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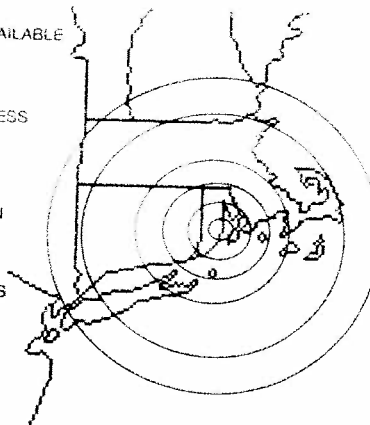
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NEW  
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AND  
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# REAL ESTATE JOURNAL

NEW ENGLAND REAL ESTATE JOURNAL

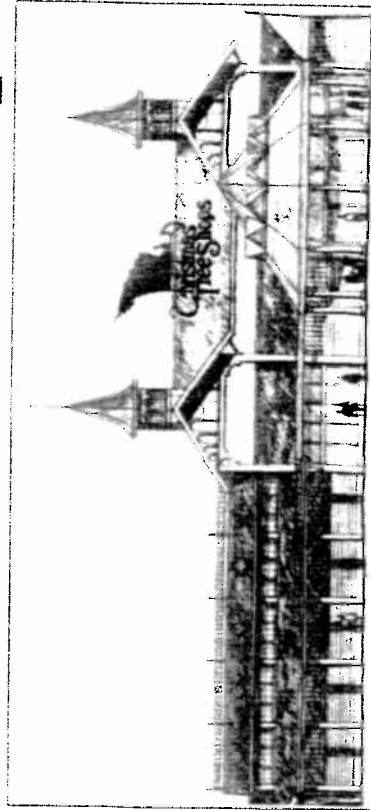
39,723 s/f at the Rockingham Mall for Travelers Insurance

## Trammell Crow and Bayliss lease to Christmas Tree Shops

SALEM, N.H. — Christmas Tree Shops leased 39,723 s/f at the Rockingham Mall, Barry Rudenstein, senior vice president at Trammell Crow, N.E., Inc., represented Travelers Insurance in the transaction. Steve Tendosky of the Bayliss Company represented the Christmas Tree Shops. Arrowstreet, Inc., the architect for the project, were responsible for the unique facade design above.

Trammell Crow, N.E., Inc., is spearheading Travelers' current efforts to redevelop the 325,000 s/f Rockingham Mall from an enclosed mall to a power center. The addition of the Christmas Tree Shops completes Phase 1 of the redevelopment. Barry Rudenstein said that the Christmas Tree Shops was the ideal tenant to kick off the redevelopment effort. Two additional anchors are planned and tenant demand has been strong.

Bryan Koop, managing director of Trammell Crow, N.E., Inc., indicated that the trend towards "demalling" enclosed malls in the 250,000 to 400,000 s/f is happening throughout the country. Trammell Crow, N.E.,



Inc., is currently involved in four such projects in the Northeast and several others nationally. Koop said that "because of Trammell Crow Company's development expertise and long-standing tenant relationships our skill set is a perfect match for these redevelopment projects."

Appointed by A&M Ptrs. for 124,000 s/f office

**Boulos Co. excl. agent**

FEBRUARY 11-17, 1994

HIGHLIGHTS

Perkins of RE/MAX Realty  
Pros. brokers 11 leases/sales

FROM ♦ PAGE ♦ ONE

# Weird: Messy desk earns a place in b

Continued from Page 1

years.  
The item on Mr. Brenner reads:  
The town of Salem, New Hampshire, gave town manager Barry Brenner a one-year contract extension, but said it was valid only if he cleans up his desk and keeps it clean.

"Selectman Joseph Gagnon explained that mountains of paper prevented Brenner from letting people into his office, adding that earlier in the year town check vouchers got lost in the pile for six months."

The item refers to Mr. Brenner's previous contract, signed in October 1992.

With the contract, selectmen, in effect, put Mr. Brenner on probation by subjecting him to quarterly reviews.

In addition, they included a set of goals, including an order that



Bill Murphy/Eagle-Tribune  
Salem, N.H. Town Manager  
Barry Brenner at his desk.

*"The desk was never untidy... I always knew where everything was."*

Barry Brenner

Mr. Brenner immediately clean his desk and office of clutter.

News of the odd, demeaning contract stipulation made its way from The Eagle-Tribune to the Associated Press. It was spotted by John J. Kohut and Roland Sweet, editors of "News from the Fringe" and co-authors of "News of the Weird."

Tired of discussing his desk's condition, Mr. Brenner said Tuesday that he was sorry to learn the issue has resurfaced.

"The desk was never untidy," Mr. Brenner said. "I always knew where everything was. The reason

the issue surfaced was that Gagnon wanted to see what was in my desk. I have a lot of confidential material in it."

The blurb, he said, was also inaccurate. No mountains of paperwork, he said, prevented visitors from entering his office.

In addition, he said, check manifests, not check vouchers, were sitting on his desk within sight, never lost. Manifests are computer printouts that list checks scheduled for disbursement.

Despite the blurb and the reference in it to Mr. Gagnon, Mr. Brenner said he does not feel as if the former selectman who sought to fire him a half-dozen times is still haunting him.

"He's not haunting me," Mr. Brenner said. "I'm here, and he's not. I'm probably haunting him."

Last fall, Mr. Brenner signed an 18-month, non-probationary contract.

Assuming and reserved, Barry Brenner is known for giving dull, technocratic answers to questions.  
Despite his ordinariness, Mr. Brenner has been dubiously honored with a place in a new book, *News from the Fringe: True Stories of Weird People and Weirder Things*, a blurb on Mr. Brenner's formerly — and reputedly — messy desk has made its way into the book alongside items on Bombay killers, non-talkers in the Philadelphia Silent Meeting Club and a man who built a life-sized Jesus of toothpicks.  
"News from the Fringe" is a collection of short, weird items that in newspapers the past few

A Salem, N.H. official gets the dubious honor of being featured in the book of "weird people and weirder times."  
Messy desk earns place in book of the weird  
Bill Murphy  
Eagle-Tribune Writer

Please see WEIRD, Page 2

# Editorials

## Unacceptable

Town Manager Barry Brenner is absolutely right. Public servants, whether they be paid employees or volunteer officials, should never be subjected to expressions of violence from the public.

They should be exposed to different opinions, objections, concerns, problems, agreement and all other expressions of opinions, including anger, from residents and the public.

Anything more than that, however, whether it is physical or verbal abuse, simply should not be tolerated nor condoned.

There are many other forms of conflict resolution available to disgruntled citizens. Reverting to such primitive means to settle disputes is simply unacceptable.

## Word from the LOB

*Legislative Office Building*

by Rep. Richard Noyes

The Senate is very, very different from the House.

I haven't had much to say here about the "upper" body, as people are apt to term it, since this column began over a year ago.

There has been more to say about the 400-member House than can possibly be said in the space available, so perhaps it has been a matter of taking the easy way out.

Senator Joseph Delahunty is the common denominator here, serving Senate District 22, as he does. He therefor represents all three of the towns this column tries to cover, and the town of Atkinson, as well.

He has more than the usual amount of work to do as Majority Leader, but more of that in a minute.

We in the House are particularly aware of the Senate just at this point because we were, last week, starting into the second half of the year when our attention turns to bills that originated there.

I talked about "crossover week" in the last several columns. It was the week ended Thursday, March 17, when each of the two houses was supposed to complete work on its own bills and send them along to the other body.

The House managed to do so.

an introduction. Thanks.)

He moved, as part of the third-reading motion, that the Senate "do now adjourn until Thursday, March 24, at 10 a.m." It is a time-honored parliamentary maneuver called stopping the clock.

They still had a great deal of work to be completed which belonged in the first half of the year, and their doors were locked.

We in the House were feeling the effects of it.

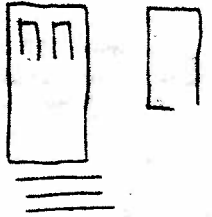
Sen. Leo Fraser of Pittsfield was the prime sponsor of a bill we in my committee were supposed to be hearing, but he couldn't get out of the Senate chamber to testify. So we left the hearing open and went on to other business until he could join us and complete his testimony the following day.

If you have occasion to drive to Concord for hearings on bills that interest you the difference will be apparent.

House committee-members are apt to be there in ample numbers, but Senate committee-members are as scarce as hen's teeth.

It is not unusual for Senate committee hearings to be conducted by a single member, although the full committee numbers range from five to eight.

OH MY !



Weekdays from

More road wo

Is the town ever going the roads in Salem paved are unpaved roads grade time a year that cost money these roads are already streets.

Note: The roads were in the condition they were gravel or unpaved roads. 1 of Selectmen has discussed a plan to pave all So paved roads. At present, has not been completed.

SALEM  
ANIMAL  
RESCUE  
LEAGUE





count of simple assault.

The jury, which deliberated for less than 10 hours, found that he was not guilty of unprivileged con-

one of the girls testified that Sheldon touched her thigh after silicone spilled on her shorts. The other girl testified that Sheldon fondled her breast above her shirt

had been set.

Through the trial, Sheldon's wife and five children showed support for him, attending all court sessions in this trial.

# Planning Director escapes injury

**SALEM** — Town Manager Barry Brenner says a recent act of violence against a town official is simply unconscionable.

On the other hand, the town official against whom the violence was directed is clearly uncomfortable discussing the matter and doesn't want it to be "blown out of proportion into a big circus."

Two weeks ago today, on March 16, local developer William Dickey entered the Municipal Office Building, seeking to speak to Planning Director Ross Moldoff.

Dickey had just received notice of two violations issued by the town — one for installing a septic system without permits and one for storage of trailers on-site in a rural district. He was ordered to remove the trailers and to contact the engineering department to address the septic issue.

According to Moldoff, when Dickey walked into the building, he was visibly distraught. Dickey was,

at first, verbally abusive, and yelled at Moldoff.

He then lifted Moldoff's desk and tipped it over. Moldoff, who was seated behind the desk, was able to roll away from the desk and escape injury.

Several people then entered Moldoff's office and urged Dickey to leave the building, which he did. The whole thing took no more than a minute.

Later that day, Salem police arrested Dickey, 56, 403 Route 111, Salem, on a warrant for disorderly conduct.

Town Manager Barry Brenner said Moldoff is fortunate that his chair has wheels on it, which permitted him to move out of the way without injury.

"In terms of Mr. Dickey, I've got a concern for him or anybody else disrupting a public building," said Brenner.

He added that Dickey will not be barred from the Municipal Office Building, and that the matter will now be addressed in court, due to his arrest.

"It is really inappropriate behavior," said Brenner. "I certainly don't condone it in government facilities. It is unconscionable."

Brenner said this incident simply highlights concerns the town has about the security and safety of its staff. Since a New Hampshire public official was killed last year, the Salem Police Department has conducted a safety and security review of the town hall.

Although there are panic alarm buttons in some departments within the building, Brenner said that as a result of the police department review, more will be installed.

Additionally, the police department will conduct personal safety training sessions for town employees.

Brenner said Dickey's actions are the strongest expression of anger seen in the Municipal Office Building, according to his knowledge.

Dickey's case will be heard in Salem District Court.

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## Board representatives named

**SALEM** — Board of Selectmen chairman Robert Campbell has appointed board members to serve as representatives to various town committees. These appointments are as follows:

Budget Committee: George Jones; Alternate, Robert Ellis.  
Planning Board: Robert Ellis.  
Highway Safety Committee: Robert Ellis.  
Council on Aging: Everett McBride.  
Recreation Advisory Committee: Harold Berry.  
Chamber of Commerce: Everett McBride.  
Conservation Commission: George Jones.  
Historic District Commission: Harold Berry.  
Recycling Committee: Harold Berry.  
Housing Authority: Everett McBride.  
Greater Lawrence Sanitary District: Everett McBride.  
Southeast Regional Hazardous Material Handling: Harold Berry.  
Route 111 Bypass Committee: Robert Campbell.

## Dedication honors Edward Reed

**SALEM** — The Kelley Library will hold a dedication and reception in honor of Edward V. Reed, the library's late director. It will be held on Sunday, April 17, from 3 to 5 p.m., on the first day of National Library Week. The Library Trustees will dedicate the south wing and Children's Room in the name of Mr. Reed, who was responsible for bringing about their construction.

The dedication will permanently recognize Reed's leadership which transformed the Kelley Library into one of the leading public libraries in the state.

Reed will be remembered by friends and colleagues. Light refreshments will be served and music will be provided by members of a New Hampshire chamber group, the "Musicians of Wall Street Chamber Players."

## Dump permits on sale

**SALEM** — Transfer Station Permits for 1994 (April 1, 1994 through March 31, 1995) are now on sale at the Lower Level of the Municipal Office Building. Due to the uncertainty of future Solid Waste operations, permits had not been available for sale. Accordingly, existing permits will remain valid until April 30, 1994.

The permits include use of the Solid Waste Transfer Station, Recycling Center, Brush and Demolition Landfill, Metal Recycling area, and Waste Oil Recycling area located on Shannon Road.

Permits are available to Salem residents and Salem based businesses. The Municipal Office Building is located at 33 Geremonty Drive and is open for the sale of permits Monday through Friday 8:30 a.m. to 5 p.m. For further convenience, the Town Clerk's Office will be open on Monday and Thursday evenings from 7-9 p.m. beginning March 28, 1994 until April 28, 1994 for the sale of these permits.

run on a Sunday since  
there will be no Trombly  
Commuter Service to Boston.

Eagle-Tribune  
**Spelling  
Bee**

her third  
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ling Bee.

"I'm study-  
ing harder  
than I have in  
the past," said

Uppitynes  
Melissa, daughter of  
and Catherine Sullivan  
and Way, Haverhill.  
"I thought it would  
be in it three years,"  
"But I never thought  
it would happen."

## Lemonade for Lemonheads

North Andover selectmen last week denied the request of the Merrimack College Student Activities Office to serve beer at a sectioned-off area of the Volpe Center next Saturday night. The students wanted the beer at a rock concert but promised to shut down the beer stand before the headline band was scheduled to play.

Selectmen did not like the idea of beer being served at all.

"We used to drink before the concert and then stuff our coats full (of bottles to take into the building)," said Selectman Sean Fountain.

Joining Mr. Fountain in voting down the request were Selectmen Kenneth Crouch, John Savastano and Donald Stewart.

The fifth selectman, John Leeman, decided not to cast a vote after hearing the headlining band would be the "Lemonheads."

"I'll abstain," said Mr. Leeman, 35. "I like them."

## Furniture mover

Salem, N.H., Town Planner Ross Moldoff

was upset when a building contractor flipped his desk over during an argument in his office, but the incident didn't cause him to lose his sense of humor.

He told colleagues he was sick of his old desk and said he hoped the town would finally buy him a new one.

Contractor William Dickey was angry because Mr. Moldoff had cited him for violating a building-related code.

## Revising history

There's a new sign up at the South Lawrence East School construction site in Lawrence, but the names are a little different.

When construction began on the school, a sign was put up crediting the project to officials in office at the time of the groundbreaking: Mayor Leonard Degnan, School Superintendent James F. Scully and the Lawrence City Council.

But the sign had to be replaced after it was spray-painted by vandals. The new one bears the name of Mr. Degnan's successor as mayor, Mary Claire Kennedy, and omits the City Council entirely.

## Don't



man.



Faherty.

March in 96 years.

More than an inch of snow fell on six days. The seasonal total for snowfall is 26 days, 10 more days than average, which is a new record.

The biggest March snowstorms were on March 3 and 4. By the time the month was

season to date: 80.6 inches more than normal.

Average wind: 17.7 mph.

Windiest day: 24.9 mph, March 3.

Biggest gust: 47 mph, March 22.

Snow depth: Reached 15 inches on March.

4. Sunshine: Exactly 50 percent.

## SALEM

# Angry builder flips planner's desk

◆ Police are training town workers in developing strategies for defusing tense encounters with the public.

By Bill Murphy  
Eagle-Tribune Writer

SALEM, N.H. — A building contractor upset after the town cited him for two construction-related violations overturned the town planner's desk during a confrontation in his office.

Town Planner Ross Moldoff escaped injury when he wheeled his chair away from the toppling desk at the Municipal Office Building.

The contractor, William Dickey, 56, 403 Route 111, was arrested on a warrant charging him with disorderly conduct, said Acting Salem Police Chief Alan Gould.

The incident happened March 14. Police and town officials did not notify media of it. They confirmed that an incident happened when asked about it this week.

Mr. Dickey was angry after the town cited him for storing trailers in a rural district and installing a septic system without a permit.

Town Health Officer Suzanne Doucette issued one violation, Mr. Moldoff the other.

In the town planner's office, Mr. Dickey at first yelled at Mr. Moldoff and then tipped his desk.

"Mr. Dickey went into an office,

became upset and turned the desk over," Chief Gould said.

Several public officials were shot in New Hampshire last year.

Chief Gould said the Dickey incident drives home the idea that government workers must be on the alert when working with the public.

"We've done some training with various workers in town, and we'll continue this training," Chief Gould said.

During training sessions, workers learn how to spot danger situations and defuse or escape from them.

Some Municipal Office Building work stations are equipped with bank-like silent alarms. The town is considering installing more.

## LOCAL COLUMN

to prison

# Salem brochure now completed

5/11/94

by Monique Duhamel

**SALEM** — The Salem Planning Department has completed its first economic development brochure to promote Salem as a place to do business.

The left pocket of the folder includes a welcome letter from Board of Selectmen chairman Robert Campbell; a Salem at-a-glance chart with facts about Salem; a three-page business assistance reference sheet; a telephone reference list; a community tax comparison chart; and a postcard addressed to Planning Director Ross Moldoff for those seeking more information about Salem.

The right folder pocket includes information about commerce, industry, transportation, education and training, recreation, and an overview of Salem. Each descriptive sheet includes a photo of local interest.

The front of the folder shows three photos in Salem — Route 93, a peaceful lake scene, and the entrance to Standex in the industrial park.

The brochure proudly proclaims that Salem is the gateway to New Hampshire.

The entire folder is tied together on the back page with quotes from local industry leaders who have relocated to Salem.

"KPI has been located in Salem, NH since 1976. Our location near large metropolitan centers provides access to a quality labor force, excellent services and transportation, while allowing our workforce to enjoy the quality of lifestyle offered in New Hampshire," reads a quote in the brochure from Joan M. Loring of Key Packaging Industries Corp.

A total of \$1,000 brochures were printed, according to Moldoff, who said he expects to get about two years worth of use out of them. He added that portions of the brochure were done right on the town's com-

puter system — like the tax rate comparison sheet — so that they may be updated annually at little cost and effort.

"It promotes the town as a good location for new business which we hope will help expand the tax base and provide jobs," said Moldoff.

The brochures are being distributed through the Chamber of Commerce, local real estate companies, state agencies that deal with economic development, and by the town.

Moldoff said the town is only sending these brochures to industrial companies seeking information about Salem, not retailers. He said the town has adopted this policy because industry provides higher wage, family-sustaining jobs.

"This gives us a much more professional approach to economic development. It was a couple of years in the making and we are really pleased with it," said Moldoff. "It allows us to compete with other communities and gives us a positive image."

Christopher Goodnow of the Dalton Company is one of the local real estate agents who has received some of the town brochures.

"It's another sales tool that this area didn't have before," he said.

Prior to the development of this brochure, Goodnow said he had no printed material to give customers which specifically promoted Salem.

"It's definitely an asset and a very good use of town funds," he said.

Goodnow added that economic development does not happen overnight and it may be hard to measure the success of such a brochure. However, he said he thinks its long-term effects will be positive.



# Editorials

## Salem now changed

We have received a lot of comment this week about the changes happening on North Broadway.

These changes are part of the construction of a new Wal-Mart store, and include the removal of acres of trees.

Driving along North Broadway from the road, one sees acres of bare land that was once forested.

Many people are blaming Wal-Mart for this.

We think the changes on North Broadway are truly saddening, however we don't see Wal-Mart as the true culprit.

A VoiceLine caller pointed out the real issue here — the fact that Wal-Mart was permitted to build the store in such a manner. The planning board could have, and we think it should have, required a strip of trees to remain at the street on North Broadway. Such an act would have allowed for construction of a quality discount store that many Salem residents will use and enjoy, while still protecting some of the natural resources and peaceful character of that stretch of Route 28.

If Wal-Mart wanted a Salem store badly enough, such a measure would probably have been possible — if the board had made it a requirement.

The planning board spent so much time dealing with the issue of traffic in the Wal-Mart plan that many of the other, equally important issues, such as appearance, community character, and resource protection received only a cursory review.

We could have had it all — the store, fronted by a buffer zone of trees.

Now, it is the Salem residents, once again, who will have to suffer for the leniency of the planning board.

## Word from the Municipal Office Building

Meetings at the MOB this week include the Budget Committee tonight, June 22, at 7 p.m. in the Knightly Meeting Room, telecast live on Cable Channel 38. The Board of Selectmen will hold a regular meeting on June 27 at 7 p.m. in the Knightly Room, telecast live on Cable Channel 38.

The Planning Board will meet on June 28 at 7 p.m., in the Knightly Room, telecast live on Cable Channel 38.

with local, county, state and federal programs; increase their opportunities to interact in the community; and provide them with a center which fosters mental, physical, social and nutritional well-being in a wholesome environment.

The Recreation Department's mission is to develop and maintain the recreation and leisure resources of the community and to provide instructional programs with a



Weekdays from 5 p.

## Be thankful

Why do people step on their heels who are giving of their time and skills and saving money on local charitable causes? Why don't they just be thankful and appreciative of the time and effort spent and money saved?

## Disappointed

I was very disappointed that the Salem High's 4x100 relay team was not mentioned in the Salem Observer after becoming state champions in this event. These young men have worked extremely hard to achieve this accomplishment and deserve to be recognized.

## Observation

by Carol

Salem has recently been assaulted on the issue of domestic violence, and none too soon. This is not new, but last week the

1994

6/22/94

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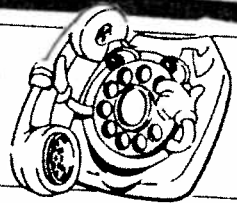
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# Voice Line

Weekdays from 5 p.m. to 8 a.m. All day Saturday & Sunday

Call Voice Line at 893-0721



## Be thankful

Why do people step on volunteers who are giving of their time and skills and saving money for local charitable causes? Why can't they just be thankful and appreciative of the time and effort spent and money saved?

## Disappointed

I was very disappointed that Salem High's 4x100 relay team was not mentioned in the Salem Observer after becoming state champions in this event. These young men have worked extremely hard for this accomplishment and deserve to be recognized.

## Observations

by Carol Moore

Salem has recently begun an assault on the issue of...

## Not revealing

It's really too bad that after hours and hours of hard work, sweat and practice, that our Salem High color guard had to read what one pompous resident feels. I'm a parent of one of those girls, and very proud of all of them and their performance the other evening. It's very sad that some narrow minded people feel that because of possible threats in our society today that we must give up forms of art. These girls wear shorts and t-shirts, not bikinis, and are not revealing in any way.

## Move over

Some people never learn. I'm tired of seeing the same old names on the ballot — of people who run for office that the people of Salem just don't want to represent. It's time to move over...

## Save a life

It is nice to see the community coming together to help support the Richardson family in their time of need. I urge everyone to help out with these fundraising efforts. We're not talking about raising money for an inanimate object, like a building or a certain program. We're talking about saving a life.

## Blames planners

I couldn't believe my eyes when I drove down North Broadway the other day and saw where Wal-Mart is going in. With all that land and all those trees there, why couldn't the planning board have required Wal-Mart to leave a buffer of trees between the road and the new store? I don't blame Wal-Mart for the irrevocable denuding of North Broadway.

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# NEW HAMPSHIRE

## Stripped acreage saddens Salem neighbors

People are lamenting the loss of 20 acres of woods, cleared to make way for a Wal-Mart store on Route 28.

By Bill Murphy  
Eagle-Tribune Writer

SALEM, N.H. — While driving long Route 28 on a hot summer day, Mary Duvall said she would skid forward to escaping the wide open, sun-baked commercial strip or a shady stretch of road south of Windham.

Construction crews have begun to take over that stretch south of town, leveling more than 20

the woods were leveled.

A huge rectangular area has been carved out of the woods for the store. Where passers-by used to note different shades of green, they now see dirt in all its variations of gray, brown and black. Dump trucks and payloaders skirt two 30-yard wide heaps of trees, stumps and branches yet to be cleared away.

When the work is done late this year or early next year, people will look across an 800-space parking lot at a mammoth Wal-Mart. It will be nearly a third larger than the 105,000-square-foot Home Depot on South Broadway.

Route 28 will have grown from

two to five lanes near the store.

Twenty-foot swaths of trees on both sides of Route 28 will have been cut to make way for the wider road.

Kenneth Sided, who lives on near-by Old Rockingham Road, said, "They destroyed a lot of nice land over there."

College student Robert Waselchuk, 10 Samoset Drive, said of the cleared woods, "It's a shame, of course. It's getting to be as bad as Nashua on this side of Salem."

Not everybody living near the site is lamenting the loss of trees.

Please see WAL-MART, Page 16



Cheryl Benoit/Eagle-Tribune  
Twenty acres off Route 28, just south of Routes 111, in Salem, have been cleared for a Wal-Mart store.

### Set to graduate



Cheryl Benoit/Eagle-Tribune  
Todd Richardson jokes around with his childhood friend (standing left) and sister Holly, 14 (center).

### SALEM

## Scientists scrutinize town water

◆ Scientists will develop ways to keep Canobie Lake free of pollutants.

By Bill Murphy  
Eagle-Tribune Writer

SALEM, N.H. — Canobie Lake water is about to come under scientific scrutiny.

While the water quality of Canobie Lake is good, studies conducted in 1976 and 1987 showed an increase in nitrogen and phosphorus and potentially

## REGIONAL DIGEST

### Measles outbreak closes Middleton jail

MIDDLETON — The Middleton jail and its nearly 900 prisoners have been placed under quarantine due to a possible outbreak of measles.

Sheriff Charles H. Reardon announced yesterday that no visits with prisoners will be allowed at the Middleton jail after an active case of measles was reported there yesterday morning.

The Department of Public Health has said the jail could be quarantined for as long as 21 days after the last case of measles is seen, he said in a statement.

Visits have also been suspended at Correctional Alternative Center in Lawrence but there have been no reported cases there, said A.J. Belleville, assistant superintendent of the Middleton jail.

### Mayor: Dress for success, not the beach

LAWRENCE — Mayor Mary Claire Kennedy is letting it be known that working in City Hall is no day at the beach and employees should remember that when getting dressed in the morning.

In a memo to all departments yesterday, Mayor Kennedy informed workers that shorts, halters, muscle T-shirts and jeans are inappropriate. Dress shorts are allowed.

"I never wore halters before," said Public Works Director Raymond DiFiore.

Some workers privately grumbled the city should pay them a clothing allowance.

### Chalice-theft is classified as hate crime

LAWRENCE — A pro-Catholic group wants to add hate crimes to the list of charges against the Lawrence man who stole a chalice from St. Mary Church last Friday.

The Catholic League for Religious and Civil Rights sent letters yesterday to U.S. Attorney Donald K. Stern and District Attorney Kevin Burke asking that the desecration of what Catholics hold most sacred, the Holy Eucharist, be prosecuted as a violation of the First Amendment.

David Cedeno, 17, of Market Street, and an accomplice are accused of entering the church as the Rev. Robert Guessetto was serving Mass and snatching two chalices and a communion paten.

Mr. Cedeno was captured by police a few blocks away with one of the chalices, which had broken, in his knapsack. His family recovered the other chalice and paten. The other man is still at large.

### Haverhill pushing for business center

HAVERHILL — Gov. William Weld and a group of international businessmen will be here Aug. 3 to help spotlight Haverhill's attempt to turn the AGFA building into a business center.

Meanwhile, the city continues pressuring the state to choose the property as the site of Northern Essex Community College's Center for Business and Industry.

### Summer league gets boost from Statehouse

HAVERHILL — City Councilor William Chase's summer recreation program may receive a much-needed financial boost, \$25,000, if the state House-Senate conference committee approves it.

Yesterday, Sen. James P. Jajuga, D-Methuen, and Rep. Brian Dempsey, D-Haverhill, announced the money had been included in the Senate version of the fiscal year 1995 budget.

## Wal-Mart: 20 acres stripped for store

Continued from Page 15

Inez Molloy, 40 Samoset Drive, said, "It's a mess right now, but once they get the store built, I think everything will be all right."

The store, she said, will provide jobs in a town with many unemployed workers. In addition, Mrs. Molloy said she plans on shopping at the store.

"I'm getting up there in age," Mrs. Molloy said, "and I can walk down there."

Harry Raymond, 69 Old Rockingham Road, said he would prefer that Wal-Mart had not cleared the woods for a store.

"But that's progress," he said.

Voicing a complaint heard by residents of all streets near the site, Mr. Raymond said his real concern is that the store will increase traffic congestion.

While people may be complaining about Wal-Mart now, Town Planner Ross Moldoff said few turned out at hearings on the project.

The problem, though, is not simply lack of public participation, he said.

When the town overhauled zoning in 1960, it designated all of Route 28 a commercial area. The town's population was increasing at the time, and people wanted to increase the tax base to pay for schools and public safety.

Many other communities will allow businesses to build only along a portion of a main road.

Mr. Moldoff said North Broadway will come to resemble South Broadway, a long retail strip, in the coming years.

"You'll see more national chains and fast food restaurants on North Broadway," he said.

People could prevent further development by approving zoning laws that restrict growth, he said.

HOW CAN WE HELP YOU?

100

around with his children

WRITE IDEAS





# Editorials

## Salem now changed

We have received a lot of comment this week about the changes happening on North Broadway.

These changes are part of the construction of a new Wal-Mart store, and include the removal of acres of trees.

Driving along North Broadway from the road, one sees acres of bare land that was once forested.

Many people are blaming Wal-Mart for this.

We think the changes on North Broadway are truly saddening, however we don't see Wal-Mart as the true culprit.

A VoiceLine caller pointed out the real issue here — the fact that Wal-Mart was permitted to build the store in such a manner. The planning board could have, and we think it should have, required a strip of trees to remain at the street on North Broadway. Such an act would have allowed for construction of a quality discount store that many Salem residents will use and enjoy, while still protecting some of the natural resources and peaceful character of that stretch of Route 28.

If Wal-Mart wanted a Salem store badly enough, such a measure would probably have been possible — if the board had made it a requirement.

The planning board spent so much time dealing with the issue of traffic in the Wal-Mart plan that many of the other, equally important issues, such as appearance, community character, and resource protection received only a cursory review.

We could have had it all — the store, fronted by a buffer zone of trees.

Now, it is the Salem residents, once again, who will have to suffer for the leniency of the planning board.

## Word from the Municipal Office Building

Meetings at the MOB this week include the Budget Committee tonight, June 22, at 7 p.m. in the Knightly Meeting Room, telecast live on Cable Channel 38. The Board of Selectmen will hold a regular meeting on June 27 at 7 p.m. in the Knightly Room, telecast live on Cable Channel 38.

The Planning Board will meet on June 28 at 7 p.m., in the Knightly Room, telecast live on Cable Chan-

with local, county, state and federal programs; increase their opportunities to interact in the community; and provide them with a center which fosters mental, physical, social and nutritional well-being in a wholesome environment.

The Recreation Department's mission is to develop and maintain the recreation and leisure resources of the community and to provide instructional programs with a



Weekdays from 5 p.

## Be thankful

Why do people step on their shoulders who are giving of their time and skills and saving money for local charitable causes? Why don't they just be thankful and appreciate the time and effort spent and the money saved?

## Disappointed

I was very disappointed that Salem High's 4x100 relay team was not mentioned in the Salem Observer after becoming state champions in this event. These young men have worked extremely hard to achieve this accomplishment and deserve to be recognized.

## Observation

by Carol

Salem has recently been assaulted on the issue of domestic violence, and none too soon. This is not new, but last week the

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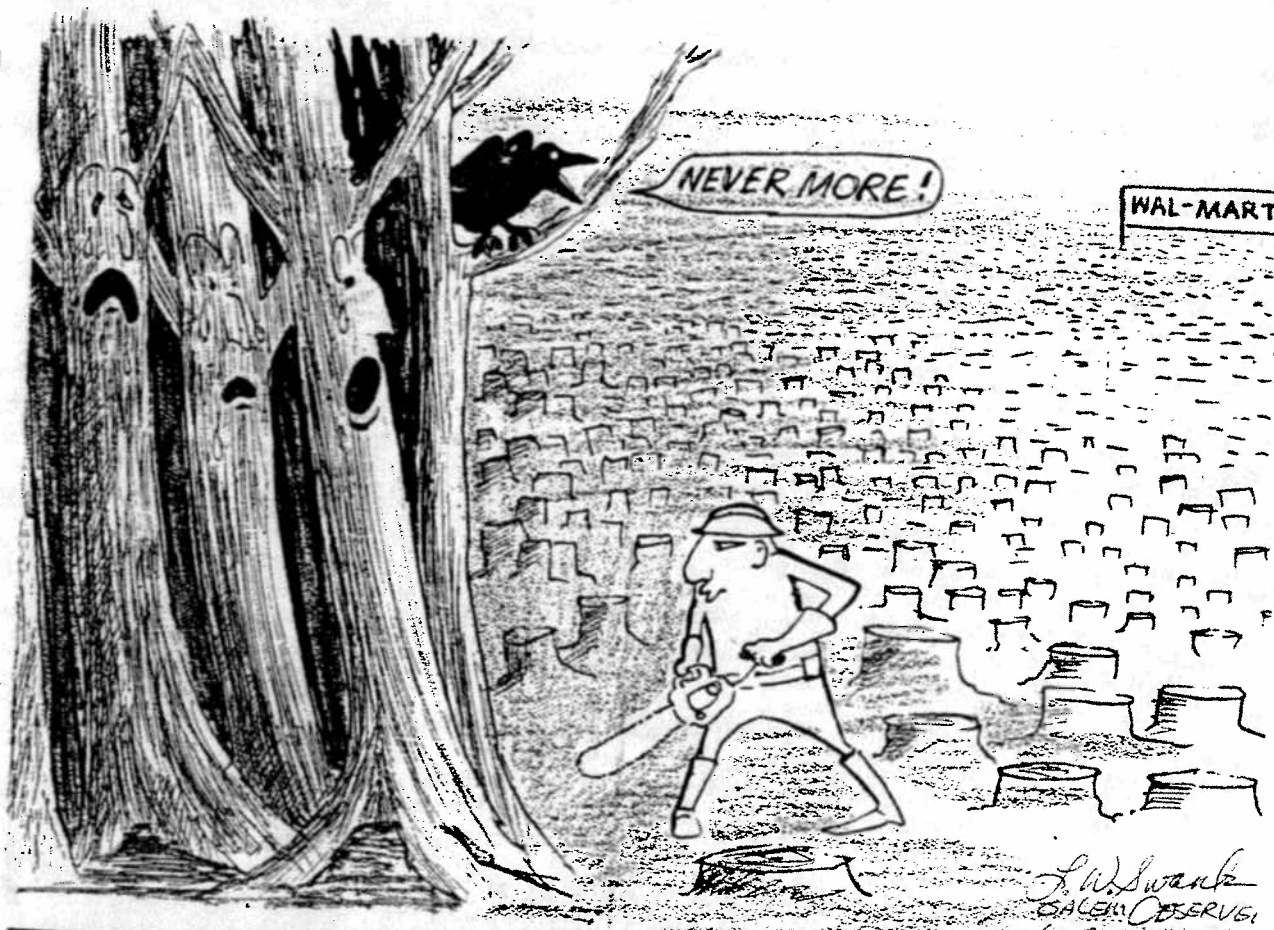
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# Voice Line

Weekdays from 5 p.m. to 8 a.m. All day Saturday & Sunday

Call Voice Line at 893-0721



Be thankful

Why do people step on volunteers who are giving of their time and skills and saving money for local charitable causes? Why can't they just be thankful and appreciative of the time and effort spent and money saved?

Disappointed

I was very disappointed that Salem High's 4x100 relay team was not mentioned in the Salem Observer after becoming state champions in this event. These young men have worked extremely hard for this accomplishment and deserve to be recognized.

Observations  
by Carol Moore

Salem has recently begun an assault on the issue of domestic violence.

Not revealing

It's really too bad that after hours and hours of hard work, sweat and practice, that our Salem High color guard had to read what one pompous resident feels. I'm a parent of one of those girls, and very proud of all of them and their performance the other evening. It's very sad that some narrow minded people feel that because of possible threats in our society today that we must give up forms of art. These girls wear shorts and t-shirts, not bikinis, and are not revealing in any way.

Move over

Some people never learn. I'm tired of seeing the same old names on the ballot — of people who run for office that the people of Salem just don't want to represent them. It's time to move over and let some

Save a life

It is nice to see the community coming together to help support the Richardson family in their time of need. I urge everyone to help out with these fundraising efforts. We're not talking about raising money for an inanimate object, like a building or a certain program. We're talking about saving a life.

Blames planners

I couldn't believe my eyes when I drove down North Broadway the other day and saw where Wal-Mart is going in. With all that land and all those trees there, why couldn't the planning board have required Wal-Mart to leave a buffer of trees between the road and the new store? I don't blame Wal-Mart for the irrevocable denuding of North Broad-

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# Bus line would carry commuters

◆ A proposed bus route would link Salem and Lawrence.

By Bill Murphy  
Eagle-Tribune Writer

SALEM, N.H. — A proposed bus line would run between industrial parks near Interstate 93 and the bus station in Lawrence.

A study put out by the Rockingham County Planning Commission later this summer will recommend that the Merrimack Valley Regional Transit Authority (MVRTA) operate a bus between the communities for morning and evening commuters.

It would pick up and drop off at industrial parks near Exit 2 on I-93 and the bus station, said Maura Carriel, commission transportation planner.

It would provide Massachusetts residents with public transportation to several major Salem employers. Salem residents could use the bus to travel to jobs on the Massachusetts side of the Merrimack Valley.

In addition, Salem residents could ride the bus to Lawrence and catch the MBTA train to Boston.

Ms. Carriel said the bus line is one of several ideas to bring public transportation to Salem being bandied about.

Town Manager Barry Brenner said no decision will likely be made on the bus line for several years.

Buses would travel to and from Salem on I-93, leaving the highway at Exit 2. They would not stop anywhere on Route 28.

The commission does not intend to propose that buses run up from Lawrence to Salem's commercial strip along Route 28 and the Mall

Rockingham Park.

Several years ago, a proposal to create Lawrence-Salem and Haverhill-Salem bus routes met fierce opposition. Haverhill merchants were afraid customers would hop the bus to shop at Salem malls.

Ms. Carriel said political considerations have forced her commission to propose routes that skirt Salem's commercial areas.

"It's a very touchy situation," Ms. Carriel said.

Town Planner Ross Moldoff said, "It's probably not the ideal system, but given the realities of the situation, it may be all we can get."

Before any buses come to town, ridership surveys will be conducted.

An in-town bus shuttle is also being considered.

Mr. Moldoff said a shuttle could connect highly populated residential areas with stores, medical offices and workplaces.

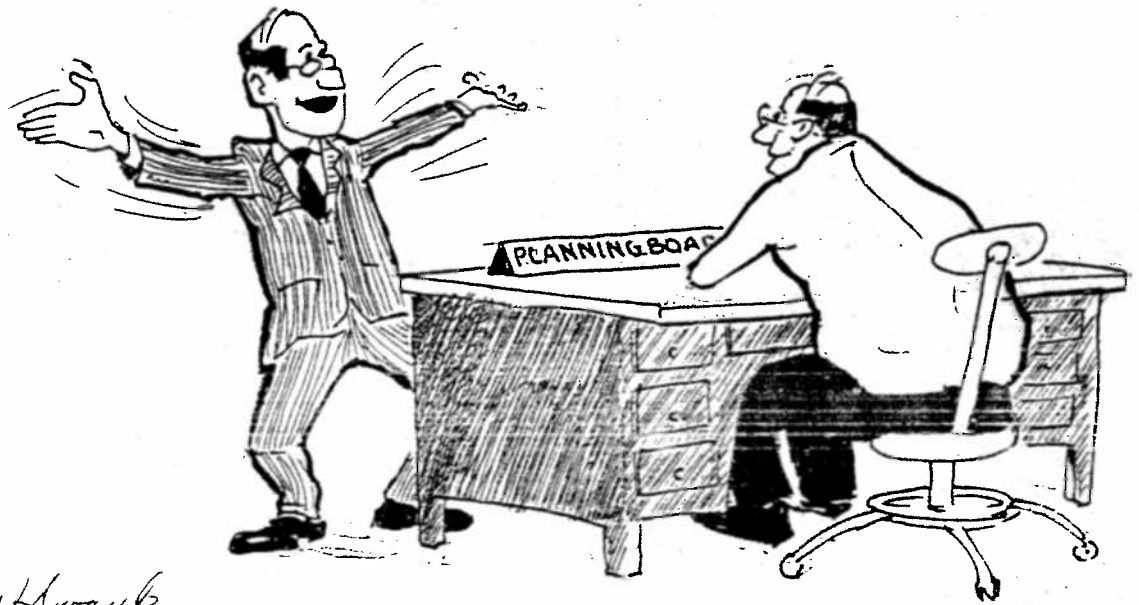
Patricia Drelick, director of the Greater Salem Chamber of Commerce, said merchants had expressed an interest in a shuttle and may have been willing to finance part of its cost. But surveys have showed few people would ride it, she said.

Mr. Moldoff said a bus route would have few riders if only elderly, those without cars and children rode. Bus routes work only when they are also used by people with cars who opt for buses.

An even greater obstacle to public transportation in town may be taxes, he said. While government grants may pay for 80 percent of bus costs, the town would pick up 20 percent.

The town may have to put up \$50,000 to start running buses between Exit 2 and Lawrence. Mr. Moldoff said he is unsure that Town Meeting would do it.

OUR PLAN IS...PUT A ROOF OVER ALL OF  
SALEM AND MAKE THE WHOLE PLACE A BIG MALL!



*L. H. Swank*  
SALEM OBSERVER 7.5.94

7/6/94



# Impact fees considered

7/27/94

by Carol Moore

**SALEM** - The School Board gave their preliminary approval to fund 50 percent of the cost of an impact fee feasibility study at their most recent meeting.

The study will assess if the implementation of an impact fee on new housing construction will soften the blow of incoming students to the Salem School District.

The study still has to undergo the scrutiny of the Board of Selectmen sometime in August as the plan is to share the \$6,500 cost with the School District.

Ross Moldoff, Planning Director, addressed the School Board at the meeting explaining that he submitted a list of projected sub-division plans to Superintendent Henry LaBranche in April.

The projected housing starts reached close to 400 new homes and Moldoff was concerned about impact on the School District.

LaBranche responded with a projection of the possibility that new housing would translate into a need to house 475 new students which

equates to a need for 15 new classrooms in various schools.

Moldoff supported the use of an outside consultant to formulate the methodology and zoning ordinances required to implement an impact fee on new construction.

"We used a consultant to develop an impact fee statement for road development four years ago—it was a wise move," Moldoff said.

Moldoff added that as of the 1986 Master Plan, there were 5,000 acres of undeveloped land in Salem.

"New plans are coming in all the time," he explained.

Moldoff said six New Hampshire towns have incorporated impact fees into their strategies to either retard growth or soften the tax burden to property owners.

The amount of the fee to be charged on new construction is not determined, but it would increase and be passed on to the home purchaser.

Board member Bernard Campbell spoke in opposition to the notion of an impact fee.

"This means if you want to come to Salem, you pay. I don't know why we feel good about this. We want to stick it to the other guy," Campbell

said.

Campbell noted that new homeowners would still have to pay the same taxes and charges as anyone else.

"I don't believe in it," he added.

Board member Pamela Berry disagreed.

"The Board has to look into future alternative funding for schools. We have to see what the analysis can offer. It doesn't commit us and it's money well spent," she said.

Fred Kruse commented that the study was for feasibility only—to see if impact fees will support new construction or expansion.

The Board voted 4-1 (Campbell in opposition) to fund \$3,250 of the cost of the study.

The Board of Selectmen will hold discussion sometime in August on whether to kick in their \$3,250 to support the study.



11/23/94

# Battle lines drawn in housing fee dispute

By Scott Van Voorhis  
Eagle-Tribune Writer

SALEM, N.H. — As new homes go up and more families and children move in, everything from bigger playgrounds to new schools are needed.

However, a proposal that would make developers foot the bill for new classrooms, charging them as much as \$2,300 for every home they put up, has sparked a heated debate.

Parents who support the idea, and developers who oppose it, squared off last night at a Planning Board session.

## ◆ PRO and CON

*“We want to shift some of the burden away from the general tax base ... and part of it onto the users.”*

Michael Lyons, who wants the impact fee

*“This ordinance proposes to collect far too much money, from the wrong people, for the wrong reasons.”*

Laurence Belair, developer opposed to proposal

At issue is whether the proposal, by school and town officials, is put together by a consultant hired either fair or legal.

With as many as 300 homes approved or ready to be, supporters say it simply makes sense.

“We want to shift some of the burden away from the general tax base ... and part of it onto the users,” argued Michael Lyons.

Further, the proposal got the backing of a parents group fighting for a \$5.7 million project to ease overcrowded classrooms and revamp aging schools.

Such school improvements are desperately needed if the town is to remain an attractive option for

Please see FEE, Page 10

## Fee: Parents and developers face off over housing tax

Continued from Page 9

homebuyers, they argue.

And the proposed tax on new homes would go a long way toward paying for this work, they contend.

Right now, classes are already packed with 30 or more students, and with more coming each year, said David Fagerstrom of the Parents Action Committee.

“How many people are going to buy the houses that you build if we have these conditions,” he said.

Laurence Belair, town moderator and a major Salem developer with plans for 12 new homes on Lake Street, had a different view of things.

He said builders are being asked to pay for much more than their fair share of new classrooms that might be needed.

Instead, developers hit with the tax will be in effect be financing a decade's worth of pent up and put off additions and improvements, he

said.

“This ordinance proposes to collect far too much money, from the wrong people, for the wrong reasons,” he said.

“I don't think you can justify, either morally or legally, an impact fee of that nature,” he said.

Planning Board members made no decision on the proposal last night, but will look at it again at a meeting on Dec. 6.

They may also decide at the meet-

ing whether or not to have the question go before the voters in March.

If not, the issue could still be brought before voters through a citizens' petition.

In weighing a tax on developers, Salem is following in the footsteps of other local towns.

Builders in Londonderry now have to pay as much as \$1,500 for each home they put up.

Windham and Nashua officials are also looking into the issue.

Salem Observer 7/13/94

## Letters

### **Thanks for light**

To the Editor,

I received a letter today from Ross A. Moldoff, Salem Planning Director, informing me that Wal-Mart has agreed to install the flashing yellow beacon at Shadow Lake Road (Rt. 111) and Sylvan Drive intersection earlier than required due to the concerns of the residents on Shadow Lake Road (Rt. 111).

On behalf of the residents of Shadow Lake Road, I would like to thank Wal-Mart. After hearing of our concern, they acted in such a rapid manner, putting our safety first and approving the funding for the installation of this beacon ahead of schedule.

I would also like to thank Ross A. Moldoff, planning director, and Suzanne M. Lamoureux, P.E. Project Manager for Wal-Mart. Without the help of these two individuals this might not have been possible.

The safety flashing beacon will be installed in approximately two weeks.

Sincere thanks,  
Ernest E. Reavy  
Salem



WEDNESDAY  
JULY 13, 1994

# NEW HAMPS

*“He insisted he had to thank God he was alive”*

Carol Grant, mother of accident victim

## ‘I thank God I’m alive’

17-year-old's faith deepens after near fatal collision

♦ A Central Catholic student said he believes in God more than ever after surviving a serious car accident.

By Bill Murphy  
Eagle-Tribune Writer

When he was released from Boston City Hospital in late June, Paul Grant knew he had suffered a head gash and broken kneecap.



Paul Grant

But he could not come to terms with how he had been injured.

No, the 17-year-old boy told his parents. He had not been in a head-on crash on the Shadow Lake Road portion of Route 111 in Salem, N.H., June 22.

To jog his memory, his mother, Carol Grant, drove him to Crawford's junk yard in Salem. They stood and looked at a crumpled 1987 Chevrolet Cavalier station wagon that Paul had been driving.

“He cried and he cried the whole way home,” said Mrs. Grant, 19 Crown Hill Road, Atkinson, N.H.

Besides the broken kneecap, Paul, who will be a senior this fall at Central Catholic High, escaped the accident with few injuries.

While always a practicing Roman Catholic, he said the accident has made him religious in a way he never was before.

The first two days after the accident, doctors initially thought he had suffered a broken neck and would be permanently paralyzed.

Mrs. Grant and her husband, Kenneth, were grief stricken. The Grants' only other child, Edward — Paul's twin — has had cerebral palsy since birth.

Please see **CRASH**, Page 10



Bill Murphy/Eagle-Tribune

In the days after the accident, Paul Grant had no memory of smashing up this 1987 Chevrolet Cavalier station wagon.

## Wal-Mart pays for blinking light to prevent further accidents

SALEM, N.H. — A blinking yellow light will be put up in the Shadow Lake Road portion of Route 111 near where Paul Grant was injured in a head-on collision last month.

The light was set to go up after Wal-Mart opens on Route 28. But Ernest Reavy, a Shadow Lake Road resident, kept after town officials and convinced them not a day should be wasted in putting up the light at Route 111 and Sylvan Drive.

It might prevent an accident such as the one in which Mr. Grant was injured, Mr. Reavy said.

The light is being put up with money that Wal-Mart will pay for traffic improvements.

Town Planner Ross Moldoff said the light should help make the road safer for residents who cross there to Shadow Lake beach. He praised Wal-Mart for paying the money now so the light could be installed this summer.

Traffic has long been a problem on Shadow Lake Road. Trucks and cars speed by summer cottages, some built as close as 30 feet from Shadow Lake Road.

Residents are afraid of being hit while crossing the road to get mail.

The Route 111 Bypass will provide a solution to the neighborhood's concerns. But it is not scheduled to be open for 10 years, Mr. Moldoff said.



MINE! MINE! MINE!





## IN SALEM

Bill Murphy

# Depot traffic woes considered by town

Town officials are considering whether they should include a controversial proposal to raze buildings and widen roads through the Salem Depot in its long-range plans.

The \$7 million proposal was developed as a way to solve traffic congestion problems that have long plagued the Depot.

Routes 28 and 97 would be widened, turning lanes added and buildings razed.

Traffic consultants hired by the town devised the plan.

Whenever such proposals have been put forward, many Depot shop owners have questioned whether such a major fix is needed.

The plan is expected to be expensive because many businesses — as many as 18 — would have to be taken, perhaps by eminent domain.

The Planning Board will be looking for citizen input on how to improve on the Depot's traffic problems at a public hearing

Tuesday, Aug. 23, at 7:30 p.m. in the Municipal Office Building.

The board is considering including the Depot proposals as part of the town's master plan for development and improvements.

By being included in the master plan, the Depot proposals would gain an official stamp of approval.

But inclusion in the master plan does not mean that the town will someday carry out the proposals.

Before any of the proposals become a reality, Town Meeting approval would likely be needed.

A copy of the study is available for review in the planning office at the Municipal Office Building and Kellev Library.

# Battling X-rated business before it starts

8/3/94

◆ Londonderry is the latest New Hampshire community scrambling to ward off adult entertainment.

By John Batteseo  
Eagle-Tribune Writer

LONDONDERRY, N.H. — Residents in nearby Salem began battling an adult book store three years ago, but without any regulations on the books it turned out to be a futile fight.

## Adult: Londonderry taking precautions

Continued from Page 1

to regulate where such businesses may locate and what they will look like from the outside, but he is opposed to any ordinance that effectively bans them.

The Moonlite Reader adult bookstore in Salem caused "an uproar in the community from a variety of people," Salem Planning Director Ross Moldoff said. Despite the protests, Salem really did not have any choice but to allow the adult bookstore in town because it had no zoning regulations on the books, Mr. Moldoff said.

These businesses cannot be prohibited, but towns can regulate them in terms of where they are allowed and how far they must be from churches, day care centers, schools and other adult entertainment businesses, for example.

Since Moonlite Reader came to town, Salem has adopted a zoning ordinance that limits such businesses to the Route 28 commercial strip and it requires such businesses to be no closer than 1,000 feet from each other and no closer than 750 feet from homes, churches, day care centers and schools.

In Seabrook, a sexually oriented business called Leather and Lace, which features adult video booths, adult movies and adult magazines

and books, opened a few years ago despite massive opposition. Like Salem, Seabrook had no zoning ordinance regulating such businesses. And, also like Salem, it has adopted such an ordinance since Leather and Lace opened.

The Seabrook zoning ordinance, adopted this year, will protect the town "from future development of a sexually oriented business," said Margaret Wetherington, secretary of the Seabrook town manager.

While these communities and others are turning to zoning rules to regulate sexually oriented businesses, others towns, including Hooksett, have adopted laws that make public nudity a crime.

Londonderry is not taking that route because such a law is probably unconstitutional, Londonderry Planning Director Peter Lowitt said.

"A community would be hard-pressed to withstand a constitutional challenge" from someone who cannot open an adult entertainment business on the basis of such a law, Mr. Lowitt said.

The Planning Board will begin discussing the matter at its Aug. 17 meeting. The meeting starts at 7:30 p.m. at Town Hall. A formal hearing on a proposed zoning ordinance would eventually be held. Voters would have the final say next March.

They lost the battle and wound up with Moonlite Reader, an adult bookstore on Route 28.

To keep from being placed in the same position, Londonderry planners have decided to draft a zoning ordinance to protect the town from adult entertainment businesses, including adult book stores, nude dancing and X-rated movie theaters.

While the U.S. Constitution does not allow communities to prohibit these businesses, towns are allowed to have some control over them by establishing zoning laws.

There are no adult entertainment businesses in Lon-

donderry now or any proposals for such business on the table, but a recent trend shows this type of business is moving into suburban communities, including Salem, Seabrook and the small Massachusetts town of Tyngsboro, which is on the New Hampshire border next to Hudson.

"I don't think there are many people who want it (adult entertainment) in Londonderry," Planning Board member James Anagnos Jr. said. "They figure it's obscene, it doesn't fit our culture or our lifestyle."

Mr. Anagnos favors writing a tight zoning ordinance

# Eat out: Site near mall eyed for 2 new restaurants

Continued from Page 1

Jan Companies, of Cranston, R.I., may also build a 50,000 square foot retail and business center near Cluff Crossing Road, according to Mr. Jutton. The site is 25 to 30 acres.

Preliminary plans call for construction of a two-lane road between Rockingham Boulevard and Cluff Crossing Road. The road would start opposite Mall Road and exit at Cluff Crossing Road near an auto repair business, east of Soule School, said Mr. Jutton, former Salem town manager and School Board member.

The connector road would not access Rockingham Mall on Route 28 at Cluff Crossing Road.

At least one town official, however, sees the project as a chance for the town to get about eight acres for recreational space adjacent to Soule School.

Salem Planning Director Ross A. Moldoff has talked to developers

about giving the town the land which they are considering building a retail center on.

"Acquisition of the eight acres by the town would also eliminate the potential for development of more retail space with access off Cluff

Crossing Road," he said. There are about 1,000 units of condominiums and apartments in the area.

Mr. Jutton said his client is considering Mr. Moldoff's proposal.

The Planning Board is scheduled to begin preliminary discussion on

road layout and the development plan Tuesday night.

The meeting at Municipal Town Offices starts at 7:30 p.m., but the matter will be taken up late, if at all, said Mr. Moldoff. Revitalization plans for Salem Depot top the evening's agenda, he said.

8/19/94

## Site near mall eyed for 2 new restaurants

♦ More restaurants and maybe some recreation space are in the works for Salem, N.H.

By Sally Gilman  
Eagle-Tribune Writer

SALEM, N.H. — A Rhode Island firm wants to build two restaurants off Rockingham Boulevard across from The Mall Rockingham Park.

One would be East Side Marios, an Italian restaurant now in several Massachusetts communities and planned for Manchester. The second restaurant has not been determined, according to Donald Jutton, of DRJ Associates Inc., project director.

Each restaurant would be 6,500 square feet and seat 250 people. Rockingham Boulevard connects Interstate 93 at Exit 1 with Route 28.

"My client is interested in developing the parcel with frontage and visibility from the new mall at Rockingham Park," said Mr. Jutton, a former Salem town manager and School Board member.

Please see **EAT OUT**, Page 12



# Depot: Traffic study is added

Continued from Page 1

a solution. "But where is it appropriate to route our traffic?" he asked. "People who live on Pumping Station Road and Lawrence Road, between Salem Center and Veterans Memorial Parkway, do not want to see more traffic."

Although several townspeople urged planners to spare the Depot and direct traffic onto back roads, the board voted last night to amend the master plan to include a proposal to raze buildings and widen roads in the Depot. The proposal is part of the Depot Traffic Study aimed at solving congestion at the intersection of Routes 28 and 97 (Main Street).

According to the study, about 24,700 cars a day pass through the Depot. Traffic increases between 2 percent and 5 percent each year.

"People who drive through the Depot ... can wait well over one minute," said Giles Ham, project manager for Vanasse Hangen Brustlin Inc. of Bedford, who did the study. He said with moderate growth and road improvements, the wait would be reduced to between 25 seconds and 40 seconds by the year 2013.

The \$7 million project is controversial and costly because it calls for

taking up to 18 businesses worth about \$5.4 million. Routes 97 and 28 would be widened, traffic signals added and a connector street built at Willow Street.

Town Planning Director Ross Moldoff said the town is not bound by the study.

"Adoption of this study does not commit the town to taking one single piece of private property," he said. He said the traffic consultant recommended ways the town can handle future development and deal with problems that are already there and ones that will continue to grow in the future.

Sixteen townspeople had their say last night. Many questioned whether such a major fix is needed.

Laurel Kellett, 56 Main Street, a member of the Depot Task Force, said she would lose her fence and

three maples if the road is widened. She suggested extending Stiles Road to Route 38 and promoting Route 213, and not Route 97, as a faster way to reach Salem from Haverhill.

Selectman Robert Campbell urged the board not to add the traffic study to the master plan without an overall revitalization plan for the Depot. Voters have rejected several zoning amendments to change the look of the Depot.

Several Depot property owners, including the Masonic Temple, Depot Plaza and Century 21 Allard Realty, said they would be hurt by road widening.

"If this plan is adopted and carried out, I guess I am moving," said Robert Allard.

## The Eagle-Tribune

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Merrimack, N.H.

## LAKE STREET'S PLANT OF THE WEEK

8/24/94

## Salem planner: 'Where can we route traffic?'

◆ A study that eases congestion at the intersection of Routes 28 and 97 was added to the town's master plan last night.

By Sally Gilman  
Eagle-Tribune Writer

SALEM, N.H. — When Planning Board Vice Chairman Bernard Campbell left his law office on Stiles

Road yesterday, he avoided Salem Depot traffic by taking back streets.

"It was 4 p.m. and I tried to get to Town Hall," he said. "I went up North Policy Street, over Pumping Station Road and forgot about the construction on Old Rockingham Road and ended up going north to Route 111 and then back down Route 28."

Mr. Campbell told townspeople at a public hearing on the Depot traffic woes last night that using residential streets to avoid the bottleneck is not

Please see DEPOT, Page 2

## FREE SEMINAR

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# Selectmen: Plant more new trees

◆ Salem is looking for ways to stay green and grow at the same time.

**By Sally Gilman**  
*Eagle-Tribune Writer*

SALEM, N.H. — Selectmen are hoping townspeople, businesses and civic organizations will help make Salem a bit greener.

"When I look at old photos ... there were plenty of trees on our roadsides in the not-so-distant past," said Selectman George P. Jones III.

The board agreed this week to include in the 1995 budget a plan to replace on town streets some of the trees that have been removed for road work or that have died over the years.

"I want to ask the town manager to include a plan ... a modest one, that in stages, would replace some roadside plantings," Mr. Jones said. "We do not want to go overboard ... we can get this off the ground and start getting trees back."

Mr. Jones said a community effort is needed. He said the Conservation Commission and Salem Garden Club could be involved.

"One way of going at this maybe is to get the Chamber involved and get businesses to sponsor plantings of trees," said Mr. Jones. He said the Urban Forestry Center, in Portsmouth, could recommend the best trees for roadsides.

Selectman Harold Berry said the board should have a firm proposal if Town Meeting is asked to spend money for trees and greenery.

"I do not want to put trees along a road and then have that road

expanded and the trees cut down," he said.

Selectmen's attention to trees and grass was triggered by a discussion of the cutting of hundreds of trees to widen North Broadway in the vicinity of the new Wal-Mart. The board said the area is stark and barren.

"Wal-Mart owns a significant piece of the problem," said Mr. Jones. "They would like to have the best public image possible ... they could do an awful lot by putting back some of the trees they took down."

Town Planning Director Ross Moldoff said yesterday he talked with Wal-Mart about adding to its landscaping plans.

"The plan calls for a lot of landscaping between the edge of the road and their parking lot," Mr. Moldoff said. "We have to remember that we are now looking at a site that is under construction. By the time the piles of dirt and rocks are gone, it will look a lot different."

Mr. Moldoff said he and Wal-Mart will continue to discuss the possibility of planting some trees along Route 28 to replace the ones cut.

"One of the concerns is how wide the road is going to be," he said.

Selectmen are also considering a suggestion by Victorian Park owner Laurence Belair that impact fees be used to buy and plant trees near his Route 28 business, just north of Wal-Mart. Mr. Belair paid \$9,140 in impact fees in March to expand his mini-golf center.

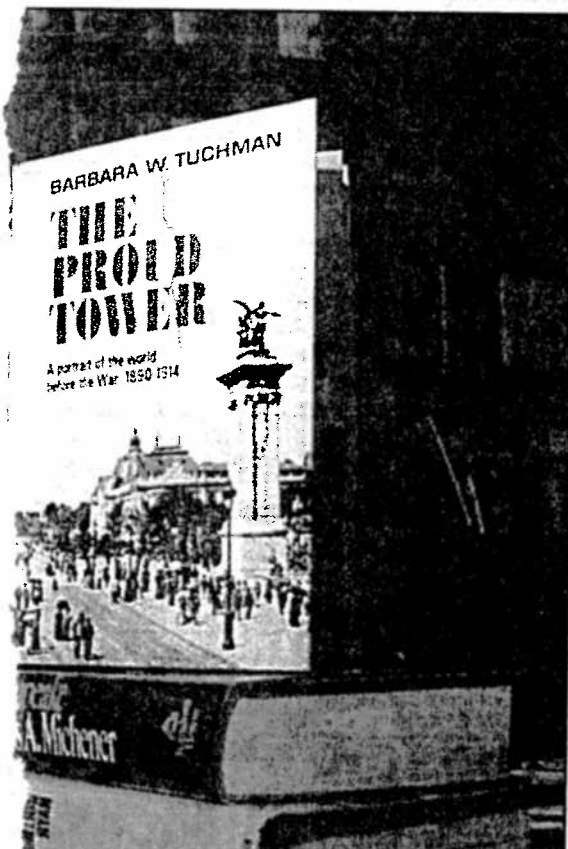
# i clash



Associated Press

Harris watch the USS Dwight D. Eisenhower leave

## t teens



# Salem's manager leaves for new job

Lebanon hires  
him at less pay

By Bill Murphy  
Eagle-Tribune Writer

SALEM, N.H. — After nearly five up-and-down years as town manager, Barry Brenner is stepping down to become city manager of Lebanon.

Mr. Brenner said the main reason he is resigning Oct. 14 is to move and live closer to his girlfriend, Lancaster Town Manager Pam Andrade.



Barry Brenner

Lancaster, located north of the White Mountains, is about 140 miles from Salem and 80 miles from Lebanon.

While selectmen praised some of Mr. Brenner's accomplishments, none lamented his resignation or expressed surprise at it.

Mr. Brenner's contract would have expired in May 1995, and selectmen had given no indication they intended to renew it.

Selectmen Chairman Robert Campbell said, "He was doing a good job on some things, and there were some things that we would have liked him to do differently. ... I'm not going to trash the guy. I wish him well."

Selectman Harold Berry said of Mr. Brenner's contract, "I don't think it would have been renewed. He knew what was going on."

Mr. Brenner will make \$62,500, \$4,000 less than he makes now.

His salary can increase up to 6 percent in a year, based on performance, Mr. Brenner said.

Please see **QUITS**, Page 2

# Quits: Manager goes to Lebanon for job

Continued from Page 1

Mr. Brenner's last day will be Oct. 14.

Mr. Brenner, 42, was hired in December 1989. He stayed on the job nearly five years, longer than any other manager from 1978 to 1989. During the 11 years before he came on board, a succession of town managers held the job, and the town and town personnel lacked the continuity that comes from stable leadership.

Then-selectman Joseph Gagnon had applied for the town manager's job given to Mr. Brenner.

Soon after Mr. Brenner came on board, Mr. Gagnon became a constant thorn in Mr. Brenner's side, excoriating him at selectmen's meetings and making a half-dozen unsuccessful efforts to fire the town manager over four years.

When Mr. Gagnon was defeated in March 1993, a majority of the new Board of Selectmen felt Mr. Brenner had never been given a chance to be an effective manager because of Mr. Gagnon and that he deserved the opportunity to show what he could do without the combative politician on the board.

Less than a year ago, selectmen extended to Mr. Brenner an 18-month contract.

Mr. Campbell said Mr. Brenner was a strong fiscal manager, developing budgets on time and then bringing the town's expenses in at or near budget.

In addition, he made several good hires, such as Fire Chief John Nadeau and Police Chief Steven Mac Kinnon.

Mr. Berry said Mr. Brenner could have been better at providing selectmen with requested information.

In addition, he needed to get more out of some town personnel, Mr. Berry said.

Mr. Berry said Mr. Brenner's troubles with Mr. Gagnon made his first four years difficult.

"He definitely had to be affected by the adverse working environment. And who knows, that may have had a lasting effect. He got off on the wrong foot. I don't think things changed to the degree that they should have after Joe was off the board."

Terri Dudley, Lebanon assistant mayor and city councilor, said Mr. Brenner told councilors of his difficulties in Salem.

"I do know he had some problems in Salem. I'm not concerned about that," she said.

A manager often has difficulty pleasing all members of a board, she said.

Continue

He would "secretly" apply for a position abroad, a campaign of public relations to convince the town.

Mr. Clinton said the town's voluntariness was prepared for a national police force.

But in the police force, army-installed, stood in the way of maintaining the town's national police force.

With U.S. troops toward Haiti, the police force would be as this weekend as this weekend.

"It looks like a me," one senior manager said.

## Justice

Continued from Page 1

consequences of a crime. Only teenagers are eligible for the death penalty. Violations of the law will be dismissed if the person is a minor in the police force.

"I like to give the first time here."

### LOTTERIES

Massachusetts

Daily Numbers

Wednesday ..... 9491



NEW ♦ HAMPSHIRE

SALEM

# Cleanup of junk-filled river extended

♦ Volunteers will be back in the water for the next two weekends as the cleanup of the Spicket River continues

By Sally Gilman  
Eagle-Tribune Writer

SALEM, N.H. — It was slow going, but volunteers standing in knee-deep water hoisted an old safe, a wooden canoe and numerous car parts from the Spicket River.

"It was so bad that we only cleaned about three-quarters of a mile," said Salem Conservation Commission Chairman Michael Lyons. "We need more help."

Mr. Lyons is leading a community

effort to clean the Spicket River. About 20 volunteers worked Saturday and Sunday and more are needed.

Because there is so much trash and obstacles in the river, cleanup will continue this Saturday and Sunday and again Oct. 2. Volunteers will meet at 9 a.m. at Bluff Street Extension bridge.

The river flows through Salem for 11.5 miles. The aim is to make it clean and debris-free so it will look nice and canoeists can use it.

Lydia Esmel, Salem Planning Department administrative secretary, did her part.

"There were enough car parts to build at least one car, maybe more," she said.

Men with chainsaws cleared trees, including one that Mr. Lyons said had been in the river at least 20 years.

"We came across a ship-wrecked canoe and a town sign that said 'road closed.' It was sticking up out of the water," he said.

Conservation Commission members will pitch in Saturday and clean the river from Wheeler Dam on

Arlington Pond to Bluff Street. Salem Jaycees will also help.

Mr. Lyons said he will be happy if volunteers get the river cleaned to Main Street (Route 97). He said the rest of the Spicket from Main Street to the Methuen line will have to wait until next year.

"The volunteer turnout was light. But the positive side is that the section we cleaned looks really good," he said.

He said the town will open the dam on Arlington Pond on Oct. 15 and the river will be too deep to enter.

## Apple picking time



## PELHAM

## Fire crew

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9/23/94

## Donald Lovell Roulston, 56, Active in Government Affairs

**SALEM** — Donald Lovell Roulston, 56, of 20 Alfred Drive, died Sept. 20, 1994.

He was born in Clearfield, Pa., the son of Royal and Marjorie Roulston. He had resided in Salem since 1941 and was graduated in 1955 from Woodbury High School. He had been awarded full scholarships to Harvard and Yale universities.

Mr. Roulston attended the U.S. Coast Guard Academy in New London, Conn., where he was awarded a citation for life-saving.

He later attended Duke University, Harvard University and California Coast University.

He was a former Salem firefighter and EMT; former director of Life Safety Services (Civil Defense); former member of the Salem Municipal Budget Committee; former Salem town moderator, and had served in the New Hampshire House of Representatives from 1988 to 1992.

Mr. Roulston was a candidate for the U.S. Senate in 1992, and had been employed as a land engineering consultant. Additionally, he was a forensic and studio photographer and a journalist. He was a member of Derry-Salem Elks Lodge 2226.

Besides his parents, of Salem,



**DONALD LOVELL ROULSTON**

the family includes his wife, Sandra Roulston; a son, T'ai Roulston; a daughter, Shannon Roulston; a brother, Robin Roulston of Salem; a sister, Patricia Williams of Texas; nieces and nephews.

**SERVICES:** A memorial service will be held Sunday at 7 p.m. at the Tenney United Methodist Church, 290 Main St.

Memorials may be made to Parkland Medical Center Oncology Department, 1 Parkland Drive, Derry 03038.

9/22/94

# New rule could OK home business

Some Salem home businesses could get a boost under a proposal being worked out that would make many of them legal. As it now stands, most are not.

by Scott Van Voorthuis  
Herald-Tribune Writer

SALEM, N.H. — The hundreds of businesses run by Salem people out of their own homes are a diverse lot, but most share one thing in common — they are illegal.

Town regulations dating back to the early 1960s prohibit people from turning their homes into workplaces.

A proposal is in the works though that would make some home-based businesses legal, such as those working with just a modem and a telephone, like a computer consultant.

Others, like auto repair shops and hairdressers, would not be as lucky. They would still be barred from residential neighborhoods, under new rules being hammered out by Ross A. Moldoff, town planning director.

"We need to bring our zoning into the 21st century and recognize that a lot of people are working out of their homes," he said.

Patricia M. Drelick, executive director of the Greater Salem Chamber of Commerce, agreed, saying the rules need to be changed to allow home businesses.

She estimated as many as 10 percent of her more than 500 members work out of their homes.

With corporate downsizing, more and more people are working as consultants.

Many come to the chamber for advice, but few realize that running

a business out of their home is illegal, Mrs. Drelick said.

A special committee is looking into the issue and plans on calling members of the chamber to find out exactly how many have businesses in their home.

"We see it as allowing incubation and the entrepreneurial spirit to thrive," she said.

Salem is not the first Granite State town to revamp rules regarding home businesses. Last March, voters in neighboring Pelham shot down a proposal that would have banned or limited an array of home-based businesses. Opponents argued only

a few white-collar professionals would have been allowed, such as doctors, dentists, lawyers and accountants.

For the most part, exactly what Salem home businesses would be allowed, and which would not, has not been worked out yet, Mr. Moldoff said.

Those in which there are a steady stream of customers coming and going, whether it be hairdressers or doctors and dentists, would probably not make the cut, he said.

Mr. Moldoff said he hopes to have a draft worked out for the Planning Board within the next month.

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MONDAY  
OCTOBER 3, 1994

# NEW HAMPSHIRE

## Business is booming



Wayne Lucier, who recently opened U.S. Gas Mini-Mart in Salem, displays an American flag in front of his business.

Carl Russell/Eagle-Tribune

## Bookstore, bank move to Salem

### Home-building is on a roll, too

◆ Everyone from East Side Mario's to a 14-bay auto repair garage is eyeing Salem.

By Scott Van Voorhis  
Eagle-Tribune Writer

SALEM, N.H. — A Barnes & Noble Bookstore, a bank and a gas station are some of this year's additions to the town's sprawling business district on Route 28.

And in the works are four restaurants, an industrial building with room for 14 businesses and a huge auto repair garage.

Add to this a boom in home building that last year saw 163 building permits taken out, and another 71 by July of this year, and you have a picture of a town on a roll.

Ross A. Moldoff, town planning director, said he has not seen such a pace of growth at least since 1991.

Last year saw some office buildings and a retail building approved, but no restaurants.

The last eatery to be approved came two years ago.

"The thing that has made Salem from the beginning is the location. We are 32 miles from Boston, with two major interchanges on the interstate," Mr. Moldoff said.

Lower taxes than Derry and Londonderry to the north, and lower home prices than the Massachusetts towns south of the border also help, he said.

One sign of confidence in the upturn can be seen in the industrial building proposed for Raymond Avenue.

The project developer is interested in putting up the building in the belief he can then find the 14 businesses to rent space in it, Mr. Moldoff said.

"We have not had a speculative industrial building put up in five years," he said.

However, all this development has a price as well, Mr. Moldoff said.

It will probably be a decade or two before the town has to worry about not being able to handle more stores and restaurants.

### ◆ NEW BUSINESSES

Some businesses that have opened up in the last year:

Barnes & Nobles Bookstore, U.S. Gas, Plaistow Co-Operative Bank, Antiques an antique shop with a tea room, Tweeters, and David Rose, a new car dealership. Chao Praya River, a Thai restaurant, plans to open in the next few months. Wal-Mart will open in the next few months.

In the works: An industrial building with room for 14 businesses, four restaurants, a repair garage with 14 bays, and a National Tire Warehouse, among others.

But while the new businesses give shoppers and residents more choices, they also add to Salem's ever-mounting traffic problems.

Commuters getting off Interstate 93 at Exit 1 in Salem late on

a Friday afternoon are likely to find traffic backed up for a mile on Route 28, Mr. Moldoff said.

New homes also bring more children into the town's schools and add to the tax rate.

And both new businesses and homes create a need for everything from more police officers and firefighters to sewer lines.

"There are always positives and always negatives with growth," Mr. Moldoff said.

Salem "still has a long way to go before the community controls the development, instead of the development controlling the community," he said.

As of late, though, townspeople and officials have become more aware of the cost of development, Mr. Moldoff said.

For years, the more homes and the more shops and stores the better was the attitude, he said.

About five years ago, the Planning Board began requiring developers to pay for road improvements.

Wal-Mart, for example, has

Please see BUSINESS, Page 14

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olla,  
lot, gave them directions to Boston. returned to station.

## Business: Salem is growing at a good clip this year

Continued from Page 13

about \$1 million to widen Route 28  
by the store and other roadwork in  
the area, he said.

Homeowners on Old Rockingham  
Road also recently raised a hue and  
cry over the 20 acres of trees taken  
down with the new Wal-Mart.

The road's residents, neighbors of  
the new store, were upset when they  
found that the trees that screened  
their homes from busy Route 28  
were taken down.

Town officials are now working on  
a plan to replant some of the trees  
taken down.

Nor are all the proposed business-  
es that are in the works ready to  
open up tomorrow. A number have  
more work to do with the Planning  
Board, said Bernard Campbell, a

member since 1985.

For example, two restaurants pro-  
posed for a site on Rockingham  
Boulevard across from The Mall  
Rockingham Park have run into  
problems over where an access road  
would go.

Some residents are concerned  
because the proposed road would  
connect the boulevard to Cluff  
Crossing Road, which they say, has  
enough traffic already, Mr. Camp-  
bell said.

A proposed 210-seat restaurant  
and Auto Palace at the site of a trail-  
er park has been sent back to the  
drawing board.

And a National Tire Warehouse  
and restaurant proposal was just  
reviewed for the first time by the  
Planning Board this week, Mr.  
Campbell said.



their future centers as p  
vide educational prograi  
support for students  
s their parents, stu  
latchkey children, and  
sports and social activiti

others, is the subject of a  
weight" contest sponsored by Mann's Orchard.  
After Halloween, Capt. Bourassa said the fire  
station pumpkin will probably be put in a mulch  
heap to make way for next year's crop.

There were daily compar  
ns on how quick-  
ly the pumpkins were grow  
"Luckily, a family of groundhogs were on my  
side," said Capt. Bourassa, noting the animals

Capt. Ken Bourassa decided to try to grow a  
pumpkin big enough to enter in the Topsfield  
competition.  
Capt. Bourassa did produce a 150-pound  
specimen, not large enough to make it into any  
competition, but just big enough to whet his

SALEM, N.H.

Homes proposed for Lake Street

◆ Thirty-five acres of woods  
off Lake Street are being  
eyed as the site of 12 homes  
by a local developer.

By Sally Gilman  
Eagle-Tribune Writer

SALEM, N.H. — Twelve homes  
are being proposed for Lake Street  
on the back side of the Wal-Mart  
parcel.

The 35 acres of woods are on the  
west side of Lake Street between the  
rear of the Honda dealership and  
the intersection of Bluff Street. The  
rear of the parcel abuts the Wal-  
Mart site on North Broadway.

Laurence Belair, of Captains Vil-  
lage Development Corp., said the  
houses will front Lake Street. There  
will be no street into the property  
which is the only remaining unde-  
veloped stretch of land on the street  
that runs from North Broadway to  
Millville Street.

"The house lots will be about two  
acres each," he said. "I want the  
neighbors to feel comfortable about

Planner: More  
homes on way

SALEM, N.H. — Town Plan-  
ning Director Ross A. Moldoff  
says there are a lot of single-fam-  
ily homes in Salem's future.

He said in addition to 12 homes  
proposed for Lake Street, plans  
are in the works for 16 homes off  
Golden Oaks Drive, 55 house lots  
off Town Farm Road, 12 lots off  
Wheeler Avenue, 13 lots in the  
Arlington Pond area, seven lots  
off Elizabeth Lane off Route 111,  
and new homes off Millville Cir-  
cle and Shannon Road.

all this. ... It will be a quality sub-  
division. ... The homes will be simi-  
lar in size and value to the existing  
homes in the neighborhood."

Homes on Lake Street and Samo-  
set Drive, where former Gov. John  
H. Sununu and his family live, are  
assessed by the town at up to  
\$164,000.

Mr. Belair owns Victorian Park

Family Entertainment Center on  
North Broadway, north of the new  
Wal-Mart. The residential devel-  
opment will abut his entertainment  
center land.

Mr. Belair in August urged town  
and state officials to replace trees  
that were removed to widen North  
Broadway in the vicinity of the new  
Wal-Mart. He said the hundreds of  
trees that were cut destroyed the  
rural charm, character and beauty  
of the road.

Mr. Belair, town and school dis-  
trict moderator, said yesterday that  
he will do everything to preserve  
trees on Lake Street.

"The whole intent is to create a  
nicely treed subdivision," he said.  
"That is why the lots are so large."

He said a few of the houses may be  
close to Lake Street because some of  
the land drops-off sharply.

Mr. Belair said the homes will be  
separated from the commercial  
stretch of North Broadway by wet-  
lands.

Town Planning Director Ross

Please see HOMES, Page 16

ELDERLY

New jury duty ag

◆ For the elderly, especially  
those without cars, getting  
to court for jury duty can be  
a nightmare. A Haverhill  
senior citizen decided to do  
something about it.

By Andrew Spano  
Eagle-Tribune Writer

HAVERHILL — An old woman  
came to Daniel J. Collins in tears  
asking for help. She needed some  
way to get to Superior Court in  
Salem, Mass., for jury duty.

Being a senior citizen himself  
with no car and on a tiny income,  
Mr. Collins of 1 Water St., who  
describes himself as "over 65," had  
been through the same experience.

This time he decided to do some-  
thing about it.

He set out to change the law so  
that those between 62 and 69 could  
be free of jury duty if they wanted to  
— without having to go through the  
expensive red tape needed to be

excused.  
He knew there was a  
persons 70 or over who  
they wanted to serve (not, but it did not tho  
retirement age.  
According to state  
Dempsey, D-Haverhill  
the proposed change in  
Mr. Collins, there is a g  
will go through.

Rep. Dempsey said t  
have been as intereste  
Mr. Collins if he had n  
same story from many  
citizens.

"Dan's request is t  
one," he said. "Each  
requests from persons  
of 62, 63."

For many, getting t  
house can be a nightma  
Mr. Collins' friend t

taxi to the Haverhill tr  
train to Boston's Nor  
train from North Stati  
and then walk to the co  
Since she is overweig  
tinent, her first journey  
house was an ordeal. Si

New stop sign gives city council pause for

Lawrence City Council appears to  
be having second thoughts on  
the stop sign at Hampshire and  
Auburn streets, which they approved  
this summer



Rev. Ross Frey joined the chorus of  
residents who think the sign is a men-  
ace, said City Clerk, James McGrea-  
vy.  
Councilor Santiago, also a police

accidents, the construction of a temporary  
bridge on I-93 at Exit 5 in Londonderry, N.H.,  
is on schedule.  
Traffic will use the temporary structure for a  
year or so, while N.H. Department of Trans-



In the end it is her  
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## METHUEN

### Ham and bean supper at church

METHUEN — The Forest Street Union Church is hosting a ham and bean supper tomorrow, from 4:30 to 6:30 p.m.

All the food is homemade and the public is welcome. Adults tickets are \$5 and children under 12 can eat for \$2.50.

**Dear Abby** runs daily  
in The Eagle-Tribune.

# Homes: May be built on Lake Street

Continued from Page 15

Moldoff said Mr. Belair builds quality homes on large, wooded lots. He said, however, that the subdivision will change the character of Lake Street.

near as dramatic an impact as the Wal-Mart site but there will be houses instead of trees." He said the homes will mean 12 more driveways on Lake Street.

"It is a change to an area that for years has always been wooded," he said. "There will not be anywhere

The Planning Board will review the plans at its meeting tomorrow at 7:30 p.m. at the municipal office building.

The town is currently rebuilding the entire length of Lake Street, including drainage, under the 20-year highway maintenance plan.

Mr. Belair said he and his two partners, Thomas Connell and Frank Geary, plan to begin the development in the spring. He said they are buying the property from Cohasset Realty Trust in Boston.

## Road: Bridge and paving work to be continuing

Continued from Page 15

This is not part of the proposed widening of I-93.

can be reached from either

### HOW CAN WE HELP YOU?



**Alan White** is city editor. He is responsible for news from Law-



# NEW HAMPSHIRE

## Builders may help pay for school building

Home builders in Salem could soon be faced with having to pay more than \$2,000 for each house, money that would offset the cost of new classrooms.

Scott Van Voorhis  
Salem Tribune Writer

LEWIS, N.H. — New homes would probably become more expensive in town if builders have to foot the bill for new classrooms. When the time comes to build a new school or addition, hard-

pressed taxpayers would get some wallet relief.

That is what Salem officials say of a budding proposal under which developers could be charged as much as \$2,330 for each new home they build.

Thus rate, and a number of others, can be found in a report put together

by consultant hired by the town.

Reviewing the study last night, School Board members peppered the consultant, Bruce C. Mayberry, with questions.

Some cautious praise for the idea was offered after the meeting by officials.

"I guess I'm for it. It is one of things you don't like to do, but I don't know any way around it," said Stephen Campbell, a Budget Committee member.

"We're the people who requested

a study be made," said Fred Kruse, a School Board member.

"It's another way to handle part of the problem," said Mr. Kruse of the dilemma over how to pay for schools.

If approved by the Planning Board, a proposal could go before Town Meeting in March.

Driving the need to charge developers is a building boom which, officials contend, has more and more children pouring into the town's classrooms.

Last year alone saw a record number of building permits taken out. The town's middle school now has more students than it was built to handle, and Salem's elementary schools are near that point, Mr. Kruse said.

If new classrooms are not built, class sizes will begin to swell into the high 20s and higher, he said.

To ease the strain on the town's schools, \$6.1 million worth of additional classrooms and renovations are now in the works.

If school impact fees are approved this March, they could be used to help pay for this project, which will also go before voters that month, officials said.

Salem, though, is just one of a number of fast-growing Southern New Hampshire towns who charge or who are thinking of charging developers and using the money to help pay for new classrooms and schools.

## **Lunacy in action?**

11/20/92

To the Editor:

Last Tuesday I witnessed a proposal being made to the Planning Board entitled, "School Impact Fees."

I'd like to know which Town lunatic came up with this brainstorm?

Perhaps all couples moving into Town should be required to submit to fertility tests. If they pass, they pay. If they fail, they don't pay.

An even better idea would be for the Planning Board to set a precedent for the Town by collectively submitting to a mass vasectomy.

Public education is just that—a benefit to the Public as a whole, an investment in the future of us all. The children we are educating today will support us in our tomorrows.

Sandy Roulston  
Salem

11/30/94

# Town seeks grant

by Monique Duhamel

**SALEM** — The town will apply for a \$500,000 grant from the state for economic development.

The town is applying for a Community Development Block Grant (CDBG) from the Office of State Planning which administers the federal funds for this program.

The grant application is broken up into three parts — \$20,000 for

the town to cover administrative costs; \$30,000 to the Salem Regional Economic Council (SREC) to establish a revolving loan fund for business; and \$450,000 to a local business — Data Electronic Devices, for an expansion that will create 50 new jobs. Data Electronic Devices would then pay back its loan to SREC, helping to establish a larger and more productive revolving loan

fund.

The repaid funds can then be loaned out to other area businesses by SREC.

This is the first time Salem will be seeking any of these state funds, which have been dispersed successfully in other New Hampshire communities.

Former Salem Selectman Howard Glynn is a member of the state committee that determines if the applications should be approved.

"It is an intense process," said Glynn. He added that the town would not be hurt by the measure if all the contracts needed for this are signed. "There has not been a community hurt by this," he said.

The 40-page application was the topic of a public hearing on Monday evening before the Board of Selectmen.

Town consultant Gerald Coogan told the board the town could apply for these funds once each year. The funding for administrative costs for the town included in the grant could cover the town's costs of applying for such grants.

After the public hearing, the board voted to submit the application to the state, in hopes of successfully obtaining the grant.

Planning Director Ross Moldoff said the completed application will be submitted to the state within the week.

He expects a response to the application within two to four months.



SALEM

12/1/94

# Depot destined for years of snarled traffic

By Scott Van Voorhis  
Eagle-Tribune Writer

SALEM, N.H. — For drivers weary of traffic tie-ups at the busy Salem Depot intersection, relief may be years away.

No proposal will go before voters this coming March.

And while work on the trouble spot is slated to begin in 1996 under a town plan for major construction projects, few, if any, expect this to actually happen.

To make the jump from paper to reality, the proposal would first have to make it past a battery of boards and, ultimately, voters at Town Meeting.

Plans for fixing the downtown crossroads envision the widening of Main Street and Route 28.

The \$7 million project calls for as many as 18 businesses to be razed to make room for the bigger intersection.

"I've been looking at Salem Depot for 52 years, and I don't think, personally, it is going to change much," said Clifford Sullivan, a Planning Board member.

One hurdle would be buying out the shops that would need to be razed to make way for the bigger intersection.

Current thinking calls for businesses to be bought out at market prices as they come onto the market.

Of the \$7 million that would be spent, \$5.4 million would go to buying shops in the depot.

Ironically, as traffic through the intersection increases, this may become only more difficult, Mr. Sullivan said.

More potential customers will

*"Is the town willing to spend the money? That is a big question that has not been answered."*

Ross Moldoff, planning director

simply work to drive up the price of depot property, he said.

Nor do voters this year appear inclined to want to foot the bill for a hefty project, said Emil Corrente, a Planning Board member.

"I don't predict any work being done, not in the predictable future, not that it shouldn't," he said.

Putting off the roadwork also has a price, however.

The crossroads has been a problem for years, and was even named back in 1962 as Salem's biggest traffic problem in the town's master plan.

As many as 24,700 cars roll through the intersection each day, according to traffic studies.

And that number will probably increase by the hundreds each year as the town continues to grow, said Ross Moldoff, town planning director.

The Wal-Mart that is getting ready to open up on Route 28 will itself be a draw of more traffic.

"Is the town willing to spend the money? That is a big question that has not been answered," Mr. Moldoff said.

If anything, the problem will only get worse.

"It's not a question of if the project gets done, it's a question of when," he said.

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STATEHOUSE

# Housing fees are defeated by planners

♦ If Salem voters want a chance to say yes or no to a controversial proposal to tax new homes to help pay for new classrooms, they will have to put it on the ballot themselves.

By Scott Van Voorhis  
Eagle-Tribune Writer

SALEM, N.H. — While voters will undoubtedly cast their ballots on a slew of issues come March, a proposal to charge developers anywhere from \$898 to \$2,300 for each new home may not be among them.

The Planning Board voted 4-0 last night not to put the issue before voters in March.

Residents who still want to see the proposal on the March ballot have until Dec. 14 to put together a petition with 25 signatures.

Everything from questions of fairness to reservations on the formula used to set the fee were cited by board members.

A one-time tax on new homes has been put forward as a way to pay for new classrooms and other school facilities.

New homes bring in more families and more children, stretching budgets and crowding classrooms, backers have argued.

"Radical" and "offensive to me" were the words Emil Corrente, a board member, had for the proposal last night, however.

With money coming automatically into the coffers as homes are built, voters would lose some of their traditional power over the public purse strings, he said.

"I believe in the checks and balances of our system," Mr. Corrente said.

He said he also believed the tax would divide the town into feuding special interest groups.

This is the "cruellest thing govern-



**"Radical" and "offensive to me."**

**Emil Corrente, about the plan to**

**charge developers a fee for new homes**

ment can do."

Supporters countered that the home tax is just another and fairer way of paying for new school construction.

Developers who create the need for new classrooms would help pay for them, they contend.

In this camp have been groups of parents pushing for a \$5.7 million project to revamp the town's oldest schools.

However, those who had lined up behind the home tax appeared to have backed off a bit from the idea.

At past meetings, parents had argued the issue needed to go before voters this March.

Last night, supporters spent most of their time urging board members not to scrap the idea altogether and to study it for the future.

"We will support this board's decision," said Carl G. Ramsey, a spokesman for the Parents Action Committee.

He urged board members to continue to work with the School Board to come up with alternative ways to pay for new school construction.

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Eden was one of eight  
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schools and a rectory  
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apartment buildings in  
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c. Eden spends time  
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tend of 16 years,  
children. He can only

laugh and she loves traveling to new places.

And she will be doing a lot of traveling next year as the  
1995 representative of the Easter Seal Society of New  
Hampshire.

"I'm very excited," said Mrs. DiPasquale of her daugh-  
ter's selection as the Easter Seal representative. "I think  
it's going to be a blast. She's going to enjoy it. I think it's  
going to be a great experience for her."

It is also a way to "give back to the Easter Seal Society,"  
Mrs. DiPasquale said. "Everything that Aimee has accom-  
plished, they (Easter Seal Society) have had a hand in."

A therapist provided by the Easter Seal Society "was

## SALEM

# Fee debate has plenty of fuel

By Scott Van Voorhis  
Eagle-Tribune Writer

SALEM, N.H. — The town is defi-  
nitely not alone as it weighs a propo-  
sal to charge developers \$2,300 for  
each new home.

Rather, it is one of a growing  
number of communities in New  
Hampshire, and across the country,  
that have adopted or are considering  
similar measures.

Londonderry charges builders  
about \$1,500 per home. Manchester,  
Nashua and Concord are all looking  
into the idea.

Behind the tax on new homes is  
the belief that developers should  
help pay for the new classrooms and  
facilities needed when new homes  
bring more children into town

schools.

Whether or not the house tax pro-  
posal will go before voters in March  
could be decided tonight when Plan-  
ning Board members take up the  
matter.

Overall, about half the towns in  
the nation charge developers some  
sort fee to help pay for everything  
from new roads and new class-  
rooms, according to study by the

### ◆ WHEN AND WHERE

The Salem Planning Board will  
consider house fees tonight:

When: 7 p.m.

Where: Salem High media  
center, Geremonty Drive.

International City Managers' Asso-  
ciation.

And Salem itself has been making  
developers pay for road work since  
the 1980s.

"There's no question it's part of a  
national trend to look for additional  
sources of revenue for municipal  
services," said Ross A. Moldoff,  
town planning director.

"Even if it's killed for this year, it  
will keep coming up," he said.

In looking at a builder's tax,  
Salem and other New Hampshire  
towns are following the lead of other  
high growth areas, like the South  
and the West, Mr. Moldoff said.

In the Rocky Mountain states, 65  
percent of towns charge developers

Please see FEES, Page 10

the spinal column that causes problems with the muscles  
and motor control. It has meant trouble walking and talk-  
ing for Aimee. She will always need leg braces to walk, but  
she may be able to get rid of her crutches when she gets  
older.

She will soon be out of her body cast, which prevents  
her from even sitting on the floor.

"Her doctor has promised me that she would be able to  
sit on the floor and open her presents on Christmas morn-  
ing," Mrs. DiPasquale said.

Aimee's father is Tom DiPasquale, and she has two  
brothers, Kevin, 4, and Danny, 8. The family lives on  
Franklin Street Extension in Derry.

## PEOPLE

# 842 offer m: to help sick

◆ It is now a waiting game  
for 8-year-old Shawn  
McCarthy concerning a  
possible match for a bone  
marrow transplant, which  
may be his only chance for  
survival.

By John Basile  
Eagle-Tribune Writer

WINDHAM, N.H. — The family  
and friends of 8-year-old Shawn  
McCarthy are hoping and praying  
that one of the 842 people tested  
Sunday will be able to save the life  
of the young leukemia victim.

They are hoping one of the testing  
participants will have a bone mar-  
row that is compatible with Shawn's  
to clear the way for a marrow trans-  
plant. It may be his only chance to  
beat the deadly disease and to live.

"It was a terrific turnout; we were  
very pleased," said Mary Butler, a  
member of Shawn's Team, a local  
group that has been working to raise  
money to help pay for the screening,  
which costs \$60 for each person

Shawn  
father,

## WINDHAM

# Firefighter's suspension stands

◆ Windham selectmen have agreed with two of the three  
days of suspension Deputy Fire Chief Willard Wallace  
served in an October.

By John Basile  
Eagle-Tribune Writer

meeting, a decision that was



and Mr. Londres received sentence. Volowitz said was con- that history could repeat that Mr. Londres may not be at all for the accident that in May. cities said Mr. Londres' boat into another, killing Mr. and injuring another man.

# cal man

said FBI spokesman William in. sible co-conspirator referred offield to Mr. Zirkell.

irkell told the FBI he sent 0 over four months totaling so impressed by the con- scription of his phony family and, education, claims of suc- investment work and prom- igh returns on investments.

Schofield gave Mr. Zirkell March 11, which was sup- return 3.33 percent every 30 e invested \$86,000 on May 2, on May 11; and \$66,000 on

The investments were to 6.5 percent over 73 days. Schofield wired investment o Mr. Zirkell at least two oth- chofield declined to comment windle last night.

## lys of suspension stick

in last night read the four-page decision, which ambers did not discuss pub- reading the decision, Mr. n called on fire department i, at the all levels, to "set whatever differences" they work together as a team

his brother's career through con- stant job harassment. He said his brother's suspension was an exam- ple of that harassment. Chief Weed, who has denied that he trying to destroy the deputy chief's career, called Patrick Wal- lace's claims "totally false."



Frank Chaplick of Hudson, N.H., salutes during a ceremony to honor Pearl Harbor survivors. Mr. Chaplick was among six Pearl Harbor survivors to attend the parade and ceremony held by the Hudson American Legion Post Sunday. Participants in the parade stopped on the Taylor's Falls Bridge in Hudson to throw a wreath into the Merrimack River and play Taps in hon- or of their fallen comrades.

Associated Press

# Fees: Planning Board considers house fees

Continued from Page 9

one type of fee or another. On the West Coast, this figure runs as high as 81 percent. And in California, the cost per house builders are charged can run in the \$5,000 to \$10,000 range, said Mr. Moldoff.

Trend or no trend, though, the issue has been a highly charged one in Salem over the past several weeks.

The matter is controversial because it hits closer to home than the established practice of making

developers pay for road improvements, Mr. Moldoff said.

Forcing developers, not infre- quently from out-of-state, to pay to widen a road or put in a traffic light is one thing.

Charging builders, many of them hometown residents, \$2,300 for eve- ry house they put up is another to some people, Mr. Moldoff said.

Local builders, led by Salem developer and businessman Lau- rence N. Belair, have argued the extra charge will hurt Salem home- buyers, who will end up paying

more on homes.

It is not unusual for middle-aged couples to sell their first home after their children have left for college or work and move to another house across town, he said.

Mr. Belair has further argued that the proposed Salem fee is unfair — that it makes new homeowners foot the bill for a backlog of school repairs and needed additions.

Instead of paying for extra class- room space needed for their chil- dren, these homeowners will instead be paying to correct conditions they

had no part in causing.

On the other side are parents hop- ing to push through a \$5.7 million project to revamp the town's oldest schools.

They argue that with taxpayers' already strapped, the tax on new homes is an alternative that needs to be considered.

Voters need to have a chance to decide on the matter themselves at School District Meeting, they con- tend.

"That's what the whole issue is about, who pays," Mr. Moldoff said.

## Appearing for the Eagle-Tribune Santa Fund

## SALEM

12/2/94

### Home business on hold for year

SALEM, N.H. — A proposal that would have opened the way for home businesses to operate legally will not go before voters in March.

Instead, a committee will be formed by the Planning Board to look at the issue over the coming year.

Ross A. Moldoff, planning director, had come up with a proposal that would allow home businesses to operate.

The plan had been ironed out with the help of a committee formed by the Greater Salem Chamber of Commerce.

Members of the Planning Board, though, said the new rules were not clear enough and would need an overhaul.

While hundreds have home businesses in Salem, they are technically breaking old town ordinances written years ago.

## PELHAM

### Brush up on taxes in N.H.

PELHAM, N.H. — Residents who do not understand property taxes in New Hampshire will have a chance



# Planning Q and A

by Ross Moldoff, Planning Director

Recently, there has been a lot of talk about different planning issues (home occupations, impact fees, Depot Traffic Study, etc.) and specific developments (Wal-Mart). I thought it might be useful to present some answers to common questions I get about planning and development in Salem.

## How does a plan for new development get approved by the Town?

A property owner usually hires an engineer or surveyor to draw a plan for a project. This plan is submitted to the Planning Department and reviewed for compliance with local and state regulations. The plan is also reviewed by the Police, Fire, Public Works, Engineering, Building, and Assessing Departments. Sometimes, outside experts are hired (at the applicant's expense) to help review complex aspects of a plan, such as drainage or traffic.

Neighboring landowners are then invited to a Public Hearing on the plan, which is held by the Planning Board (a 7 member committee appointed by the Board of Selectmen). The Board reviews the plan, asks for any input by neighbors or the general public, and either approves, continues, or denies the plan. Usually, two meetings are held on each plan, but bigger projects often require more meetings and smaller ones require just one. Once a plan is approved by the Board, a building permit is required before construction can begin.

## With all the traffic on Route 28, why does the Town keep

## approving more shopping malls and stores there?

Most of the land on both sides of Route 28, from the Methuen line to the Windham line, is zoned for malls and stores. The zoning map, in essence, says this is where the Town wants retail stores to locate. Many people don't realize that the voters in Salem, not the Planning Board, approve the zoning map. In fact, the original zoning map approved in 1962 set out the policy of **encouraging retail projects** along Route 28. If a plan is submitted and meets all the Town's land use regulations, it could be **illegal** for the Planning Board to **disapprove** it.

In the last few years, the Planning Board has discussed rezoning certain lots on or near Route 28, but such proposals are vigorously opposed by landowners who would be affected by the change.

## How can citizens get involved with changing the Town's zoning ordinance or zoning map?

Every year, the Planning Board proposes several amendments to the zoning ordinance and zoning map. These amendments are meant to fix problems or control development better. Citizens also have the right to petition for zoning amendments. The deadline for such petitions is in early December. Each citizen petition must be signed by at least 25 registered Salem voters. Call the Planning Department if you have any questions or need help in wording a petition.

All amendments proposed by the Planning Board or by citizens are

reviewed at a public hearing held in January. They are then put on the ballot for Town Meeting in March.

## Can we stop growth in Salem?

It's illegal to just stop growth. The State Legislature and the courts have made that clear. Private landowners have certain rights which are protected by the law. Besides, we'd all probably agree that some growth is good for the Town, such as when new services or products are made available to local residents. The key is to manage growth, to guide where and how it occurs, to minimize its negative impacts.

## What can a resident do to help control growth and plan for the Town's future?

Naturally, most people find it's easier to complain about problems than to help solve them. Yet when it comes to planning, the key to success is for residents to be involved with identifying problems and implementing solutions. Even something as simple as attending the Planning Board meetings and speaking out about issues makes a difference. All too often, the only people at the meetings are applicants and their consultants. Other ideas: Watch the meetings on Cable Channel 38. Write letters or speak out on issues that concern you. Remember to vote for strong land use controls on the ballot at Town Meeting in March. Volunteer to serve on committees and boards dealing with growth and planning issues.

Believe it or not, there have been numerous examples where one active resident has made a difference, by informing the Planning Board of an issue they otherwise wouldn't have known about, or by suggesting a change that makes a project better for all concerned.

# y New Year!



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SALEM, NH 03079

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December 28, 1994

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40 cents (Home Delivery 35 cents)

## Town's expansion to continue in 1995

by Monique Duhamel

1995 is going to be the year of the restaurant in Salem.

Planning Director Ross Moldoff says he expects to see no less than seven new restaurants in town by year's end.

Sal's Pizza and Samantha's Restaurant in the Depo are both looking to expand. The planning board has approved a 200-seat restaurant on Cluff Road, and, last night, was to have reviewed the plans for a Chili's Restaurant on South Broadway. There are also proposals for two restaurants off Rockingham Boulevard (including East Side Mario's) and one at the Salem Wilows site on South Broadway, across from Purity Supreme.

The addition of all these new eateries is a natural progression from the retail growth Salem experienced in 1994 and in years past.

1994 was another active year in the town's development, with the planning board facing long agendas.

At last check, more than \$26.4

million in new construction had received permits in 1994, with more anticipated.

Much of that construction was in the residential market, with permits issued for more than 80 houses. The planning board approved subdivisions for 81 homes, and reappraised a 76-lot residential subdivision.

Many more subdivisions will appear before planners in 1995, including one plan for 44 homes.

"There's a tremendous amount of subdivisions in the pipeline," Moldoff said. "If they all come through, they will have a big impact on the community."

Moldoff said industrial buildings are coming back, as well. The planning board had approved one industrial building in 1992 and one in 1993. This year, the board approved one and reappraised another.

Planners also okayed construction of one office building.

In terms of the planning process, 1994 was also a very busy year. The Conservation Commission acquired an easement on Veterans Memorial Parkway, to preserve a "greenbelt" along that road and also worked on a land purchase.

The town applied for two grants — a sidewalk grant which was approved, and a Community Development Block Grant (CDBG) which is still in the application process. The sidewalk grant will fund sidewalk construction from the Field of Dreams to Telfer Circle. The CDBG will help the Salem Regional Economic Council, Inc. create a revolving loan fund for economic de-

velopment.

During 1994, the town also completed Michele Park wetlands mitigation and major road reconstruction was done on several connector roads in Salem.

The planning board also developed and approved the Capital Improvements Program, as well as drafted several zoning amendments to place before voters this March.

Moldoff said he thinks the biggest accomplishment of 1994 was the board's adoption of the Depot Traffic Study. This sets guidelines for what the board wants to see in this area, he said, although the impact may not be seen for several years.

In 1995, planners will seek federal funding for drainage improvements, while the Conservation Commission will seek to create a parking lot and new entrance to the town forest.

Moldoff also expects to see more development of North Broadway, saying Wal-Mart is only the beginning, as well as more industrial buildings.

There will also be more retail development in 1995, with some of those plans now before the planning board.

"It appears there is still a strong level of interest in developing in Salem," Moldoff said. Whether it happens or not depends on such things as interest rates, as well as the shutdown of residential growth in nearby Derry.

"Salem continues to be a very attractive place to develop in, both commercially and residentially," Moldoff said.

### Major projects approved in 1994

Salemhaven — 7,000 s.f. 10-bed addition to nursing home, Geremonty Drive.

LL&S — Revised plan for wood processing plant, Lowell Road.

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# Planners didn't think hard enough

## THE ISSUE

*Members of the Salem, N.H., Planning Board who had a business interest in the issue voted to stop a tax on new homes.*

## OUR VIEW

*The board should be more sensitive to appearances.*

**S**alem, N.H., school officials and a parents' group thought up a way to accumulate money for new classrooms: Levy a \$2,300 tax on each new home built in town.

The town Planning Board voted against the proposal after builders said such a tax would hurt home sales and cost them jobs.

So the board will not present the idea to townspeople in March at Town Meeting. It might have gotten there via an alternative route if 25 townspeople had signed an initiative petition, but the deadline for filing such petitions is now past.

We think it was a mistake for the Planning Board to vote on the tax. One member, Emil Corrente, is a building contractor. He claims his vote was not influenced by his own business interests. However, he would find the idea of a home tax offensive, of course.

Board Chairman Bernard Campbell is a lawyer. He sometimes represents builders. He doesn't think the sky is falling because Mr. Corrente voted the way he did.

Neither do we. But we think this board forgot about appearances and deserves to be criticized for it.

# Not enough plugs home numbers

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