Research in Silver Spring, Md.

The National Institute of Health (NIH), which issued the grant for the monkey research, should release the animals from

them fed and caged, he said.

The freshman has rallied 149 congressmen to sign a letter urging James Wyngaarden, NIH director, to move the monkeys.

"I find it appalling that it has taken five years of effort to get rid of \$30,000 a year in government waste and animal cruelty," Smith said.



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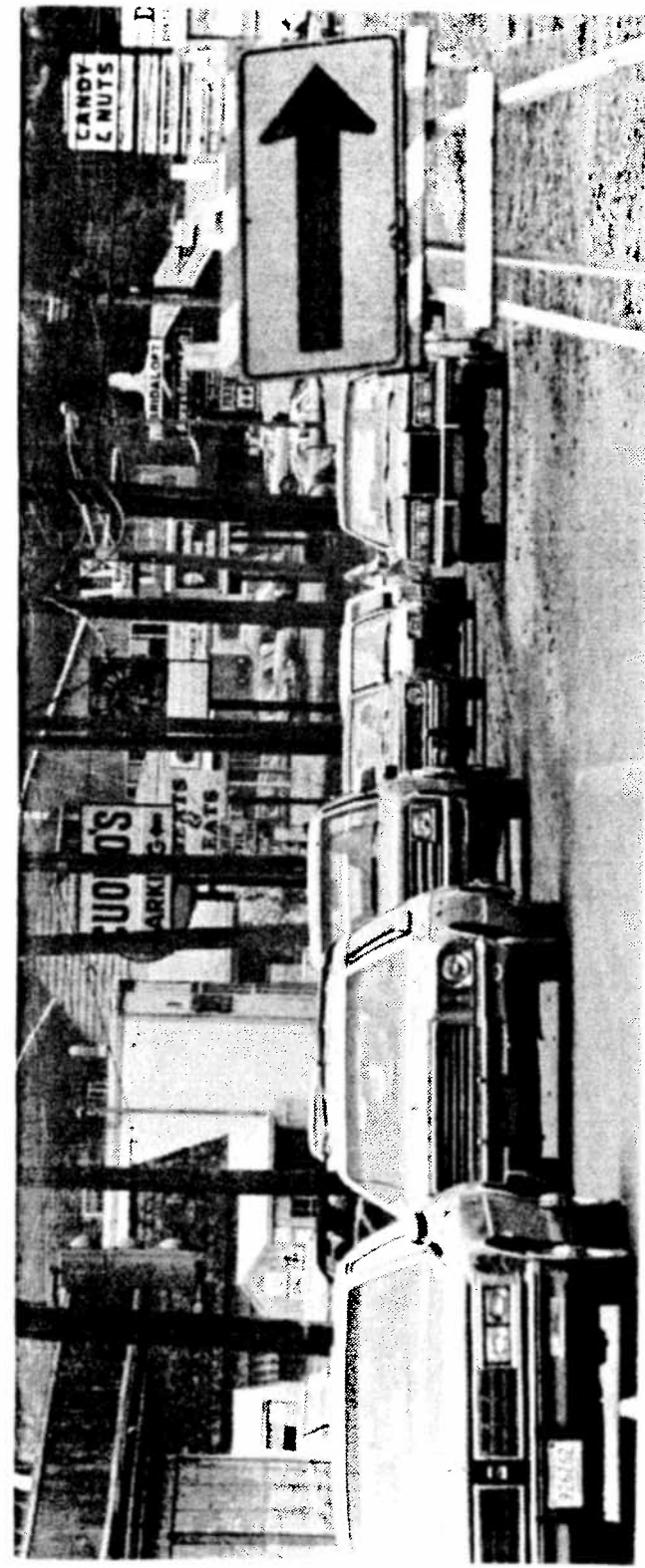
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Route 28 — example of unplanned growth

Eagle-Tribune Photo By Ken Yuzkus

## But what to do about developers?

SALEM, N.H. — Town residents do not trust developers, according to Planning Board member Emil Corrente.

"There is an adversarial relationship between developers and residents," Corrente said. "Developers usually have horns on their heads and residents have wings."

Corrente, a carpenter, asked former state Supreme Court judge and planning ex-



Emil Corrente

pert Charles Douglas III how to work with developers to improve town planning if residents do not trust them.

"How do you deal with that?" he asked.

Douglas suggested more public relations.

But Garden Club member Stephanie Belko said the reason the public distrusts developers is that developers always seem to get their way.

Mrs. Belko said the Planning Board seems to approve almost all development plans regardless of how those plans affect the environment.

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Mrs. Belko said, "Larry's in the North. I'm in the South."

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Former Supreme Court judge Charles Douglas is a planning consultant after development of open spaces and around the town in road expenses.

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SALEM'S BOOM is over. Population by 11,000 between 1970; by 4,000 between 1980; and only 600 between 1985, Douglas decline in growth if population will decline town will be able to he said.

Administrator

## Smith against monkey business

Coming Sunday

ly doubled. They just keep add-  
 and the chocolates for my wife  
 and mother.

## Expert urges Salem to build cluster housing

**Sprawl** From page 15

ficially prices of their homes.  
 He said it also leads to a rush  
 for building permits before the  
 cap goes into effect.

☐ **BUILDERS NEED** incen-  
 tives to build good devel-

opments. Douglas suggested  
 town planners work out deals  
 with developers; for example,  
 allowing an extra building in  
 one area in exchange for not  
 cutting trees in another.

The town's recently updated  
 master plan calls for keeping  
 North Salem largely rural; pre-

serving open areas like Spicket  
 Hill and local wetlands; building  
 an access road to Route 93 from  
 western Salem; and industrial  
 development in parts of western  
 Salem.

The Planning Board has yet  
 to approve the plan.

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The suspense is over, Tello's is

# Douglas Endorses New Master Plan

5/86

**SALEM** — Former state Supreme Court Associate Justice Charles Douglas last week endorsed a new town master plan now in formation.

By consulting with a wide array of boards and committees in advance of compiling the plan, he said, the result "should be extremely acceptable to your community because it was not an 'inside job' by a few of the town leaders."

His remarks came before the Salem Planning Board and the Master Plan Task Force in a talk sponsored by the Salem Area Chamber of Commerce and the New Hampshire Homebuilders Assn.

Douglas noted that Salem's school-age population has dropped in the past few years and a 1985-1986 master plan update has shown the town's average age has increased.

The need for housing has slackened, too, he said, with only a 2.3 percent growth rate in the past five years.

But as the town formulates a plan for future housing, he warned planners to avoid the mistakes of surrounding communities that tried to limit the number of building permits that could be issued in a year.

Those limits were stricken down in the courts.

"The message of these cases is that regional growth needs to be dealt with, not by pulling up the drawbridge but by thinking through the problem and implementing proper planning techniques," he said.

Building "caps," he said, usually have the unintended result where, "the few houses that are built are increasingly for the rich and less and less for the young or elderly."

He urged planners to consider cluster housing zones as one way of preserving the rural character of the countryside while also allowing housing development to continue.

"If there are 100 acres and 100 houses, you have pretty well distributed them, but you

SALEM  
have not left any large areas of open space," Douglas said.

He described cluster zoning as "an innovative way of zoning that would help give an incentive to greater density on a smaller piece of land than if you just keep spreading everything evenly and end up with a driveway every 100 feet."

As populations grow older, he said, residents are less inclined toward home repairs and living in large houses. Instead, they

look for small quarters with low upkeep.

"Do you have the multi-family housing available for them?" he asked. "Are you going to make arrangements to have that available so that they, too, may remain in your community in the decades ahead?"

He said solving the problem of housing for the elderly, "will be a challenge as your population ages, and . . . incentives for that type of development must be implemented if you are to gain the benefits of growth without the side problems that can accompany it."

# SPECIAL SECTION

# SALEM

## Salem shows its staying power

The town's population has grown by 1,000 percent since 1960, but its selling points go way beyond proximity to Boston

By Tom Klett

Sitting less than 40 miles from Boston, the town of Salem is still maturing as more and more companies and more and more people migrate to one of the Granite State's fastest-growing communities. In fact, Salem has been really smoking.

Salem, of course, forms the southern tip of New Hampshire's so-called Golden Triangle, an area experiencing more and more growth, both commercial and residential.

In fact, Salem's growth has been nothing short of astounding. The town's population has grown by about 1,000 percent, to almost 30,000, since 1960.

So far Salem has remained a town, keeping the governmental trappings that come with that designation. But residents do realize that it may take more than a town manager and board of selectmen to manage almost 30,000 people. That is why they have approved forming a charter commission to consider alternative forms of government for Salem — a task conducted by four other similar groups in the last 12 years.

The town has more than just proximity to Boston to offer anyone considering moving there.

"The first thing a visitor might see in Salem is Canobie Lake Park and Rockingham Park," says Michael Valuk, executive director of the New Hampshire Association of Commerce & Industry, a Nashua-based umbrella group for area chambers of commerce, including Salem's. "But if you look beyond that, there are a lot of other elements behind Salem that people don't see."

Rockingham Park — otherwise known as "The Rock" in town circles — has itself experienced a resurrection in Salem. Clos-

ed for four years after a fire in July 1980, The Rock has reported record betting of more than \$500,000 each racing day since reopening in the spring of 1984.

As for Salem's other major corporate citizens, such as Digital Equipment Corp. — and Standex, the story is the same: profits are very good, thank you. And Salem offers not only proximity to everywhere



else, but also a low employee turnover rate.

But Salem's thriving business community is not limited to players at the race track and those in corporate circles. The real race is taking place among retailers.

Two more shopping malls are about to open in Salem this month, an obvious sign of the town's growing retail business sector — and with the recent added growth in the residential real estate market, town officials are faced with the single most important issue gripping the town — growth management.

Managing growth is not a simple matter of passing a zoning ordinance to keep industry in its place and out of everybody's backyard. Since Salem has been run by four town managers in the last five years, it's a matter of personalities, as well as politics,



not to mention power and community pride.

The town's sense of pride is evident as its growing pains spark more controversy and more time-consuming public meetings to be held for the sake of running the community. Townspeople, for example, were forced to split the annual town meeting into two sessions in March to deal with the number of ballots presented for a vote.

Much of the debate at this year's session centered on whether the town can afford to build an extension to the sewer system, a badly needed public resource. But perhaps the most important issue confronting the town every day is just how to control everything from traffic to commercial development.

Only last month for example, the town created a position for a full-time planner.

Today, he is working with a citizens' committee of more than two dozen people to implement an update of Salem's master plan.

Fortunately, there is very little disagreement on whether Salem needs to plan seriously for the future. But exactly what the town should do first — develop a town center area to offer "downtown Salem" better identity and visibility or complete construction on Route 28 — remains a question.

Equally important is whether the town should convert to a city council form of government to manage all of these critical municipal matters.

But these are questions for natives to worry about, and not issues for any business that wants to consider expanding in Salem.

Continued on next page

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Continued from previous page

should think about.

Because there's lots of vacant land still left, town officials are more concerned with managing the increasing number of applicants for building permits than they are with discouraging anyone from settling here.

Salem's diversity can attract any kind of business," says Valuk of the New Hampshire Association of Commerce and Industry.

The range in choices for housing, Valuk notes, ranges from a mobile home to a more elegant home valued at about \$1 million.

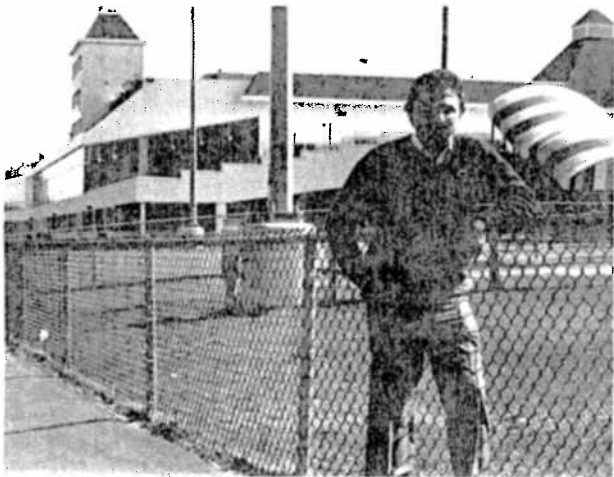
"The housing market, along with the recreational lakes here helps create a resort town atmosphere," Valuk says, referring to Arlington Mill Reservoir, Captain Pond, Millville Lake and the three other small lakes that are part of the town's 25.6-square-

mile area.

As for the local concerns that may eventually force town officials to enact strict zoning ordinances, Valuk, a former town manager in Salem, says the town may take as many as five years to fully mature.

That's far behind its partners in the Granite State's Golden Triangle with Nashua and Manchester — but because Nashua and Manchester are as different from Salem as they are from each other, Salem's situation is acceptable.

"Salem's (industrial and commercial community) is a diverse mixture dominated by the retail establishment, but having a growing manufacturing and service sector," says Valuk, adding that the future of Salem is going to be determined by those who decide it — and not necessarily by those who buy into it. ■



## The Rock's on the right track

Other Salem-based firms may have a more impressive bottom line, but none is as famous as "The Rock," the race track that launched a comeback two years ago following a devastating fire in 1980.

Rockingham Park has a long and respected history in New England horse racing, and the track's management has been able to capitalize on it. Its comeback has for the most part been successful, although the track's ups have been marred by a few downs — the most recent of which is a dispute over the track's ability to offer "simulcast" betting to patrons. Simulcast betting, which allows a track to accept wagers on a race televised from another track outside the state, was introduced at The Rock last year for the 111th running of the Kentucky Derby.

The simulcast handle that day totaled \$153,856, and the track had hoped to surpass that figure this year. But because it is now the only site for horse racing in the state, New Hampshire falls short of the number of horse racing dates required by federal law before a simulcast program can be offered at a state track.

Thus, there was no simulcast Kentucky Derby betting at The Rock, a situation that was described as "unfair" by Joseph Millimet, secretary to Rockingham Venture Inc., the private partnership that has owned the track since its reopening.

Millimet said the partnership would file an appeal of the court ruling that prohibited the simulcast.

But the simulcast dispute has been the only event to mar what has otherwise been an exceptional spring for the track.

On opening night in April, the han-

dle reached \$1,175,309 — the largest daily handle since the track reopened. By the close of the first weekend, \$2,529,704 was wagered — an increase of more than \$350,000 from the same period in 1985.

Part of that success is due to changes in how horse racing is presented both nationwide and at Rockingham Park. At the Rock, fans don't sit in the traditional grandstand anymore; instead, a new enclosed clubhouse provides seating on two levels, where the race can be viewed live or on any number of monitors hanging from the ceiling, which also broadcast commercial television offerings.

By offering a more luxurious clubhouse for seasonal seating and commercial reception, says George Khoury, community relations director at the track, The Rock is hoping to attract more than just "regulars."

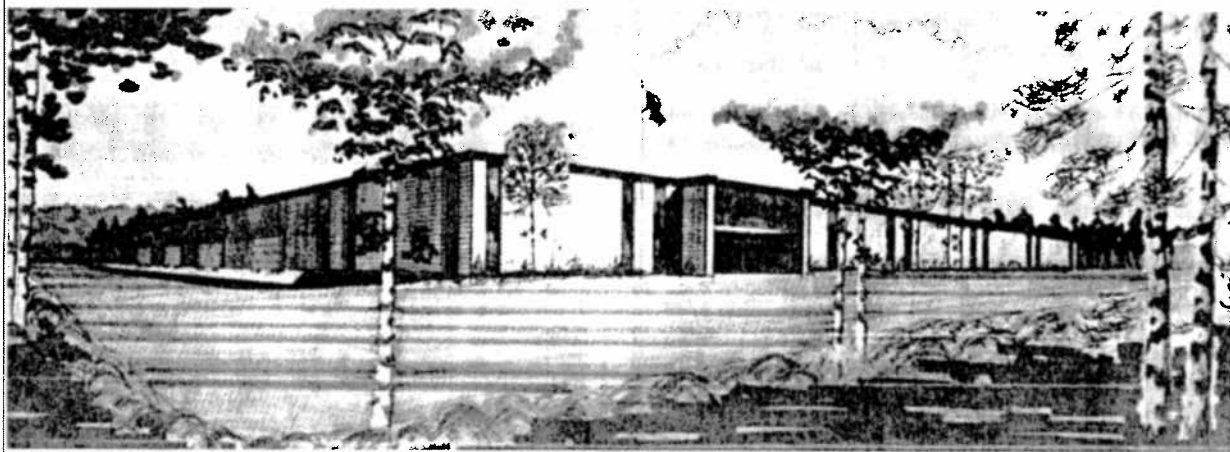
"We're trying to use the facility for non-racing purposes as well," Khoury says, noting he is making the track available for satellite TV coverage of boxing events and an auto show this summer, among other events.

But Khoury adds that the partners in Rockingham Venture — whose attempts to bring jai-alai to the park were defeated in a town referendum — stress that theirs is a race track first and foremost.

Perhaps that'll be proven when the new seven-furlong turf track is completed in August.

But considering that Rockingham Venture, has spent more than \$25 million to buy and give new life to the track, one bet is sure: Salem, which received \$460,000 in tax payments from The Rock last year, should expect an even larger return in the years to come. ■

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# Salem: a community of many dimensions

By Michael Valuk

**S**alem is a community with many dimensions. It is rare that the transient or visiting observer has the opportunity to avail his or herself of more than perhaps one or two of those many dimensions.

To most of Salem's short-term visitors, the most visible characteristic is perhaps Rockingham Park or Canobie Lake Amusement Park. To the prospective shopper, Salem is the cafeteria of shopping choices that exist on Route 28. But beneath the facade of the immediately evident image of Salem, beats the heart of a truly unique New England town.

If you take the time to go off the beaten path in Salem, you'll begin to discover some of the assets in the community which lead many of its residents to such a loyal and abiding love for this New England town.

Stepping back just a short distance from the well-known Route 28 strip, you find the uniquely laid-out municipal service district, which houses the Salem Town Hall, a beautiful library, the Salem courthouse, the Salem Boys' Club and Salem High School. This central district, which is well mixed with green areas and parks, marks the early planning that Salem began to lay out a municipal district as the center of town.

But there's more to the mindful observer if he or she scratches a little deeper. If you take the time to drive down many of Salem's back streets, you discover that Salem has a wide range of housing choices. They range from the most modest single-family dwellings, all the way up to some of the most elegant structures in the Southern New Hampshire tier.

But don't stop now, because there's even more. A quick look at the map of Salem and

any attempt to drive around the town soon leads one to discover that there are four, if not more, unique recreational lakes in the town of Salem, with residential communities built around them that lend a truly unique resort flavor to many of the sections of the town. The homes that exist

govern itself by the open town meeting form of government. This lends a personal participatory style to its handling of issues.

Salem has a reputation for being controversial. Logic would dictate that in an area where so much is happening, so much is going on at once, that peace and quiet

wide open farmlands in North Salem.

The face of this community is changing. Exactly how it will be structured in the next ten years lies in the hands of its citizens and must not be with how effectively they manage growth to emphasize the benefits and diminish any negative spin off effects. Issues such as comprehensive planning updates, water supply, sewer construction, wetlands regulation and a general management of growth are all high on the agenda for Salem's citizens, as the dialogue occurs between growth and no-growth factions.

The many dimensions of Salem are to some people an enigma. But one thing is for certain: The people interested in availing themselves of the many virtues which the town offers, the many dimensions of Salem are a clear indication of welcome to those who want to shop, pursue recreation and live in its diverse housing stock.

Michael Valuk is executive director of the N.H. Association of Commerce & Industry, a regional business group. He's also a former Salem town manager.

*Positioned as positively as it is, Salem has become the focus for the kind of pressures that growth brings upon New Hampshire's southern tier.*

around Arlington Pond, Canobie Lake, Captain's Pond and Milville Lake, range in size and style from the most modest cottage type, which was once a seasonal home, all the way up to truly elegant, newly constructed family dwellings.

Salem has a unique feeling to it, a unique flavor to its people, many of whom have moved to Salem from their native Massachusetts towns, seeking the good life. They cling tenaciously to the concepts that have made New Hampshire what it is.

Positioned as positively as it is, at an apex of the so-called "Golden Triangle" in southern New Hampshire, Salem has become the focus for the kind of pressures that growth brings upon New Hampshire's southern tier. The town is undergoing a stage of maturity that is leading it to grapple not only with the positive and negative effects of growth, but also with changes in its form of government which would better allow it to manage those effects. As the largest town in New Hampshire it still

would not be the watchword.

So the true nature of Salem boils down to a study of contrasts: contrasts between the intensely developed and active Route 28 strip, in opposition to the sylvan settings around Salem's recreation lakes and the

## Leasing begins at 97 Shoppes

The Commercial Division of Berge's Real Estate & Construction Co. Inc., Salem, has announced that lease negotiations have started for The 97 Shoppes.

The 97 Shoppes will consist of two buildings, each containing more than 29,000 square feet. The first floor will be available for retail space with units as large as 8,000 square feet. The second floor is available for those seeking professional office space. Parking will accommodate about 300 cars.

Occupancy is scheduled for August.

Construction of Phase I at The 97 Shoppes is under way and specialty shops are being sought to occupy the remainder of the space available.

Architects involved with the project are John Brennan and the late Elmer Taylor. Paul Garabedian and Sons has been chosen for the site development work and Engel Construction is the contractor.

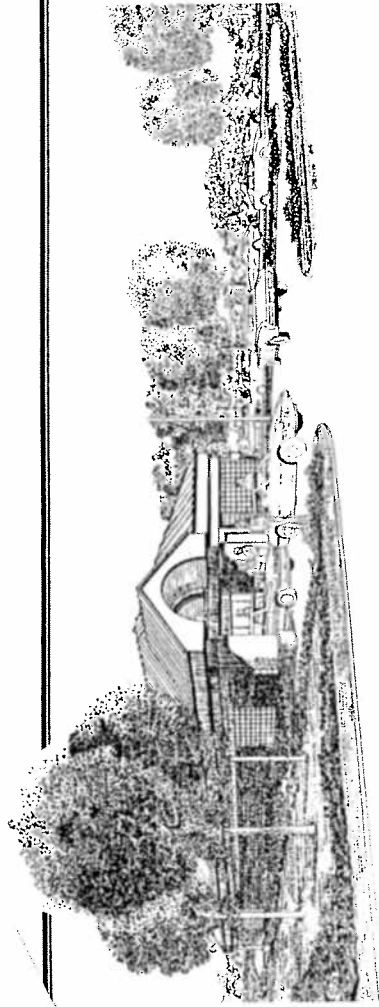
## ARCHITECTURE ENGINEERING SPACE PLANNING



Wickson Corners Shopping Village — Retail/Office Space  
Ermer Rd., Salem, N.H.

John T. Brennan, A.I.A.

45 Stiles Rd.  
Suite 102A  
Salem, N.H.  
893-4693



The Vehicle Valet Car Wash, a 5,000-square-foot car wash with three detail bays, is among the recent projects designed by John T. Brennan, A.I.A., a 3-year-old multi-discipline architectural firm based at 53 Stiles Rd., Salem. Construction of the project, which is located on North Broadway in Salem, began in December, with com-

pletion expected next month. The firm, whose current major focus is the commercial market, recently was commissioned to design two churches: a Lutheran church in Salem and a Greek Orthodox facility in Andover, Mass.



power plant.  
press conference will be  
11 p.m. A balloon release  
her activities are sched-

about 1:30 p.m., a group  
volunteers will block the  
ate of Seabrook Station in  
of civil disobedience.

ers may attempt to enter  
ant site to establish an  
ment.

sons taking part in the  
le of the gate have been  
in non-violent civil dis-  
ce, according to protest  
ers.

Hampshire Yankee  
it Edward Brown said  
y that the utility would  
l the shots" on who was  
and when.

## 13-year veteran

# erry names teacher of the year

Y, N. H. - He was  
ie of Derry's best.  
t Camirand was chosen

riculum to their needs."  
Panteli said Camirand  
coaches the Salem High football

funny to be singled out," he said.  
"But I am also honored that my

10-year-olds who signed up were Michael O'Shaugh-  
nessy (left), son of Mr. and Mrs. Richard O'Shaugh-

checklist supervisors Janice Habib (left) and Sheila  
Murray.

# Duplexes built illegally, judge rules

SALEM, N.H. — Developer  
William Dickey illegally built  
and rented four in-law apart-  
ments in his Porcupine Park  
development, according to  
Judge Robert Marshall.

Marshall ruled Wednesday  
Dickey violated town building  
laws by building and renting in-  
law apartments on two duplexes  
in his development off Lowell  
Road.

Administrator of Devel-

opment Ross Moldoff had filed  
suit against Dickey in Salem  
District Court claiming four  
building violations.

"I think the court upheld our  
opinions that the structures  
were illegal," Moldoff said. "I  
think (it) gave a very clear  
message that you can't get away  
with occupying buildings that  
aren't legal."

The ruling is based on two  
claims.

In the first claim, Judge  
Marshall said Dickey illegally  
built apartments onto du-  
plexes, creating four separate  
housing units at 93-97 and 101-  
107 Porcupine Circle.

Town zoning allows in-law  
apartments on single-family  
homes, but bans them on du-  
plexes. Dickey had argued his  
homes are not duplexes because  
they have separate utilities  
and are owned separately.

In the second claim, Judge  
Marshall said people moved into  
the homes before Dickey got  
town occupancy permits. Dickey  
had admitted not getting those  
permits, but has protested the  
town's charges. He said the  
town's case is based on snob  
zoning. He said the town does  
not let developers build cheaper  
homes.

Moldoff said sentencing is  
scheduled for next Wednesday.



## Attorney enters race for governor

Paul Gagnon

Work should be finished about Aug. 1, according to Scot Demarais, of Demarais Associates that will handle leases for the building.

Each of the 12 offices will have its own bathroom and small results, according to Administration.

## Londonderry High exams planned next month

LONDONDERRY, N.H. — Londonderry High students will take second semester exams next month.

The exam schedule is as follows:

□ JUNE 11 — 7:30 to 9:30 a.m., A period; 9:40 to 11:40 a.m., B period.

□ JUNE 12 — 7:30 to 9:30 a.m., C period; 9:40 to 11:40 a.m., D period.

□ JUNE 13 — 7:30 to 9:30 a.m., E period; 9:40 to 11:40 a.m., F period.

□ JUNE 16 — 7:30 to 9:30 a.m., G period; 9:40 to 11:40 a.m., H period.

Students will be dismissed from school and transported home by school bus at 11:40 a.m. on each exam day. There will be no bus transportation after 11:40 a.m. for the high school.

Make-up exams will be held from 12:20 to 2:20 p.m. daily.

No student will be allowed to make up an exam without the written permission of an assistant principal based on a valid excuse note signed by the parent or guardian.

No lunch will be served on exam days. All teachers will be working the regular school day and will be available to help students and other teachers.

basement.

The board was also concerned that drivers will use the parking lot to avoid a traffic light planned for the intersection of Hampstead Road and Main Street.

Demarais said it would be too

an.

Nalbandian said he hopes to rent space to a bank, a small supermarket and a drug store on the first floor and office space on the second floor in the first building.

The Hood students began planning for their overseas trip last October.

They spent the year studying England's culture, music, history and also worked on several fund raisers for the trip.



Robert Leslie

SALEM, N.H. — Salem's law firm will continue doing business with Salem even after the town hires a staff attorney to handle legal cases.

Robert Leslie, senior partner of Soule, Leslie, Zeln, Sayward & Loughman, said his company will continue doing legal work for the town although it may cost him other clients.

"We're going to play it by ear," Leslie said.

If a town counsel is hired, he would handle most of the town's

## Soule, Leslie law firm to continue work for Salem

legal work, but the town might still want to hire Soule, Leslie for special cases.

But Leslie had considered dropping all Salem's legal work because of conflict of interest laws.

In a memo to selectmen, Leslie had said state ethics rules for lawyers ban his company for handling cases for the town and at the same time representing other clients before town boards like the Planning Board and Board of Adjustment.

Leslie had said he was considering dropping the town's legal work and working for private clients.

ents, which might be more profitable.

But last week, Leslie decided to continue handling the town's legal work. He said if a permanent town counsel takes away the firm's business, he may reconsider the decision.

The town is considering hiring permanent town counsel, but has not made a definite decision yet according to Selectmen Chairman Howard Glynn. The town has grown so much, selectmen want to see if it is cheaper to hire a full-time town counsel instead of sending its legal work to Soule, Leslie on a case-by-case basis.

## Bridges, trees, lawsuits are development concerns

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Bridges, trees, wetlands and law suits.

Those were some of the concerns raised last night during a Salem Taxpayers Association hearing on the town's master plan.

Planning Director Ross Moldoff said if the Planning Board does not adopt the new master plan, town zoning ordinances could be invalidated and developers could take the town to court over zoning

issues.

The Planning Board will hold a hearing on the plan June 5.

Moldoff said the board may want to revise the plan and may hold several hearings on it.

One of the issues the board may address is population figures in the plan, Moldoff said. Town Manager Thomas Melena had criticized population figures which put Salem's 1985 population at about 24,700 and projected the population by the year 2,000 to be about 30,000.

Moldoff said the figures were

prevent cutting on commercially zoned land.

Arthur Campbell, 171 North Main St., said the town should also examine its bridges and the weight restrictions on them.

Taxpayers Association President Earl Merrow said he likes part of the Master Plan that calls for more protection of wetlands in town.

The updated master plan calls for:

□ NEW LAWS TO PROTECT WETLANDS and floodplains. Cur-

rent law allows wetlands development in commercial areas.

□ SPARSE DEVELOPMENT north of Bluff Street.

□ SCENIC ROADS along Zion Hill Road, Shannon Road, Hayter Hill Road and Hooker Parr Road.

□ TRAILS through the town forest.

□ PRESERVING SPICKERDILL and some large farm areas.

□ ROAD IMPROVEMENT on South Broadway to the Salem Depot.

June 6, 1986

EDITOR: JOHN WHITE, 605-1000

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**Now on the Merrimack**  
The domed spires of an Orthodox church loom over the baseball diamond in Ter N.H., where Pinkerton Academy played Londonderry High Wednesday night in a semifinal game. Pinkerton won, led by the pitcher seen here, Bruce Yennaco, of Mr. and Mrs. Robert Yennaco, 37 Beacon Hill Road, Windham. The Astros won the state title in their division Saturday night.

# Official is skeptical about master plan

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Selectman Stephen Buco is skeptical Salem will use a master plan developed after a year of work by 30 town residents.

Buco said different groups can use town meeting to shoot down any development or land proposals in the town's new master plan. "You can propose it, but don't hang your hat on it," he said.

Buco said he approves of most of the master plan, which calls for all kinds of development measures in town, from tougher wetlands protection laws, to road construction projects and new zoning laws.

But he said if the town tries to implement any of the suggestions, such as road or sewer construction, voters may band together to shoot the proposals down.

Under state law, the Planning Board has to approve the town's master plan. The plan is to be used as a guide for future development in town, but does not have the force of law.

Buco's statements came after last night's first public hearing on the master plan, attended by about 15 people.

Buco asked Planning Director Ross Moldoff whether he expects the town to approve master plan proposals.

Moldoff said the Master Plan committee should be able to garner public support for the plan because members with opposing views on development were able to agree on the plan's recommendations.

Buco quipped, "Similar to the Sewer Study Committee?" which worked for a year on a long-range sewer plan shot down at the March town meeting.

Planning Board member Emil Corrente also is not optimistic about the future of the master plan. He said the Planning Board will approve the plan, but voters may later block plan recommendations.

But Buco and Corrente said they approve many of the plan's recommendations. Among their priorities are:

- ☐ **BETTER HOUSING:** Corrente said the town has to figure out how to house more people on less land and suggested more town houses.
- ☐ **WETLANDS:** Buco said the town has to have tougher wetlands protection laws to prevent flood-

- ing.
- ☐ **TRAFFIC:** Buco said the town needs to charge developers traffic study fees for large buildings that are going to generate a lot of traffic. He said traffic is particularly bad in Salem Depot.

## Here is what plan recommends

SALEM, N.H. — Salem's master plan calls for keeping North Salem mostly rural; preserving open spaces like Spicket Hill, building an access road to Route 93 from western Salem; and industrial development in parts of western Salem.

- The plan also suggests:
  - ☐ **REVISING THE ZONING MAP.** Planning Director Ross Moldoff said zoning laws need to be updated to prevent commercial development too close to residential development and overdevelopment on North Broadway.
  - ☐ **NEW WETLANDS PROTECTION LAWS.**
  - ☐ **GREENBELTS** along

- Spickett River and floodplains;
- ☐ **ROAD IMPROVEMENTS** on South Broadway to Main Street;
- ☐ **CONNECTING ROAD** between Lowell and Pelham roads;
- ☐ **LOW DENSITY DEVELOPMENT** north of Bluff Street;
- ☐ **SCENIC ROADS ON** Zions Hill Road, Shannon/Haverhill roads, Hooker Farm Road;
- ☐ **COMMERCIAL CENTER** at intersection of Route 111 and Ermer Road;
- ☐ **EXTENSION OF** Veterans Memorial Parkway, northeast to Route 97, and Geremonty Drive, north to School Street.

# Windham, Pelham are against joint school

By Dane Strother  
Eagle-Tribune Writer

PELHAM, N.H. — Windham and Pelham will not build a joint high school.

"It was not politically or economically feasible for Windham to build a school with Pelham," Windham School Superintendent Henry LaBranche said. LaBranche is school superintendent for Windham and Pelham.

Windham high schoolers attend Pinkerton Academy in Derry, but Pinkerton officials say the academy is getting overcrowded and asked Windham to find another place to send their students.

So Windham and Pelham school boards met in April to discuss a joint high school, but the estimated cost of \$14 million was too steep for Windham.

"Windham would have been forced to pay the highest cost so they would have wanted the school built in Windham and they would have wanted to have control of the school board."

"And why would Pelham want to give up control of its high school to solve Windham's problems?" LaBranche questioned.

School Board member Phillip LaBranche originally supported the joint high school but was not surprised by the decision. "Windham is building an elementary school now and I'm not sure they could have sold the voters on building another school."

"The problem for Windham is in five years we will have paid for out high school and they will still be sending their students out of town and paying a fee for it," LaBranche said.

# Phillips Academy plans lawn graduation

6/11/86

# Salem developer gets \$4,400 fine for violations

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Developer William Dickey has been hit with a one-year suspended jail sentence and a \$4,400 fine for building violations in his Porcupine Park development.

Salem District Court Judge Robert Marshall sentenced Dickey after convicting him of building violations at 93-97 and 101 to 107 Porcupine Circle, according to Town Manager Thomas Melena.

Dickey was convicted of building and renting apartments added onto two duplexes, which is against town zoning laws.

Judge Marshall fined him and gave him a suspended jail sentence conditional on renovating the buildings to comply with town laws, Melena said.

Dickey plans to appeal the conviction to Rockingham Superior Court, Melena said.

In his defense, Dickey has questioned the definition of a duplex and said the town's case against him is based on snob zoning. He said the town does not let developers build lower budget homes.

Dickey was unavailable for comment yesterday.

In other news, selectmen approved:

☐ **MELENA'S PLAN TO HIRE** a private company to take care of most of the town's cars and trucks. He said the town will probably save about \$15,000 in maintenance costs.

The new company, ALLease Inc., will maintain town vehicles for about \$184,000 a year. Town staff has been maintaining many town vehicles at a cost of about \$200,000 a year.

☐ **A \$10,000 GRANT** to Town and Country Playhouse theater for its summer theater

program.

☐ **\$3,229** for Charter Commission costs.

## Stolen dynamite recovered

NEW HAVEN, Conn. (AP) — A federal investigator says about 700 pounds of dynamite found in a rented garage were part of an 800-pound load stolen in New Hampshire in November 1983.

Stephen Raber, agent-in-charge of the Federal Bureau of Alcohol, Tobacco and Firearms in New Haven, said Tuesday the dynamite originally was taken from New England Explosives of Keene, N.H., a commercial dealer.

At the time of the 1983 robbery, New Hampshire authorities said that whoever took the 16 cases of dynamite during that Thanksgiving weekend "knew exactly what they were after."

Alonzo Lacey Jr., head of the FBI in Connecticut, said Monday could not tie the New Haven dynamite cache to any group or individual.

Lacey said investigators would run laboratory tests on the explosives that would take up to two weeks. Law enforcement officials were interviewing people in the renting of the Dwight Street garage in which the dynamite was found, he said.

The New Haven Register reported Tuesday that federal authorities, whom the newspaper did not identify, believe the New Hampshire robbery was conducted by a leftist terrorist group originally called the Sam Melville-Jonathon Jackson Unit and now known as the United Freedom Front.



Eagle-Tribune Photo By Lois Marchand

Pearson, 378 River St., Haverhill, took a stroll et ferret, "Sable." The young animal catches mice, n her master's shoulder.



Salem Observer  
6/19/86

# Teen killed in crash; sister charged with DWI

A Salem teenager was killed and three others injured after the car they were riding in hit a tree last week on North Main Street.

James Shea, 19, of 12 Justin Ave., Salem, was pronounced dead at the scene after sustaining a broken neck in the accident. His father said he died instantly.

His sister, Deborah Shea, was driving the car when she apparently lost control and struck the tree broadside. She was charged with driving while intoxicated. She was released after receiving treatment at Parkland Medical Center in Derry.

According to police accounts, Shea, 17, was driving one of her

friends home at approximately 8:30 p.m. and her brother apparently went along for the ride.

The car then went out of control on North Main Street near the intersection of Ermer Road and then hit the tree. Shea's brother was riding in the back seat of the car on the side that hit the tree.

The driver received stitches to close cuts on her face and mouth. She also suffered bruises on the forehead. Michelle Cimics, 16, of Gulf Road, Derry, was treated at Parkland and released. Another passenger, Michelle LaFrance, 18, of Nashua, is in stable condition at Parkland.

## Moldoff to head planners

SALEM — Salem's Planning Director Ross Moldoff has been elected president of the 16-year-old New Hampshire Planners Association.

He was elected Friday, Jan. 13, during a meeting of the statewide organization in Manchester.

The association has about 65 members, including town and city planners and professional planners in regional groups.

Moldoff, who has been a member of the association for the past five years, will serve until mid-1987.

The association was formed in 1970 when a group of about a dozen

planners "saw a need for a professional association to bring about discussion of statewide planning issues."

It adopted some strong policy statements on growth control, land use regulation, environmental protection, energy and transportation in 1980.

Now the group makes recommendations on planning to the state legislature and maintains representation on the New Hampshire Municipal Association's Legislative Policy Committee.

## Primary election slots go begging

### ■ Primary elections

(continued from page one)

Rep. Victor Emanuelson said this week that the added demands of annual sessions were a factor in his decision not to seek another term.

Rep. Lynn Joslyn said she chose not to run again because she will be moving to Massachusetts.

Rep. Michael Champoux intends to

Democratic candidates, in addition to Belanger and Carpenito are Kevin J. Breen, Elmira F. Tilton, Donald H. Keegan and Mary E. Bazin.

There is strong interest in both parties, however, in being a delegate to the state conventions. The Democrats had nine candidates and the Republicans had 15.

## Water regs need rewriting

SALEM — Selectmen agreed Monday night it is high time the town's water system regulations were rewritten.

The Board ran into at least two problems which are difficult to solve primarily because the regulations are unclear.

The debate on those two matters turned what might otherwise have been a short meeting into a long one.

Former selectman Leo Beaulieu, who figured in one of the debates, was one of the signers, as a member of an earlier board, of one of the ordinances involved.

He is not getting enough water at his recently enlarged May's Florist Center on North Broadway, apparently because a one-inch galvanized water pipe at least 50 years old has corroded.

It raises several questions: Whose responsibility is it to replace the pipe? And who decides how big it should be?

Bernadine Dupuis, as owner of a home on Kim Road with a recently completed in-law apartment, has raised the other question selectmen find it hard to answer.

How many water entrances are needed to serve the property. Mrs.

Dupuis insists that, because the building permit prevents the home from ever being sold or rented as a two family dwelling, only one entrance is needed.

The Kim Road home has had two water services since the in-law apartment was built, and thus gets two water bills.

Selectmen seemed inclined Monday night to agree with the owner, but they did not want to set a damaging precedent.

The result: a direction from the Board to Town Manager Thomas Melena to resolve the individual problems and to "set up a policy" to cover such cases in the future.

Selectman Ronald Belanger points out that the present policy gives the Town Engineer authority for deciding what size pipe is to be used in a water service.

Former selectman Beaulieu, who signed that policy, said he is willing to pay for the difference between a one-inch pipe now in the ground and a two-inch pipe which seems to be needed.

He does not want to pay, however, for the cost of digging up the clogged pipe and replacing it with another.

Jay Stoni  
raiser for S  
hoped to ra

Students!  
■ Graduation



# Local News

LAWRENCE EAGLE-TRIBUNE, Lawrence, Mass. — Friday, June 20, 1986

...17

## Apartments may doom town's long-range development

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Part of the town's long-range development plan may be doomed to failure because it may involve apartments, according to Planning Board member Emil Corrente.

There's an inherent bias

against anybody who doesn't live in single-family housing in this town," Corrente said at a public hearing on the plan last night.

The master plan suggests changing zoning laws to protect open space like forests, wetlands, floodplains and farm land.

Planning consultant Hans Klunder, who helped with the

plan, said that may mean allowing dense development in some areas of town while preserving others. He said it may also mean allowing a builder dense development on part of his land on condition other parts remain untouched.

That means trouble, Corrente said. High-density development

means multi-family housing which means apartments, he said. And town meeting will probably never accept zoning changes for apartments.

But Klunder objected, saying there are many ways to have high-density development.

The Planning Board is holding public hearings on the master

plan and will vote on it at a future meeting. The plan is not law, but a set of development guidelines for the future.

Basic recommendations in the master plan include:

☐ TOUGHER WETLANDS protection laws.

☐ GREENBELTS along Spickett River and floodplains

☐ ROAD IMPROVEMENTS on South Broadway to Main Street.

☐ FOUR-WAY interchange at Exit 1, which would allow access to western Salem.

☐ CONNECTING ROAD between Lowell and Pelham roads.

☐ LOW-DENSITY development north of Bluff Street.

## Master Plan meets with apathy from residents

By MONIQUE DUHAMEL  
RECORD STAFF WRITER

taking the Town to court. The courts were making it very clear that the plan had to be updated with regard to the regulations and ordinances. 3. There is still a lot of growth in Salem - last year there were 150 new homes put up, 25 commercial buildings and a total of \$39 million dollars worth of new construction.

The last time a plan was written up, the zoning ordinances were written first and then the plan. The plan should be written first and then the ordinances made to comply with it.

By nature, the plan has to be general (If you saw how thick the final copy of the Master Plan is, you'd think it was anything but general).

The key recommendations of

the plan are: 1. Revise land use regulations, zoning ordinances, sign ordinances, subdivision regulations, and flood plain and ground water recharge regulations. We can use these new regulations to preserve our natural resources. 2. Protect certain parts of the town, like farmland, flood lands and open spaces. 3. Develop a comprehensive capital improvement program for such projects as water, sewer, recreation areas, and road improvement and maintenance.

Some of the suggestions from previous plans were incorporated into this one. According to Phil DeRosa, a member of the Master Plan Committee, some of the things in the Master Plan were actually implemented by accident. Planning Board

Chairman William Kelly stated that there was some effort to follow through with previous Master Plans.

Director of Development Ross Moldoff went back to the 1962 Master Plan and found that several of the problems listed on that plan remain problem areas today. Highlighted in that plan was traffic congestion in Salem Center and the Salem Depot and strip development on Route 28. Problems on the '62 plan that we have since addressed included building more schools, developing an industrial park in West Salem, and the building of new roads.

The new plan suggests limited growth north of Bluff St. It also suggests multi-level buildings and multi-family homes, as a way of conserving space and also of preserving some of our open space. And believe it or not, we do not have all that much open space left at our disposal.

Hans Klunder, the consultant who worked on the new

*Master Plan brought some*  
grim statistics to light. Salem has used twice as much land as we now have left to use. More and more marginal land is being used to accommodate community growth at the expense of our natural resources.

Klunder said there are **8,705 acres** yet undeveloped in Salem. Of those, the Town meeting voted to zone **1,000 acres** for commercial/industrial use. Of the remainder, **2,700 acres** are flood plains - not to be developed, **5,000 acres** are water surfaces and wet plains. That leaves **3,500 acres** for residential development. But we want roads and right of ways to our homes, thus the total drops down to **3,000 acres**.

And that's still not all. From that 3,000 acres, we still have to deduct the aquifers, aquifer recharge area, wetlands, and any other acreage that may be unsuitable for building.

Although 20-25% of our housing in Salem is multi-family, Planning Board member Emil Corrente feels that there is an inherent bias in the town against anybody who doesn't live in a single family dwelling. The problem that arises from this is how to promote innovative zoning that would allow for high density development. To change the zoning would require a vote of the Town

Meeting - a body which has voted down any new zoning recommendations for the past five years. An example of this innovative housing would be an open space housing district which would allow somewhere around 10 houses on 3 acres with the stipulation that the rest of the land parcel must remain open for perpetuity.

The Master Plan committee hopes to create a Master Plan Task Force to try to see it implemented, once it is adopted. The Planning Board is, by law, the only board that can adopt the Master Plan and the committee would like to see it adopted by the end of the summer. The Planning Board will be holding further hearings on the Master Plan and the public is urged to attend.

6/26/85 S-Record

## The Grand Scheme

### Salem's Master Plan

By Monique Duhamel  
Record Staff Writer

At the 1985 Town Meeting, voters approved the funding and preparation of an update to the 1972 Master Plan.

A citizens task force was then formed and Hans Klunder Associates was hired as a consultant to this group.

In February 1986, the Task Force released the Master Plan Update Summary Report and a full Master Plan Update. Copies of the summary are available at the Town Hall.

The Master Plan Task Force met twice a month for several months to prepare this document and a great deal of work went into it. The members who put so much effort into the 1985-86 Master Plan Task Force are:

Archie Babaian, Gaylord Burke, Bernard Campbell, Michael Carney, Thomas Connell, Philip DeRosa, Patricia DesMarais, Walter Drake, Roger Duhamel, Paul Fredette, John Garabedian, Kenneth Gudek, Donald Heavey, George Jones, Donald Jutton, Brian Keaveny, William Kelly, Daniel Lord, Everett McBride, Thomas Morrow, Herbert Paulman, Peter Piccarillo, Claire Smith, Clifford Sullivan, David

Tilton, Douglas Tilton, John Troy, Bertice Woodbury, Administrator of Development Ross Moldoff, and consultant Hans Klunder.

Instead of disbanding now that the update is complete, the members of the task force plan to remain together and try to see their recommendations implemented.

The Master Plan is not a legal document and does not have the power of regulations and ordinances. It is merely a guide for growth, giving Salem residents and board members some guidelines to follow and an overview of how to control growth so that it does not get out of hand. The Master Plan is meant to protect Salem residents and their health and safety. It notes major planning problems and suggests ways to solve them.

The Master Plan divided their recommendations into five major categories: Land Use, Natural Resources, Housing, Transportation, and Community Facilities and Services.

The Plan takes into consideration several factors: A. Population (population growth, population distribu-

tion, age distribution, population trends and projections); B. Economy (components of Salem's economy, pertinent employment data, and income); C. Housing (housing supply, land consumption, housing needs, and affordable housing needs); D. Transportation (street classification, traffic volume, street and highway conditions, Route 28 construction, and transportation needs).

Also, E. Municipal Facilities (Municipal Building, Court Building, Police Headquarters, Public Works Department, Kelley Library, Fire Department, and schools); F. Municipal Utilities (water system, sanitary sewer system, stormwater system, and solid waste); G. Recreation (present facilities, recreation needs, park needs, community amenity facilities and our recreation program); H. Open Space and Conservation.

The Master Plan Task Force also drew up a list of goals and objectives. The goals they considered most important were: 1. Continued and improved quality of life for Salem citizens; 2. A diversified economy; 3. Provisions for adequate and balanced housing; 4. Community recreation; 5. Town development; 6. Protecting the environment; and 7. Investment and future growth.

In the following weeks, we will discuss the major recommendations and goals, who they would affect and how they can be achieved.

signs of trouble with planning

How fast is Salem growing?  
It is a key question in light of the fact that "population growth" is one of the sharpest issues over which people are divided these days.

It has been a sore point in the long, drawn-out process of writing a new master plan, as we have pointed out here several times in recent weeks.

Well, the Office of State Planning has come up with some figures.

They may seem like old figures, because they are "as of the first day of July in 1985" — almost exactly a year old — but census figures are not the kind of thing that can be rushed.

The state agency whose job it is to count heads believes Salem's growth in the first half of this decade was only 828 people. That figures out to about 3.4% in five years or less than .7% per annum — far less than the growth of either the state or the nation.

Salem grew by just under 4,000 people in the 70s, which works out to less than 2% per annum.

It should be compared with a growth rate of almost 12% per annum during the "soaring sixties."

There is such a thing as growing too fast. But on the other hand, it has been our contention, there is such a thing as growing too slow, too... such a thing as grinding to a halt.

Those are statistics which provide a frame of reference for the following related comments.

The Board of Selectmen had a wild time Monday night, wrestling with an appointment made particularly important by the fact that the Planning Board is right now considering the new proposal for a master plan.

It was not a routine appointment. They were replacing a member who was being criticized for not showing up at meetings, and who had resigned because his job kept him too busy to attend.

There were five volunteers, one of whom (a woman) registered her interest in the job too late to be considered.

The interviews were supposed to take 10 minutes and the Board's executive session was to have ended by 7 o'clock. But it took lots longer.

It was an hour later — nearly 8 o'clock — when they came back into public session, some of the members showing signs of "hard feelings," to say the least, and even of anger.

Selectman Steve Bucu nominated Board of Adjustment Chairman William Pry, and got a second "for purposes of discussion" from Selectman Charles Coll, but there were no further votes in support of Pry which (on a five-member Board) is not enough.

Selectman David Tilton nominated Harold Flaherty and got a second from Selectman Ronald Belanger, but no further support and again — it was not enough.

Word from the MOB

(Municipal Office Building)

The Monday evening agenda of the Board of Selectmen...



Letters to the Editor

First, gather the

To the editor,  
Thank you for your July 3 editorial extending a vote of confidence to our Tax Collector. The voters have extended this same confidence many time over and, last March, overwhelmingly endorsed the continuance of this practice (of electing a Tax Collector) in spite of an administrative attempt to change the position from elective to appointive.

Something new

Something new in town that's great! I have just finished my fourth visit to the new valet car wash on No. Broadway Street near Grossman's. They are doing a great service for our community. The young, eager to please people have done a superb job of restoring my car to a new looking condition.

And now that I think about it, there was Murtimer Sherd.  
They sometimes brought a smile in the evening, listening to one Sunday dummy who was such a smart aleck, that I actually broke out into laughter. Aunt Agnes was still with us, then, and she wanted to know what had taken hold of me. I laughed so. It is unusual for me to come right out and laugh out loud.  
I have never done it in front of television, and wouldn't if I could help it.  
Come to think of it, I don't know as I have ever come right and laughed at a picture show, although I used to go to them sometimes back when they were worth watching.

From Mr. Cooke

An Open Letter  
To students, friends, teachers and associates:

I wish to extend my most sincere thanks to everyone of you. The many congratulatory cards, letters, telephone calls, personal visits, plus the multitude of gifts were all gratefully and humbly enjoyed. The testimonial and the "Thank You Mr. Cooke Day" were especially enjoyed and created an emotional roller coaster, the likes of which I will never forget!

The giving of one's friendship is a true treasure and I have accumulated a vast treasure over the past 33 years. Thank you for allowing me to be a small part in your life. You have made me very proud!  
May God's blessing always be with you.

Doug Cooke  
Rte. 1, Box 1143  
Stockton Springs, ME 04981



Between The Lines

by Miss Henrietta Choate

Well, I see where Rudy Vallee has gone, and I never had a chance to shake his hand.  
It is apparently too late.  
What a shame. He is the only one of that whole assortment of... of what?

# The Grand Scheme

## Salem's Master Plan

By Monique Duhamel  
Record Staff Writer

This column was created to familiarize Salem voters with the updated Master Plan. We will go through the Plan step-by-step, highlighting the major changes and recommendations. This column is made possible through the assistance of Ross Moldoff, Administrator of Development, and Phil DeRosa, a member of the Master Plan Task Force.

The Master Plan Update is based on goals agreed upon by the Master Plan Task Force.

Goal #1 is continued and improved quality of life for Salem residents. This is the major goal and the one upon which subsequent goals must rest. To realize such a broad goal, we would have to accept the principles and concepts of the Master Plan.

The objectives of this goal are: 1. The creation of harmony between public demands and private enterprise and individual desires; 2. The realization of a physical and economic requirement towards which governmental strategies and operations must be designed; 3. A commitment to community public policies for the betterment of the majority of the community without taking any individual's rights away without due process or due justification; and 4. The development of employment opportunities; development opportunities; decent housing; clean air and water; sound economic, education, recreation, and health programs; and public and private services.

According to the Task Force, the fulfillment of these objectives will lead to an overall balanced program for economic growth, and development.

Now, this first goal seems

rather general, rather idealistic, and rather difficult to implement in the Town of Salem. For example, exactly how does this Master Plan propose to "create harmony between public demands, private enterprise, and individual desires"? Salem's never been able to do this before, so why should just the implementation of this plan make such a miracle happen?

While people may agree with many ideas outlined in the Master Plan, they could be doing so because of a change they can turn into a personal advantage. We've got to be careful HOW we implement this plan in order to provide every Salem resident with an equal advantage and advancement.

The second objective is "realizing a physical and economic requirement towards which governmental strategies and operations must be designed." Now the Master Plan, by nature, is supposed to be general, but just HOW general can you get? What exactly are these "physical and economic requirements", what do we base them on, and who decides what these requirements will be? And, once these questions have been resolved to the satisfaction of the townspeople, to what "governmental

## GRAND SCHEME Continued from Page 5

strategies and operations" will it apply? Again, who will decide which strategies will it apply to?

What can you say about the third objective? Salem already endorses this policy and it is right and good that the Plan reinforces each person's individual rights and freedoms.

The plan assumes that to better our quality of life, we must make vast improvements in a wide variety of areas. The big question on this one is where are we going to get all the money needed to make these improvements. If our quality of life rises due to these improvements, will it be worth the corresponding raise in our

taxes? There's no question about it, the development of these opportunities and programs would be a definite plus for Salem, but can we afford to live here to enjoy them after our taxes have gone sky high?

You might think after reading this, that I do approve of the Master Plan. On the contrary, I LIKE it. But we must be VERY, VERY careful about what kind of plan we adopt to guide our next ten years of growth.

The "whys" of this plan are fairly obvious and once we answer the "hows" and the "whos" this plan will be right on target.

If this plan is adopted by the Planning Board, which is the only board in Salem that can legally adopt it, then zoning changes will have to be approved at Town Meeting. Some of these zoning changes will really improve Salem for all of us. Some of them, however, should be read very carefully, to make certain that we know exactly what we're getting into.

If you want more information on the Master Plan, there will be a Public Hearing on Wednesday, July 30, at 7:30 p.m. at the Salem High School Media Center. Go, listen, and learn, and then tell the Task Force and the town what you think.

Continued on page 8



# The Grand Scheme

## Salem's Master Plan

By Monique Duhamel  
Record Staff Writer

In last week's column, I planned to get through all the goals and objectives of the Master Plan, but somehow, I never made it past the first one.

The plan states that it is becoming increasingly important that communities establish goals for itself which are to be attained through the Master Plan. The program and project recommendations within the plan are designed to lead towards the fulfillment of these goals.

One of the Plan's major goals is to create and maintain a diversified economy. The plan calls for the provision of employment opportunities for town and area residents; the continued practice of attracting various types of commerce and industry; the establishment of a setting conducive to employment-creating industry; and the designation of land areas scientifically suited to industrial use, together with the prevention of industrial encroachment on residential areas, retail areas, and fragile natural areas.

Salem has the highest unemployment rate in the state - at approximately 7% so we really must make employment opportunities a goal to strive for. The rest of the objectives in the call for a diversified economy are not quite so clear. How much more industry do we want to attract? Where will they locate? What happens if we run out of land specifically zoned for industrial use? Do we change some of the land

zoned for residential use into industrial? Do we want to attract so much industry that we become over crowded and polluted, like the inner-city sections of some nearby municipalities?

What exactly is a setting "conducive" to attracting industry? If the current captains of industry don't like Salem, why should we change it for them?

Most important on this list is the prevention of industrial encroachment on other areas. We haven't done this in the past. Look at South Policy Street and even Main Street. They're both getting worse! The construction of the Red Roof Inn on the Corner of South Policy and Main is a great inconvenience to the people who purchased homes in a residential area. With construction starting before 6:00 a.m. on some mornings, I wouldn't want to live there!

If we change the zoning laws to avoid this in the future, what do we tell the taxpayers who are dealing with this now, and will continue to do so after zoning changes? Sorry, your situation doesn't count?

There are so many questions raised by the Master Plan. Every week, I come up with a dozen more. That's what the public forums are all about. But when it comes right down to it, it's not the plan itself that I have a problem with, it's the enforcement of the plan, who's going to enforce it, and how do we propose to enforce the many things we've let slide for far too long?

## The Grand Scheme

### Salem's Master Plan

By Monique Duhamel  
Record Staff Writer

For the second time in as many Master Plan Public Forums, I was embarrassed for Salem.

The Planning Department invited David Scott from the New Hampshire State Planning Office to speak on Salem's Master Plan. While more people showed up for this information session than the last one, the numbers were still pitifully few.

Ross Moldoff and Kate Welch from Salem's Planning Department were on hand. Several Master Plan Task Force members were also there. One Planning Board member was present. No Selectmen were present. Other Town officials and employees were conspicuous by their absence. But let us not forget that there was a big social event (a lobster bake) that same evening. Somehow, our officials had no trouble getting to that.

Elected officials, by their very positions, set examples for the Town. They made their priorities very clear last Wednesday (particularly the Planning Board, who will eventually have to vote on this plan). If we can't even drum up enough support for this plan within the Town Hall, how can we expect the voters to support it?

David Scott was quite favorable concerning the plan. He offered several suggestions to improve it, the major one

being that the plan must have some kind of program or guidelines for implementation. Not only should it suggest ways to implement the recommendations, it should also offer alternate courses of action, should the first effort fail or prove to be infeasible. This "action portion" of the plan should be revised every three years or so.

Scott also pointed out that the Plan does not have a specific target period. Is the plan to be accomplished in time increments? Should certain recommendations be carried out when the population reaches a certain level? How are we going to decide when the recommendations listed within the plan are followed and how are we going to set priorities on these recommendations?

"It's a good Planner's Plan," said Scott. He warned us, however, that if no effort is made to fund the projects outlined in the Plan, it will ultimately fail.

These projects include the construction of new streets, the creation of more recreational facilities, and the development of affordable housing - all things that could affect you, the taxpayer, directly. It's in your own best interest to see where the Plan is headed and what impact it's implementation could have on you.

# New Hampshire

— Thursday, September 4, 1986

Editor: Alan White, 685-1000

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## Salem charts future growth

### *Wetlands protection, better roads among goals*

SALEM, N.H. — After more than a year of work, the town finally has a master plan for controlling future development.

The Planning Board approved the plan last night, establishing a list of goals for controlling growth.

Those goals include:

**REVISING THE ZONING MAP** Planning Director Ross Moldoff has said zoning laws need to be changed to prevent commercial development too close to residential development and to allow cluster development to protect open space.

**NEW WETLANDS PROTECTION LAWS** Greenbelts along Spickett River and floodplains.

**CONNECTING ROADS** be-

tween Lowell Road and Pelham Street, and Veterans Memorial Parkway and Main Street.

**LOW DENSITY DEVELOPMENT** north of Bluff Street.

**SCENIC ROADS** on Zion's Hill Road, Shannon/Haverhill roads and Hooker Farm Road.

**A COMMERCIAL CENTER** at the intersection of Route 111 and Ermer Road.

**A ROUTE 93 ACCESS** road to western Salem.

Moldoff said several of the

plan's recommendations have already been carried out, such as a study on future water sources, a plan to improve town roads and equipment, and a list of possible elderly housing sites.

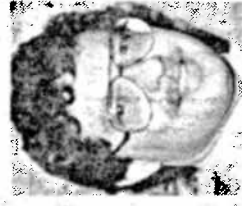
"We have some direction for the town's growth in the future," Moldoff said.

The plan, written by the town's Master Plan Task Force and consultant Hans Klunder, does not have the force of law, Moldoff said. He said different

town committees, like selectmen and the Conservation Commission, must make sure to carry out the plan's recommendations.

Planning Board Chairman William Kelly suggested selectmen appoint a committee composed of Task Force members to help push for plan recommendations.

"The proposed changes are going to require more than the support of the Planning Board," he said.



Ross Moldoff

# New Hampshire

Editor: Alan White, 685-1000

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Eagle-Tribune Photo By Al Pereira  
on Pemberton Way

## all ages

Charles Midolo.  
In addition to handing out  
tickets, the mounted units will  
direct traffic, break up street  
races and other disturbances.  
They will keep an eye out for  
snatchers, shoplifters

## 3 sites eyed for elderly housing

### Salem plans 75 more apartments

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Federal money could be used to build a housing project for the elderly on one of three town-owned parcels of land, according to the Housing Authority and the Planning Department.

Those sites are:

**36 ACRES** between Royal Circle and Millville Street.

**ALMOST 50 ACRES** near the Lawrence Road fire station.

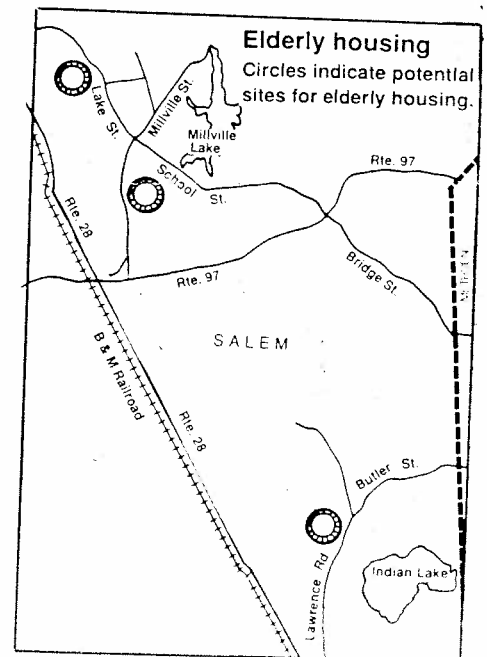
**ABOUT 33 ACRES** off Lake Street opposite Karen Avenue.

The Housing Authority has applied to the federal Housing and Urban Development department for money to build 75 subsidized apartments for the elderly. The money would be used to build 71 single-bedroom apartments and four two-bedroom apartments, each with a bathroom, kitchen and living room.

Housing Authority Director Nancy Rochira said she does not know if Salem will get the housing money. She has said about 200 people are on a waiting list to get subsidized housing in town.

"We can see there's a need out there," she said.

Salem has 150 apartments for the elderly, at Millville Arms and Telfer



Circle. The town has 37 other rent-subsidized housing units.

Mrs. Rochira said the best housing site might be near the Lawrence Road fire station. She said the other sites are either wet or too far away from shopping.

The Housing Authority Board of Commissioners will probably narrow down the options to one next week, she said.

## Pollster says Seabrook

# Salem pegs \$25 million

For new fire engines, sewers 9/9/86

SALEM, N.H. — A \$25 million plan would replace fire engines, build sewers, renovate the Senior Center and build an addition to the Police Department.

The six-year "Capital Improvements Program," drafted by the Planning Department, calls for spending \$25 million from taxes, grants, utility fees and other sources to replace equipment and improve town facilities.

The draft plan will help town officials "schedule out the major capital projects within the town so that from a cash flow and planning standpoint we have a handle on what needs to be done," according to Town Manager Thomas Melena.

Melena presented the plan to

selectmen last night. Selectmen will discuss the plan at their next meeting. After public hearings and response from the Planning Board, town officials will make a final plan by Thanksgiving, Melena said.

Melena said budget preparations include funds for the plan's 1987 proposals.

Some major proposals call for spending:

\$230,000 to expand the central Fire Station next year.

\$525,000 to buy a new tanker truck for the Fire Department between 1987 and 1991.

\$44,000 to replace the Senior Center cars and \$20,000 for renovations to the Senior Center building.

\$59,100 for computer equip-

ment to help the Planning Department keep maps and other land information.

\$350,000 to build a 3,000 square foot addition to the police station in 1988.

\$1,151,000 for public works equipment.

\$2,015,500 for road reconstruction.

\$9,200,000 to build sewers in Green Acres, Salem Center and west of Millville Lake.

\$181,000 to buy playground and other equipment for the Mary Queen of Peace Recreation Area.

\$34,700 for a 17-acre park behind Town Hall.

\$403,000 to convert the Shannon Road landfill into a park.

loads of fill passed his nose during a four-day period.

Candia neighbor Lynn Chivers said a beaver dam was ruined from the construction.

The Raymond Conservation Commission issued Goodstein a cease and desist order after the road was discovered.

Opponents also said Goodstein's road infringed on a wildlife sanctuary.

Goodstein previously has denied all accusations, stating he "didn't know it was a wetland area if in fact it is a wetland area."

Goodstein also had believed no dredge and fill application was required. "It was described to me as not requiring one," he said.

## Aldermen Agree New Courthouse

chess are eying the Sears, Roebuck parking lot two blocks north on Spring Street.

The owner of the property has offered to give the land to the city in return for about 100 spaces in the garage.

Another alternative would be to build the garage adjacent to the court.

The aldermen must still vote to bond the city's cost for the project. That is expected to take place sometime next year after the Legislature votes whether to fund the \$5 million to \$8 million facility.

Aldermanic president Carl Andrade appointed a three-member committee composed of Aldermen Michael Pignatelli, Thomas Kelley and Linda Willett to work with the accreditation commission on the project.

## Nuke Consultant Hired

MONTPELIER, Vt. (UPI) — Gov. Madeleine Kunin said yesterday she has hired a nuclear industry consultant to study a report on the Vermont Yankee nuclear power plant's containment system.

The report on the containment — which is designed to prevent the escape of radiation in the event of a core meltdown — said the structure had a seven percent chance of failure in a major plant accident.

The report was conducted by independent consultants hired by Yankee and came in response to concern voiced by Kunin.

getting worse, according to Keene firefighters.

Shortly after 10 a.m. a fire started in the back bedroom of the David Belletete Sr. home at 221 Tanglewood Estates.

Fire Chief Robert Guyette said the fire started when the 4-year-old boy had a lit candle in the room.

Indications are that the bed caught fire, but what surprised Lt. Phil Davis was the boy's de-

the was injured in the crash. Davis said the double trailer was engulfed in thick black smoke from a foam rubber mattress that had ignited.

What was not damaged by the fire was damaged by smoke and water.

Greater Monadnock Red Cross Executive Director Betty Shesser said the family will stay with relatives until they can determine if the trailer will have to be removed.

## 'Tired' Salem Planning Chairman Steps Down

By ELIZABETH LUCIANO  
Union Leader Correspondent

SALEM — Planning Board Chairman William Kelly, noted for running the board meetings with formality, flair, and elegance, stepped down here in the same manner Monday night.

His letter to the selectmen stated that he is "just tired."

"Bill Kelly has had a very distinguished career in public management, as a manager in Ohio, a manager here, and as chairman of the planning board," said Town Manager Thomas Melena.

"He is interested in the holistic community and keeps in mind both sides of an issue one thing Bill is, is a very ethical man."

"I'm really going to miss Bill," said Town Planning Director Ross A. Moldoff.

"I think he's one of the most respected members of our community. His commitment to the town and to local government is pretty clear and it's hard to lose somebody like that," he added.

However, Both sympathized with Kelly's reason for leaving.

"It was a big, big time commitment. I often marvel that we're able to get people like Bill because they spend a lot of time (working on the board), they take a lot of heat, and they get very little public recognition, when you get right down to it," Melena said.

"It's not really fun work. It's a big-time commitment and (requires) a lot of energy," said Moldoff.

The town is continuing its close watch on growth with both its new Master Plan and Capital Improvements Program (CIP).

"You need both to be able to control growth," Melena said.

The Master Plan provides an

idea of what the town should strive for, while the CIP offers "a way to accomplish the Master Plan," Melena explained.

The CIP, which is rewritten yearly, provides a 7-year look ahead at the town.

"Every year, it's a new, 7-year plan," he said.

Earlier this month, the board approved 12 pages of detailed amendments to Salem's 1986 Master Plan.

Although it is not a legal document, a Master Plan provides a town with a sense of direction, according to Moldoff.

"A Master Plan is a document that is intended to guide a community's growth. It's advisory. There's nothing mandatory about it," he said.

Moldoff noted, however, that it is customary that master plans address such issues as land use, housing, and transportation.

Town officials sought and received residents' comments on the plan through televised public forums hearings.

The revisions call for:

- traffic-impact studies from new developers to help alleviate congestion "near bad intersections or poor roads."

- a townwide traffic study.
- construction of an addition to the Central Fire Station.

- a water-supply study. The plan notes that Salem is expected to face more than double its demand for water, between three and five million gallons every day, by the year 2000.

- an affordable sewer system expansion.

- improvements at the town's recreation areas.

The town also has noted several priorities in zoning, including creating greenbelts and buffer zones, and protecting water supplies and historic areas.

9/11/86



# More Planning Board changes

**Richard Noyes**

**SALEM** — It begins to look like a game of musical chairs.

William Kelly, longtime chairman of the Planning Board, has resigned that position in a letter read into the record Monday night. It was read by Howard Glynn, chairman of the Board of Selectmen, minutes after he and his colleagues had elected William Pry, longtime chairman of the Board of Adjustment, to the agency Kelly is leaving.

It is the fourth Planning Board vacancy by resignation which selectmen have been called upon to fill in recent months.

Town Manager Thomas Melena has been told to issue a call for candidates to succeed Kelly, a former town manager, who has served on the Planning Board for six and a half years.

Kelly's letter of resignation was read after selectmen had come out of a long executive session and split three to two over a successor on the Planning Board to former School Board chairman Charles McMahon.

McMahon's resignation came only two weeks ago, resulting from time constraints and a back injury.

Earlier Planning Board resignations have come from former Vice Chairman Laurence Belair and from George Salistury.

Board of Adjustment Chairman Pry had the support of Chairman Howard Glynn and Selectmen Stephen Bucu and Charles Coll, the trio who had voted against an earlier nomination of recently appointed

Conservation Commission member Jack Garabedian.

Garabedian's nomination, offered by Selectman Ronald Belanger, was seconded by Selectman David Tilton.

Pry and Garabedian are both active contractors in the building industry. Pry's field is plumbing and heating; Garabedian's is excavation and heavy construction.

Chairman Glynn answered a question from Selectman Coll by saying state law prohibits Pry from sitting on both the Planning Board and the Board of Adjustment.

"We will have to have his resignation in writing from the Board of Adjustment before he can be moved to the Planning group," said Glynn.

Citizen Joseph Gagnon, one of last year's unsuccessful candidates for the Board of Selectmen, who was among those interviewed for the Planning Board Monday night, was critical of the Pry decision.

He protested what he termed, "the regeneration of old office holders."

"When are you going to stop filling all these positions with small businessmen?" he wanted to know.

Glynn's response (Glynn, himself, is a small businessman): "Most of the people who apply for these positions are small businesspeople in town."

Kelly's letter of resignation was accepted with regret, and with instructions to Town Manager Melena that a stronger letter of commendation be prepared in recognition of the many years Kelly has headed the planning group.

*Fun for all*



These children seem to be having a wonderful time at Old Home Day parade in Pelham last weekend. Food, games and more were offered to all people who attended. more photos, see page 10.

## Foster care family thrives on love and understanding

by Joan W. Johnson

**SALEM** — Joan and Joe McLaughlin and their family are continuing a family tradition begun by Joan's grandparents when Joan was young. The McLaughlin family home is a foster home, as was Joan's grandparents' home for 26 years.

"It's a tradition," smiles Joan. She lived across the street from her grandparents when growing up in Maine, and frequently helped them

good about giving them a parenting while they're here," Joan. "It's so rewarding. I like children and I like working with the parent and child."

"The child entering my home the first time is mostly frightened it's a new situation for them. I hugs and soft talk works good. They have to overcome their fears. They

### News briefs

#### Town's lawyer aboard

**SALEM** — Atty. Robert Ciandella, graduate of the University of California at Berkeley law school, has been chosen as Salem's first municipal attorney.

He was introduced to the Board of Selectmen during their regular public session Monday night.

Ciandella worked with a "major New York law firm" before travelling halfway around the world to become Attorney General of the State of

for three years.

He was chosen from a field of applicants by a panel including Atty. Robert Leslie of the law firm Soule, Leslie, Zelin et al, District Court Judge Robert Marshall and Selectman Stephen Bucu.

Town Manager Melena said, in making the announcement, that "the Town will have an ongoing relationship with the Soule, Leslie law firm in that it

9/11/86 Salem Observer

am project, David Frasca, says he is out of money and doesn't know when Congress will send him more.

"I have heard any day now Superfund will be funded but I have been hearing that for a year now," he said.

The EPA released its decision of a clean up method yesterday after months of public hearings and discussions. EPA Regional Administrator Michael

ing solvents and reprocessed oils, in the 1970s. In late 1982 private wells near the area were found to be contaminated and the town paid for a water line to some 400 residents at Woodland Village Condominiums and homes along Mercury and McAllister Drives.

Tinkham is one of two Superfund sites in Londonderry. The other is the Auburn Road hazardous waste site.

# Salem considers zoning changes

## Must allow more trailers

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — The Planning Board is considering three possible ways to comply with a state law easing restrictions on trailers and manufactured housing.

If town officials do not comply, they could leave the community wide open for lawsuits.

Planning Director Ross Moldoff proposed zoning changes at a Planning Board meeting last night. The proposals were:

**ALLOWING TRAILERS** and manufactured homes next door to existing trailer parks. Under current zoning trailer parks are not allowed to expand, but Moldoff said the town could change the law to allow slight expansion into areas next door to existing parks.

**DELETING A SECTION** of town zoning laws to allow more trailers. Moldoff suggested deleting a section of the law that urges the zoning Board of Adjustment not to grant developers variances for more trailers.

**APPROVING MORE TRAILERS** under a special exception to town zoning laws that cur-

rently prohibit them.

The proposals are not definite and town staff will work on a final solution.

A new law passed this summer requires New Hampshire communities to allow trailers and manufactured homes in most parts of town. Previously, towns had to allow trailers in only some parts of town. State legislators changed the "some" to "most" because some towns were not permitting trailers at all.

The new law also warns that towns must comply by June 1987 or the state will force them to allow trailers in all residential sections of town.

Salem has 13 trailer parks with about 700 trailers. Only one, Tisdale's Trailer Park off Lowell Road in southwestern Salem, is zoned for trailers. The other 12 parks are in residential or commercially zoned areas, but are legal because they were there before town zoning laws were passed in 1961.

Moldoff said increasing trailers in Salem may be difficult because people think they depreciate abutting property value.

He said if the town does not comply with the new law, however, it could be sued.



Silas Ray of Dorchester, Mass., sprays gunite, a "Haunted Mine Ride" at Canobie Lake Park. The ship, fake bodies and fancy lighting in a 60-foot tunnel when the park reopens next spring.

# Smith casts regional vote against veto

WASHINGTON (AP) — Rep. Robert Smith, R-N.H., was the only northern New England congressman to side with President Reagan on his South Africa sanctions veto.

Smith was on the losing side of the lopsided 313-83 vote to reject Reagan's veto.

"I think disinvesting in South Africa is only going to make the problem worse," he said this morning. "Black workers, whom we are trying to help, are going to be the first victims and when American businesses pull out, it will contribute to unrest and violence."

Smith said he believes the best way to end apartheid is by involvement of American companies that do not discriminate in hiring and employment of black workers.

"I think we're really going to



Rep. Robert Smith



# New Hampshire

Editor: Alan White, 685-1000

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Eagle-Tr  
10/2/80



Eagle-Tribune Photo

a "Digitor" machine

## alem students

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not have to write out equations on  
paper.

Barron School Principal Rich-  
ard O'Shaughnessy praised the  
machines, saying students can  
practice alone so they do not feel  
in competition with other stu-  
dents.

## Bergeron in new Planning Board battle

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Electrical con-  
tractor Gary Bergeron is butting  
heads with the Planning Board  
again.

Citing an "il-  
legal and oppres-  
sive" soil study  
requirement,  
Bergeron is tak-  
ing the town to  
court to rescind  
the requirement  
so he can move  
ahead with his  
building project on Fairmont Road.



Gary Bergeron

In a court document, Bergeron  
claims the town illegally required  
him to do a soil study of his land at  
27-31 Fairmont Road near Route  
93, where he plans a 37,000-square-  
foot office and warehouse building.  
He said the soil study requirement  
is illegal because the Planning  
Board has not made it a formal  
requirement for building approval.

Bergeron said the Planning  
Board has refused to fully consider  
his plans without a soil study, and  
he threatened to seek damages  
against the town for money he may

have lost because his project was  
not approved earlier.

Nonsense, said Planning Direc-  
tor Ross Moldoff.

Moldoff said the Bergeron's  
plan has been on the Planning  
Board agenda about six times this  
summer, but Bergeron withdrew  
three times. Moldoff said Bergeron  
does not have state erosion control  
or septic system permits, and  
Fairmont Road is too small for  
heavy truck traffic.

Town planning regulations call  
for soil studies on all building  
projects to make sure land is not  
wet or sandy, according to Assis-  
tant Planner Kate Welch.

Bergeron tangled with the  
Planning Board last winter when  
board members objected to the  
dimensions of the basement in his  
building at the corner of Main  
Street and Hampstead Road. Board  
members were concerned Berge-  
ron or a future owner may lease  
out the basement, which would  
crowd the building.

In a late-night meeting, the  
Planning Board reversed a pre-  
vious vote against that plan and  
approved it.

## McEachern must publicize Seabrook stand, poll shows

**Poll** From page 13

Craig said 589 people were  
randomly selected from a roster of  
listed and unlisted telephone num-

Sununu has pointed to McEachern's  
support two years ago of a 3-per-  
cent income tax, which McEachern  
has since rejected.

Of those respondents who rated  
the economy as the most important  
issue, Sununu commands a strong

# Planning moves into high gear

by Richard Noyes

SALEM — Planning with a capital P: that is the name of the game in Salem from now until Town Meeting season next March.

Planning Director Ross Moldoff made that obvious in his report to the new, 1987-model Planning Board during its unusual work-session Tuesday night.

There are four new faces — an unprecedented rate of change for the seven-member body — which have shown up on the Board by appointment since last year's Town Meeting.

It is not the drastic turnover on Planning Board members, however, which has prompted Planner Moldoff, with the close help of Assistant Planner Kate Welch, to draw up the long-term blueprint set before the Board Tuesday night.

It is a combination of things: a brand new Master Plan, state legislation intended to force towns and cities to look more favorably on "manufactured house" (for which read "mobile homes"), and a doubling of the staff (even Moldoff's and Welch's titles are new.

While Planning Board members have the blueprint in writing, Moldoff took only enough time Tuesday night to run quickly through some of the proposed changes.

The details of a new wetlands ordinance, a new sign ordinance and an open space residential district (for which read cluster zoning) will come in the next work session, the date for which has yet to be set.

Perhaps the most dramatic elements in the new blueprint are the two zoning changes Planners Moldoff and Welch want the Board to consider carefully.

"These are the first rezoning proposal I have suggested in the three years I have been here," Moldoff pointed out.

Other such proposals set before voters in those years have all come in through citizen petition.

The two changes Moldoff wants the Board to consider: the rezoning of land along the east side of Route 193 from Fairmont Road to Lowell Road as residential; and the rezoning of land between Brady Avenue and Route 193 as residential.

Moldoff said both changes are

based on his belief that commercial or industrial developments in those areas would create unacceptably heavy traffic through residential areas.

The new Master Plan proposes a four-way interchange at Exit One. Such a development would change things, and improve potential access to the Brady Avenue area, but Planner Moldoff says until that comes about the rezoning he proposes is essential.

The manufactured housing issue — aggravated by recent state legislation — is seen by Planning Board Vice Chairman Emil Corrente (the senior member remaining on the Board) as one of the most controversial to be weighed by planners in recent years.

Moldoff thinks the state demands could be met by providing for special exceptions from the Board of Adjustment, or by the creation of new mobile home parks.

As things stand now only one mobile home park in Salem — Tisdale's — is zoned for the purpose. New mobile homes in any of the other parks are

See Planning, page 3

## Tucker named Youth of the year

by Sharon Keeler

SALEM — Bert Tucker, a sophomore at Salem High School, was chosen as the Salem Boys & Girls Club "Youth of the Year" during last Wednesday evening's 20th Annual Dinner held here in Salem.

Tucker, 15, son of Richard Tucker, 21 Ackerman St., and Susan Tucker, 23 Oakridge Ave., has been a member of the Boys Club for nine years. His accomplishments at the Boys & Girls Club are extensive and include being Vice President of the Keystone Club, coach of basketball and floor hockey teams, and a member of a special nutrition program for the homeless.

According to Director Gary Morelli, "Bert is a well-rounded young man. He's a leader amongst his peers, and he sets a fine example for our younger members."

The Stewardship Award, given to local organizations that contribute to the Boys & Girls Club causes, was given to The Salem Community Alliance, who helped establish the Club's cultural arts program.

Accepting the award was the Alliance's Secretary, Laurel Whitney. Fred Vermonti, of Daddy's Junky Music, was presented the Richard P. McCoy Service Award for his continued support of Boys & Girls Club Activities.

Special recognition was given to Roberta deGrandis, who was the driving force behind the Club's decision to change their name to the Salem Boys & Girls Club. The Board of Directors voted, two weeks ago, to officially change the name as a way of showing Salem that they wish to extend the Club's responsibility to all youngsters in the community.

the National Football League, where he was a member of the Oakland Raiders and the Kansas City Chiefs, was the Keynote Speaker for the Dinner. Rourke spoke on the positive aspects of today's youth.

"You always read about the bad things about kids," said Rourke, "like drug use and low academic standards. But there's a lot of good things going on with today's kids. These youngsters are an example of the good that kids can accomplish, and these are the things that should be accentuated. The positive things kids do are more important."

Morelli closed out the awards presentation with a special award given to Tom Plonowski, last year's Youth of the Year. Plonowski went on to win the State Youth of the Year and has been chosen to compete for the National honors.



Cover, Leanne Barrett. Missing inazzo.

representatives was the Groff motion, the often mentioned in the debate was 25 is to be narrowed down 13,000 voters in an at-

er Study Commission, and its members ng this year's Town illive, page 3

ubs birthday

The Board of ide two important ficial Monday night: a



■ Continued from page 1

Meeting season provisions recent General Court at George Khoury chairman during process during months, was una week's meeting decision was made.

The group met but has met at least since then.

Arthur Campbell members who voted motion, in report the Salem Taxp during its own meeting, said he thinks is altogether too ultimate decisions.

He said another new charter proposed Board of Selectmen.

The indication members of the State change to representation.

The full commission



Observer photo by Joan Johnson

Members of the Salem Garden Club were seen this week sprucing up Abnaki Park at the corner of Veterans Memorial and Geremonty Drive. Members of the club shown: (left to right)

Cheryl Rosi, Ilmi Jones, Ronnie Jutras, Sharon Russell, Eleanor Sjostrom, Darlene Eden, Terry Eden, and Emily Dancause.

## Planning

■ Continued from page 1

possible only through Board of Adjustment variances.

"There may be a difference between what the Town wants and what the State wants," said Vice Chairman Corrente, who sees a pressing need for public input on it between now and Town Meeting.

The new state law has created a 1987 deadline for satisfactory action on the issue. If Salem voters were refuse to make even some limited

adjustments they might, thereby, invoke state action which would open all residential areas to mobile homes.

"It might be better to allow them in 50% of the residential area, rather than be force to open it up in 100% of the area," one member said.

Meanwhile, the new, 1987-model Planning Board has its work cut out for it in its usual activities.

Planner Moldoff warned them the agenda for the first October meeting, Tuesday, Oct. 14, "will be a long one"

with at least 25 items.

The Board (which will elect a new chairman to succeed William Kelly at its next meeting) took no action on Town Manager Thomas Melena's request for consideration of his proposed Capital Improvements Program.

Vice Chairman Corrente indicated he and his associates think they have their hands full, already, without taking on a fiscal job for which they have no background.

## The Way It Was

**FIFTEEN YEARS ago**— On the front page of the Observer was "An open letter to the residents of Salem" by Dorothy M. Morrill, 6 Point A Road, Salem. The letter expressed the feelings of many Salemites about the proposed Edward Keelan and Joseph Carney \$5 million dog track at the corner of Pelham Road and North Policy Street. She wrote, "Would you want a dog track in your backyard?"

Day, which meant it would be celebrated on "the 11th month, 11th day and the 11th hour." He went on to add, "October 25th, the day set aside by the federal government is just another day to us."

The Salem High Blue Devils stumbled to a 36-12 decision over the Milford Spartans. The game was played in sweltering 80 degree Indian Summer heat.

The Salem High rushing title was a

women.

Thanks to a friendly chat between Pelham school custodian George Mason, and Granite State Electric Manager Tom King, what was once an aluminum street light is now the Sherburne School flag pole.

The five largest taxpayers to the town of Salem were: New Hampshire Jockey Club (\$8,546,750), Lancelotti Associates (\$3,169,680), Rockingham Mall (\$2,920,400), Granite State



90 Main Str



Th





# Law banning development of wetlands allows appeal

SALEM, N.H. — A draft law bans most development in town wetlands, but allows developers to appeal through soil tests.

The town Wetlands Ordinance Committee has been working on a wetlands protection law all summer. The committee will present the draft law Wednesday, Oct. 15, 7:30 p.m., Town Hall.

The law calls for:  
**USING A 1978 WETLANDS** map to show where the town's approximately 4,600 acres of swampy land is.

**BANNING MOST** construction in wetlands shown on the map. Wetlands could be used only for utility roads and things like forestry, farming, and wildlife reserves. Exceptions would sometimes be allowed.

**BANNING HOMES** within 40 feet of a wetland and septic systems within 100 feet.

**SOIL AND PLANT TESTS** for wetlands shown on the map that builders want to develop. If soil and plant tests show the land is not too wet, builders may get Planning Board approval to develop it.

The U.S. Soil Conservation Service made the wetlands map, but because the map uses larger scales than building plans, it does not show exactly where wetland boundaries are, according to James Hayden, soil service district conservationist.

State-approved soil scientists could find precise wetland boundaries by testing soil for

things like color, texture, and how fast water goes through it, Hayden said.

Town conservationist have pushed for better wetlands protection in town. They said wetlands are essential for filtering out pollution, preventing flooding and protecting wildlife.

Wetlands Ordinance Committee Vice-Chairman Charles LaRoche said town wetlands often have standing water all year. Some of the town's major wetlands lie behind Town Hall, just north of the high school, along Fitty Titty Brook from Millville Street to Shadow Lake, and just west of Stiles Road, LaRoche said.

LaRoche said he thinks town voters will pass the law because both developers and conservationists on the committee agreed on the law. "I think it's going to go. I think it's a real tight ordinance for everyone," LaRoche said.

The current town law bans wetlands development in residential areas, but allows it in commercially zoned areas.

Last spring, Citizens Organized to Protect the Environment proposed a law that would ban development in all town wetlands. The law was defeated by a complicated protest petition.

The proposed law, which will be placed on the election ballot, also bans development in all town wetlands. The main difference is developers could appeal through soil tests, LaRoche said.

# EDITORIAL

## LETTER THE EDITOR

12/9/54 Record

The Town of Salem is caught between a rock and a hard place or, in this case, between the demand for "low income housing" and the available hundred thousand dollar house lots. To add to the Town's woes, the State is about to permit house trailers anywhere in town, regardless of zoning regulations.

But there are two fatal flaws to the "trailers anywhere" legislation now pending. The first is rather obvious - if all one can afford is a trailer, then the lot on which to place it is obviously well out of financial reach. The second consideration is only slightly less obvious. The purchase of a house is a major investment and, like all investments, must be considered in light of financial appreciation. Trailers appreciate much like rocks and stumps - they don't. Houses, on the other hand, increase in value every year. And even if the prospective purchaser failed to comprehend this fact of life, the lending institution involved would certainly be quick to point it out.

Modular homes, on the other hand, are competitively priced against trailers, yet fall into the "real house" category in most people's minds. Indeed, some of the new modulars are so truly "modular" that the buyer can literally design his or her own house with the available modular sections from a basic cottage to a ten story condo. As long as the manufacturer complies with the BOCA codes, the modular home is acceptable anywhere.

But what to do with the problem of the astronomical price of a house lot in Salem? The Board of Adjustment is doing its share whenever it grants a variance to build on an undersized lot or to convert a seasonal house to a year-round dwelling. As long as the Board is satisfied that the variance will not result in a pollution problem or in the depreciation of surrounding property values, justice is served and another family is able to join the town at an affordable price.

But the Board of Adjustment cannot solve the whole problem by itself. It can only deal with existing "hardships". Only the voters of the Town can change the overall situation and create the environment necessary for affordable housing.

As long as undeveloped land is sold for six digit figures per acre and as long as regulations require an acre or more per house lot, the concept of "affordable housing" will remain just a slogan. Add to the cost of the raw land the price of the engineers needed to design and draft the subdivision proposal as well as the incredible cost of reshaping the terrain, building the roads, installing the drainage and utilities, purchase of bonds, insurance, and other costs of doing business, and it becomes painfully obvious that house lots are justifiably expensive.

We all know the answer, we've seen it on the ballot several times in the past few years and voted against it because of the rumors about which developers would profit from its approval. And, in our rush to slap the big contractors in the face at the voting place, we have denied our own children a place to live in Salem. Call it Cluster Zoning, Planned Development, Open Spaces Engineering, or whatever, Salem needs to adopt a rational building regulation which both protects the environment and permits something better than the current land use planning. Chopping up land into little boxes criss-crossed by hot-top is not the best use of the land, but it certainly is the most expensive use.

It is high time that those voters of Salem who have protected the high property values and cost of housing in town took matters into their own hands and created a favorable environment in which their children can afford to live.

### Friends for C

Dear Ron Jr.:  
"Friend for Chr  
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Special thanks  
Tom Gates for  
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# Editorial

## THE SALEM RECORD

366 So. Broadway, Salem, NH 03079 (603) 893-1667

Publisher ..... Ronald Belanger, Jr.  
Business Office Manager ..... Dorinne Belanger  
General Sales Manager ..... Ronald Belanger  
Accounts Receivable ..... Rhonda DiBiase  
Account Executive ..... Tommy Gates

### Editorial Staff

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Assistant Editor ..... Monique Duhamel  
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Contributing Writers ..... Paul McCarthy  
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## EDITORIAL

### Another dump in Salem ?

The Salem Planning Board was to hear about a wood "processing" plant proposed for the LL&S undfill on Lowell Road Tuesday night.

While we confess we don't know much about the proposal as it stands (the letter on the proposal from Atty. Frank Hekimian to the planning board was guarded like news of an impending Normandy

### PLANNING BOARD MEETING TONIGHT ONLY: MUD WRESTLING

HERE, WHY DON'T YOU STUDY THE  
SOIL FIRST-HAND, ROSS!



### Letters to the Editor

#### Salem High Boosters like the Record

To the editor:

On behalf of the Salem High Boosters Club and the participating athletes, I would like to thank you for your support of our program.

As you probably know, your advertising dollars (for the athletic program) along with concession sales, allow us to sponsor sports awards nights for fall sports.

We hope you are pleased with your ad in the program and will continue your support of these fine men and women. In closing, I would again like to express our gratitude for your continued support.

P.S. We'd like to compliment you on the coverage of sports at Salem High, it's the best in

### The Record hears . . .



## 3 Rudman "fowl"



"Chub" Peabody, Democratic candidate from Senate has accused his Republican opponent, afraid to debate him. To emphasize his point, squared off in Salem this week.

Staff Photo by Monique Duhamel

## struction to end soon

ST FRANKLES  
TO THE RECORD

ility poles, he said. of construction a "promotional" lure shoppers the strip has been through the first November, according LeBlanc, co-owner of Tux Shoppe and oft. c is promotion or of the "Salem at with a New Route pain, which is a effort of the Salem of Commerce, the "business and Pro- Association and the vn government. ing to LeBlanc, major ion" was completed an "normal" but the work has gone tingly slow. ll said construction ve been completed no an by Oct. 1 if all had scheduled. He said ere due to weather k "shut" downs on opping days. e said traffic on the ped from 18,000 cars fore construction to 00 cars a day during ion. Now traffic is up

to about 10,000 cars a day, he said.

"People dropped the strip as a shopping alternative," said LeBlanc. The focus of the "Salem is Great" campaign will be to convince potential customers that Salem is now "a better place to shop, with more stores and more variety."

LeBlanc said the campaign has included placards, advertisements in newspapers and on radio and bumper stickers. Each retailer participating in the campaign is being urged to run sales to coincide with the campaign.

While most merchants say they believe Route 28 is now a better road to travel on, many pointed to the Hampshire Road intersection — where drivers are routinely ignoring the new prohibitions against making left turns — as a sore point.

Blaisdell agrees the intersection is bad, but said there are "more cars there than the intersection can be designed to handle." He said traffic tie ups there would be lessened once drivers learn to obey the new signs and signals at the intersection.

## Much ado about nothing?

Town prevails over  
Bergeron in Superior  
Court

By PAUL MCCARTHY  
RECORD STAFF WRITER

A Rockingham County Superior Court judge has denied electrical contractor Gary Bergeron's petition for declaratory and injunctive relief against the town of Salem.

In an order handed down October 9 by Presiding Justice Vincent P. Dunn, the court found the town acted properly in requiring Bergeron to submit to the planning board an on-site certified soil survey.

Bergeron, owner of the Salem-based Lincoln Electric Contracting Corp., slapped a suit against the town September 22 citing an "illegal and oppressive" soil study requirement for his proposed 37,000 square foot office and warehouse building on Fairmont Road.

In a telephone conversation Tuesday afternoon, Bergeron said he has already filed a petition for reconsideration, and, should that fail, will have his attorneys file an appeal of the order.

Director of Salem's Development, Ross Moldoff, was elated over the court's decision.

"I hope this proves to Gary," Moldoff said, "that he has to follow the rules like everyone else and that he will be treated by the planning board like everyone else. It's too bad we had to spend taxpayers money to prove he has to follow the rules everyone has had to follow the past couple years."

Bergeron contends the judge didn't vote on the merits of the case he presented, which was the adoption of the procedure by the planning board to require soil tests. Bergeron claims this was done illegally.

"When they adopted the soil test requirement," Bergeron said, "the planning board, by state statute, has to follow a procedure such as posting a public hearing and then putting it on file at the town clerk and town manager's office. They did not do this. They voted on the requirement at a public meeting which is something altogether different ... and they didn't clearly post it 10 days before they adopted

it where everyone could see it."

Bergeron said he has since

*In fact, the Hatfields and McCoys seem to get along better than Bergeron and Moldoff*

done a soil test on the site (under protest).

Prior to the judge's decision, Moldoff was confident the town would prevail. "It (the soil test) was adopted to prevent construction on wetlands. It's in the regulations. The lack of a soil test was not what held up Bergeron's site plan. He was on the agenda six times this past summer and withdrew three times himself. He lacked two state permits, one for septic systems and the other for what we call 149:8A (soil erosion control)."

Moldoff added the cost of soil test was only "between \$400 - \$600." He also said the town was concerned with the heavy traffic the structure may generate on the small Fairmont Road (next to where they are building the Red Roof Inn).

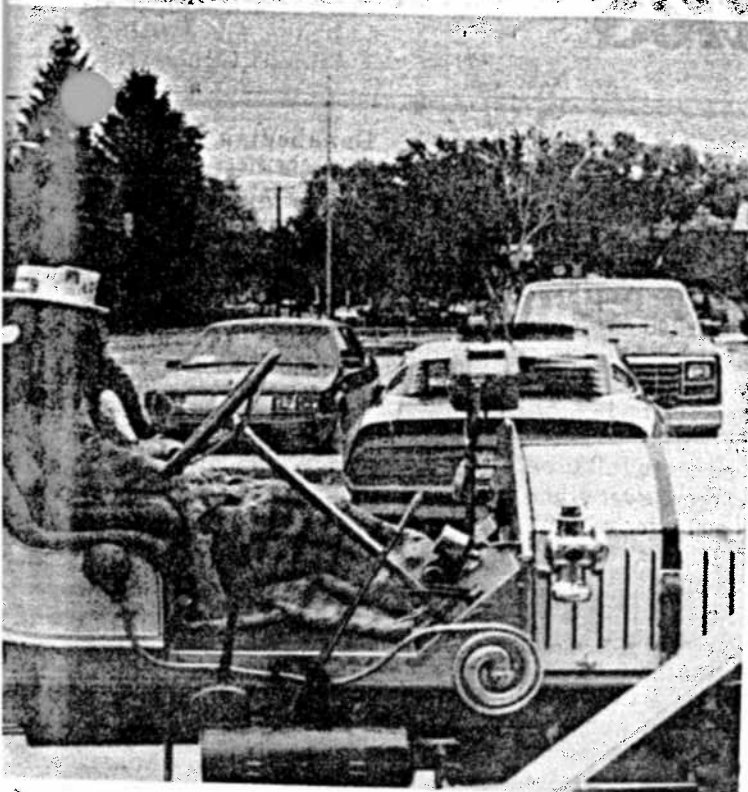
This is not the first time Bergeron and Moldoff (or Bergeron and the planning board) have butted heads over various issues. In fact, the Hatfields and McCoys seem to get along better than Bergeron and Moldoff.

Almost one year ago last week (actually October 2), Moldoff responded to Bergeron's assertion he delayed approval of Bergeron's plans for an office building at 373 Main St.

Moldoff, who conducted an in-house investigation into several charges of town conflict-of-interest, said planning board minutes of two meetings clearly showed Bergeron had inaccurate information on soil types, had no state permit for a driveway, the building had a commercial appearance in a residential

Continued on page 12





ate Representative candidate Annette Cooke held a this past Sunday. She drove all around town with including the 1913 Jackson pictured above, as well as odes. Corvettes. Band music blared from the cars as hout Salem neighborhoods. all the people who participated in her little parade and his election season.

Staff Photo by Monique Duhamel

# LAW SUIT

Continued from page 1

area against zoning regulations, improper parking plans and inadequate water pressure for firefighting.

The following month, Bergeron sent a letter to the board of selectmen requesting an executive session in regards to Moldoff's alleged "misuse of office" and using his position with the town for "financial gain."

Bergeron was referring to the fact that Moldoff sold two-thirds of an acre of land at 43 Park Avenue for \$20,000 to the Salem School District for its Voke-Ed. department to build a home on.

Moldoff responded angrily to Bergeron's allegation and fired off a missive to the selectmen stating the facts for them "and anyone else in the community" who wanted to know.

In the broadside to selectmen, Moldoff said he informed Bergeron on November 15 (1985) that his site plan for 395 Main Street was deficient and would not be placed on the next planning board agenda.

"Soon after," Moldoff wrote, "Gary wrote Dr. Paul Johnson with several questions about my land transaction with the school department."

Moldoff said his dealings with the school department was well documented by the local media, "hence, the intent behind Gary's sudden interest in the transaction ... is suspect."

Moldoff told anyone who would listen his transaction was cleared by town counsel and the entire sum he recieved was to pay for substantial repairs to the property and to repay his parents for the down payment.

Bergeron, clearly not satisfied with Moldoff's

answer, or with other town policy, took another tack. He ran for selectman last March.

It was his first attempt at a public office.

Running on a platform for strict development, putting residents and businesses under one sewage plan and protecting the wetlands, Bergeron finished third in the three-way race with 737 votes behind Charles Coll (1,555 votes), Joe Gagnon (1,201).

After a discussion with Moldoff about Bergeron's law suit, Moldoff said he hoped "it wasn't anything personal" between Bergeron and himself.

Bergeron said it was definately "nothing personal" against Moldoff, he just wanted to see that proper formal procedure was followed to enact planning board requirements.

There is no doubt both gentlemen have what they think are their best interests in mind. But the real question is - when will the town stop subsidizing this feud?

A \$400-to-\$600 soil test is no reason to drag taxpayers money through the superior court.

The town's position is well documented on the soil test requirement, a superior court judge agreed in his three page decision that the requirement of an on-site soil survey is within the intent of the planning board and is reasonable.

In fact, Justice Dunn said a planning board has the power to adopt broad regulations, and, in this case, sufficient notice was given to Bergeron.

The town clearly won this first round, it remains to see who will win the second.

One thing is clear however. The only loser, no matter how many rounds the battle goes, will be the Salem taxpayer.

## FORD

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Happy Birthday Dorinne  
from your 'Line'

Las Vegas Entertainment



# New Hampshire

\*\*\*\*11

Editor: Alan White, 685-1000

LAWRENCE EAGLE-TRIBUNE, Lawrence, Mass. — Thursday, October 23, 1986

## Salem church demolished to make room for offices, stores

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — The Triumphant Cross Lutheran Church on North Broadway was torn down yesterday so a 40,000-square-foot office and shopping mall could be built.

The church just north of Granite State Potato Chip, is moving to the corner of East Broadway and Zion's Hill Road.

Another one, the Assembly of God church, is under construction right next door on Zion's Hill Road.

A group of Salem businessmen calling themselves the "Breckenridge Group" are planning to build a 40,000-square-foot L-shaped shopping mall with a 40-foot clock tower where the church used to be. Tenants for the mall have not been finalized yet.

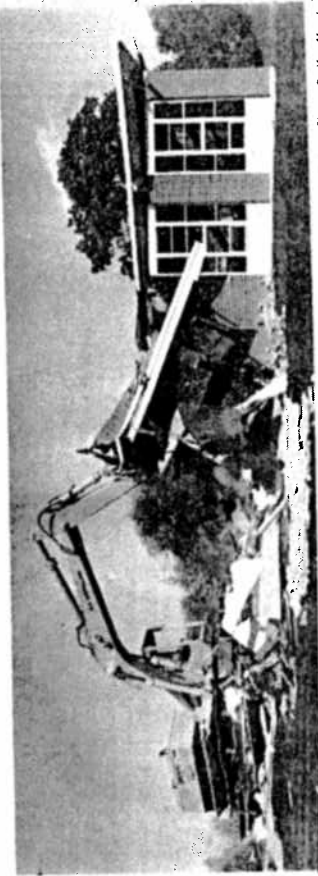
Right next to the proposed mall is developer Laurence Be-

lair's mall, which is presently unoccupied.

The town has nine or 10 small malls along the Route 28 business strip. Other malls are planned at the corner of Hampstead Road and Main Street and in North Salem on Route 111.

Denis Dunderdale, architect for the Breckenridge mall, said there is a demand for more.

"You're not even close to a saturation point yet," he said.



Eagle-Tribune Photos By Ken Yuskus

Going ... going ... a hydraulic shovel chews away at Triumphant Cross Lutheran Church





# New Hampshire

LAWRENCE EAGLE-TRIBUNE, Lawrence, Mass. — Tuesday, October 28, 1986

Editor: Alan White, 685-1000

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## 12 condos planned off Main Street

SALEM, N.H. — Twelve condominiums in three buildings are planned at the corner of Geremonty Drive and Main Street.

Robert Nagri, 19 Woodmeadow Drive, is planning to build condominiums on a three-acre

wooded lot on the northeast corner of the intersection, according to Planning Director Ross Moldoff.

The Boys and Girls Club is just across Main Street to the south. The Kelley Library is diagonally across Main Street to the southwest.

un-type buildings with more than two family units in the area, Moldoff said.

The board agreed to let Nagri convert the existing house at the corner, according to building official Samuel Zannini. The board

also required a 50-foot buffer of trees around the project except on Main Street, Zannini said.

Nagri was unavailable for comment.

Converted condominiums at two major Cluff Crossing Road

complexes sell for between \$48,900 and \$89,900.

Moldoff said condominiums may be helpful. He said the town's new master plan calls for high density housing like condominiums to help preserve open space.

# Planning Board to propose changes

SALEM — The Planning Board put in extra hours Monday night — the third time this year — on the annual problem of zoning proposals for the Town Meeting ballot.

A new proposed Wetlands Ordinance, which comes in again by citizen petition, is at the head of this year's list, but it is only one of at least two dozen proposals voters will be asked to consider.

The Board itself has at least 12 proposals it is fine tuning, and citizen petitions seem certain to result in at least as many more.

Voters in March will be asked to consider another Open Space Residential Development Ordinance, as the new Planning Board picks up where earlier Boards have left off in their efforts to work out a cluster (or similar) zoning proposal the voters will accept.

The Planning Board will have two changes to propose in the zoning map. One is a shift from commercial to residential for some land at the rear of North Broadway property. The other is a revision in the Brady Avenue-Lowell Road area which would change some land along Brady Avenue from Commercial/Industrial to Rural B.

Among the nine zoning amendments the Board is considering is one which would open the way for taller buildings in Salem, and another which would protect North Broadway from some of the "strip development" aspects of South Broadway.

Fire Chief Donald Bliss has given

planners reason to believe the height of Salem's ladder truck need no longer be the upper limit for safe buildings in town.

New construction techniques make higher structures possible without a compromise in safety. Fire protection can be made available inside the structure.

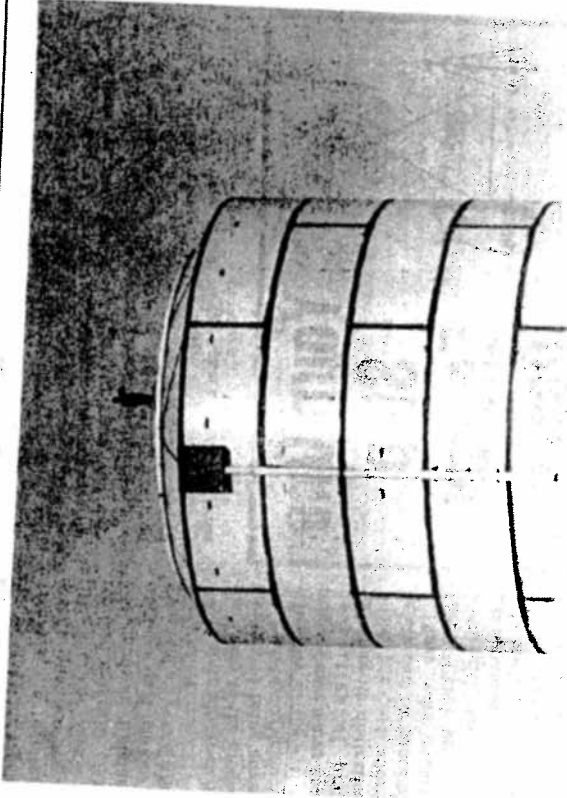
The North Broadway amendment would provide for a more substantial setback, leaving more open space between the highway and the developed areas. It would also encourage the grouping of access roads, so there would be fewer entrances and exits leading onto Route 28.

State law calls for two public hearings on proposed zoning changes, but the Board has up until the second of those hearings to cross all the t's and dot all the i's.

The first public hearing will be held

early in January, although the date has not yet been set.

11/6/86 Salem Record



**NEW TOWN WEATHERVANE** - A generous stipend from the town's Lancaster fund has made possible a lifesize weathervane of the town's Administrator of Development, Ross Moldoff, to be placed high atop the Howard Street water tower. Standing 110 feet high and equipped with a video camera with night vision, the \$65,000 experiment in code enforcement is a Salem, and New England, first. Dedication ceremonies are Saturday.

# New laws would allow taller buildings, clustered homes

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Developers will be able to build higher buildings, build them closer together, and put mobile homes in any residential neighborhood under a proposed set of building laws.

The Planning Board has voted to put about 12 new building laws on the spring town meeting warrant. The proposed laws allow:

**BUILDING ABOVE** the current three-story, 35-foot limit. The draft law proposes a formula in which developers reserve 10 percent of their lot as undeveloped land in exchange for each additional floor they build.

There is no height limit, but Assistant Planner Kate Welch said developers would limit building height to avoid reserving all their land for open space.

**CLUSTERING HOMES** in residential developments in return for leaving other space undeveloped. Under current town law, houses have to be on at least half-acre lots. The proposed law would let developers clump them on smaller lots in return for leaving other parts of their land undeveloped.

**MOBILE HOMES** in rental parks or permanent subdivisions in all residential areas. Currently town law allows mobile homes only in the southwest corner of town. Twelve other mobile home parks were set up around town before the law was passed, and they are exempt.

The town is changing the law because under a new state law, town governments have to allow mobile homes in all residential areas.

**PLANNING BOARD** restrictions on curb cuts along North Broadway above the Rancho Motel. Town planners could require developers to build access roads to their stores to prevent traffic jams along the road, according to Town Planner Ross Moldoff.

Moldoff said the proposed height and cluster housing formulas will help preserve undeveloped land, which is one of the recommendations of the town's long-range development plan.

The town still has about 4,000 acres of buildable land. Other land is either too wet or has other restrictions, according to the town master plan.

A public hearing on the laws will be held the first week of January. Moldoff said other changes in building laws will be proposed by citizens, including a law to ban development in town