

# Planning head says board needs to meet more often

1/8/85

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — The Planning Board should meet more often, stop meetings after 11:30 p.m., and ask developers to get approval from other building officials before coming before the board, Administrator of Development Ross Moldoff says.



Moldoff said he wants the board, which regulates development and subdivision plans in town, to change some current procedures.

One of the biggest problems is that board meetings last until late at night and into the morning, Moldoff said.

The board adopted a policy last fall not to review new plans after 11:30 p.m., but it has not been sticking to it, Moldoff said. A meeting Dec. 10 lasted until 2 a.m., he said.

"You can't think straight," Moldoff said. "I don't think they can do the community a service by staying there after 11:30 p.m."

Kelly said the five-member board, which is voluntary, sometimes continues meetings late at night because it is difficult to schedule another night to continue business.

"You've got the work there," Kelly said. "The work has to be accomplished."

Moldoff also said he would like the board to hold extra meetings to discuss long-range planning for the town. Currently the board meets every two weeks. Moldoff suggested one extra meeting a month to discuss future planning like zoning changes.

Kelly agreed with that, but said the board is voluntary and members may not want to have an extra meeting.

Moldoff also said developers should get approval for their plans from other town officials like police, fire, town engineer and the assessor, before coming before the board. He said that could help save

## Five run for vacant planning seat

SALEM, N.H. — Five people are in the running to replace Laurence Belair on the Planning Board.

Belair, a local developer and an eight-year board veteran, resigned last month, citing potential conflict of interest and rumors sparked by an FBI probe. He had a year left in his third term.

People hoping to replace Belair are: Board of Adjustment Chairman William Prye; Sewer Study Committee Chairman Robert Campbell; Conservation Committee Chairman George Jones; Gary Bergeron, 17 Lincoln Terrace; and Gino Baroni, 5 Lansing Drive.

Selectmen Chairman Stephen Bucu said his board will probably interview candidates before their Monday meeting and may appoint a new member later that night.

Deadline for applying for Belair's seat is Wednesday, 5 p.m., at the Town Hall.

Belair said he resigned because his building business may come into conflict of interest with the Planning Board.

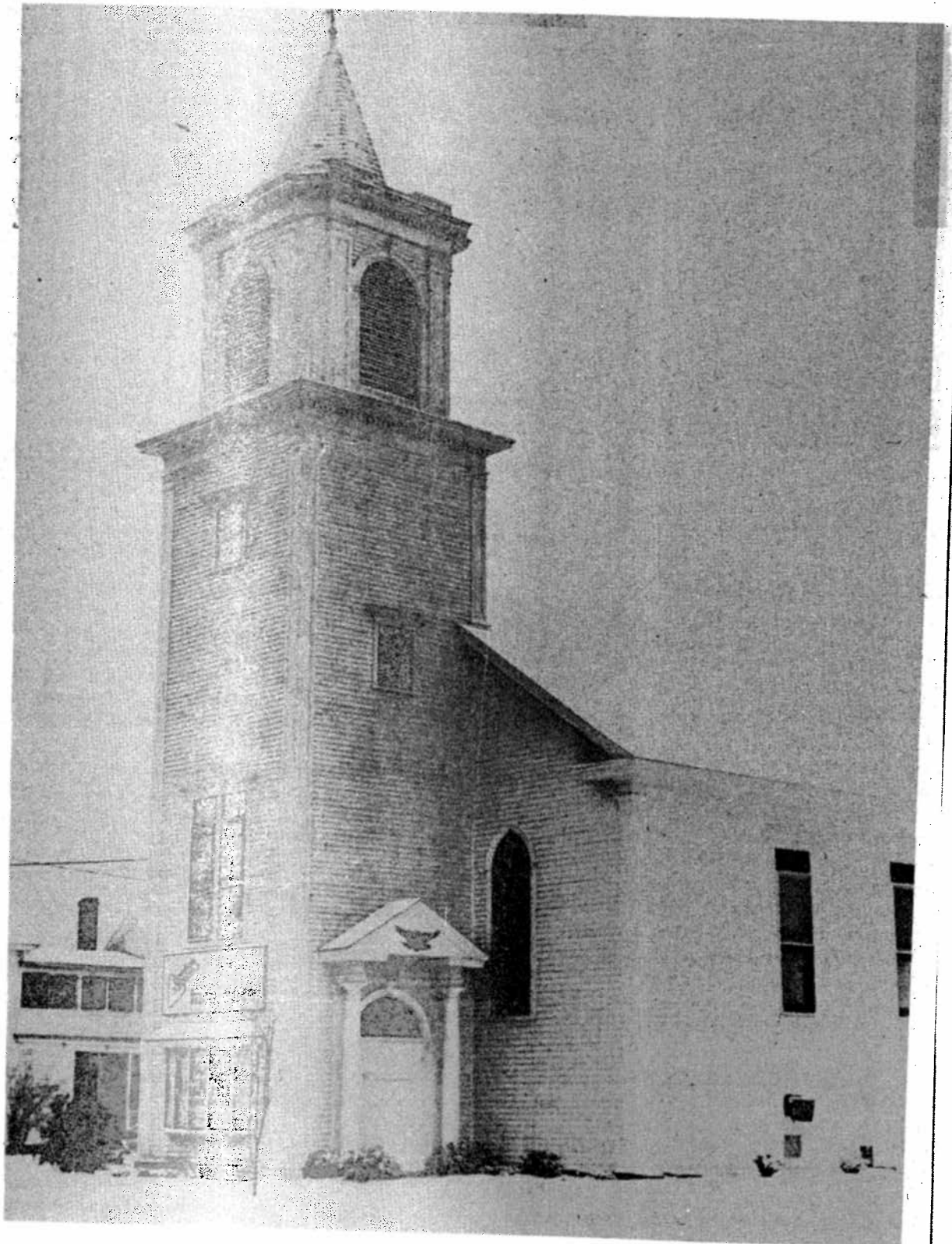
He said he had planned to resign last June but the FBI asked him to stay on and help its investigation of the Planning Board.

"Some outrageous rumors started to surface," Belair said. "They had me subpoenaed, indicted and in jail along with several other very decent citizens."

time during board meetings.

Kelly agreed, saying that used to happen more in the past.

He said he does not know why some builders do not get approval from other town officials before appearing before the board.



Observer photo by Deborah Bell

It seemed like an ordinary request. After all, the Gordon Powers Insurance office in Salem Depot was built as a church, and served as the home for the First Baptist Church until 1973. But when the Faith Bible Chapel asked Administrator of Development Ross Moldoff if it would be okay to lease upstairs space in the old church building, Moldoff found that a

variance would be needed. It seems that church services are not a permitted use in a commercial zone. The Board of Adjustment has duly granted a variance. Back in 1973, a variance had to be obtained to use the church building for business purposes when the Baptists moved to a new building on School Street.

# Compromise on Haigh Avenue allows builder to finish project

Tribune  
1/10/85

By Annemargaret Connolly  
Eagle-Tribune Writer

SALEM — Planning Board members and residents reached a compromise solution to help remedy a flood problem on Haigh Avenue.

According to the Town's administrator of development Ross Moldoff, two dozen angry neighbors asked the Planning Board to stop construction on a 57,000-square-foot industrial building on Garabedian Drive because of flooding problems.

The industrial building being constructed on a 20-acre lot owned by the Garabedian family is 90 percent finished, said Moldoff.

The neighbors claim the building and its parking lot cause their homes to be flooded.

The Garabedians received approval for the project from the Planning Board at a public hearing in 1980, but approval ran out when ground was not broken within a year, said Moldoff. Last February, the Planning Board again approved the Garabedians' request and construction began in March.

The controversy over the Garabedian property centers on a law suit filed December, 1984 by four abutters claiming that the public hearing in February was improper since not all abutters were properly notified by the Garabedians, said Moldoff.

"Technically they were right," said Moldoff, "the applicant is required to notify all abutters of the site and subdivision plans."

Moldoff said the four abutters also claimed that as a result of the

construction they had experienced flooding. According to Moldoff, the abutters claim the building and its parking lot are on the flood planes giving the water no place to go. The flood plane disturbance has diverted the water into surrounding homes. Flooding was bad in the spring and Moldoff said the abutters are worried about what will happen if there are heavy rains in May.

After two-and-a-half hours of debate, the Planning Board reached a compromise decision giving the Garabedians conditional approval to complete the project but required the Garabedians to come up with an environmental impact report to investigate potential problems for downstream abutters.

## nt key in 'argue-to-death' trial



pass surgery.

The defense claims Dodier left the tractor near the shed to provoke the argument.

"He (Dodier) claimed Mrs. Moody ... owed him some money," Garod said. "Mr. Dodier had set a trap. He set the stage ... so he could come down and give these

people a piece of his mind."

Garod said Dodier ran approximately 80 to 100 yards to confront the three, "attacked" an unidentified juvenile on the tractor and attempted to run over Linda Rydet with the tractor. He also said Dodier's daughter was "rip-roaring mad" and fueled the argument.

## Chairman wants board to investigate complaint

PELHAM, N.H. — Selectmen induced and pronounced guilty of

# Plan would develop South Salem but preserve north's rural flavor

1/16/85

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — North Salem would remain largely rural while the southern end of town would be built up even more under a long-range development plan for the town.

The plan being prepared by consultant Hans Klunder proposes controlling development in town by preserving open areas like Spicket and Mystery Hill, farms like the Turner farm on Brady Avenue, and wetlands and floodplain like those around the Spicket River.

Klunder also proposes high development along Lawrence Road and Salem Center and industrial development around Lowell and Brookdale roads, Brady Avenue and a westward extension of Rockingham Park Boulevard into that area.

Klunder's draft of the master plan for town development will be presented to the Planning Board.

Klunder said the plan is designed to guide the town as it grows to a 30,000 population, which he said could happen by the year 2,000.

Klunder said the town must protect its wetlands around Captain and World's End ponds and behind the post office to control flooding and also to protect the town's groundwater.

If the town develops those areas, water will not drain into groundwater basins which are used by the town, Klunder said. "The town, for protection of its aquifer recharge area ... should begin to control these areas," he said.

Administrator of development Ross Moldoff agreed, saying filling in wetlands for development lead to water pollution and water shortages.

Klunder also proposed industrial development in the area bordered by Brookdale Road to the north, Brady Avenue to the west and a Route 93 access road off Rockingham Park Boulevard exit to the south.

Klunder said industry has already largely developed that area. He said an access road would help businesses traffic get on and off Route 93 without going through the rest of town.

Selectmen chairman Stephen Buco said building an access road depends largely on how much traffic is generated in the area from business.

Klunder's plan, which would be a guide for future growth but not a town law, also calls for:

□ **HIGH-INTENSITY HOUSING** in southern Salem like along Lawrence Road. Klunder said town houses should be built there to conserve space. High-density development, with 15,000 square feet lots, is cheaper there because sewer and water lines are already built in much of the area, he said.

Klunder said the town should not build more apartment complexes like on Cliff Crossing Road because that would take away from the town's rural character.

□ **SPARSE DEVELOPMENT** in North Salem. Klunder said that area should have one family for every two acres. "That's how I think the town of Salem could preserve the North Salem rural character," he said.

□ **PRESERVING FARMS** like the Turner farm. "I think the town would lose its character ... if it were to develop those farming areas," he said. "We should begin to protect some prime agricultural areas."

□ **CONSERVING OPEN SPACE** on Mystery and Spicket hills. Klunder said those areas should be protected as open spaces for public use.

# Construction continues at boom rate in Salem

SALEM, N.H. — Construction continues to boom in Salem.

More than \$60 million has been spent on new construction in the past two years and the trend should continue, said Ross Moldoff, the town's administrator of development.

Last year an estimated \$27.18 million was spent on construction, down slightly from the \$33.68 million spent in 1983. Moldoff noted that the 1983 total included the cost of rebuilding Rockingham Park.

Construction expenditures have more than tripled since 1982, said Moldoff. In 1982, \$8.39 million was spent to build 44 single-family dwellings, five duplexes, six com-

mercial buildings and to make 47 alterations.

Compared to the 1984 figures of 144 single family units, 11 duplexes, 22 commercial buildings and more than 70 alterations and additions.

The 1984 figures are down slightly from 1983, but Moldoff found then encouraging. He said 1983 witnessed the one-time cost of re-building Rockingham Park and a multi-unit single family housing development. Last year there were no developments.

Overall more permits were taken out in 1984, said Moldoff. Benefiting the most were commercial buildings. Twenty-two new com-

mercial structures were put up last year compared to 13 in 1983 and only six in 1982. The stable economy also allowed people to invest in alterations and additions to existing commercial property, said Moldoff. Permits were taken out for 74 alteration/additions in 1984 at an estimated construction cost of \$5,928,725. That's five times the amount spent in 1983 and 1982, he said.

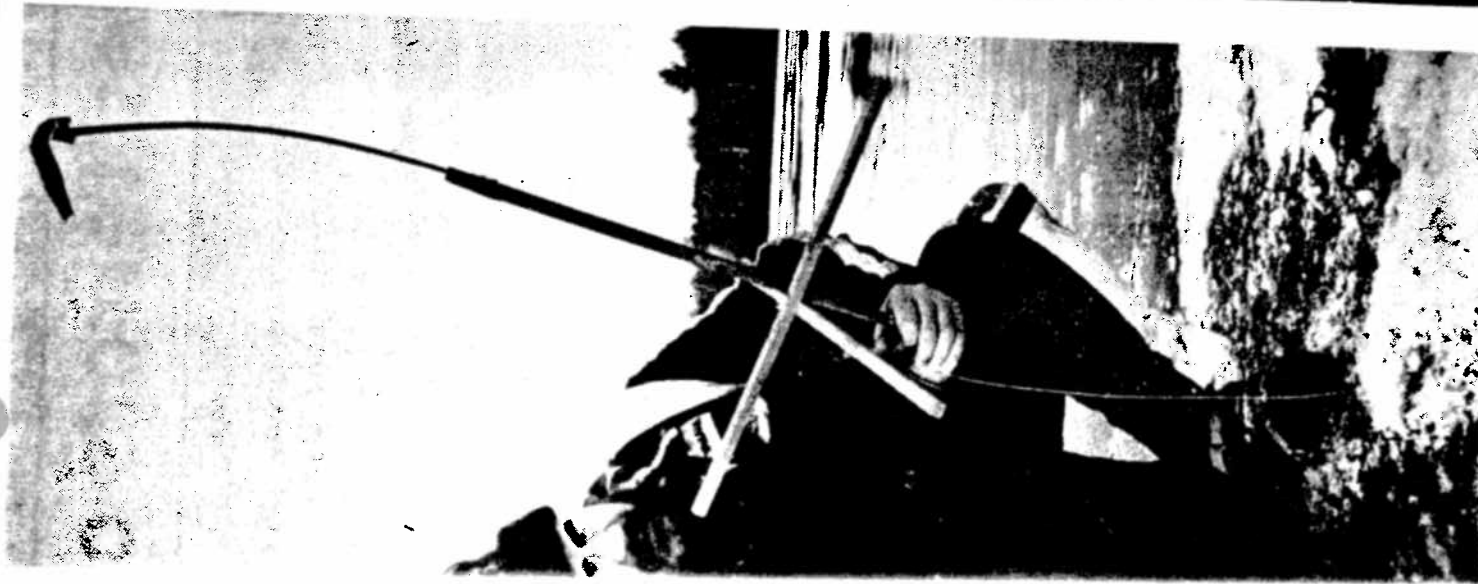
According to Moldoff, the continued growth of construction in 1984 indicates that it will continue so long as the economy prospers. In 1982 when total construction fell to \$8.39 million it was due mainly to the economy, said Moldoff.

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*NH Business Review  
Jan '85*

## State's first rehab hospital opens in Salem

Northeast Rehabilitation Hospital, a 102-bed facility that opened in November in Salem, will serve patients recuperating from strokes, spinal cord injuries, traumatic brain injuries, amputations and other musculoskeletal and nervous system disorders. The hospital is the first free-standing facility of its kind in New Hampshire.

Northeast Rehab is jointly operated by

### The need for rehabilitation services has increased in New Hampshire as elsewhere

the physicians of New England Neurological Associates, North Andover, Mass., and Rehab Hospital Services Corp. of Camp Hill, Pa.

The need for rehabilitation medical services has increased in New Hampshire as elsewhere in the country, say the hospital's founders. Improved trauma care, high-tech medicine, increased survival rates and longer life spans with concomitant chronic diseases all magnify the needs for rehab services, they say.

Improved medical care in specialized trauma centers save the lives of 20 to 30 percent of patients who, if treated elsewhere, would probably die. And of every five of those hospitalized trauma victims, one becomes permanently disabled. In addition, as the population of older Americans increases, the need for rehabilitation for disabilities including strokes, diabetes, fractured hips, joint replacements and arthritis will increase.

The \$13 million, 80,000-square-foot facility "will provide our patients the opportunity to obtain sophisticated rehab services in an area geographically convenient to them and their families," said Dr. Howard Gardner, medical director. "We will not compete with area acute care

"The building's design facilitates patient mobility," said Dr. Chandrakant M. Patel, the hospital's director of rehabilitation medicine. "It also helps develop the strength of upper extremities for patients in wheelchairs as well as increases the patient's confidence in the first stage of mobility."

Independence is the key word in the entire rehabilitation process. "The major goal of the rehab hospital is to provide comprehensive medical rehabilitation so the patient may be restored to the highest level of function within the limits of his or her individual disabilities, not only physically, but psychologically, emotionally, socially and vocationally," Patel said.

To aid in that restoration process, patients are involved not only in physical therapy but also in therapy emphasizing self-sufficiency in daily living. A specially designed "home within a home" helps



Chandrakant Patel M.D.

disabled patients learn to cope with kitchen, bedroom and laundry facilities. Recreational therapy provides stimulation for patients as it develops manual dexterity and improves coordination. Other programs include speech and audiology; cardiac rehabilitation; biofeedback therapy; psychological and neuropsychological counseling; chronic pain and stress management and electro-diagnostic studies.

Medical director Gardner is also founder and medical director of New England Neurological Associates, the largest neurological group on the East Coast. Gardner, as assistant professor of neurosurgery at Tufts Medical School, holds membership in the American Association of Neurological Surgeons and the Congress of Neurological Surgeons and is a trustee of the New England Neurological Society.

Steven A. Goldberg, former director of Quality Assurance at the Medical Center Hospital of Vermont, is administrator of the new hospital. He has been associated with Quakertown Hospital in Pennsylvania, where he was the assistant administrator responsible for all clinical services provided by the hospital. He holds an MS in pharmacology from the University of Connecticut and is completing an MSA in Health Care Administration from St. Michael's College in Vermont.

Chandrakant M. Patel, director of rehabilitation medicine, is a specialist in physician medicine and rehabilitation. Patel, who has been medical advisor for the departments of rehab services at Lawrence and Lowell General Hospitals, is a senior staff psychiatrist at New England Rehabilitation Hospital. He is a Diplomate of the American Board of Physical Medicine and Rehabilitation and a member of the American Medical Association and the New England Society of Physical Medicine.



Howard Gardner M.D.

hospitals; rather, we will add a new dimension to health care delivery in the area."

\* \* \*

The hospital was planned to meet the needs of its physically disabled clients. The entire facility is built on one level, eliminating stairs and elevators to be negotiated by wheelchair-confined patients. The extra-spacious halls are also built with wheelchairs in mind. Patients' rooms take advantage of natural lighting, with overhead skylights and oversized windows looking out on a rural setting. If patients choose, they can explore the hospital's 30-acre grounds.



e the support, the concerns.

what practices will have begun.  
Salem Pop Warner coordina-

The havenhill offer is on a two-year trial basis to see if it flies," said Duvall, but "the ide-

vote on Feb. 19. The vote will take place later in a Feb. 12 meeting.



Eagle-Tribune Photo

shovels out after this morning's six inch snowfall. All follow the snow tomorrow and Friday.

# Salem buries underground garage plan

*Neighbors and officials opposition kills off garage adjacent to office building*

SALEM, N.H. — Opposition from town officials and neighbors has all but buried the idea of building the town's first underground garage.

The garage was proposed by Ronald and Claire Smith of Pond Street as part of their plan to build an office building on North Broadway (Route 28), between the Dexter Shoe store and the Lang Insurance Agency.

The Smiths already own one lot on Route 28 and are in the process of buying adjacent land. They plan to build a three-story, 44,000-square-foot office building on the property.

The problem is that only the first 200 feet of the property fronting on Broadway is zoned commercial-industrial. The rest is zoned residential and does not allow for a parking lot.

Last month the Smiths' request for a variance for an open parking lot was denied. "A dozen angry residents were there," said Town Planner Ross Moldoff, "because they felt residential area was being encroached on."

Last night, the Smiths went before the Zoning Board with plans for an underground parking lot, complete with roof top shrubs and greens. That plan was rejected too.

The Smiths' attorney, Daniel Scanlon, said, "the new plan calls for putting a roof over the parking lot ... rather than an open lot with a 20-foot retaining wall." The lot would be covered by a concrete slab, which would then be built up and topped with greenery to conceal it.

But the Smiths' abutators, many

represented by attorney Raymond Kellett, are opposed to the building and the new proposal for an underground garage.

"They want to build a monstrosity," said James Nicosia, whose 45 Howard St. home abuts the residential part of the Smiths' property.

"Right now I'm looking out at 150 feet of trees and a natural culvert," said Nicosia. "They're going to come in and blast the bedrock and the water won't have any place to drain ... the catch basins won't be enough for all the water in the area."

Besides the threat of flooding, Nicosia and his neighbors are afraid their foundations and pipes might be damaged by blasting ledge and bedrock to make room for the garage.

Scanlon argued that rejecting the Smiths' petition would cause a hardship because they cannot use the residential land which makes up half of their lot. A house can't be put on the lot, said Scanlon, because there isn't enough footage nor is there frontage on an accepted street.

After hearing both sides, the board turned down the request. The three members who commented on the petition said their decisions were based mainly on the fear that the surrounding property value would be diminished.

Scanlon said he isn't sure what the Smiths will do now. He said they have 20 days to petition for reconsideration. He would not rule out the possibility of going to court but said the first decision is whether a reconsideration petition will be filed.

## Proposal would tie college scholarships to draft

# Route 28 condos approved

SALEM, N.H. — Condominiums on Salem's Route 28 shopping strip are one step closer to becoming a reality.

The Planning Board last night approved the proposal by developer Bergen Nalbandian petition to rezone 15 acres of land at the intersection of Route 28 and Belmont Avenue to allow condominium construction.

The proposal will now go before voters at the March town meeting.

Former town manager Donald Jutton, Nalbandian's consultant and project coordinator, answered questions at a second public hearing on the project last night.

The limited residential condominium district is a brand new zoning area for Salem and would allow for condominiums to break

Rooftops will be covered with shrubs and gardens and about 30 percent of the land will left open. The space will include gardens, walkways, nature areas, a man-made pond, tennis courts and a pool along with landscaping.

Several board members concerned about the building's height. The center building, at 55 feet,

would be one of the tallest buildings in town.

Jutton said even at its highest point, the project will be only 20 feet higher than current zoning laws allow.

Jutton said he "already spoke with Fire Chief Donald Bliss who said that adding 20 feet to the current zoning doesn't constitute a public safety hazard ... and the building won't be a visible skyline."

Another concern was a potential traffic problem caused by condominium owners exiting and entering from Route 28.

Jutton said the condominium project will cause be five to 10 times less traffic than commercial development. In addition, a security

Please see CONDOS  
Page 18

## Salem

up the sprawling Route 28 commercial district.

Nalbandian proposes 250 one- and two-bedroom condominiums to be housed in two multi-level buildings. The buildings will be terraced, descending from a central building six stories high (55 feet) to five- to four- and three-story buildings.

homeowner will be assessed at 58 cents a week or \$29 a year for public kindergarten," said Mrs. Murray.

"Private kindergarten costs between \$600 and \$800 a year and that doesn't include busing, which is our biggest expense," said Mrs. Murray, "and it does not include the higher teacher salaries we have to pay because our teachers must be state certified ... and it doesn't include the initial start up costs for the first year."

Mrs. Murray also told the committee that public kindergarten would help to save money by lowering the retention rate. She pointed out that in 1981, 88 students had to repeat a grade.

After the School District adopted a readiness program, the number was cut in half, said Mrs. Murray and the rate should decrease by about one-half again if kindergarten goes into effect. For every student not kept back, \$3000 to \$3600 is saved. The numbers represent the cost for one year of education for one student.

Vice Chairman David Boutin said he supported kindergarten because it's needed, the time's right,

## Londonderry schools lauded

By Barbara Walsh  
Eagle-Tribune Writer

LONDONDERRY, N.H. — Londonderry High and Londonderry Junior High have been recognized as two of the best schools in the state.

Along with four other schools, Education Commissioner Robert Brunelle nominated the two Londonderry schools for the National Recognition Program.

This is the second year that Londonderry High was nominated. A national selection committee



## ears

the 40th anniversary of World War

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WASHINGTON — Judd Gregg, thick of the whether the d means trim Social Sec and Medical On We day, the term con





LAWRENCE EAGLE-TRIBUNE, Lawrence, Mass. — Thursday

## Planners OK condos on Route 28

**Condos** From page 17

ty guard will limit traffic to residents and their guests, said Jutton.

Instead of another shopping center, Jutton said, the project "will break the commercial belt and introduce a whole new use to Route 28."

"We believe this is a truly viable option to prevent the commercial belt from sprawling north," said Jutton, "it really is a choice between commercial utilization and this kind of an alternative."

Jutton said the limited residential condominium district will:

**PROVIDE** affordable one and two bedroom condominiums between \$75,000 and \$125,000 for young professionals and retired individuals.

**CREATE AN OPEN** country living atmosphere.

**INTRODUCE** a group of pedestrian consumers on North Broadway.

**ANCHOR** the upgrading of the Salem Depot area.

Jutton went on record saying Nalbandian will not use the land for anything but condominiums, despite the fact that the petition includes the possibility of some professional office and retail space.

Jutton said his statement will allow the Planning Board to hold Nalbandian to just condominiums.



## Town

By Lois Marchand  
Eagle-Tribune Writer

ATKINSON, N.H. — A town meeting will decide to spend \$15,000 in fees to continue sharing money for architectural plans and to build a new Town Hall on the site of the old one.

Robert Morse, chairman of the Town Building Needs Committee, said the money can be used for plans for one of the following options.

The options include:  
**BUILDING** an addition to the Kimball House that would house town offices plus a police station.  
**BUILDING** a brand new hall at the site of the old Hall or another location.  
**REPAIRING** the old Hall.

**RENOVATING** the old Hall by adding a fourth

## Tuberculosis nightmare

# Northern New England Town of the Month Salem, New Hampshire

February 8, 1985

A New England Real Estate Journal Pull-out Section

page s-one

## Building boom combines with rural suburban living New construction in Salem exceeds \$60m in two years



Salem is still an ideal community for raising a family. (Photo by Laura Caccia)

SALEM, N.H. — Local real estate broker Berge Nalbandian says that Salem is a thriving community. "Big enough to be a city, but smart enough to stay on town."

Indeed, Salem, now New Hampshire's largest town, has recently experienced a building boom. More than \$60 million has been spent on new construction in the past two years, and according to Salem's administrator of development, Ross Moldoff, the trend is expected to continue.

However, in spite of the building boom, Salem maintains wide open spaces, lots of trees, and plenty and recreational opportunities. Town Manager Michael Valuk says that Salem embodies a "good mix of polite, aggressive development that characterizes the Boston-Route 128 ring and a state of mind that is classically New Hampshire." Valuk characterizes Salem as a border town that captures the best of Massachusetts and the best of New Hampshire. "The mix is perfect," he said.

Salem is poised at the eastern apex of New Hampshire's "Golden Triangle" (Manchester, Nashua and Salem), and is a catalyst point for Mass./N.H. border development. Over a period of time, Salem

has evolved in its attitude toward development. There was a point, Valuk said, when quantity was important. The result—a development "explosion" in the 1960's and 70's, and to some degree, a "boomtown mentality" was apparent, Valuk said. Today's Salem hasn't turned its back on growth, but looks at new development in terms of quality rather than quantity. Valuk predicts that the emphasis on quality will become more pronounced as the amount of

the planning board with proposed construction will come with a plan to "do it right."

"It's catching on," Valuk stated. Developers are setting an example for their peers to follow. Valuk points to the Salem Professional Office park on Stiles rd. and Keewaydin Drive's Salem Industrial Park as examples of the kind of quality that town officials expect to characterize Salem's development in the 1980's.

Valuk concluded, "Salem is perched on a hiatus between the



Salem offers rural suburban living just 35 minutes from downtown Boston. (Photo by Laura Caccia)



Salem offers sophisticated community services. Many are located in the Salem Municipal Office building. (Photo by Caccia)



The town just completed 150 units of elderly housing. (Photo by Laura Caccia)

available land decreases.

"Of course," Valuk continued, "there is a difference of opinion as to what 'quality' is." It's Valuk's hope that everyone who comes to

quantum leaps it took in the 1960's and the planned growth it foresees in the 1980's. Today, Salem is attracting many kinds of development for many reasons. One of the most important factors

Most people know Salem as Rockingham Park, a thoroughbred race track, and Route 28, a sprawling commercial strip that attracts regional shoppers. But in Salem, there is much more.

Salem officials often point to the diverse nature of the town's development. The northern sector is in part rural and boasts homes that have sold for nearly \$500,000. Also, the area is agricultural and includes a number of farms.

Salem enjoys a variety of recreational areas. Both Rockingham Park and Canobie Lake Amusement Park attract many out-of-staters. Also, five other ponds and lakes are the site of both seasonal and year-round residences.

Office development in Salem is highlighted by the new Salem Professional Office Park on Stiles rd. The complex includes some retail space, a medical clinic, and the offices of a number of local professionals. Further, Salem is home to two industrial parks: State Line Industrial Park, developed by Construction Industries, Inc. and Salem Industrial Park, developed by Keewaydin Shores, Inc. Tenants of the parks include Digital Equipment Corp., General Tire, Standex, and Portpoly, Inc.

### Moldoff says Salem building permits to exceed 1,200

SALEM, N.H. — Building is booming again in Salem after a slump in the early 1980's.

There was more building last year than in 10 years and this year there will be even more, said Ross Moldoff, the town's administrator of development.

In 1983 150 private homes were built. Last year, as of July 1, new home permits reach 84. From 1980 through 1982, only 153 single-family homes were built.

Duplex construction is also up. Planning office figures indicate more duplexes were built in the past two years than in the previous six years combined.

Moldoff said total building permits issued this year should top

1,200. Last year 1,064 permits were issued. In 1982 only 836 permits were given.

The total value of construction in town could reach \$27 million in 1984. That's not as much as the Rockingham Race Track-led total of \$33 million last year, but it's better than in previous years, said Moldoff.

Moldoff said Rockingham Park has had a definite impact on the town's service industries. "It brings 4,000-6,000 people into town daily," he said.

While the new construction will increase the demand for town services, town officials say they can cope.

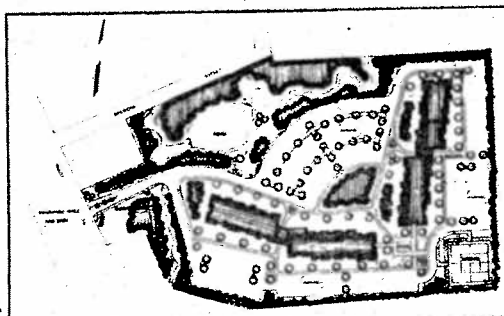
### Nalbandian of Berges Real Estate proposes 250 condominium units

SALEM, N.H. — In March, residents here will be asked to interrupt the commercial character and zoning of Route 28 by approving a residential condominium zone for a 13 acre parcel.

The multi-million development would include 250 one and two bedroom units, averaging 1,000 sq. ft. to 1,100 sq. ft., which would sell for \$75,000 and up.

The developer is no stranger to the town. Berge Nalbandian, owner of Berges Real Estate, has lived in Salem almost all of his life.

cont. on page s-2





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## Salem, N.H.

**Multi-million dollar condominium project**

### Nalbanian proposes 250 unit campus style dev.

cont. from page s-1

Nalbandian says he would like to build the condominium units with a campus style to upgrade and enhance the surroundings. Gardens, park benches, and a pond area, he says, will provide a welcome relief to the "shopping centers, trailer parks, and gas stations," that presently line Route 28.

In the past, though, Salem residents have consistently voted against multi-family zoning.

"I think that people move to Salem to get away from high density living," says Ross Moldoff, Salem's administrator of development.

In addition, says Moldoff, "There have been some negative things associated with apartments," in Salem's history.



If someone builds a successful condominium complex, feels Moldoff, "Community opinion will likely change."

Nalbandian believes that he can build a successful complex — one that will maintain the rural suburban flavor of the town as well as provide needed housing.

"The town has been voting down garden apartments," notes Nalbandian, "these are not apartments with transient tenants."

People moving to the complex, he notes, "would be purchasing a home — they would be making their home in Salem and paying taxes here — they would be proud of Salem."

The complex, to be located just off Route 93, he says will attract, "The newly married couple, the executive who works in Boston (just 35 minutes away), and the retiree."

Donald J. Jutson, principal of DRJ Associates management consulting firm and Kimball Chase Engineering who are working on the project, says he believes the voters of Salem have not approved multi-family zoning in the past. "Simply because they haven't seen the right plan."

This complex, he says, "Provides a balance to the area, which would otherwise be a continuation of the commercial sprawl of Route 28."

Jim Somes, principal of JSA Architects of Portsmouth, who designed the complex, explains that each unit will be somewhat unique. "We have tried to maintain an individual identity within the larger housing blocks," says Somes. Rooftop greenhouses and gardens, tennis courts, and a swimming pool will provide a community identity.

Somes calls the units a "Unique opportunity for those who are looking for not only conveniences within the setting, but for commercial amenities nearby."

"I think that people are realizing the town needs more housing," says Nalbandian, "—more housing that people can afford."

"A few years ago," says the realtor, "you could buy a house lot in Salem for \$20,000. Now, a lot costs \$30,000 to \$40,000, even \$50,000. A finished home, costs \$165,000 or even more."

Housing is also scarce, says Nalbandian. "The MLS (multiple listings service) used to be full," he says, "now its not."

What are the chances that Salem residents will approve the new zoning?

It depends on how people approach "the whole issue of growth and change," says Moldoff.

"Some people can still remember when Route 28 was just a two lane road," he says, and they want to see the town remain small.

Nalbandian, though, can also remember when Salem was a small town. He believes growth can take place without disturbing Salem's small town attractiveness.

## Building A Part Of Salem.

Over the years, John B. Sullivan Jr. Corp. has become a specialist in the field of Medical related construction. The 25,000 sq. ft. Salem, N.H. Medical Office Condominium begun in 1981 for Doctors Hannon and Quirinale and Pharmacist William Letendre was completed in early 1982. The project was on budget and 3 months ahead of schedule despite a program which called for 19 custom suites designed in conjunction with individual tenants. Following closely behind the success of this venture, a 15,000 sq. ft. Professional Office Building was begun and completed for the same group, Promed Realty Associates of Salem, N.H., which accommodated 12 individual tenants and the custom layouts they all required. A third Professional Office Building was under construction for the group. It is a 24,100 sq. ft. unit that was designed to house as its main tenant, Bon Secours Hospital. This building incorporated all the complex facilities needed for an outpatient clinic designed to service the Salem, N.H. area, plus an additional seven customized medical suites on the second floor. The highly specialized requirements of hospital care and related medical services demand custom work throughout a project. At John B. Sullivan Jr. Corp., we have versatility and the sound construction management techniques that make custom work efficient and economically beneficial to the owner. In 1983, John B. Sullivan Jr. Corp. built a retail and office building which measured 16,000 sq. ft. And in 1984, the firm built the "Center For Life," a 10,200 sq. ft. professional building. The firm is now building two additional office buildings in the Stiles Road complex.



Medical Office Condominiums  
Salem, N.H.



Salem Professional Park Trust



Bon Secours Hospital  
Salem, N.H.

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The John B. Sullivan, Jr. Corp. lives by a simple philosophy, "Build it right, with quality materials, and bring it in on time and budget."

With over 75 cumulative years of construction experience, John B. Sullivan, Jr. Corp. delivers what it promises. The organization is structured to work on a bid basis, design/build or construction management.

Flexibility is a key resource at John B. Sullivan, Jr. Corp. Over the years they've built all kinds of projects — from rehabilitation to new multi-unit projects. While medical/office buildings and large apartment complexes are a specialty, John B. Sullivan, Jr. Corp. also is the authorized Southern New Hampshire agent for SPACE metal buildings — a pre-engineered, flexible modular system of construction suited for office, retail, warehouse and manufacturing facilities.

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This demonstrated versatility, experience, judgment and flexibility make John B. Sullivan, Jr. Corp. a sound choice for your next project.

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Kilton Road, Bedford, New Hampshire 03102 603-669-2311

# study commission

basis, have yet to act on his suggestion for a citizen study commission to come up with an alternative.

If Salem people didn't like the proposal offered them last fall, that's all right with Hugel. But what else do they have to suggest?

It was generally agreed during last year's debate that the track should be open year round. Hugel thinks people must see it even more clearly now that the property has been unproductive for more than two months.

Meanwhile, Hugel and his partners have been busy.

The track is set to reopen in just over two months — on April 19 — for a 170-day season. That's a full month more of racing than we had

last year.

Rockingham Venture bought 12 barns from a track in the south, and trucked them here to expand the stable area by some 500 horses.

The important thing right now is negotiations with horse owners who will bring there stables here for a second season. It will be a bigger and better year than before. That much is certain already.

And there are bits and pieces in the works for gradually building the year round operation everyone seems to want.

"We're still dickering to try to bring the Hagler-Hearns fight here in April." It will be fought in the west, but carried around the country on closed circuit tv. Rockingham's tv screens are ideal to handle the

showing in this region.

The possibility is very much alive of bringing the big, spring flower show here from Boston in 1986.

And a new turf track is to be built this year, at a cost of more than \$1 million, to make Rockingham Park just that much more attractive for horse owners. It, too, will be ready in 1986.

"What are the town fathers doing to bring something about?" Chairman Hugel asked again. He clearly finds their failure to respond hard to understand.

A citizens study commission could surely come up with a plan Salem voters would accept. It's the next step, needed now, and would have Rockingham Venture's full cooperation.

2/14/85

## New master plan proposed

by Deborah Bell

SALEM - The Planning Board unanimously endorsed a master plan update proposal from Town Manager Michael Valuk and Administrator of Development Ross Moldoff last week.

"We may be growing in ways we don't want to grow," Moldoff told the board, citing the current building boom and the increasing pressure on the Planning Board agenda.

Valuk and Moldoff would like to see a twenty-member task force appointed to update the 1972 town plan. Members would include the chairman of every board in town and one citizen chosen by each of those boards.

Valuk anticipates a need for \$25,000 to start the program and would like to see it before the 1986 Town Meeting. Planning Board

members were not so optimistic about either price or timing.

Charlie McMahon estimated a cost of closer to \$100,000. Chairman Bill Kelly urged Valuk not to "lock in" his volunteer staff to a tight time table.

Voluntary citizen participation is crucial to the proposal. Valuk would like to get the task force "hooked on planning," hoping to see them come in each year and "give us a report card" on how well the updated plan is being used.

"The goal here is not just a master plan, but an ongoing process," said Valuk, who was supported by Selectman Howie Glynn, the only selectman to attend the "joint workshop" called by the BOS. (Selectman Ron Belanger was in attendance as a member of the Planning Board.)

"The goals setting session showed that people in town are interested in this type of thing happening," urged Glynn. "Many qualified people were there and said they were willing to help."

McMahon was leary of the attention span volunteers might have, faced with a town-wide study covering land use, housing, transportation, utilities and public services, community facilities, recreation, and conservation and preservation.

He proposed that the administration push for a salaried executive secretary to coordinate the report and do the actual writing. "This proposal will stretch over a year, and volunteers, no matter how dedicated, will fall by the wayside," said McMahon.

"If you begin to fund it too much the feeling arises that people should not be involved," countered Valuk.

Kelly agreed with Valuk, stating, "The plan won't be worth more than the paper it's written on unless there has been some substantial public input."

Monday night selectmen approved an article containing Valuk's \$25,000 request for the Town Meeting warrant.

## Residential home won't be sold

by Deborah Bell

SALEM - An impassioned plea from the father of a 75 School Street resident prompted selectmen Monday night, to reverse their

over the three handicapped individuals living on the site under the administration of N.H. Residential Programs.

"I am concerned that my daughter

# 2/22/85 Union leader Development Chief Says Good Economy Calls for Planning

By ARIST FRANGULES  
Union Leader Correspondent

SALEM — Salem is about to enter a period of growth that it has not experienced since the early 1970s.

That is the prediction of Ross Moldoff, the town's administrator of development, who says a "booming economy" is spurring commercial, industrial and residential growth in town.

Moldoff said the town's location within close commuting distance to Boston, the ocean, and the mountains — as well as the lack of a New Hampshire sales or income tax — makes it attractive. A rise in interest rates, however, could stifle the boom, he said.

Already pending before the planning board are 85 new residential lots, more than half of what was permitted all of last year, said Moldoff. "If it continues, we will really skyrocket over last year. I've been lead to believe by contractors that there is a lot more to come."

Added into this is the fact that February is traditionally a slow month for the planning board, which usually doesn't see business pick up until March and April, Moldoff said.

## Permits Increase

Plus, he noted, 1983 and 1984 were good years — with 151 and 144 single family dwelling permits granted in them respectively. Only 44 such permits were granted in 1982 and only 37 were granted in 1981.

So far this year, five applications have already come to the planning board for commercial-industrial building permits as well, he said. In 1984, 22 commercial building permits were granted, while 13 were granted in 1983.

"People are looking at the open land in Salem and they are developing it," said Moldoff. "I don't think the houses and the farms (remaining) on Route 28 will last much longer."

Moldoff says that, as before, commercial growth is expected on Route 28, industrial growth is expected in the Keewaydin area, and residential growth is expected in the north and west parts of town.

On what effect all this has, Moldoff said commercial and industrial growth would probably draw upon such town services as water and sewers, but have a positive impact overall on tax revenue.

## Single Family Homes

Most of the residential growth is coming in single family homes, he said, which draws more on police and fire and means more children — with the greatest impact on schools.

School Board Chairman Edward Duval said that since the Haigh elementary school is closed and there is space at Woodbury Junior High School and at Salem High School, the school district can absorb some growth without the construction of new buildings.

"We are not anywhere near a crunch," he said. If additional classrooms are used, however, more teachers may need to be hired.

Duval said school officials are keeping an eye on the matter. "We're concerned that there is more growth than is showing up on the census," he said. "One day last week we enrolled 15 students. We're all a little surprised. Most came from North Salem."

## Plan for Growth

Moldoff said the town should plan for growth. "We are a growing community and a thriving community," he said. "I don't think we can stop it, but we can guide it and control it to minimize the negative aspects."

Moldoff said the town should develop policies about what kinds of growth it wants to encourage and discourage, as well as where it should go and what areas should be preserved.

Asked about the impact of the Superior Court ruling in the Atkinson "snob zoning" case on the town, Moldoff says that with 700 mobile home, 2,000 units of multi-family housing, and 150 units of elderly housing, Salem has "its fair share" of low and moderate income residents.

Moldoff hopes to get the town's master plan updated for the 1986 town meeting and also form a task force made up of community leaders to come up with policies on housing, transportation and land use.

He also suggests a continuation of the "grassroots" community goal-setting sessions initiated by Selectman Chairman Howard Glynn as well as a "long-range planning effort."

That would have the town continually checking to see if it is following the master plan, while updating it.

Town Manager Michael Valuk agrees the town should plan ahead.

"If growth is going to happen the right way, we need an infrastructure that can handle it and the administrative tools to manage it," he said. "At some point in time it will impact on town services."

Voters at this year's town meeting can act on four measures initiated by the town that are designed to help Salem cope with growth, said Valuk.

Those are:

- The \$26.3 million sewer build out program, which in five years would provide sewers to all residents of Salem.
- The \$1.25 million water systems improvement project for Salem Center.
- The \$25,000 comprehensive plan update.
- The \$35,000 comprehensive study of drainage problems in town. Offsetting that is \$20,000 left over from an appropriation last year.

Another warrant article for voters this March that deals with growth is the proposed revision in the town's wetlands ordinance.

## Important Issue

Rep. Lynn Joslyn, a member of COPE (Citizens Organized to Protect the Environment), sees the wetlands revision as one of the most important issues facing voters this year.

Joslyn said the revision would "close loopholes in the previous ordinance which allowed commercial and industrial development in wetlands if they were served by town water and sewers."

A major commercial-industrial facility could displace the water from the wetlands and cause flooding, she warned. Joslyn said the town should protect its wetlands.

"We're a very wet community," she said. "Most of the buildable land is already used. You can't fool mother nature (by filling in wetlands)."

While she is still studying the five-year sewer buildout plan — which she said could cause the town to eventually become less rural — Joslyn said she generally supports the other proposals by Valuk and Moldoff.

"We need checks and balances for growth in order to maintain our quality of life," she said.



## 2 Salem doctors developing a second practice



*Salem Professional Park contains condominium units for medical and non-medical professionals, as well as retail stores. Five buildings are already built at the park, and two more are under construction. Plans call for a road to connect to Route 38 and, ultimately, the Massachusetts border. (Photo by Laura Caccia)*

By Laura Caccia

Four years ago, two physicians in Salem decided to build a professional building because they needed more office space. It soon became apparent that they were not alone in their need for more room; their first condominium building was 100 percent sold before it was even finished.

Today, the doctors have built a model professional park for the southern New Hampshire and Merrimack Valley area. Five buildings have already gone up, and 12 more are planned.

Both Dr. Bart N. Quirinale, a family practitioner, and Dr. Robert Hannon, a radiologist, are from Salem. As the population of the town grew, says Quirinale, "it became more and more frustrating to have to refer patients out of town for specialized medical treatment."

"The town was expanding," agrees Dr. Hannon, "and we were in a small building that wasn't large enough to accommodate the number of doctors that wanted to come to town and that the town needed."

The doctors began by purchasing one lot off Pelham Road, close to the Massachusetts border. That became a medical office building.

Bon Secours Hospital in Methuen, Mass., became the main tenant in the second building. "As many as 30 to 35 percent of Bon Secours' patients come from southern New Hampshire," explained Hannon, "so an emergency, referral and outpatient center was just a natural."

The third building and part of the fourth were designed to provide space for non-medical professionals who wanted to move to the growing professional community.

The fourth building, says Hannon, also includes retail stores, "really as services for those in the rest of the park." Owners include a delicatessen, travel agency, card and gift shop and hairdresser.

The Center for Life Management, a southern New Hampshire mental health agency, bought the fifth building, and its 10,000 square feet serve as a center of operations.

Future development plans include a road to connect with Route 38, which Hannon describes as "a main access road to the west side of town from Lowell (Mass.) and Pelham."

The two doctors have now purchased more than 50 acres and have put a full-time architect on their payroll. They had some goals when they first started out, and they want to be sure those goals are still met.

"We definitely wanted some place that was first class and that would fit in with

the colonial character of the town," said Quirinale.

All of the two-story, New England contemporary style buildings are gray with blue trim, with wood clapboard siding and gable roofs. But while similar in appearance, each building has its own unique design and character.

Architect John T. Brennan is in charge of designing the park and has an on-site office.

"We are trying to keep the scale and style of the project consistent with the residential scale in the area," he explained.

"There is a New England character throughout the park," he said, "and at the same time, the park is consistent with

### Each building has its own unique design and character

commercial requirements."

The goals of the landscaping have been "to keep bright and open green spaces" in the park, while "maintaining dense growth around the park," said Brennan.

The park attracts "primarily people who want between 1,000 and 15,000 square feet of office space," Brennan said.

The cost of a unit is between \$78 and \$85 a square foot, depending on location, amenities and extras.

Engineers for the project are Kimball Chase Engineering. John B. Sullivan is the general contractor. DRJ Associates provided professional services as coordinator and liaison.

Both doctors say that they have enjoyed being in the development business.

"It's been exciting and satisfying," said Hannon, "and we've been very fortunate in working with a talented group of people who work well together."

Hannon said they also have been pleased with the "excellent relations we have had with the town."

Ross Moldoff, Salem's administrator of development, said he's also pleased with the work the doctors have done.

"They do things right," he said. "They have concise and comprehensive site plans, and the end product is what we approved."

"I would hold them up as a model in two ways," said Moldoff. "Their sensitivity to the land and the attractiveness of their development. They put the interests of the community high up on their priority list."

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ble.  
Rabies is on the increase in  
wild animals, especially raccoons.

officer and the owner is fined \$15  
and must register and inoculate  
the animal immediately.

4/26/85

## Volunteers needed for town's future

SALEM, N.H. — If the town's master plan update is to be worth the paper it is printed on, individual residents in town must get involved in the planning process.

Last night the heads of the town's 10 boards and committees met with Town Manager Michael Valuk and Administrator of Development Ross Moldoff to decide how to go about updating the town's 13-year-old master plan.

Moldoff and Valuk said the town already had enough boards and committees and to form a new one would be redundant.

What the chairman plans to do is let as many people as are interested work on the plan.

"A sort of no-cut, football team approach," Planning Board Chairman William Kelly said.

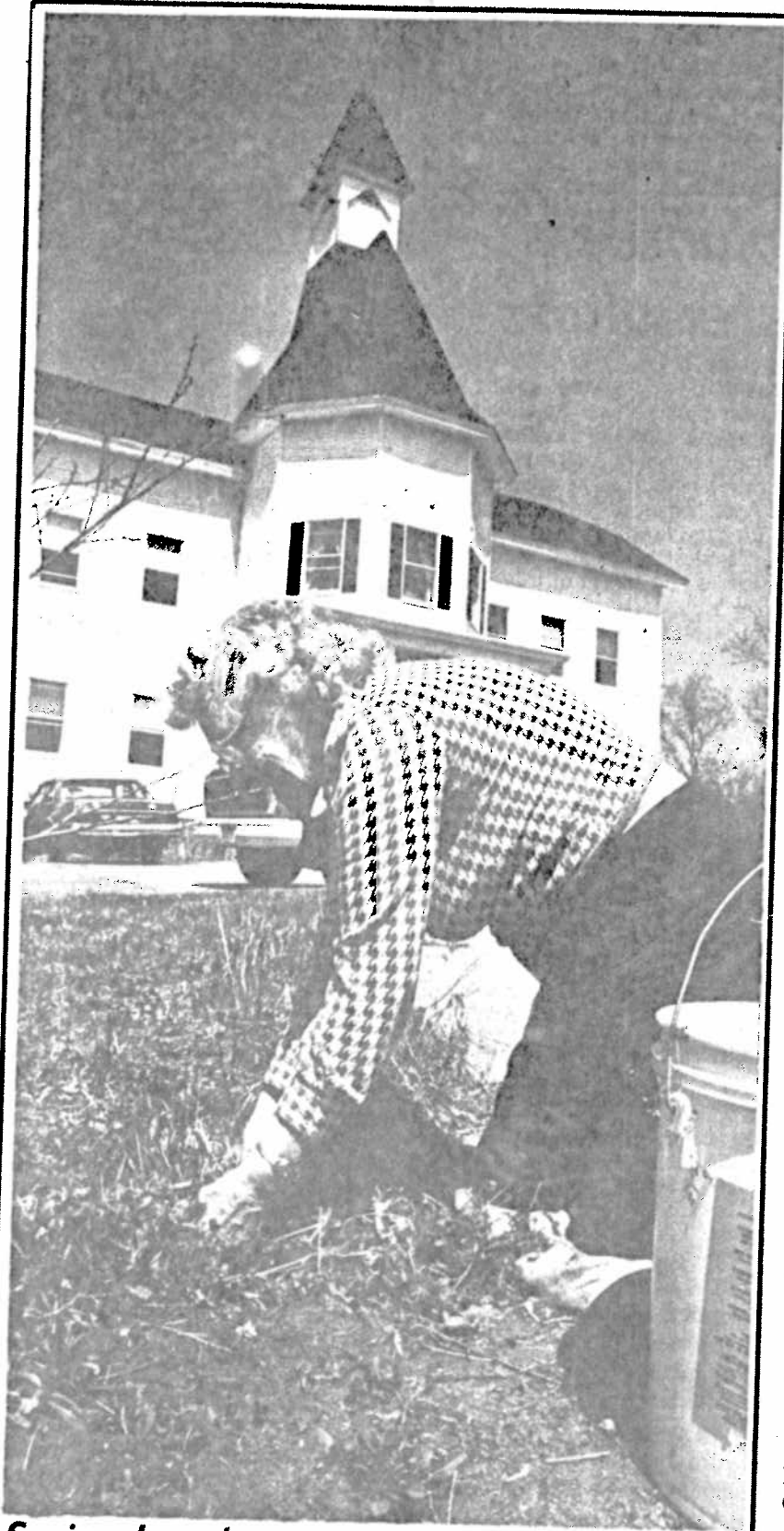
The committee chairman and 10 citizens, one representing each committee, will be the starting line and will meet together once a month. The citizen volunteers will meet with the "starters" once month in subcommittees to study specific issues.

"The secret of all this will be subcommittee work and organization and a chairman to crack the whip," Valuk said. "He'll have to be an organizer and a task master. When we meet it will be for huddling together and call plays ... most of the real hard work done at subcommittee," he said.

Valuk said the volunteers and citizen input shouldn't come from the same old reliable people. To represent the true attitudes of the community at large, Valuk said new faces with new ideas and concerns are needed.

"It isn't going to be easy," he said. "The last thing I want is for this to be an administrative effort. If it's not a grassroots effort it'll die."

"We're here because we're committed," Conservation Commission Chairman George Jones said. "But the people at large who



### Spring break

Eagle-Tribune Photo by Ken Yuszku

Betty Mayers, Chester Road, Derry, N.H., takes advantage of the warm Spring weather to get in some weeding at Derry's Community Center on West Broadway.

Please see MASTER  
Page 20

and houses, battery-powered

## Town needs volunteers to update master plan

### Master From page 19

we're likely to draw on are in the same group as we are ... then there is a group who don't care, are semi-involved, or only care if it's in their backyard. How do we draw on these people?"

Salem is in a better position than years before because it has a large amount of information to draw on and as a result it does not have to start cold.

Kelly recommended evaluating the information and studies already done and using them as bench marks when setting up guidelines for future development.

Political Advertisement

Who is Tom  
**CONNORS?**

Signed: Charles Seid, 14 Buswell St., Lawrence, MA

growth, services and goals. The master plan will set guidelines for the use of land, housing, transportation, recreation and natural and cultural resources as well as look at what types of services and facilities the town should provided.

People interested in the town's future or any aspect of it are asked to let Moldoff know and attend the next master plan meeting May 15 at 7:30 p.m. at Town Hall.

Lawrence Eagle-Tribune®

### ADVERTISING SCHEDULES

To earn early copy rates advertising must be released to the Eagle-Tribune, before 1 p.m. three working days before publication.

No advertising may be placed or cancelled after 1 p.m. two working days before publication.

685-1000

**THE COMMONWEALTH OF MASSACHUSETTS**  
Office of the Commissioner of Banks

**METROPOLITAN CREDIT UNION**, Chelsea, Massachusetts has petitioned the Commissioner of banks for permission to relocate its Lawrence branch office from its present location at 15 Lawrence Street, Lawrence, Massachusetts to 215 South Broadway, Lawrence, Massachusetts. Any

Reservations must be made in advance by calling between 9 a.m. and 2 p.m. at the Westside Community Center in Derry.

WEDNESDAY  
THURSDAY  
FRIDAY

Read  
Dan Warner  
in the  
Sunday  
Eagle-Tribune

## ST. JOSEPH REGIONAL and ST. JOSEPH KINDERGARTEN ★ ★ **REGISTRATION**

Registration will take place at the  
Regional School Auditorium at 401

**\*Kindergarten Registration**  
Tuesday, April 30, 1985  
9:30 A.M.  
Reg. Fee: \$75.00  
(Birth certificate needed. Child five years old by 9/30/85).

**Grade 1 Registration**  
Tuesday, May 7, 1985  
9:30 A.M.  
Reg. Fee: \$25.00 per family  
(Birth certificate needed. Child six years old by 9/30/85).  
*\*There are still some seats available for afternoon kindergarten*

Stanley H. Kaplan  
**The SMART I**  
PREPARATION FOR  
**GMAT • LSAT**

Class for J

This year we are also troubled by images of combat much more recent than those just cited. The past two years have been hard years for America and particularly for men and women serving in our armed forces.

We feel again the shock we felt in

For these families, Memorial Day has taken on a meaning of deep and personal heartache. It is appropriate that we, who remember the price of freedom from past wars and campaigns, share the grief these families feel today.

and a quarter million over the past two centuries — were called upon to make the ultimate sacrifice.

The blood of the men and women we honor today has purchased America's peace. We owe these brave citizens a debt too great to ever be repaid.

by Miss Henrietta Choate

## Who is doing your planning

5/23/85  
Observer

We're on the edge of an overcrowded nightmare here in Salem, and badly in need of a lucid parent to wake us up and set things right.

Especially those things like water and sewer and the rights of homeowners and business to share those resources. Some say we've already gone too far, in that business has already taken a favored position over townspeople.

Logically speaking, that makes sense. For who takes the time to ring up town hall or petition a town board? Business does. Business sits down with the Planning Board twice a month developing the future of this town.

Count the citizens who present the board with plans, the citizens who have anything to say besides "not in my backyard."

One could argue that it's not the citizens job to address town-wide planning. But remember that under the current form of town government in Salem no one is particularly responsible for general planning decisions.

Maybe the Planning Board should spend an extra night each month looking long and hard down the road, but last week's decision not to require more impact studies along the increasingly developed Spicket River served notice that the board does not intend to look

much farther than the current week's site plans. To be fair, they haven't got time.

Especially now, when our water reserves are in question, our sewer access uncertain, and further development inevitable, master planning, fueled by considerable citizen input, is the key element in Salem's future.

Before we divide up the rest of our rural pie, let's get the rules down on paper. And let's make those rules agreeable to the majority and applicable to all.

After the fact, the rules would be wasted. For the next two years the Master Planning Committee will be looking for input. Showing up at Town Meeting next year, or the year after, and stressing the value of Salem's country living will be like feeding the cats after they've gone out for the night.

Come to the meetings now, they're posted at the library, the town hall, and in the local papers. Talk to a member of the committee. Get out there and lobby.

Kidding yourself that the elected town boards and officials will shoulder your civic burden will only lead to disappointment and frustration. Just ask the people on Haigh Avenue.

DB

Young Lewi told the story about the time I coal hod.

He may not I but I have it for

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Doctor Soule — into his fifties and I in Salem for man surprised us all b Bleakney who hac from Petitcodiac, I a nurse.

## VFW presents Loyalty Day flags

VFW Loyalty Day Chairman Woody Chmielecki presented American flags to the following organizations on May 1. Accepting them are Boys Club acting director Gordon Rowell, Head Librarian Edward Reed at Kelley Library, St. Joseph's School Principal Joan Bzanski, and Robert Goundrey of Goundrey's Funeral Home.



## Letter Check

To the editor,  
Last year the follo published in at least 30 responses came from indicate a genuine theme. Last year, assistant" and I manag



## Salem

Cote showed leadership and administrative skills which were noticed by the School Committee. When the opening became available she was recruited and has just been signed to be principal next year.

Becoming principal puts Mrs. Cote in a very instrumental position because the school is in transition. In the last year, the school moved from its cramped quarters

in the First Baptist Church complex to a new spacious eight classroom building adjacent to the church.

With the addition, Mrs. Cote said, the school can work to expand its programs and increase its enrollment. Presently, the school offers day care, kindergarten, elementary school, and junior high education.

The new principal is no newcomer to education. She has a B.S. and master's in education from

the University of Lowell and is certified to be a principal in both Massachusetts and New Hampshire. She was a teacher in Lawrence for 10 years but left when her twins were born. When her children started first grade at Salem Christian School in 1980, Mrs. Cote took a teaching position there.

Mrs. Cote is married to North Andover Middle School teacher, John B. Cote, and they have two children, Jennifer and Jonathan. The family lives in Methuen.



ory Ann Cote  
In that role, Mrs.

# New faces draw blueprints for town's future

By Annemargaret Connolly  
Eagle-Tribune Writer

SALEM, N.H. — The first public gathering of the Master Plan Task Force marked the first experience in town affairs — outside of voting — for many of the 25 people attending.

After town meeting approved spending \$25,000 to update the master plan, Town Manager Michael Valuk said it would only be successful if new people — not the same old town hall faces — got involved. However, Valuk and Town Planner Ross Moldoff said some old faces were also needed because of their expertise in certain areas of community development.

It was decided that the task force would include the chairmen of all the boards and commissions in town. They would be the backbone of the task force and would go back to their own boards for information on specific issues. Each board also chose one citizen representative and any interested resident was urged to get involved. Last night the members in attendance represented each board and committee while the interested citizenry represented all walks of life from a real estate broker to an educator and from recent college graduate to a conservationist.

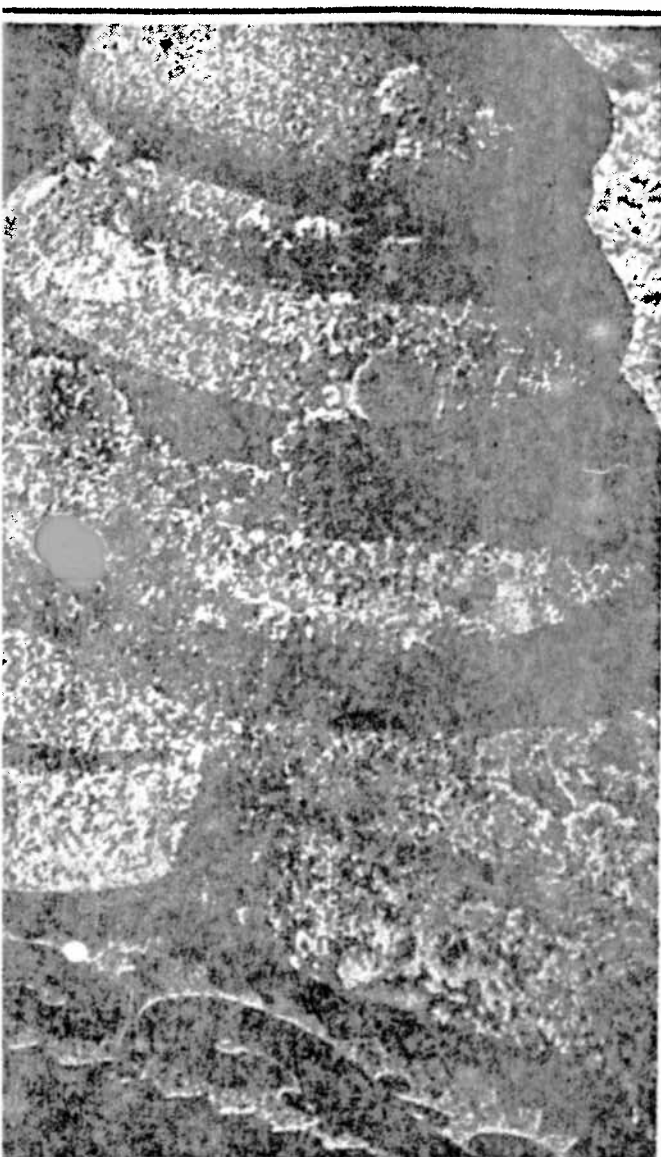
The committee discussed what

they wanted the master plan to do. In simple terms, the document will be a record of where the town's been, where it wants to go, and how its going to get there. The information will be detailed and action-oriented and not a list of "static conclusions." It will state the town's problems and goals, ways to remedy the problems and attain the goals, and a timetable to follow.

The goals and problems will be determined by the task force by using information provided by residents, boards and committees, and department heads. Subcommittees and town boards will deal with specific specific categories — land use, housing, transportation, community services and facilities, recreation, and natural and cultural resources — but the entire committee will make decisions. The consultant will help put the document together and provide expertise in areas the town residents and staff lack.

Selectman David Tilton is the chairman. Newcomer Brian Keavney is vice chairman. Meetings are the third Wednesday of each month. Subcommittee meetings will be held when needed. Anyone missing three consecutive meetings will be automatically removed.

The next meeting is June 5 and at that time consultants will be interviewed.



UPI Photos

monument at cemetery in Rochester, N.H.

## A monumental task: cleaning old gravestones

Stephen Roy of West Lebanon, Maine, is in the monument and marker business. Part of the job is servicing remote cemeteries in rural New Hampshire and Maine.

Roy took over the job from his grandfather





5/30/85 Observer

## Two groups are not better than one

Mad dogs and Englishmen have nothing on the Salem selectmen. The whole lot of them will venture gladly into the blazing noonday sun.

About 8 p.m. on alternate Mondays the sun peaks over the William T. Knightly memorial meeting room at the MOB, bringing with it some stifling spell that makes otherwise lucid individuals stop just short of foaming at the mouth. Well, maybe a little shorter than that.

Kicking up their heels early in the evening this Monday, the board agreed to see about setting up yet another Master Plan related committee. This one is to be staffed by businessmen. Chamber of Commerce past-president John Merchant made the recommendation, urging the new committee to allow business to have some part in the master plan.

Easily done, said the selectmen, only an hour before they issued another plea for applicants for the Drunk Driving Task Force. That committee has been pending for lack of applicants since June of 1984.

Might it not be better to encourage the businessmen who are genuinely interested to become directly involved in the Master Plan Committee itself, to have them interact with the Committee rather than react to it? Are the selectmen setting themselves up for a business

vs. community confrontation next winter at Town Meeting?

Yes, certainly. Mr. Merchant pointed out a hole in the Master Plan Committee make-up. All the town boards and committees are represented, all the citizens have some sort of voice. But business, which is a large, vital and diverse part of our community, has only one official slot on the committee.

Ducking their heads out of the mid-day MOB sun might have given the selectmen the clearheadedness to appologize for the oversight and offer business a more representative spot on the Master Plan Committee.

Admittedly, selectmen cannot think of everything, but this sort of minor planning is necessary to make the master planning effort a success. The now defunct sewer proposal was a good example, if we move too far too fast we end up with nothing.

Yet, do not take this as another total condemnation of the board, like mad dogs and Englishmen, selectmen have certain attractive qualities. Chiefest among them is their willingness to get back up on the stand week after week and survive that mid-day sun.

DB

## Sewer award presented to Salem

SALEM—The N.H. section of the American Society of Civil Engineers made its formal award presentation to

The Interim Project, initiated in May 1984 and completed in December 1984, involves the wastewater management services two years before the scheduled completion of the long-range Spicket

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# Salem Is Building a New Master Plan for Its Future

By ARIST FRANGULES  
Sunday News Correspondent

SALEM, June 15 — Salem town officials hope heavy community involvement in drawing up the town's new master plan will translate into a strong document with wide support.

The task force is charged with producing a new master plan to present to voters at a town meeting.

Selectman David Tilton, who is chairman of the task force, said that the task force, at its next meeting, will hire a consultant. The town appropriated \$25,000 for that purpose at this year's town meeting.

If all goes well, a new master plan may be ready by next year's annual town meeting, he said.

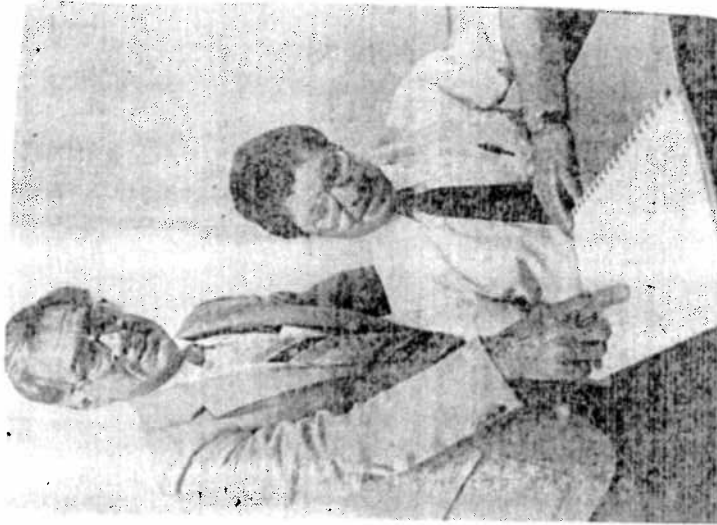
State law requires that the plan address statewide goals and policies, growth, land use, housing, transportation, services and facilities, recreation, and natural and cultural resources.

The town, under state statute, must have an up-to-date master plan. Town Planner Ross Moldoff says Salem's current master plan — developed in 1972 — is still "valid in many, many ways."

## PLAN FORGOTTEN

But, besides being out of date in some areas — such as recommending that now non-existent federal money be used to buy land and build roads — the biggest problem with the old master plan is that it was soon forgotten, said Moldoff.

"As soon as it was done, (the master plan) was put on a shelf," he said. "No one ever used it."



SALEM MASTER Plan Task Force Chairman David Tilton and Town Planner Ross Moldoff examine the current master plan.  
(Photo by Arist Frangules)

To avoid a repeat of that situation, town officials have sought fresh new faces from the community to join the new master plan task force.

The task force includes a representative from each major town board or commission — the Board of Selectmen, the Planning Board, the Board of Adjustment, the Conservation Commission, the Historical District Committee, the Budget Committee, the School Board, the Recreation Advisory Committee, the Salem Housing Authority, and the Chamber of Commerce. The rest of the task force, which is expected to number eventually 50 members, is made up of citizen representatives.

"At least one-half the people involved in the task force have never been involved in town government before," said Moldoff. "They have no preconceived ideas. The unifying thread of the task force members is that they are all concerned with the town."

The task force is a "commission on Salem's future," said Tilton. "This is our policy to guide the boards in town when it comes to making decisions on growth."

"If we don't go according to the plan, we'll have haphazard building," Tilton said. "If people were aware of a plan, you wouldn't have so much bickering at planning board meetings."

## PUBLIC AWARENESS

The reason for the increased community involvement on the

task force is to increase awareness of the new document.

"The people on the task force are from everyday walks of life," said Tilton. "They bring a lot of new ideas to this committee."

If each of the 50 members of the committee tell five other people about the master plan, we'll get as many people as attend the annual town meeting," Moldoff said.

To generate even further awareness of the master plan, task force members will prepare a summary of the plan and send it to residents, he said.

"The summary will be written in simple language," said Tilton. "What's happening, why it's happening, and its benefit to the town."

Moldoff hopes that by public education of the master plan, people in the audience at Planning Board meetings will be able to cite it during consideration of different proposals.

"If people aren't concerned and don't know what it's about, then the master plan will have no effectiveness," he said.

6/16/85  
Sunday News

# Master Plan Outlines Direction of Growth

By ARIST FRANGULES  
Sunday News Correspondent

EXETER, June 15 — Why is it so important to have a master plan?

According to George N. Olson, executive director of the Rockingham Planning Commission, without a master plan a town's zoning ordinances won't stand up in court.

"According to state statute, a town must have a current master plan by Jan. 1, 1986, to have zoning," he said. "Salem has zoning, therefore it must have an up-to-date master plan."

In theory, a town first draws up a master plan and from there bases its zoning ordinances, said Olson.

"But for a number of reasons, some towns have done it backwards," he said. "They create their zoning and then make a master plan to back it up. Sometimes the two don't even conform."

In every court case involving a town's zoning — dealing with the controlled rate or nature of growth — the master plan has been made the central issue, said Olson.

"There is no question, I would not want to be the attorney to defend a town's zoning without a decent master plan to back it up," he said. "When dealing with a zoning issue, the courts say, 'show us why you need to do this.'"

Another important consideration in drawing up a master plan is that it is one of the few chances for members of a community to become involved in their town's direction, said Olson.

"It's an opportunity to look carefully at what they want for the future of their community," he said.

Master plans can also save a town money by anticipating where development is going to go and planning for it, he said.

For example, Olson points to Salem Depot, at the intersection of Routes 28 and 97, where there are heavy traffic problems. Because of the densely developed nature of the area, he said there will be "a high financial and political cost" to the town in relieving the depot's congestion.

On the other hand, Olson points to the intersection of Route 97 and Hampstead Road, an area that is now beginning to develop rapidly. The town could make improvements there now at a much lower cost, he said.

"It's always cheaper to run a sewer or water line, or make road improvements, where there is minimal development because there is less disruption that would be created," said Olson. "It's always harder to make necessary improvements later."

# Salem: Nice place to live, not to drive

## Residents surveyed on likes and dislikes

By Annemargaret Connolly  
Eagle-Tribune Writer

SALEM, N.H. — People living in Salem like the location the best but hate the traffic.

At least that's the opinion of 308 residents who took the time to answer a survey question asking them to list the three things they liked most about living in Salem and the three things they disliked the most about making their homes in town.

Thirty-six percent of the respondents listed Salem's location — near Boston, the beaches and the mountains — as the best thing about the town and another 29 percent listed its location near commerce, industry, and services

Here are some of the things the survey found Salemites like and dislike about their town:

☐ **LIKES:** The location (near Boston, the beaches and the mountains), the small-town atmosphere, the schools, the people, the tax structure, the

low crime rate

☐ **DISLIKES:** Traffic, lack of services, lack of public kindergarten, politics, sewerage, water, pace of growth, roads, housing, Rockingham Park, the people, town employees.

### A few of their favorite things ...

ban, small town atmosphere was a positive point. They also gave high marks to the limited town services and the school system, but strong disliked was expressed over the lack of public transportation, trash collection, or kindergarten.

What some residents liked most, others liked least.

While schools were mentioned by 21 percent of the respondents on the "liked best" list, schools were also listed on the dislike most list by six percent of the respondents. The form of government was listed as a good quality by 6 percent, it was also a dislike quality on the list of four percent of the respondents.

Other items being mentioned as things liked best about Salem were:

the people, the tax structure, the low crime rate, and the town's location in the state.

Finding its way to the list of aspects most disliked about Salem were: politics, sewerage, water, pace of growth, roads, housing, Rockingham Park, people, and the town employees.

The list of what residents like and dislike most about their town was compiled by John Troy, a student intern working for Town Planner Ross Moldoff.

Troy conducted a community attitudes survey earlier in the year. He released the results of the objective questions. The likes and dislikes were compiled from a set of open ended questions left off his earlier report.

# Piece of Benson's to be sold

## 69 acres may keep farm open

By Sally Gilman



# Planner hired to help update master plan

6/20/8

*Klunder also drew up original plan in 1962*

By Annemargaret Connolly  
Eagle-Tribune Writer

SALEM, N.H. — The Master Plan Task Force has hired a Hanover consultant to help the town update its 13-year-old master plan.

The Task Force hired Hans Klunder, a veteran planning consultant, who wrote the town's first master plan in 1962 and is currently writing the master plan for neighboring Derry.

Klunder met with the Task Force for the first time last night and complimented them on the committee's makeup.

Klunder said the group's diversity would make the master plan representative of the community's own attitudes and objectives. The citizen task force is a great instrument for garnering the true feelings and attitudes of the community, he said.

When Klunder wrote the 1962 plan he worked only with selectmen, the Planning Board, the town manager, and the building inspector. This time around he's working with a committee made up of the chairmen of the town's 10 boards and committees, a representative from each committee, and a host of interested residents.

"I've learned in order to have a successful master plan you need to have community input," Klunder said. "By broadening the base of information from just Board of Selectmen, Town Manager, Planning Board and building inspector to a group like this, the master plan becomes a process rather than a project."

## Salem

Last night 22 committee members listened to Klunder tell them what services he will provide during the next eight months.

Klunder will meet with the committee once a month to discuss a specific issue — land use, housing, transportation, recreation, municipal services and facilities, and natural and cultural resources. After getting the committee's input and ideas, Klunder will draw up a report with recommendations for the next meeting. Committee members will then have a month to read the report and make notes before Klunder will ask them for more input. If changes are required, revisions will be made by the same process.

Klunder said he'll provide the expertise, but the committee will provide the ideas, direction, and goals.

By the next meeting, Klunder will have read and evaluated all prior studies done on the town, especially the 1962 and 1972 master plans. He will follow up on the goals and objectives set forth in the earlier plans to see if they were followed or ignored.

Next Klunder will review all maps and aerial photographs of the town. After that he will analyze the socio-economic aspect of the town to see how Salem has changed over the years and what it will be like in the future.

The next master plan meeting is July 17 at 7 p.m. at Town Hall.

## Pelham delays decision on new principal

PELHAM, N.H. — It will be at least another week before a new

Eagle-Tribune Photo by Ken Yaszkus

are, the 28-unit elderly apartment complex on  
1. tomorrow. Monsignor Phillip Kenney of the  
r, the project sponsor, and public officials will

Students  
families





# Local News

Editor: Alan White, 685-1000

6/27/85

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## Salem has a lot of room left to grow

By Annemargaret Connolly  
Eagle-Tribune Writer

SALEM, N.H. — Despite a booming building trend, Salem has plenty of land available for new commercial, industrial and office developments in town.

Underused land — land zoned for commercial, industrial, or business use, but used for something else or nothing — where it is, and the size of the lots are now on record with the Salem Building Department.

The information was gathered into a land use inventory by John Troy, a student intern working for the Master Plan Task Force. Troy used the tax maps, the assessing records and field visits to determine what lots zoned for commercial development weren't being used.

On 408 lots totaling more than 1,250 acres of land, Troy discovered that the land was being used for something other than what it was zoned for. These pieces of land he classified as underused. Instead of new office buildings, manufacturing plants or retail stores, the underused land might be a farm, a single family house in a non-residential zone, wetlands, or open forest space, Moldoff said.

Troy classified all the land by area and size and learned that the greatest potential for future commercial development is the Industrial and Industrial Commercial B areas near Brookdale Road, Pelham Road, and Route 93. A great deal of this land is in the Industrial Parks on Manor Parkway, Stiles Road, and Industrial Way and is under development. However, there are still a great many acres of woodlands and farm land.

Large underused lots also exist on North Broadway, which has not witnessed the rapid strip development of South Broadway, as well as along Rockingham Park Boulevard.

According to Troy and Moldoff, most new developments will take place in four areas — North

Please see GROWTH  
Page 16

### Land survey will project the future

SALEM, N.H. — The recently completed land use survey will be used by the master plan task force and department heads to estimate how fast the town will grow in the future.

"There's a lot of land out there still waiting to be developed. We're just beginning to get an idea on how much we're going to grow a year and how many acres of land we can expect to be developed every year," Town Planner Ross Moldoff said.

"By looking at the development trends over the past year we can get some details on just how many square feet of buildings there will be, how many new employees to expect, and how much the tax base will grow by," Moldoff said. "It tells us an awful lot about the types of municipal services we'll need. Like how much sewerage will be generated and if we need new facilities, where we need more fire protection and police protection, and where new or improved roads will be needed."

By looking at the growth and development patterns, the master plan task force and department heads will be able to tell where a new fire station might be needed in five years, where new sewer lines should be built, or where wider water mains should be installed.

For the real estate investor or the developer, the survey lets them know what land is available and where.

Moldoff said the information is public record and copies of the report can be obtained through his office. The cost will only be for mimeographing the report.

# Salem has lots of room for more industrial building

**Growth** From page 15

Broadway, Rockingham Park Boulevard, Garabedian Drive, and west of Route 93 (Pelham and Lowell Roads) — locations of almost 80 percent of all the underused acreage.

In addition, two-thirds of all the major commercial and industrial projects approved by the Planning Board since 1982 are in these four areas as are the 14 largest parcels — those of 20 acres or more.

Residents taking part in a Community Attitudes Survey in April listed the same four areas as the sections of town they wanted new industries to be located. Surveyed residents also said they wanted to see commercial expansion on Main Street and North Main Street. Moldoff said this is a business office district and will likely experience rapid growth in the future.

At present 88 of the 116 lots zoned for this purpose are under-

utilized. The lack of previous developments is caused by the newness of the district, which wasn't established until 1982. Most of the underused lots are single family homes which can easily be transformed into business offices.

Moldoff said the Commercial Industrial C and Highway Commercial zones, generally along Route 28, likely won't see much development because there are only a few underused parcels.

## Forest damage hurting Mexico

SALTILLO, Mexico (UPI) — Mexico is losing more than one million acres of tropical jungle and hardwood forest a year because of indiscriminate lumbering and poor conservation, the official newspaper reported Wednesday.

## No one wants to b

PELHAM, N.H. — Police Chief William Collis has been doing a lot of juggling the past month to make sure emergency police and fire calls get answered.

The reason: his department has been down one full-time dispatcher since May 31 and a replacement hasn't been found yet.

With only two instead of three full-time dispatchers, Collis himself has had to work two eight-hour shifts as a dispatcher and he's had to pay extra money in overtime to the full-time dispatchers and a police officer.

The calls have been getting answered promptly but some of his own work hasn't been getting done when he's been dispatching, he said.

Collis said he isn't sure why the position, which pays \$12,500, hasn't been attracting many qualified candidates. It seems that the eve-

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Tracie Bowker  
Susan Cox  
Amy Deeran  
Cheryl DeFrancesco  
Jane DeStefano★  
Jacqueline Griffin  
Rose Holland  
Kristen Kraunells  
Fran LeSaffre  
Christine Normand  
Tammy Paolino★  
Stacie Pearson  
Sandra Sprague  
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LAWRENCE  
Darci Abate  
Amy Burns  
Donalda Dechaney  
Barbara Gagnon  
Dusty Gehring  
Rose Giribaldi  
Anne Marie Lavallo  
Noreen Lavallo

ANDOVER  
Johnna Beal★  
Karin Berger  
NORTH ANDOVER  
Christina Gabriel

Tracey Greer  
Nikole Matzouranis

DRACUT  
Michelle Spence

BILLERICA  
Darlene Luiso

DERRY, N.H.  
Jill Pergamo

HAMPSTEAD, N.H.  
Christine Moccla  
Pamela Moccia



"SENIOR COMPANY"

SALEM, N.H.  
Andrea Glendye  
Vicky Kane  
Michele Kenney  
Camy Polrier

PELHAM, N.H.  
Stacey Gerakines  
Jennifer Solomon  
Christine Turgeon  
Danielle Turgeon

when Salem Chairman Paul Scott was quoted in an area newspaper about the proposed sign

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6/27/

## Committee hires Atkinson planner

SALEM — The Salem Master Plan Committee has hired Hans Klunder, consultant for the 1980 Atkinson Master Plan which came under fire in NH Superior Court last year, to act as consultant for the update of the Salem plan.

The Atkinson suit resulted last fall in additions to the Atkinson zoning ordinances to provide for low and moderate income housing in that town.

"Bear" found that he's only a consultant," Salem Master Plan Committee Chairman David Tilton said this week. "He is doing the legwork for the committee and he is very qualified to do that."

Klunder, who beat out the Rockingham Planning Commission and Rest Frost Associates of Laconia for the \$20,000 job, is president of Hans Klunder Associates in Hanover, NH.

Since 1970 he has specialized in land use and environmental studies for powerline and substation facilities. He has also consulted on master plans for cities and towns throughout New England and New York.

In New Hampshire, he has worked for the towns of Meredith, New London, North Hampton, Seabrook, Keene, Hanover, Berlin, and Lebanon.

Klunder is currently working on the Dover master plan, where town planner George Sioras is pleased with

his work so far. "Klunder bases his work on what the townspeople want, he sends out a lot of surveys," said Sioras. "And he came with a positive recommendation from Atkinson."

Evelyn Shore, former chairperson of the Atkinson Planning Board, as well as chairperson of the Master Plan Committee and now a legislative consultant to the town, was indeed satisfied with the work Klunder did for Atkinson in 1980.

"Klunder presented a body of material to the Planning Board and they worked with it," she said. "He was able to pull that information together and to reflect what the community wanted at that time."

She pointed out that none of Atkinson's zoning ordinances, nor any portion of the master plan Klunder helped develop, were struck down by the court's decision last fall.

"The suit came in 1980 and at that time N.H. statutes did not require a housing section in the master plan," she explained. "When the court decided was that Atkinson had better go back and develop a portion of zoning to satisfy low and moderate income families."

For Atkinson, the solution was to offer builders density incentives to build low and moderate income housing.

"Salem wants to be what Salem wants to be," said Shore. "A good planner will work hard to reflect the hopes of the community."

Klunder will meet with the Salem Master Plan Committee on July 13 at the Municipal Office Building. Tilton hopes the committee will begin to work in earnest over the summer and be able to produce a report due at the 1986 Town Meeting.

Master Plan Committee meetings are open to the public.

from the Lawrence Sign  
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## ed foster e year

extended far beyond the many children they have taken into their home: they have participated in the Foster Parent Committee, the Board of Child and Family Services of New Hampshire, a Commission for Laws affecting children, and in the formation of the New Hampshire Parent Association.

Most recently, Sandi has been assisting with foster parent training, and has been involved in the formation of the Salem area's Foster Parent Support Group.

Sandi and David have demonstrated that the family unit is best able to provide the medium for children to grow to their fullest potential. They have lived lives filled with commitment to and compassion for children, believing in their dignity and worth, while respecting the children, believing in their dignity and worth, while respecting the rights of their parents with insights and knowledge to carry out case plans. According to Susan Van Osdol, Supervisor at the New Hampshire Division for Child and Youth Services, "They have exemplified professional fostering as very best." The Division for Children and Youth Services wishes to publicly thank the Bassets, and their family, for their many years of service to the children of New Hampshire. Their caring and professional assistance has truly made a difference," said Van Osdol.

## Over 400 parcels underdeveloped

# Planners map room for Salem growth

by Deborah Bell

SALEM — The Planning Department has located 1220 acres of "underutilized" land in Salem zoned for commercial, industrial, or business use. The land is spread out over 406 parcels and is largely concentrated in the industrial and commercial area west of Route 193.

"One overall conclusion which can be drawn from this inventory is that there is still considerable room for commercial, industrial and business office expansion in a few particular areas," according to the summary report of the inventory findings.

Town Planner Ross Moldoff and planning intern John Troy undertook the survey to aid the newly formed Master Plan Committee. The survey results will become part of the data base for the group, which has received the information but not yet discussed it.

By "underutilized," the report means land which is used for purposes other than what is allowed by zoning. For example, a farm in a commercial industrial zone is determined to be underutilized.

The survey is the first of its kind for Salem and means that town officials will have an important tool for planning for the future growth of the town, according to Moldoff. "We all knew we would grow west of 93," he

said, "But it is important to know how much."

"From this survey we can get a feel for what is going to happen, how much the tax base can be expected to expand, how many new employees may come in, and what sort of demands will be placed on the town public services like fire, police, sewer, and water," he said.

Department heads, selectmen, and the town assessor will be getting copies of the survey results, said Moldoff.

The thirty page inventory of the parcels contains detailed observations of both the development currently on the parcels and the amount of wetland. According to Moldoff, some 25 to 35 percent of the total acreage is wetland.

In addition to the large parcels west of 93, there are also developable parcels off North Broadway, Rockingham Park Boulevard, and Garabedian Drive. These four areas contain 79.5 percent of the total acreage in the inventory, and 46.1 percent of the total number of parcels. The 14 largest parcels in the inventory, those over 20 acres, are all found in these four areas.

Another area which has development potential is the Digital Equipment Corporation land, which

### number of parcels

61	4	165	70	16	59	29	3	406
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### zoning area

Highway Commercial	Commercial A	Commercial Industrial B	North Broadway	West of Rt. 93	Commercial Industrial C	Industrial	Business District I	Business District II	Limited Community Shopping	Village District	Hampstead Rd.
161.1	.7	613.5	110.2	503.3	164.1	206.9	33.6	28.3		12.8	1220.8

### total acres

### Salem Planning Department figures

consists of some 128 acres, much of which remains undeveloped.

The survey points out that of the 54 major commercial and industrial projects approved by the Planning Board since 1982, thirty-five have been in these areas.

Also expected to grow are the business districts, where underutilization now takes the form of single-family houses, which according to the

survey could easily be converted to business use.

The Business Districts, which run along Main Street, were approved at the 1982 Town Meeting, and contain 116 lots of which 88 lots (66.9) acres are underutilized.

Route 28 and the Salem Depot area had few parcels deemed underutilized, according to the survey.

## Salem's oldest twins celebrate eighty-fifth

by Deborah Bell

# Editorial Page

## *Who is planning your town?*

A couple of contractors have begun showing up at the Master Plan Committee meetings, they are even members. And together they represent a huge chunk of Salem development.

We can hear the grumbling two years down the road when the master plan is in place and the vocal few will remember that the contractors had a hand in it.

We'll be here to say I told you so. We'll be here to ask why the citizens didn't come forward to help with the plan. Of course, we won't expect an answer. We know the reason; everybody is just too busy.

Understand one thing however, the contractors involvement is good. It will only become overpowering if the citizens do not come out to represent their interests.

Many residents have already done so. That

too is good. The Master Plan Committee membership list is largely compiled of new faces. For that, we thank Chairman David Tilton, who has upheld a campaign promise to get more new faces involved in government.

But especially now, when we are celebrating the independence wrought by a bunch of community minded citizens, we should all take a look at the Master Plan Committee, watch what they're up to and drop in on their meetings. The committee is working for all of us, and the results of their labor will reflect the input they receive from the community.

As you watch the fireworks and see the kids playing with those little American flags, allow yourself to feel that patriotic thrill. Nurture the feeling and let it guide your contribution to our community.

DB

## *When writing us letters. . .*

We like to receive letters from friends and foes alike. The only two ground rules are that they be submitted by Monday afternoon (or first thing Tuesday morning if you just can't wait to comment on the selectmen's Monday night meeting), and that the letter be signed with name and address. If you like, we will withhold your name, but we must have it for our files.

Lately we have received a card or two from a "Henrietta", who has made some good points about our spelling and editorial points of view. Thinking that the writer was our own Miss Choate, we sent the courier to drop a message in her mailbox. Well, it wasn't her, so, not knowing the complete identity of our mysterious letter-writer, we can't share her letters with you.



# Building takes off; \$30 million predicted

By Annemargaret Connolly  
Eagle-Tribune Writer

SALEM, N.H. — The building boom that rocked Salem in 1983 and 1984 hasn't slowed in the first half of 1985.

In fact, construction is moving faster than a year ago. Already — in just six months — more building permits have been issued than in all of 1984, said Administrator of Development Ross Moldoff, who predicts more permits will be issued this year than in 1983 and 1984 combined.

After a building slump in the early 1980s, construction is on a boom pace, outdistancing previous records. It should continue as long as the economy prospers, Moldoff said. When the slump took place, the economy had come to a practical standstill.

Last year the town hoped to add \$20 million worth of new construction to its tax base.

It added \$27 million worth of new buildings and in the first half of 1985 more than \$15.4 million worth of new construction has been built. Moldoff said that figure should climb past \$30 million by year's end.

In all of 1984, the Building Department issued 1,091 building permits, including 144 new homes, 11 duplexes, 22 new businesses, and 74 commercial alterations and additions.

From Jan. 1 to July 1 this year, the Building Department has already issued 1,191 building permits, including 60 new single family homes, 18 new duplexes, 50

## Boom years in Salem

Year	Single-family	Duplex homes	New business	Total
1975	101	14	5	719
1976	123	12	10	806
1977	137	6	9	788
1978	121	4	13	790
1979	102	8	13	958
1980	72	3	6	896
1981	37	3	10	915
1982	44	5	6	836
1983	151	18	13	1,064
1984	144	11	22	1,091
1985*	60	18	9	1,191
1985#	120	36	18	2,382

\* As of July 1  
# Full-year projection

residential alterations and additions, nine new businesses, 42 commercial additions and alterations.

The mid-year figures are drawn up yearly to give the Building Department and the town an idea of what type of construction is taking place. Moldoff said he didn't expect to find any surprises when he started to put together a half-year building summary, but he was surprised.

"I didn't expect to find out that we had already issued more building permits in six months than we did all last year. I had the numbers checked several times and they're right," Moldoff said.

Using the figures from the first six months, Moldoff said he ex-

Please see BUILD

## Building boom skyrockets with \$15 million in construction

**Build** From page 17

pects the trend to double in every category. That means there should be at least 120 new homes, 36 new duplexes, 18 new businesses and 2,382 building permits issued. The estimated value of 1985 construction could go as high as \$30 million and that's a conservative estimate, Moldoff said.

The additional tax base created by the new construction will help to stabilize taxes. Last year increased building played a part in keeping the tax rate the same as 1983.

Most of the construction is tak-

ing place in and around Route 93 and along Route 28, Moldoff said. Knowing where the construction is taking place and how many new families it will bring to town, the Master Plan Task Force, Planning Board, selectmen, and the School Board will be able to assess the capacity of current town resources and predict future needs.

The School Board has been looking at housing construction statistics to help determine the enrollment at the five elementary schools. Several classes at several schools are large and the School Board is trying to determine if enrollments will increase as construction continues.

## Administrator may sell land for high school house

SALEM, N.H. — Administrator of Development Ross Moldoff may sell some land to the school department to build a house.

Moldoff may sell two-thirds of an acre at 43 Park Ave. to the high school Vocational Education Department, which builds a house every year, according to Robert Cunningham, director of vocational education. Moldoff is asking \$20,000 for the land.

Moldoff was unavailable for comment.

Cunningham said the school department is considering three other sites for building the house, but will probably buy Moldoff's land. He said a decision will be made in the next few days.

The school department is not getting a special deal on Moldoff's property, Cunningham said.

He said the department would have to have to build a sewer extension and raze a building on

Moldoff's property, which could drive the price of buying and preparing the lot up to \$38,000.

The School Department budgets \$80,000 a year for building the vocational education house, Cunningham said. When the house is finished the department sells it and uses the money to build another house the next year. "It is not a profit-making organization," he said.

Cunningham said he is considering three other pieces of land to build for this year's house. One is on 12 Sandhill Road, owned by Joseph Paulukaitis. Another is on Golden Oaks Drive, owned by Jim Stanton. And the third is on Chappy Road in North Salem, owned by developer Richard Edmunds.

Because Moldoff's land is close to the high school, Cunningham will probably buy it for the house. He said some of the other sites are too far from the school to build the house.



Eagle-Tribune Photo by Peter Smith

## ts facing plessness

management to each hospital.

But critics call the move a shotgun approach to a complex problem that has been in the making for years.

"This is a prescription for a quick fix, a Scotch Tape repair," said Climo, a clinical teaching professor at Harvard University who has written three articles on Danvers State Hospital. "What dismays me about the reverse process is it may turn around and become a matter of personal suffering — giving long-term chronic care to patients, but not treatment."

But the DMH, which recently announced the hiring of 179 additional staff members for the seven state hospitals, contends the move was made to improve conditions.

"We are determined to continue a community-based system and to expand that system with group homes," said JoAnn Fitzpatrick, director of public affairs for the DMH. "But, at the same time, we will not allow in-patient facilities in some parts of the state to be ignored any longer."

What troubles area directors now is that they will be responsible for area admissions and discharges yet the chief operating officers will be in charge of their staff.

"This kind of solution defies common sense and it is absurd,"

Please see MENTAL, page 16

for drunken driving roadblock set up in 1984 by Concord police. The justices returned their cases to District Court, but said evidence gained through the roadblocks could not be used.

Merrill said since the court had imposed new standards on the constitutional validity of the roadblocks, "the state should be afforded the opportunity to present evidence to the Concord District Court concerning the relative effectiveness of the DWI roadblocks as a means of detection and apprehension of persons who drive drunk."

"Because of the magnitude of the problem of drunken driving and the state's compelling interest in effectively combatting it, the state requests the opportunity to meet the standard set forth by the court," the state said in its motion for a new hearing.

Merrill said the state, in its motion with the court, included an affidavit by Concord Police Chief David Walchak in support of the roadblocks.

The state wants the justices to send the Concord DWI cases back to District Court so additional evidence on the effectiveness of roadblocks can be introduced. Merrill had said last week the state might ask bartenders to offer personal accounts of how the road checks sober up customers.

He said the state hopes to ad-

By Sally Giltman  
Eagle-Tribune Writer

BRENTWOOD, N.H. — An inmate at Rockingham County Jail will just have to get along without a radio in his cell.

A radio filled with illegal drugs was taken away from a visitor who brought it to the jail for an inmate last week.

Jail Superintendent John D. Courtney Jr. said yesterday a guard checked the radio and found pills, empty capsules and white powder which Courtney said appeared to be cocaine.

"The person that brought the radio in will be investigated," said Courtney.

County Commission Chairman Ernest Barka, Derry, said the smuggling of drugs into the jail is a problem.

"We will prosecute," he said.

Courtney said this was the third or fourth time this year that someone has been caught trying to smuggle drugs to an inmate.

He said visitors are very ingenious and have tried to bring drugs into the jail in toothpaste tubes and shaving cream cans.

"Books are a big favorite. They cut down through the pages and try to get it in," he said.

Courtney said that everything that is brought in for inmates is searched by guards.

8/27/85

## Expert proposes heavy industry; locals unsure

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — A planning consultant advocates allowing heavy industry in town to diversify the economy.

In a tentative proposal to the town's Master Plan Task Force, Hanover planning consultant Hans Klunder suggested the town let heavy manufacturers operate in town. He also proposed using some of the town's old buildings for homes and office space and building access roads to stores along Route 28.

Klunder, who is helping the task force hammer out a long-range plan for development in Salem, said these proposals could improve the town's economy and housing.

Although they support many of Klunder's proposals, Task Force members are not enthusiastic about heavy industry or using his-

toric buildings for offices and homes, according to Task Force member William Kelley and Task Force Chairman David Tilton.

Tilton said task force members did not know what kind of heavy industry Klunder would like in town. "We couldn't really define heavy industry at the time," Tilton said.

Task force member William L. Kelly, also chairman of the Planning Board, said the task force "generally did not feel that heavy industry was a viable alternative."

Klunder said large manufacturers of steel, cars and textiles will help diversify Salem's economy. He said although the town's business climate is "incredibly healthy" now, adding heavy industry will make it more stable.

Salem has no real heavy indus-

Please see INDUSTRY  
Page 16

# Local News

Editor: Alan White, 685-1000

\*\*\*\* 16

## mererooms

Room 203, Ms. Wlatroska: Christopher Walsh — Heidi Young.

### FRESHMEN

Room 202, Mrs. Phelan and Mr. Morin: Thomas Agri — Todd Bonham.

Room 201, Mrs. Dziergowski: Amy Bonnar — Dawna Ciccone.

Room 173, Ms. Bond: Jean Coburn — Lynn Dion.

Room 172, Mrs. Goudreau and Mr. Graichen: Marc Doerfler — Krista Foose.

Room 169, Ms. Clippinger and Mr. Sweeney: Margaret Fobush — Kim Hall.

Room 168, Ms. Norrid and Mr. Vaughn: Shad Hall — Scott Kirkell.

Room 165, Ms. Keohan: Jennifer Knudson — Katherine MacKenzie.

Room 164, Ms. Schiller and Mrs. Chapman: Sherianne McLeod — Timothy Mortimer.

Room 163, Mr. Juster: Christopher Monterlor — Kirk Pecce.

Room 162, Mr. Conneally: Joseph Pelletier — Gary Troy.

Room 160, Mrs. Wilmot: Daniel Rugg — Kathy Sysyn.

Room 161, Mrs. Cole: Tony Theos — Christine Watjen.

CaFB, Mrs. Giddings and Mrs. Wereska: Douglas Webb — William Zinmeister.

## home

gists.

"I'm afraid that psychiatrists like myself, who find the public sector of mental health exciting, are going to have some very tough decisions to make in the near future about our role in state hospitals," Climo said.

## t ticket limit

a helicopter, Priore said.

Priore said the Kingston Fair Committee should come to the selectmen when they want to have another concert, before any agreements are made with entertainers.

The repeated court appearances required of the town over the Bryan Adams concert cost the town \$4,500, Priore said.

"The best thing to do as far as I am concerned is they should notify the board before they make any

## Planners cool to industry suggestion

### Industry From page one

try, Klunder said. And if the town's booming retail, service and high tech businesses decline, heavy industry may help keep the business climate alive.

Klunder said any heavy industry must be controlled. He is studying regulations for controlling large manufacturers, including how many acres they can use in town and how much rail or truck traffic they can generate.

Kelly said the town's economy is already diverse, but he would not comment on whether the town should have large factories until he learns what Klunder proposes for the town.

Tilton said he would accept a car factory if it was well located, but a steel mill is "a horse of another color."

Administrator of Development Ross Moldoff, who advises the task force, said heavy industry could damage the environment and disrupt traffic if it is not controlled.

But big factories could provide more jobs and increase tax revenues, Moldoff said.

Tilton said the committee did not come to an agreement on Klunder's proposal to control business on Route 28 with limits on

curb cuts and central access roads to the stores. He said the committee has to wait for town meeting to vote on funds to widen the road before any plans can be made.

The commercial strip is "a mess the way it is now," Tilton said. "It's a suicide trip if you try to get on there in the weekend."

## Derry man charged with sexual assault

DERRY, N.H. — A Derry man has been charged with sexually assaulting a 12-year-old girl and exposing himself to two other 11-year-old girls.

Donald Coulter Jr., 31, 12 South Ave., Derry, was arrested Friday, 11:46 p.m., on a charge of sexual assault and two charges of indecent exposure.

All of the incidents allegedly took place in Coulter's South Avenue home.

The sexual assault allegedly occurred March 5, about 3 p.m., police said. Police said Coulter touched the 12-year-old girl.

Coulter allegedly exposed himself to one of the other girls sometime between Sept. 4 and Oct. 31, and to the other between Nov. 1 and Nov. 21.

Coulter is scheduled to appear in Derry District Court Sept. 26.

# BROOKS

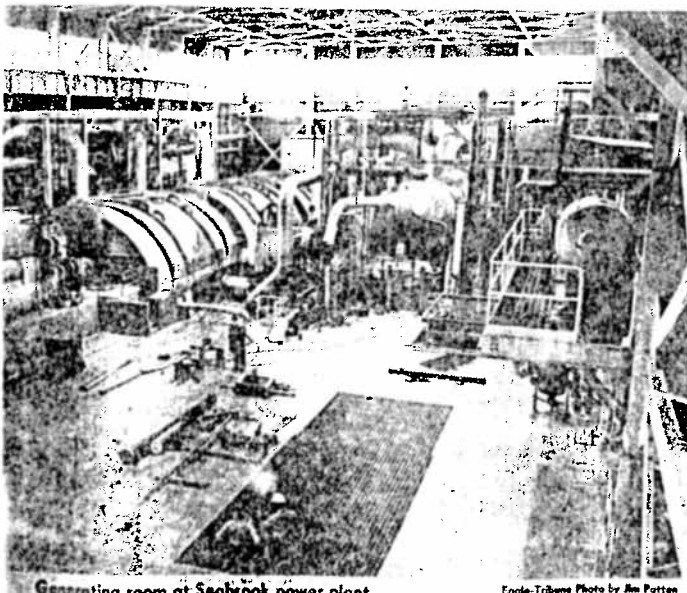
## SUPER SALE!

### HEAVY DUTY STORM DOOR

Reg. \$229.99 NOW **\$169<sup>99</sup>**

CONSTRUCTION CO., INC.  
308 Jackson St., Lawrence, MA  
Established 1960





Generating room of Seabrook power plant

Engle-Tribune Photo by Ann Patton

## Plant faces shakedown test

Kyte said. Tests bring together all major systems in the plant. Some electricity will be produced, Kyte said. The decision last week the plant's joint owners

to go to full construction funding for the remainder of this year would help keep the project on schedule.

The decision raised construction spending from \$5 million per week to \$10 million in two stages, Kyte said.

New Hampshire Yankee president Edward A. Brown said Friday the increased spending

would move the plant to a full level of construction activity, and allow for preparations for the hot functional tests to continue.

"In November we will actually produce some electricity with this plant, and I think that will be a clear sign to everyone that this project is in the final stages of completion."



Joseph Kuse

## Napoli joins mayor's race; four seek office

DERRY, N.H. — Another candidate filed for mayor today, bringing the number of contestants to four.

Carmello Napoli, 69, 3 Trent Road is the newest candidate.

Others running in the race are: Paul Collette, Savino Ferullo and Ruth Ann Liles.

Napoli is a retired New York City police officer and has served on the Planning Board for three years.

He also is a member of the subcommittee assigned to locate and identify wetlands in Derry for the Conservation Commission.

Napoli said he waited until this morning to file because he

wanted to follow Derry's charter.

It says filing should begin 42 days before the Nov. 5 election, which would make Sept. 24 the starting date.

However, the town decided to follow the state law, which says filing should occur 45 days prior to elections, Napoli said.

"I'm not taking any chances," Napoli said. "I waited until the 24th to file because I didn't want someone to say I've filed illegally, pre-filed according to the charter," Napoli said.

Derry's election is now scheduled for Nov. 5 but the date is now before the courts

## Tomorrow's ban

Timberlane High's appeal of a German exchange school hockey team will be

Inter-scholastic Athletic Association appeal at 10 a.m. in

exulta said the appeal by students may not be school sports because

as declared ineligible for Portsmouth High School. Timberlane's only

SAFETY

## Yom Kippur tonight

Tonight at sundown, Merrimack Valley Jews will join with their counterparts throughout the world in observing Yom Kippur, the Day of Atonement.

Known as the "Sabbath of Sabbaths," Yom Kippur is the most sacred day of the Jewish religious calendar and is observed with fasting, prayer and repentance.

Tonight's services begin with the singing of the ancient melody "Kol Nidre" and conclude

the 10 days of penitence that started last week with the Jewish new year. The daylong observance includes the "Neilah" or closing of the gates and ends with blowing of the shofar just before sundown tomorrow.

Large photo on p. 13

SALEM, N.H. — Three Salem residents and a Massachusetts lawyer hurled conflict of interest charges at Planning Board members and the town's attorney.

At a selectmen's meeting, Michael Pappas, a Waltham, Mass., lawyer, said Planning Board members Larry Belair and others abused their positions to benefit their businesses or their friends.

Claire Smith, 60 Pond St., said the Planning Board and town attorney Lewis Soule used their jobs to help Soule's former partner establish a clothing shop. And two other Salem residents said the Planning Board and Board of Adjustment have treated them unfairly.

Belair and Soule denied the charges, which came two weeks after Pappas accused Soule, Belair and Selectman Howard Glynn of abusing their offices.

Selectmen Chairman Stephen Buco said Pappas and the other residents did not give proof of any town officials abusing their power. He said selectmen will not investigate the accusations unless Pappas shows proof of conflict of interest.

Soule and Glynn said the board should not have listened to the accusations at the meeting because Pappas and the other residents did not have proof. "You don't conduct a public witchhunt," Soule said.

"It's the worst meeting that I ever sat through and I'm ashamed," Glynn said. He threatened to walk out of the meeting at the beginning.

But Pappas, Mrs. Smith and two other Salem residents said they have proof. Pappas said he will put an article on this spring's town meeting to establish rules for serving on the Planning Board.

Soule said New Hampshire does not have a conflict of interest law.

Mrs. Smith said Soule and the Planning Board used their positions to delay issuing her a building permit for a 40,000-square-foot office building on North Broadway near the Dexter Shoe Store. She said because the permit was not issued, her purchase agreement with the land owner ran out and a former partner of Soule bought the land.

Soule said the accusations are false. He said one of the reasons the building permit was delayed was that Mrs. Smith did not have the money to buy the land. "This is a ridiculous forum," he said.

But Gary Bergeron, 17 Lincoln Terrace, said the Planning Board delayed issuing him a permit to build an office complex at 373 Main St. He said builders on the Planning Board work to deny permits to other builders.

"The town is run by builders," Bergeron said. "They shouldn't have builders and developers on the Planning Board."

Soule denied the charge, saying, "People who've served this town are people of integrity."

Belair, a developer, was unavailable for comment after last

Please see CONFLICT

Page 13



President Kathy Seip, new-  
ments will be served.

## Windham soccer art auction

WINDHAM, N.H. — An art  
auction sponsored by the Wind-  
ham Soccer Association will be  
Saturday, Oct. 5, at St. Mat-  
thew's Parish Center, 2 Seales  
Road.

The preview begins at 7 p.m.  
and the auction at 8.

Oils, watercolors, graphics  
and sculpture by well-known ar-  
tists will be auctioned.

Admission is \$1. Wine and  
cheese will be served and a door  
prize will be awarded.

## Pioneer Girls is open to all faiths

SALEM, N.H. — Girls in  
grades one through six are in-  
vited to join the Pioneer Girls at  
First Baptist Church.

The group offers activities  
like roller skating, camping and  
parties. Participants are also  
given religious instruction.

Pioneer Girls is an interna-  
tional organization and is non-  
denominational.

The group meets Tuesdays  
from 3:30 to 5 p.m. at the  
church. Barbara Robichaud has  
details.

## LaLeche League meets Thursday

SALEM, N.H. — The Salem  
LaLeche League meets this  
Thursday at 9:30 a.m. The meet-  
ing will be at the home of Linda  
Moore, Gariand Lane, Pelham.

# Library seeks donations for repair of antique model ship

## May cost \$1,000

PELHAM, N.H. — It may cost masts need repair and dust that  
\$1,000 to make the old John O. has seeped through a crack in the  
Baker shipshape again.  
The antique model ship has  
been on display in a shadowbox at  
Pelham Public Library since 1908.  
It was built in the mid-1800s by  
the ship's carpenter and donated to  
the library by the captain's daugh-  
ter, who lived in Pelham.

Both the model's rigging and  
significance because it is an exact  
replica of the ship," said library  
director Don Goyette.

Captain William Speer cap-  
tained the ship until his death in  
New Orleans of yellow fever. His  
wife and child were taken into the  
home of friends until they recov-  
ered from the disease and returned  
to Pelham.

Anyone wishing to donate mon-  
ey may drop it off at the library.

## Citizens hurl conflict of interest charges

Belair developed the mail.  
Planning Board member  
Robert Dineen said Pappas is  
wrong. "To my knowledge that's  
totally false," Dineen said.  
Soule also defended Belair,  
saying, "He didn't vote on any  
project that took place on North  
Broadway that had to do with  
the Teague family."

But Pappas said Belair may  
have used his Planning Board  
position to help former Town  
Manager Donald Jutson, who  
works for the engineering firm  
Kimball Chase Company incor-  
porated. Pappas did not detail  
any abuse.

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Manager Donald Jutson, who  
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Kimball Chase Company incor-  
porated. Pappas did not detail  
any abuse.

"Companies are no lon-  
ger willing to insure municipalities  
Mrs. Kurisko said.

Between the two compa-  
nies the town paid about \$4,500 in  
billion insurance premiums last  
year, Mrs. Kurisko said. Nati-  
onal Casualty offers a \$1 million  
coverage with \$5,000 deductible.

Town officials won three  
four small law suits this year.  
Kurisko said, which should help  
town get lower premiums  
year.

Insurance for the town's  
cars and trucks also jumped  
percent, Mrs. Kurisko said.  
said Salem had to change insu-  
rance companies when Peerless  
Company of New York  
insurance rates for the  
fleet. But despite moving  
Peerless to Hartford Ins-  
Company, the rate went up  
\$33,000 to \$66,000, Mrs. K-  
said. "I got a huge increase  
year on that one," she said.

Mrs. Kurisko said the pri-  
ority for next year's pri-  
ority insurance company  
said she does not know how  
those prices will go up, but  
she anticipates problems  
areas.

Kruse also said next year  
get could increase because  
federal court's overtime

# 3,000 acres is better off left intact

9/10/85

## *Planner consultant tells residents land is unsuitable to develop*

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Between 15 and 20 percent of Salem should not be developed, a planning consultant has said.

The land is unsuitable for development because it is wetland, easily flooded, too rocky or has bedrock too close to the surface, according to Hanover consultant Hans Klunder.

In a meeting with the town's Master Plan Task Force, Klunder presented a map showing how different parts of town have natural limits to development. He said about 3,000 acres of land should not be developed because of they are wetlands, floodplain or have shallow bedrock.

The rest of the land has few if any limitations to development, he said.

Klunder said the limited area is not large, compared to the town's total of 16,384 acres.

Klunder said the committee will be figuring out how and where building should take place by studying the natural problems like shallow bedrock and the efforts Salem has made to overcome those problems by building roads and sewers. Klunder said he is working on a study of how development has occurred in Salem already.

Salem Administrator of Development Ross Moldoff said there is a lot of open land in Salem that can still be developed. Preserving 15 or 20 percent of the town will not stifle growth, he said.

"The effect of preserving those areas would have very little im-

pact on growth," he said.

Moldoff said the town should try to protect open areas to keep the town's rural character. "We need to do something to preserve some of this open land," he said.

Klunder said floodplains present the biggest obstacle to builders. He said there are about 1,500 acres of floodplains along the Spicket River and Porcupine Brook that should not be built on.

About 1,000 acres of wetlands also should not be built on because they provide the town with water, Klunder said. Wetlands are scattered around town, but two of the biggest ones are about 200 acres just south of Captain's Pond and 100 acres off Brady Ave. near the Pelham line.

Klunder also said shallow bedrock scattered around town makes building difficult. He said when the bedrock is less than five feet from the surface, it is hard to build foundations and septic systems.

Klunder does not know how many acres of shallow bedrock there is in town. But he said there is a lot of shallow bedrock around Arlington Pond.

Developers would also have a tough time building near Shadow Lake because there are a lot of boulders in the area. "It's nothing but huge boulders," Klunder said. "Somebody forgot to take them with them."

Hilly land is also difficult to build on, Klunder said. But most of Salem is level, he said.

Apart from wetlands, floodplains or shallow bedrock, most of the rest of Salem can be developed with few problems, Klunder said.

# Conflict of interest charge hurled by out of towners 9/10/85

SALEM, N.H. — A Massachusetts lawyer representing a local gas station owner accused members of the Planning Board, selectmen, Conservation Commission and the town's lawyer of using their public jobs for their private interest.

The attorney, Michael L. Pappas of Waltham, said Planning Board Chairman Larry Belair, Selectman Howard Glynn and attorney Lewis Soule of improperly using their jobs for their own benefit.

"We have people in government who are hiring themselves," Pappas said at last night's selectmen meeting.

Pappas said he will get a petition put an article on this spring's town meeting to recall Soule, members of the planning board and Conservation Commission Chairman George Jones because they have conflicting interests with the town and their private businesses.

Belair and Glynn denied the charges and defended Soule, who was not at the meeting.

"At best this whole thing this evening is a witchhunt by an out of state attorney," Belair said.

Soule called the accusations ludicrous. "These guys are so weak, it's laughable," he said.

Belair and Jones said they think Brentwood resident Ray Currie is behind the accusations because the town did not sell Lowell Road land to him.

Currie said he was involved. He said he thinks some town officials may have benefited by selling the land to Salem Professional Park.

Pappas accused Belair, Glynn and Soule of having conflicting interests because they work for the town and have private businesses as well. Pappas said Belair, a local developer, has used his position to deny building permits to other developers. He said Glynn has used his position to sell oil to the town. And he said Soule has represented the town and a private company in the same contract negotiations.

Pappas' accusations came a month after 11 Salem residents signed a petition to place an article on tomorrow's special town meeting to vote on recalling Soule and members of the Planning Board, Conservation Commission.

Selectmen threw out the petition because town meeting does not have the right to recall those officials and not enough registered voters signed the petition anyway.

Selectmen agreed to listen to residents concerned about public officials who have private businesses in a hearing last night.

One of the signers of the petition, Jerry Camire, 10 Justin Ave., told selectmen there has been "a lot of wrongdoing on business deals and land deals." Camire, owner of Camire's Gulf station, then asked Pappas to speak for him. No one

Please see CONFLICT  
Page 16

## Conflict From page 15

else who signed the petition spoke at the meeting.

Pappas said "there are members of the Planning Board who are in a position of exerting influence, if you will." He would not say at the hearing which members he was referring to, or what they did.

But after the hearing Pappas accused Belair of conflict of interest. "He has made it very difficult (for some developers) to get certain plans approved unless they do business with him," Pappas said. He said Belair has "vetoed and denied" permits to some developers, but he would not give an example.

Not so, Belair said. He said he has denied permits to builders

when they have bad plans. But he said he does not use his office to benefit his building business. He also said when a prospective client comes before the board he often sits out the meeting.

Pappas also accused Soule of representing both the town and a Laconia firm, BCI Geonetics, in negotiating a contract to sell water to the town.

"Untrue," Soule said this morning. He said he reviewed the BCI contract for the town, but never worked for the company.

Pappas also said Selectman Glynn used his position to sell oil to the town without the town advertising for bids.

Glynn, owner of B and H Oil Company Inc., denied the accusation. He said the town advertised and received sealed bids for the oil contract two years ago. He said he

won the contract before being elected a selectman.

Belair said he thinks Pappas and Camire accused the town officials because someone else asked them to. "I think Mr. Camire is a tool for other interests," he said.

Conservation Commission Chairman Jones said he suspects that Currie may have started the accusations and the petition because he was unable to buy some land on Lowell Road. "I tend to suspect that he's the person behind it," Jones said.

Belair agreed. "They're tools for Currie," he said.

Currie said he had a role in starting the petition.

He said he tried to buy land on Lowell Road in January for \$300,000. The town sold it to Salem Professional Park for \$200,000 and he thinks some town officials may have benefited from the sale.

## **ATTENTION CITIZENS OF SALEM**

**Have you been unfairly treated or  
harassed by:** 9/26/85

- \*The Planning Board**
- \*The Board of Adjustment**
- \*Salem Selectmen**

**If so, contact Richard T. Brazil, 893-  
5817 or mail information c/o 142  
Lowell Road, Salem 03079.**

**All information will remain  
confidential unless otherwise  
specified.**

**PAID FOR BY RICHARD T. BRAZIL**

# The Salem Record

Volume I Issue No.19

24 pages

A GOOD CITIZEN IS A WELL READ  
CITIZEN

September 28, 1985

893-1667

## Accusations fly at Selectmen's meeting

By PAUL MCCARTHY  
RECORD STAFF WRITER

In what started out to be one of the duller selectmen's meetings in the past three months, a sudden eruption of conflict of interest charges again got the board's attention.

Attorney Michael Pappas of Waltham, Mass., representing petitioners who requested three warrant articles be included at the last special town meeting (a request subsequently denied by selectmen) was on hand to vent some "facts" he had gathered between meetings in regards to the possible appearance of "conflict of interest" on the planning board, the Board of Adjustment and Attorney Soule who has been, although not officially, town counsel.

Selectman Chairman Stephen Bucu was not at all happy with the appearance of Atty. Pappas. He did, however, listen patiently to three Salem residents who appeared before the board to explain their frustrations with

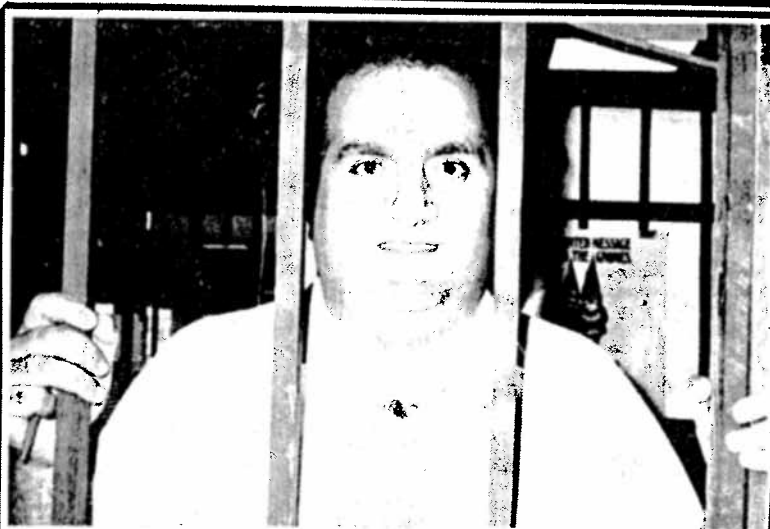
town planners.

Bucu said he "was disturbed about a couple of things" when Atty. Pappas approached the microphone. Bucu said, first, it was clear what an individual had to do to get on the selectmen's agenda (one has to submit their name by 5 pm the previous Thursday) and secondly, no one spoke up when selectmen requested citizens additions to the agenda at the beginning of the meeting.

Bucu then went on to say he didn't appreciate the fact Pappas contacted him about the right to know and was then asked to get on the agenda. Bucu said Pappas, "charged into the Municipal Office Building today and demanded information...we need sufficient lead time..."

Bucu then told Pappas he was going to let the attorney address the meeting as long as facts were presented and the meeting wasn't used as a forum for innuendo or diatribes against individuals.

The audience was hushed when Atty. Pappas began.



**JOB WELL-DONE** - Not too many people can claim going to jail is good for the spirit, but Jack Garabedian, above, spent some time in jail last week in the Northeast Rehabilitation Hospital's American Cancer Society Jail-a-thon. He led all "inmates" by collecting \$3,300 in "bail" for the fund drive.

"First," he said, "I assumed requesting one file would not throw out the staff here, they are very pleasant." Pappas then said he was equipped with some documentation of the "apparent conflict of interest."

Pappas did, however, say that the document he was to

read from did not necessarily imply wrongdoing or malfeasance in office, but rather was information which reflected some major concerns of some residents of Salem.

Selectman Howie Glynn interrupted right away after Pappas started. Pappas had brought up a North Broadway

land transaction.

Pappas said a tract of land was owned by the Teague family who had wanted to build a shopping center. In June of this year plans were presented on behalf of Captain's Village Properties

Continued on page 16

## NOTICE OF ESCAPED PRISONER, BELIEVED TO BE HEADING FOR SALEM, NEW HAMPSHIRE:

Richard Hall, age 31, DOB 2/17/54, escaped from a Boston, Mass., facility on 9/20, where he was serving a twelve year sentence for rape in Lawrence, Mass.

Hall is described as a white male, 5'11" tall, weighing about 185. He has brown hair and eyes, an eight inch scar on his right elbow, a twelve inch scar on his right knee, and a twelve inch scar on his stomach. It is believed that he is headed for Salem, New Hampshire. Any citizen observing a subject matching this description should immediately call the Salem Police Department at 893-1911, identify themselves and their address, then describe the subject and give the exact location where he was seen, including any description of the subject's clothing and last direction of travel. It is strongly recommended that civilians do not attempt to pursue or stop and apprehend this subject.



**YOUTH OF THE YEAR** - Tom Plonowski, son of Mr. and Mrs. Edward Plonowski, Meisner Road, was selected to be the Salem Boys Club "Youth of the Year" at the dinner held last Wednesday. Runner-ups for the award were Steven Rancourt, 14, Bridge Street, Salem and Cindy Marcin, 18, of Kiowa Road, Salem.



someone in Pappas' group said Belair owns control of the newspaper.

Noyes angrily voiced, "Mr. Belair has had no business with the paper. He has never. I can state categorically, had less than one quarter of one percent of the Observer."

And then things really started to boil. First it was Bob Lutey of WYNH versus Pappas, then Noyes versus Pappas, then Tom White of the Lawrence Eagle Tribune versus Pappas.

Buco had lost control of the meeting. Dick Brazil started yelling at Noyes, Joe Bezuka, sitting next to me, looked bewildered.

Atty. Soule got into it stating, "I think the futility is manifest and the participants should be ashamed of themselves."

The arguing kept on. People were talking in loud tones from the back of the room. People in front were talking. It wasn't a meeting anymore... it was like a lynching.

Finally, and mercifully, Chairman Buco gavelled the meeting into adjournment. But not before Howie Glynn stated that it was, "the worst meeting" he had ever attended and he was sorry he didn't leave when he wanted to at the start.

Citizen Joe Bezuka asked Glynn, "who asked you to sit back down?"

And on it went...even out into the parking lot.

So, as it stands, Pappas and company should be back at the next selectmen's meeting and I wouldn't miss it for the world.

# 9.9%

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'79 MUSTANG 2 cyl, auto, 2.8, #2088A	'76 AMC PACER Auto, 104, new #2210A	'78 MERC. MONARCH 6 cyl, auto #5224A
'82 GRANADA 2 cyl, 44, 10MT, 10MTA	'78 FAIRMONT 4 of, auto, 2.8, #2389A	'79 DODGE COLT 4 spd, good trim #11553
'85 CAMARO 2.8, 104, 10MTA	'76 PINTO Auto, good shape #5152A	'80 TOYOTA 4x4 #2226A
'79 FAIRMONT WGN 284, good truck #1153A	'81 CHEV. C10 Pickup, 3 spd, 10MT #2389A	'81 REGAL COUPE Auto, 6 cyl, 10MT #1060



**NEWMAN**

EVERY CUSTOMER COUNTS

# Planners cleared of conflicts

10/8/85



Ross Moldoff

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — An in-house investigation into conflict of interest claims involving the Planning Board showed they are false, according to Development Administrator Ross Moldoff.

Moldoff was asked to look into the claims after two developers and a lawyer accused the planners and other town officials of misusing their positions.

Moldoff last night reported on three examples of alleged conflict:

□ CASE 1: Claire Smith, 60 Pond St., charged the Planning Board and town lawyer Lewis Soule used their positions to delay approval of a 40,000-square-foot office building she planned to build on North Broadway near the Dexter Shoe store. She said Soule's former partner Peter Bronstein later bought the property.

Moldoff said Mrs. Smith's plans were flawed. Planning Board minutes said there might be some water drainage prob-

lems, blasting problems and problems with the parking lot. Soule, who was not at the meeting, has said Mrs. Smith ran out of money before she could buy the property.

□ CASE 2: Gary Bergeron, 17 Lincoln Terrace, said the board delayed approving his plans for an office building at 373 Main St.

But Moldoff said the minutes of the meetings showed Bergeron had inaccurate information on soil types and there was no permit to build a driveway. He also said the building had a commercial appearance in a residential area, improper parking plans and inadequate water pressure.

□ CASE 3: Waltham lawyer Michael Pappas, who has called for a federal investigation of conflict in Salem, said Planning Board member Larry Belair might have worked to deny approval of Lynn Teague's plans for a shopping mall on Route 28.

Please see CHARGE  
Page 16

## Charge From page 15

Moldoff said, "Neither Mr. Belair, nor any member of the Planning Board, Board of Adjustment or Board of Selectmen, has ever sought to force the issuance or denial of a building permit for Mr. Teague or anyone else in the community."

One other alleged example of abuse was left hanging last night.

Selectmen Chairman Stephen Bucu asked Selectman Ronald Belanger to investigate a claim by

Keith Desantis, 13 Wreck Ave., that the Board of Adjustment unfairly denied him a variance while granting one to a nearby Tewksbury builder.

Belanger said because he and Desantis are friends, he could not investigate the claim objectively. He suggested selectmen form a committee to investigate.

Selectman Howard Glynn said selectmen don't have the power to overrule any zoning decisions.

Selectmen voted to simply ask the Board of Adjustment to explain why it denied a variance to Desantis.

## Covering the Region

# Interest Conflict Claims Called Unfounded

By ARIST FRANGULES  
Union Leader Correspondent

SALEM — After conducting his own investigation into the matter, Town Planner Ross Moldoff says conflict of interest claims lodged against Planning Board members are unfounded.

Moldoff researched minutes of appropriate Planning Board meetings to see if there was any basis to the charges by Claire Smith, 60 Pond St., and Gary Bergeron, Main Street, against the planners. Smith and Bergeron were joined by Waltham, Mass. lawyer Michael Pappas in alleging conflict of interest by Planning Board members.

Moldoff told selectmen this week that his research indi-

cates the planners in question "acted in the best interests of the town" in each instance.

Smith, who owns Hot Tours House of Travel, 174 North Broadway, had stated town attorney Lewis Soule and the Planning Board delayed acting upon her proposed 21,000 square-foot office building on property at 166 North Broadway. She wished to purchase from Lloyd Miller. The delay cost Smith her option and led to the sale of the Miller property to Soule's then law partner, Peter Bronstein, she charged.

Moldoff said Planning Board minutes indicate "several major problems with Mrs. Smith's project," and that "a least a dozen abutters" voiced objections to the proposal. The

### SALEM

minutes show concerns about drainage, parking and noise in relations to the plan.

Moldoff added that Soule "was not involved" in the hearings on the project. Soule, Bronstein and Miller have all stated there was no conspiracy, as alleged by Mrs. Smith, in the matter.

Bergeron had said the Planning Board delayed the building permit for an office building on Main Street, near Hampstead Road.

Moldoff said, however, the minutes of two Planning Board hearings on the project indicate "major problems, including inaccurate soils information, lack of driveway permit from

the New Hampshire Department of Public Works and Highways, nonresidential appearance of the building in conflict with zoning requirements, improper parking configuration, inadequate water line pressure for firefighting and a pending lawsuit."

Moldoff noted Bergeron's engineer withdrew the plan on June 11.

Moldoff also disputed a claim by Pappas that Planning Board member Laurence Belair sought to use his influence on a building permit requested by Lynn Teague for a shopping mall on Route 23.

"Since December 1983, I have directed the department which issues and denies building permits," said Moldoff.

"I'm glad to report that in that time, neither Mr. Belair, nor any member of the Planning Board, Board of Adjustment, or Board of Selectmen has ever sought to force the issuance or denial of a building permit for Mr. Teague or anyone else in our community."

Selectmen Chairman Stephen Bucu praised Moldoff for his efforts, saying that for the first time the board received "documented facts" in the matter.

One other complaint received by the board is still unresolved. Keith DeSantis of Wreck Avenue told selectmen he was turned down for a variance to build on a one-acre-plus lot on Eustie Avenue by the Board of Adjustment. While the BOA

told him the action was due to a policy of "not allowing building on 'unaccepted streets,'" a Tewksbury, Mass., realtor was granted such a variance that same night on the same street, he said.

Bucu had asked Selectman Ronald Belanger to investigate the matter but Belanger told the board this week that he could not because DeSantis was a friend and neighbor who worked on his campaign.

Selectmen asked Moldoff to research the DeSantis complaint and suggested that representatives of the BOA may be invited to discuss the issue with them at a future meeting. Selectmen noted they do not have the power to overrule the BOA or the Planning Board.

From 4 Aab,  
 You finally made  
 the paper!  
 Love

10/11/85

# Local News

Editor: Alan White, 685-1000

\*\*\*\* 18

## Salem planners OK new Cuomo's plan

SALEM, N.H. — A second story warehouse will be built on top of a new Cuomo's store at 291 South Broadway.

The Planning Board approved a revised plan to build the 28,000 square foot warehouse on top of the new store, according to Administrator of Development Ross Moldoff. Work has already begun on the new store building, he said.

The board approved the new plan with three conditions, Moldoff said.

Store owner Joseph Cuomo must pay the bill for a town-hired engineer to review the plan. Cuomo must also guarantee that a pond to catch water runoff is designed correctly by putting some money into a bank to be returned to him when the pond is finished. Cuomo must also get a dredge and fill permit from the state.

In other business, the board:

□ **APPROVED MOLDOFF'S** own plans for a two-lot subdivision at 45 Park Ave. Moldoff plans to sell one lot to the high school Vocational Education Department

for \$20,000. Students will build a house there, which would then be put on the market.

Moldoff plans to live in the other house. He said he will use the money from the sale to the School Department to fix up that house and pay back his parents.

□ **MOVED** to final hearing plans for two large office and manufacturing buildings on Garabedian Drive, Moldoff said. The plans call for a building a 58,750 square foot building at 7 Garabedian Drive and a 68,000 square foot building at 9 Garabedian Drive.

Moldoff said residents living just across the Spicket River are worried so much water will drain from the new building lots that the river will flood their basements.

But the plans call for building a parking lot on a low plain so the parking lot will flood before Haigh Avenue houses, Moldoff said.

□ **CONTINUED** hearings on subdivision plans on Stiles Road. Salem Professional Park wants to subdivide lots along the end of the road.

## Snag may delay case until after election

By Barbara Walsh  
 Eagle-Tribune Writer

DERRY, N.H. — Derry's charter case has hit another snag and probably won't be heard until after the Nov. 5 town election.

Roland Ferland filed suit claiming the new charter was illegal because it permitted town officials to extend their terms until the new election in November.

The charter's legality is also being challenged because it schedules elections in November while state law requires town elections

### Derry

pay for the fees, I would then come into the suit as a friend of the court," Ferland said.

After the court decides on the request, Ferland will have 15 days to tell the court if he wants to continue with the suit.

Town Counsel Lewis Soule said the new delay means the court probably won't get to the case until after the Nov. 5 election.

Eagle-Tribune Photo by Don Strother

light machine in new fitness room

## Police stay in shape

## pay for fitness room

to raise the mon- better attitudes and are less like-

where who wanted him  
dead.

Page 9

**LOTS OF LETTERS:** Readers give no-holds-barred opinions on both the editorial and oped page today.

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What the well-dressed  
hobgoblin is wearing this year  
... on our fashion pages.

## FBI confirms active probe of Salem Planning Board

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — Mystery surrounds an FBI investigation of the Planning Board and a rumored federal grand jury probe of board members.

Evidence shows agents from the Federal Bureau of Investigation may have been investigating the Planning Board for several months.

FBI agents interviewed the town's lawyer Lewis Soule several months ago, Soule said yesterday. "They came to me as a source," Soule said. "They asked me about certain people in town." Soule would not say who those people are or what the agents asked him.

FBI spokesman Special Agent John J. Cloherty confirmed the FBI is investigating Planning Board activities. He would not say who or what is being investigated or for how long.

The FBI may have issued a

subpoena to at least one board member to appear before a federal grand jury investigation.

Selectmen Ronald Belanger said Planning Board member Charles McMahon told him the FBI ordered him to appear before a federal grand jury in Concord next month.

However, McMahon said he has not been issued a subpoena.

An FBI spokesman would not comment except to say any subpoena would not come from the FBI but from the U.S. attorney's office.

Other board members also denied being subpoenaed or were unavailable for comment.

U.S. Attorney Richard Wiebusch would not confirm or deny Planning Board members were involved in a grand jury investigation.

Planning Board members McMahon, Larry Belair, Emil Cor-

Please see FBI

Page 11

Crossing guard Paula Bistany

## Her husband gets a

By Helene Maichle  
Eagle-Tribune Writer

LAWRENCE — Paula Bistany donned her bright orange crossing guard's raincoat and went to work as usual this morning, knowing that a winning \$2.6 million Megabucks ticket was safely tucked away in her bedroom.

The word got out at the corner of Ames and Lowell streets near St. Augustine's School and soon children were hugging and congratulating Mrs. Bistany, the crossing guard there for 15 years.

Mrs. Bistany, 48, Byron Avenue, has

been lucky before she won the lot five times in \$1,000 each time.

With the \$2 she plans to buy husband a new said.

Mrs. Bistany

bers 2-8-15-16-1 in a few of her

She also played nations and won

She bought

10/45



### A look at a ne

The new Robert Frost building on Hamlin the old Frost School Benjamin of Lawrence



# Iran claims successful offensive against Iraq

BEIRUT, Lebanon (UPI) — Iran said its troops occupied a string of Iraqi positions on their border battlefield and repelled four Iraqi counterattacks, killing or wounding 300 Iraqis. Iraq said its warplanes bombed an offshore Iranian oil field.

"The Islamic forces are now settled in Iraqi posts which were liberated Wednesday," Iran's official Islamic Republic News Agency said hours after the offensive across the southern Howezah marshlands.

"Iraqi outposts in the upper parts of the marshlands are littered with enemy dead," IRNA said. It said Iraq mounted four unsuccessful counterattacks.

The news agency said Iranian troops killed or wounded 300 during the offensive, which began late Tuesday, and in repelling the coun-

terattacks.

The report could not be confirmed independently.

There was no immediate Iraqi comment on the Iranian reports of the offensive — the second successful land attack in as many days.

Baghdad said its soldiers killed 70 Iranians and captured three helicopters in a raid in the same region late Tuesday.

Iran also said its troops pushed 3 miles across the northern part of the border battleground Tuesday, causing 170 Iraqi casualties, but Baghdad claimed its troops "crushed" the incursion.

And an Iraqi military spokesman said Iraqi warplanes raided Iran's Bhurkan oil field in the northern Persian Gulf Wednesday. Burkhan was last reported attacked Oct. 12.

## FBI confirms probe reports

### FBI From page one

rente and George Salisbury said they have been interviewed by FBI agents. But they would not say why. Robert Dineen and Chairman William Kelly have been unavailable for comment.

Selectmen do not know what the investigation is about. Chairman Stephen Buco said because Soule was interviewed several months ago, the investigation is probably not related to Waltham attorney Michael Pappas' conflict of interest charges last month.

Pappas said he did not contact the FBI about potential conflict of interest on the Planning Board. "I

don't know anything about the FBI," he said. "I certainly didn't call them."

Selectman Henry Potvin, who also sits on the Planning Board, said FBI agents interviewed him two weeks ago about town officials, but he would not say which officials.

Potvin said he doubts Planning Board members are involved in wrongdoing. "I've known all these gentlemen all my life," he said. "It would totally surprise me."

Planning Board member Emil Corrente said an agent asked him questions about Planning Board procedures and certain projects that had come before the board. He did not say what those plans are.



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# Local News

Editor: Bill Gaither, 685-1000

.....13



existing on going to school

## dent-free driving e tender and tough



## Salem asks for opinions from residents

*1,000 questionnaires mailed  
about building in town*

By Annemargaret Connolly  
Eagle-Tribune Writer

SALEM, N.H. — Residents' opinions will help map out the town's future.

During the first week of March, the daily mail will deliver a survey questionnaire to 1,000 households in town. The questionnaire is the first in a series of events that will aid in the development of the Town's new master plan.

There is little doubt that Salem is a growing community.

"Just in the past week, we have received proposals for 100 new homes," said Administrator of Development Ross Moldoff.

But development has usually been "uncoordinated," Moldoff said.

The Planning Board "takes each as an individual project. We use the ordinances we have, but have no framework." Because of the case by case approach, Moldoff there is no consistency to development. "Since growth is inevitable, how do we guide it? how do we get the most out of it?" questioned Moldoff. If the Town continues on its current "willy nilly" approach to development, it will suffer, Moldoff said, and "we'll end up with situations that we have no control of."

Instead the town wants planned development. "The logical thing is to maximize the positive aspects of growth, while minimizing the negative aspects." This is what Londonderry has done with the growth on Route 102. Route 28 in Salem is an example of unplanned growth.

The town can't erase the mistakes of the past, but it can work towards better development in the future by setting up goals and guidelines. That's what the town

has started to do, but first the residents must decide what kind of place they want Salem to be, said Moldoff.

To find out what people want from their town and what they want their town to be, Moldoff and John Troy, an intern from Merrimack College have put together a 33 question survey which will be sent to a random sample of 1000 households.

"We want to know what they think of the town now, then find out what they want to see," said Troy.

The questions deal with preservation/conservation, town government, housing, recreation, commercial and industrial development, residential growth, traffic problems, and public services.

The survey takes less than 10 minutes to complete and comes with a stamped self addressed envelope for easy return. Once the results are compiled, the master plan committee will have some ideas on what kind of development Salem should experience in the next decade. The master plan will set guidelines for attaining the goals of development.

The master plan will not provide solutions, just guidelines, said Moldoff. For example the plan might say future development in the depot should be postponed until something's done up traffic problems. It will not say, Route 28 must be widened in the depot before any more reconstruction can be done.

Troy has done most of the work on the survey as part of his internship for which he receives credit. Because it is a student project, "We (town) haven't paid a penny on it," said Moldoff.

**Rollotti will speak to**

# Probe of Salem officials reported

By John Milne  
Globe Staff

SALEM, N.H. — A federal grand jury has launched an investigation of the Salem Planning Board, law enforcement sources and board members confirmed last week.

FBI agents have been interviewing planning board members and other town officials, and at least two have been called to testify before the grand jury in Concord. Last week's testimony, at least in part, dealt with the board's quick and unanimous approval June 11 of a site plan for a new car dealership, board members said.

Law enforcement sources said investigators are looking into possible violations of the Hobbs Act, which makes it a federal crime to extort property "under color of official right." The law also covers conspiracy and attempted extortion and sets a maximum penalty of \$10,000 and 20 years in jail.

Board member Charles McMahon said he was asked during his grand jury appearance about his motion to approve Proko Honda's plan for a \$175,000 building. George Salisbury, who seconded the motion, also testified.

James R. Proko, president of the Honda dealership, said last week he had been interviewed by FBI agents about the application but had not been called before the grand jury. He would not elaborate on his talks with the FBI, saying, "I'm not in a position to discuss it."

McMahon said most questions dealt with procedures and regulations, and he confirmed Proko's application was discussed. "I think there's more to this than the particular Proko Honda site," he said, adding, "I've been asked to keep things quiet." Salisbury could not be reached for comment.

SALEM, Page 96

## Grand jury probe of Salem officials reported

SALEM  
Continued from Page 89

his wife, Eleanor Salisbury, said, "We don't understand what it's all about."

### FBI interviews

The FBI interviews began in June and resumed after Labor Day, according to those interviewed. Others who acknowledge talking to FBI agents in connection with the probe include former town manager Michael Valuk, development director Ross A. Mordoff, town attorney Lewis Soule and board members Laurence Belair and Emil Corrente. Law enforcement sources said the investigation is likely to continue for three to five months.

FBI spokesman John J. Cloherly acknowledged the bureau is "conducting an investigation into activities of the Salem Planning Board," but he would not elaborate. US Attorney Richard V. Wiebusch declined to comment, refusing to confirm or deny whether a grand jury is sitting. A grand jury listens only to prosecution evi-

dence and then decides whether to issue formal indictments.

Wiebusch did say that cracking down on wrongdoing by officials is a priority in his office. Stressing that he would not discuss specific cases, Wiebusch said: "New Hampshire has traditionally been considered a clean state. We have not had a problem with official corruption, and I want to keep it that way. If there is a possibility of official corruption, that's going to the top of my pile and have a high priority."

The planning board has been involved in other controversies of late as this town of 24,000 residents has experienced the start of \$34 million in construction since the first of the year.

Businessman Raymond B. Currie has filed suit in Rockingham Superior Court because his bid of \$300,000 for a 15-acre tract of town land was rejected last April in favor of a \$200,000 bid from a

partnership of local doctors. Currie said Tuesday he has hired the Arthur Young accounting firm to audit town records in an effort to uncover improprieties in town contract awards and land purchases.

### A question of control

Michael L. Pappas, a Waltham lawyer who represents a number of residents, said he would ask next spring's town meeting to write conflict-of-interest rules for town officials.

"What's happening in Salem is indicative of all your small communities," Pappas said. "A small group of people are controlling the town. If you're not in that group and you go for a permit, you're not going to get it."

Pappas appeared before the selectmen last week to discuss conflict of interest, but Stephen Bucoc, chairman of the selectmen, ordered him not to name names.

"The right of Mr. Pappas and his clients to be heard is equal to the right of people in this town not to have their reputations defamed," said Bucoc.

"We've been damaged horribly by what's been going on lately," said Soule. "Not one person whose name has been mentioned in the newspaper or at selectmen's meeting is under investigation by the FBI."

So far, board members say, the only subject of investigation has been the Proko Honda application. Planning board records show that in May, Proko applied for permission to convert a motorcycle dealership on Route 28 into an auto dealership and to add four service bays. After Soule reported that the location would not violate a 1981 town ordinance against two car dealerships located within 2,000 feet (a nearby dealer is in Windham, the next town), the application was approved.

## Developers bring new homes, building and stores to Salem

*Town is in middle of a boom*

by Tom White  
Salem-Tribune Writer

SALEM, N.H. — Development is booming and will probably continue for awhile, according to Administrator of Development Ross Moldoff.

Developers are building lots of homes, office buildings and stores west of Route 93, in North Salem and along Route 28, Moldoff said. "We're growing very, very rapidly," Moldoff said.

□ **KEEWAYDIN PROPERTIES**, which has built office and industrial buildings on Manor Highway, plans to build and lease six new buildings of between 17,500 and 25,000 square feet on Industrial Way. Keewaydin also plans to build a new road, Commercial Drive, from Industrial Way down to Pelham Road.

Hussman Refrigeration, Fiberkraft printing and Purolator Carrier will occupy some of those buildings, according to Kent Locke, Keewaydin vice president and general manager.

□ **SALEM PROFESSIONAL PARK TRUST**, which has built and leased offices on Stiles Road, is building a 40,000 square foot office and manufacturing building and a 28,000 square foot office building at the end of Stiles Road.

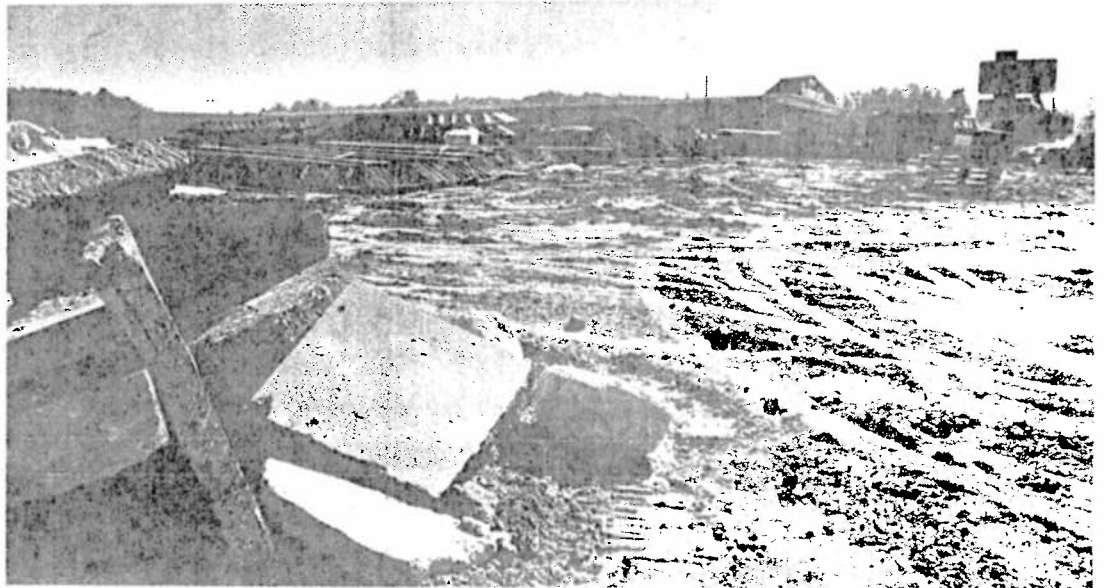
□ **CONTINENTAL REALTY** is planning three offices and warehouses on Delaware Drive off Lowell Road.

□ **A 20-LOT SUBDIVISION** is planned on Haverhill Road in North Salem. A 10-lot subdivision is planned on Independence Drive. And a 25-lot subdivision is planned on North Main Street, Moldoff said.

□ **JOSEPH CUOMO** is building a second 56,000 square foot store on Route 28. A 30,000 square foot retail mall is being planned by the Rancho Motel. And Salem Furniture Barn is building an addition.

About half of the town's 16,000 have been developed, according to planning consultant Hans Klunder, who is helping the town hammer out a long range development plan.

Homes can be built on about 3,000 acres of still undeveloped land, Klunder said. About 1,000 other acres can be developed for commercial use. The rest of the



Salem Furniture Barn is building an addition



Salem Professional Park Trust is building on Stiles Road

“  
We're growing very,  
very rapidly.”

”  
—Ross Moldoff





## OF A BOOM

By Tom White  
Herald-Tribune Writer

SALEM, N.H. — Development is booming and will probably continue for awhile, according to Administrator of Development Ross Moldoff.

Developers are building lots of homes, office buildings and stores west of Route 93, in North Salem and along Route 28, Moldoff said. "We're growing very, very rapidly," Moldoff said.

□ **KEEWAYDIN PROPERTIES**, which has built office and industrial buildings on Manor Parkway, plans to build and lease six new buildings of between 17,500 and 25,000 square feet on Industrial Way. Keewaydin also plans to build a new road, Commercial Drive, from Industrial Way down to Pelham Road.

Hussman Refrigeration, Fiberglass printing and Purolator Carrier will occupy some of those buildings, according to Kent Locke, Keewaydin vice president and general manager.

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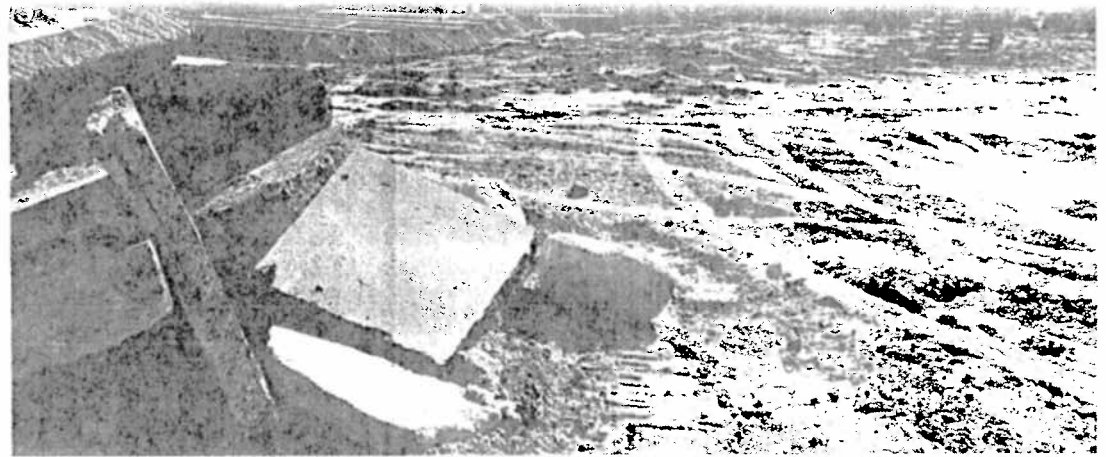
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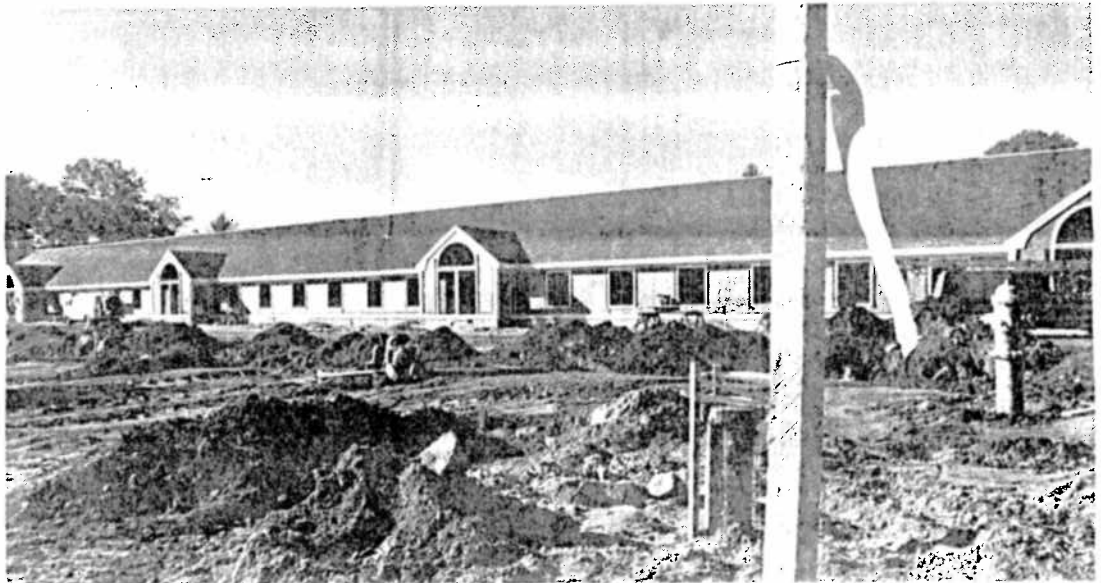
Homes can be built on about 3,000 acres of still undeveloped land, Klunder said. About 1,000 other acres can be developed for commercial use. The rest of the land is either wetland, floodplain, roads or lakes.

Moldoff said developers may want to build on a lot of open land in western Salem. He said development will increase tax revenues and provide jobs.

But careless development could cause traffic, drainage and flooding problems in Salem, Moldoff said. Traffic in the Depot area is already heavy, and some parts of



Salem Furniture Barn is building an addition



Salem Professional Park Trust is building on Stiles Road

“  
We're growing very,  
very rapidly.”

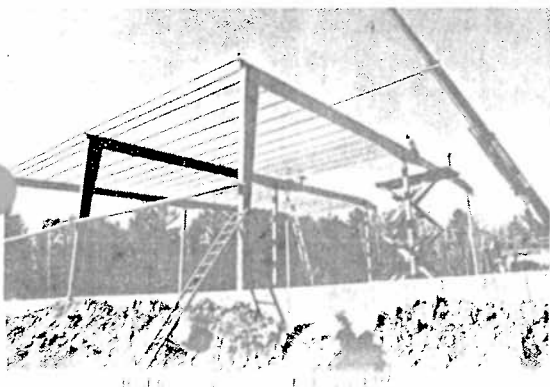
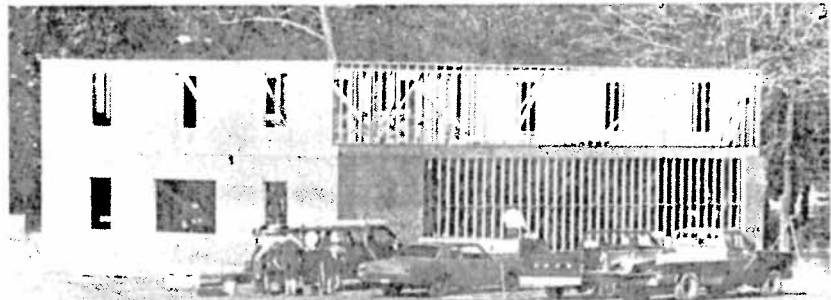
”

—Ross Moldoff

town like around Haigh Ave. have flooding problems, Moldoff said.

Conservation Commission Chairman George Jones said the town must protect wetlands behind the current post office, behind Ralph's Diner on Route 28 and around Pond Street. Those wetlands catch water and help avoid flooding, Jones said. "They are really very critical," he said.

Jones also said the town should keep some open land.





TAMM BELANGER, 9, of Exeter, N.H., has been missing for year. Her parents, Nelson (center) and Pat Belanger (right) began investigating the teenager's claims. Martin and Scott, both in their early 30s, pleaded innocent. Scott was held on \$5,000 cash bail. Mar-

TAMM'S PARENTS

UPI Photo

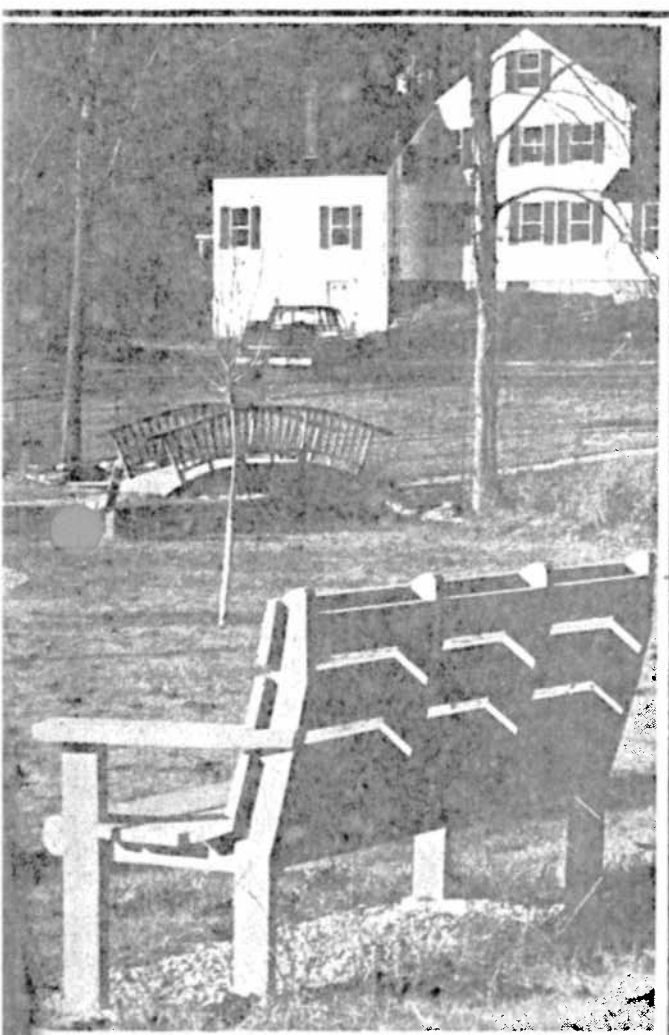
TAG program is expanded - high school next year.

11/13/85

# Local News

Editor: Alan White, 685-1000

\*\*\*\* 12



Eagle-Tribune Photo

## Town official queried about car dealership

### FBI interested in Honda plan: Planner

SALEM, N.H. — Administrator of Development Ross Moldoff confirmed he was questioned by an FBI agent in June about a Honda dealership being built at Lake Street and Route 28.

Moldoff said the agent asked if there was anything unusual about the building plan. The agent also asked how long it takes for the board to approve a development plan, Moldoff said.

Moldoff said the Honda plan is not unusual.

Planning Board member Emil Corrente said last week the Honda plan was among several building plans mentioned in an FBI interview about a month ago.

James Proko, a Nashua Honda dealer building the Route 28 dealership, said he had been issued a subpoena to appear before a federal grand jury in September. The hearing was cancelled, and he was not asked to appear again, he said.

Proko would not comment further.

### Salem

Planning Board members George Salisbury and Charles McMahon were in Concord's Federal Building last week the same time a federal grand jury was sitting. Salisbury said U.S. Attorney Richard Wiebusch, two FBI agents and two or three other people asked him about Planning Board procedures. McMahon would not comment.

McMahon has not been at the last two Planning Board meetings. Salisbury attended last night's meeting, but missed the previous meeting.

The FBI has said it is investigating Planning Board activities, but will not elaborate. Wiebusch would not comment.

Moldoff said he hopes the investigation is over soon so town officials can concentrate on regular business.

Today, culminating a three-year effort to turn a the campaign, which used volunteer "people Women's Club.

## the law proposed

than \$1,000, certifies loans and gifts.

The latest version would require candidates for governor, Executive Council, the Legislature and various county seats to sign a declaration of intent when they file

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## Going in style

October 24, 1985 • The Salem Observer • Page 5



Salem building inspectors just received the three Chevrolet trucks approved by the 1985 Town Meeting. Left to right are Butch Kealey, Ralph Holt, and Sam Zannini. The trucks, which replace three 1979 Pintos, were bought

via state bid for \$5,600 each. The remainder of the \$19,000 approved for the purchase is being used to install two-way radios, snow tires, and vinyl covers for the truck beds.

Observer photo by Deborah Bell

## BankEast wants your feedback

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# Local News

ay, December 3, 1985

Editor: Joyce Heeremans, 685-1000

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## Neighbors fears lose out to new building

LEM, N.H. — A 74,000 square foot office and manufacturing building is to be built at 9 Garabedian Drive, flooding worries of some Haigh residents.

The Planning Board approved plans to build the office building on the condition that the owner, CPJ Trust, get an erosion control permit from the town, according to Administrator of Planning Board Ross Moldoff.

Engineer Frank Iebba must inspect the building before the town will issue a permit to occupy it, Moldoff said.

The Planning Board continued a hearing on CPJ Trust's plan to build a 74,000 square foot office and manufac-

turing building at 7 Garabedian Drive because the state has not issued a dredge and fill permit yet, Moldoff said.

Some Haigh Avenue residents have been concerned the building and parking lot may cause flooding in their basements just across the Spickett River, Moldoff said.

An environmental impact study by Concord firm Anderson-Nichols said flooding is not caused by one building, but is the result of a lot of development in the area.

Moldoff said the building plan at 9 Garabedian Drive complies with town zoning laws. He also said the parking

lot is sloped so it will flood before any basements on Haigh Avenue flood.

But Donald Heavey, 62 Haigh Ave., is worried the building may cause flooding along his street. He said last year the street flooded badly. "They had canoe races down here," he said.

Water runoff from the building could disrupt water supplies downstream in Methuen, Heavey said. He also said CPJ Trust may have to get a federal permit for their plans.

Moldoff said there is no detention basin to catch water runoff and there is no compensatory storage for filled flood plain. He said the Planning Board probably could have required those, but

did not because it is not required specifically by law.

"I think they're reluctant to do that because it's not spelled out in black and white," he said.

CPJ owners Charles, Paul and Jack Garabedian were unavailable for comment.

The Planning Board also:

☐ **APPROVED PLANS** to build a ten-lot residential subdivision on Independence Drive in North Salem.

☐ **APPROVED A THREE-LOT SUBDIVISION** on South Policy Street on the condition the state issue a dredge and fill permit and 10 acres of the land are deeded back to the town.

## Revised AIDS school policy ...bar victims...

**\*SUNDAY EAGLE-TRIBUNE, Lawrence, Mass.—Sunday, December 8, 1985**



### ***Town Hall twins***

**Eagle-Tribune Photo by Tom White**

Salem, N.H., planner Ross Moldoff (left) had a visit at Town Hall from twin brother Seth last week. The 27-year-old brothers occasionally switch roles to confuse their employers, said their mother, Gloria Moldoff of Rye, N.H., who also stopped by for the visit. "Ross used to put on a suit and go and say something outrageous to Seth's boss," she said. "If you're going to be a twin, you might as well have some fun."



Editor: Alan White, 685-1000

12/10/85 \*\*\*\* 10

# Builder alleges official misused office powers

By Tom White  
Eagle-Tribune Writer

SALEM, N.H. — A local businessman says he is investigating what he claims is possible misuse of office of a town official.

Gary Bergeron, president of Lincoln Electric, 373 Main St., wrote Town Manager Thomas Melena about his concerns.

"A town official (is) using his office to benefit his personal gain," Bergeron said in his Nov. 22 letter made public by selectmen this week.

He also told Melena he is deeply concerned about the way the building department enforces the building code.

Bergeron would not say who he thinks is misusing town office or what the building department has done wrong.

In his letter, Bergeron asked selectmen for a secret session to discuss possible misuse of office. Melena said Bergeron later asked to be taken off the agenda.

Bergeron said he is collecting information on about 15 incidents of possible misuse of office. "I'm not pointing fingers," he said.

Bergeron said one of incidents he is looking into is the sale of Park Street land by Administrator of Development Ross Moldoff to the School Department for its vocational education program.

Moldoff defended the sale in a letter to Melena.

"The entire matter was reviewed by Town Counsel Lewis Soule, and I have absolutely nothing to hide. Given my position with the town I was especially careful with this matter," Moldoff wrote.

He said he used the \$20,000 he got for the land to fix up his

## Salem

house at 45 Park Ave. and to repay his parents for the downpayment on the house.

Moldoff called Bergeron's letter "a cheap shot."

He said Bergeron tried to intimidate him to put a building plan for 395 Main St. on a Planning Board agenda. Moldoff had said Bergeron's plan was deficient.

Bergeron said Moldoff's defense of the land sale "is like admission of guilt."

But Bergeron stressed he is accusing Moldoff of misusing office. "No one's saying he did anything wrong," Bergeron said.

## Christmas greens workshop in Salem

SALEM, N.H. — The Salem Garden Club will sponsor a Christmas greens workshop and luncheon Thursday, beginning at 9 a.m., in the First Congregational Church parish hall on Lawrence Road.

Each year, club members make evergreen wreaths and Christmas decorations for display at town buildings during holidays.

Mrs. John Belko will also give a short talk how to use wood ashes, super phosphate and lime on house plants.

Hostesses are Mrs. Joseph Helfrich, Mrs. Pasquale Basile, Mrs. Edward Casey and Mrs. Irvine Merrill.



Eagle-Tribune Photo by Ken Yuszkus

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## nt firm for hospital

ations, if necessary. Councilmen said they were giving up some of the Hale.

ilman Gene Grillo was opposing the agreement.

id Mayor William Ryan finance officials should

sidered other ways of saving on Hale payments, and

ive involved the council in

ssion should have been involved

very beginning," Grillo could have come up with

solution."

opposed seeking legislative approval of joint business between the city and

prims, and not allowing city to interfere with Hale

port of his colleagues.

"If we have to pass those types of laws, maybe we should have sold the hospital," he said.

Bond Counsel John Faria, who represented the city in negotiations with AMBAK, said the firm demanded all conditions be approved for the city to get insurance on Hale bonds.

"It's all or nothing," he said. "AMBAK doesn't want to be involved in the day-to-day operations of the hospital."

City Solicitor John J. Ryan III said the agreement is legal.

OPEN TUES., THURS., FRI. 'TIL 9 P.M.



# Belair Quits Plan Board, Blasts Critics

## Denies FBI Probe Involves Him

By ARIST FRANGUELES  
Union Leader Correspondent  
SALEM — Delivering a parting blast at his detractors, Lawrence Belair last night handed selectmen his resignation from the planning board.

Belair, who is regarded by community leaders as being among the most informed and progressive members on the planning board, has come under attack in recent months from certain factions — residents and non-residents — who have tried to tie his business dealings as a builder and contractor to his actions on the board.

Belair has maintained he has been free of any conflict of interest. He said that he has stepped down from voting on any proposal to the planning board that might affect his interests.

Belair's resignation also comes in the midst of a probe by the Federal Bureau of Investigation on planning board activities.

While the FBI has confirmed it is conducting such an investi-

gation, it has not stated which specific planning board action or members it is investigating. Belair said he had informally discussed his intention to resign from the board in June with friends but decided to stay on after receiving a call from an FBI agent.

"I was asked to remain on the board to cooperate with the investigation even though no names or details were provided to me," Belair said of the call.

He said no allegations involve him and that he did not know of any evidence of wrongdoing by any planning board member.

Belair said that he felt it would have been easier for him to leave the board because he realized his "business ventures were growing to a point that, far more often than before, it would be necessary for me to step aside."

He said that though he was



12/17/53

confident he could refrain from committing any act of conflict, his real concern was "to have the community maintain its confidence in my integrity."

Still, in order to assist the FBI, Belair said he chose to stay on the board. He said however "the next few months were really difficult" and that rumors began to surface.

"They had me subpoenaed, indicted and in jail along with several other very decent citizens," Belair said of the rumors. "After awhile you begin to question whether you know what's going on or do they? You relive your whole life — for what? ... A volunteer position on a planning board. Believing in yourself is almost not enough. Everyone seems to doubt you."

Belair went on to lash out at Michael Pappas, a Waltham, Mass., lawyer who claims to represent about 100 residents of Salem.

Pappas has cited Belair as being among other town officials he believes to possibly be "in conflict of interest."

"In the midst of all of this, a lawyer came blowing into town hurling lies and accusations. Dragging in with him a few local citizens whom he carefully manipulated into expanding his venomous attack," Belair said of Pappas. "You don't know how much I want his head. But I have committed to a more important responsibility and he and his cohorts would have to wait. ... For the first time in 20 years of political life, I let people free swing at me and never defended myself."

Belair said he had been told his phone was tapped — which he found out later not to be true — and claimed he and his property have been "photographed and dissected," his tax records and building permits, partners and friends "all scrutinized by

delight in tearing people apart, you only have the way for the dishonest self-interests to take over."

Belair said, but did not identify, a "very aggressive" group seeking to take advantage of the town.

"They spend money without concern to achieve their goals," he said. "They are obsessed with political power and they will succeed unless more people take up the challenge of heading them off."

Selectmen accepted Belair's resignation with regret. "I'm saddened by it," said Buco. "He's a tough man to replace."

Buco said there will be a call for candidates for the two years remaining on the unexpired portion of Belair's five year term.

people whose single goal is to get me off the planning board because they couldn't get around me with their power plays."

Belair said he has completed his commitment to the investigation and is grateful to those who have defended him. He said he appreciated the "courtesy" of Selectman Chairman Stephen Buco who refused to allow Pappas to speak at selectmen's meetings without substantiating his charges.

"If you're diligent and concerned and if you support the honest people who serve you, you'll have a good and decent town," said Belair. "But if you always suspect the worse and