

**Salem State University Neighborhood Advisory Committee**  
**Meeting Minutes**  
**Wednesday, September 6, 2017**  
**7:00 P.M.**  
**Enterprise Center, SSU Central Campus**

**I. Present:** Dominick Pangallo, Adria Leach, Marcia Lambert, Ben Szalewicz, Councillor Josh Turiel, Councillor Steve Dibble, Polly Wilbert, Captain Riggs, Jack Hoar

**Guest:** President John Keenan

**II. Approval of Minutes of June 7, 2017:** unanimously approved

**III. President Keenan:** President Keenan introduced himself and talked about his background. He discussed the start of the semester and how student move-in weekend went from the university's perspective. He then outlined the major priorities he sees for SSU: (1) capital effort on the \$60M science building (21 labs built off the end of Meier Hall). The funding request now before the state. It will be 70k sf (1/2 size of the old library) and set back from the street and further in the campus. (2) Strategic plan to Board of Higher Ed to cover the next four years of work (focus on STEM, related to moving Harrington Building health science and nursing programs to central campus in implementation of the North Campus Precinct Study and to facilitate relocation of HMLS). (3) Campus climate study: data under analysis now and SSU is committed to addressing whatever it reveals.

President Keenan introduced Nate Bryant, the new Chief of Staff. Nate is a former Salem School Committee member, SSU alumnus, and former head of the Center for Academic Excellence on campus. He will be speaking at the next SSNA meeting.

Updated on Institutional Advancement and other administrative offices, including president's office, marketing, and student life, moving to leased office space on the 2nd and 3rd floor of the new building at the corner of West and Lafayette. No restaurant space leased out on the first floor yet, but there has been some interest, as well as the other retail spaces, with some outdoor dining area possible. The owner of the building, 331 Lafayette LLC, is responsible for all lease agreements and recruitment.

*Councillor Dibble:* I want to compliment John on his outreach so far. I'm passing along question from a constituent: did SSU meet with Rainbow Terrace residents about relocating them by 2020 and acquiring the property?

*President Keenan:* No such meeting that I'm aware of.

*Councillor Dibble:* Please let me know if there will be.

*Adria Leach:* Pat Meservy had presented the Master Vision plan to the Salem Housing Authority Board, at their request, which may be what has prompted the confusion.

*Councillor Dibble:* Regarding the new building, SSU will only be on upper floors?

*President Keenan:* Yes, 25-year lease and it will remain on the tax rolls.

*Polly Wilbert:* How much space does SSU have in 331 Lafayette building?

*President Keenan:* 16,000 sf of the 25k sf building.

*Polly Wilbert:* 66 & 68 Loring Avenue, will taxes continue to be paid?

*President Keenan:* Yes, existing taxes will be paid.

*Polly Wilbert:* With escalator?

*President Keenan:* Would be at the amount when acquired. 331 Lafayette would change because it's privately owned.

*Councillor Turiel:* Congrats and thank you for early outreach. Looking forward to working with you. Clarifying that SSU leased buildings still pay taxes, owned buildings pay per the tax agreement and the city also gets some on the cherry sheet in the form of local aid for state-owned property.

*President Keenan:* Yes.

*Member of the public:* Retail tenant at 331 Lafayette building: Kanes Donuts?

*President Keenan:* They were looking, but doesn't think it worked out. They are hoping to get a restaurant, sandwich/coffee shop spot, though.

*Member of the public:* Old places coming back?

*President Keenan:* Nail salon maybe, not the others that we're aware of.

*Member of the public:* Would SSU allow residents of Ward 5 and 7 to have free access to the gym and health center, similar to PEM free access for Salem residents?

*Adria Leach:* Employees pay for health center. For residents, we do have free performances at the theater and all athletic games are free.

*Member of the public:* Two SSU PD were sworn in as special officers. Good to see that collaboration between departments. How do you view that relationship?

*President Keenan:* All SSU PD have reciprocity, those were just the two newest. We train a lot of officers that go on to academy and become Salem PD. There were some incidents during move-in and we took them seriously; followed the conduct code if they are students, close cooperation and communication between the departments. The Chiefs communicate regularly and the departments train together. One of my first changes was to move the SSU PD back under the president's office as I see security and neighborhood disturbances as a high priority. SSU conduct code will be in addition to, not in lieu of, regular prosecution.

*Captain Riggs:* We've had reciprocity since 2006 and are all sworn as special police officers of the city. SSU officers can make arrests off campus and have full police powers throughout the city, though we respect each other's primary jurisdictions. Mutual aid when needed, and often called when there is an issue with an SSU student off campus - often involves Dean of Student Life, though, not PD, because it's a conduct issue.

*President Keenan:* We've also hired a new Lt. to add to patrol supervision.

*Adria Leach:* (distributed copies of the neighborhood disturbances protocol) Salem PD has requested that any off-campus complaint or call go first to Salem PD, and then Salem PD will make the determination if back-up from SSU PD is needed. All reports involving students are sent to the Dean's office for any disciplinary follow-up.

*Captain Riggs:* Starting this past week and going forward we're partnering with the Salem PD on joint patrols both on campus and off campus.

*Member of the public:* Are you tracking off campus students to remind them that they need to follow parking rules? Probably not malicious, they just don't know.

*Captain Riggs:* A notice went out yesterday as a reminder about parking.

*Member of the public:* Do you ticket?

*Captain Riggs:* We can, but Salem PD has primary jurisdiction.

*Councillor Turiel:* We have expanded some resident parking areas in the neighborhood to deter student parking. Would like to see some ticket writing done by university police going forward.

*Dominick Pangallo:* We also have civilian parking enforcement officers in the area. They issued 24 tickets yesterday.

*Member of the public:* Would like enforcement on Summit Avenue.

*Jack Hoar:* Would like to know the hours/ days and routes for that parking enforcement person.

*Polly Wilbert:* Issue with partying at 21 Wisteria Street and zoning violations. Are foreign students being taken advantage of?

*President Keenan:* I'm not aware if there are foreign students in that house.

*Councillor Turiel:* Building Inspector visited yesterday and cited illegal third unit and zoning violation for too many unrelated individuals in one unit.

*Polly Wilbert:* Is SSU notified when that happens? So students aren't taken advantage of?

*Adria Leach:* We don't direct off-campus students to any particular housing.

*Polly Wilbert:* The Off Campus Housing, Info & Resources brochures should be in the SSU PD cars.

*Adria Leach:* I'll get them to SSU PD.

*President Keenan:* We don't want to see any students taken advantage of.

*Councillor Turiel:* We're now also dealing with similar issues with a house on Hersey Street and inspectors are checking on it. Common problem at the start of the school year, bad landlords try to cash in on cramming in these kids, and we need to prevent them from doing it.

*Jack Hoar:* Thanks to Dana for also helping get good tenants into a nearby house.

*President Keenan:* The city's drainage project will displace a few hundred spaces in the O'Keefe lot when it goes off-line. It's a necessary project, but the parking issue will be a challenge when it happens. The city has requested to complete the work in one phase as it is more efficient with hopes to start after commencement of 2018 and try to finish before commencement of 2019. We are working with the city to determine alternative parking locations before the schedule can be confirmed.

*Member of the public:* Is SSU looking at leasing more property in Ward 5?

*President Keenan:* I would look at the Master Vision Plan, but more specifically the North Campus Precinct Plan. Nothing in the works right now, but in the future a private property owner could approach us with an acquisition opportunity. I'm focused on the science building and the HMLS flip - those are my priorities. 66-68 Loring was presented to us by the owner, we were already leasing 68; but no plans for it yet. We're not actively seeking out other properties, though.

*Member of the public:* 66-68 Loring make logical sense for the university. Important to maintain the residential flavor of Lafayette Street, though; wouldn't want to see the larger Victorian residences on Lafayette be converted to a university use.

*President Keenan:* That's not in our plans. We've had calls from owners there and turned them down. Regarding Mayflower Medicinals proposal for a medical marijuana dispensary on Canal Street, we're not supportive. Federal law doesn't permit it and we don't allow it on campus, medicinal or not.

*Councillor Turiel:* They've not come before the City Council yet, they'll need a letter of non-opposition to go forward with DPH. Response from the surrounding abutters has been largely neutral or positive, but some are not supportive. Mayflower has indicated they would be willing to commit to no recreational sales, keeping it licensed and maintained as a medicinal facility. That would be necessary for me to get behind a letter of non-opposition.

*Polly Wilbert:* Will SSU issue a policy that medicinal marijuana won't be allowed on campus?

*Captain Riggs:* Yes, students are being told that they cannot use marijuana on campus.

*Polly Wilbert:* Then they'll be using marijuana in the parks and the neighborhoods?

*Councillor Turiel:* On campus, smoking is out, no matter what you're smoking. I'm guessing SSU students are going across town to ATG already. Can't use it in parks, or on campus; but they can in the privacy of a private home.

*Nate Bryant:* The message SSU is sending is that it is illegal on our campus. We're not directing them to use it anywhere else, just that it's illegal on campus.

*Member of the public:* Are edibles allowed on campus?

*Captain Riggs:* No.

*Marcia Lambert:* Bike Path is a problem spot for smoking and suspected drugs.

*Captain Riggs:* We do get calls for smoking cigarettes on the path, not much on marijuana.

*Councillor Turiel:* It's also all illegal for those under 21, medicinal or recreational. But it is allowed, if you're over 21 and legally acquire it and use it in private.

*Councillor Dibble:* Still a concern regarding parking on Loring Avenue between Jefferson Avenue and the curve. For example, a car on Station Road was entirely blocking a driveway.

*Dominick Pangallo:* I'll ask the Director of Traffic and Parking to add that stretch of Loring to the route for the parking enforcement personnel, if it's not already on it.

*Councillor Dibble:* Can we get update on the Sasaki parking study?

*Ben Szalewicz:* They're getting underway with their review. We want to reconvene the neighborhood liaison group from the North Campus study in late September, come to SSUNAC in October for public comment, and have the final report wrapped up by end of December.

*Dominick Pangallo:* How often will they meet with the liaison group?

*Adria Leach:* Twice – once in late September and once in early November, with SSUNAC in between in October. Final presentation will be to SSUNAC in December.

*Councillor Dibble:* What is current status of parking for central campus students?

*Adria Leach:* There is a waiting list.

*Councillor Dibble:* Can Atlantic, Marsh, and Viking Hall students park anywhere?

*Captain Riggs:* Atlantic and Viking at O'Keefe, Marsh at central.

*Councillor Dibble:* My understanding is SSU turned away 130 students who couldn't get a pass.

*Captain Riggs:* There still is a waiting list, we don't have a number yet.

*Councillor Dibble:* Please don't turn any away.

*President Keenan:* If there's a parking space on campus for them, we'll sell it.

*Councillor Dibble:* Thanks to Ben and Nate for painting the fence with us on Monroe Road as part of the Day of Service.

*Ben Szalewicz:* I have two students coming this fall to paint it at the playground.

*Councillor Dibble:* Also thanks for students who helped with the pruning and clean-up on First Year Day of Service at Forest River Conservation Area trail and the marsh at Central Campus.

*Nate Bryant:* During the Day of Service hundreds of first year students volunteered with 2 or 3 of up to 38 area agencies, nonprofits, and organizations. We had 250 students and 100 faculty and staff volunteering.

*Councillor Dibble:* This Saturday morning, I invite all the candidates to come to Forest River Conservation Area at 9am for a hike. All are welcome.

**IV. Construction Updates:** (a) 287 Lafayette Street: Ben reported the screen started to be installed yesterday but stopped due to weather. It should be complete in a couple of weeks.

**V. Old Business:** (a) North Campus Precinct Study – covered in discussion above.

(b) Horace Mann Laboratory School relocation – no word from Massachusetts School Building Authority yet on the City's submitted Statement of Interest.

(c) Neighborhood disturbances – Complaint about music on the soccer field; the Athletic Director was not present, hence the issue. They will be required to be present for scrimmages going forward. Councillor Turiel indicated the move-in weekend seemed about normal in terms of disturbances. A few houses were cleared out, but nothing unexpected and 12 Hazel Street seems to be OK this year so far, though one of the former tenants of 12 Hazel Street moved to 21 Wisteria Street and was causing some of the problems at that property this month. A neighbor from next door on Hazel Street confirmed that it's been OK, some loud noises and off-key singing, but no parties or music. Another resident reported Summit Avenue is often used as a cut-through for students walking back and forth from downtown and asked that it be taken into consideration as Halloween approaches.

(d) Canal Street drainage project – no major updates. The force main pipe is being installed down Forest Avenue now and is done on Clifton. Work for the outfall and related connections is underway at Forest River Park.

(e) Follow-up item from previous meeting: handrails on theater walkway. Ben reported the architect has confirmed that the ramp is ADA compliant and safe as designed and there is no plan to install additional hand rails. Polly asked if the front entrance is the handicapped entrance, as there is no signage to indicate so. Ben replied that it's not typical to sign a handicapped entrance if it's the front door; the handicapped entry used to be separately signed if it was a side or back entrance separate from the front entry, but that's not permitted under the law now. Polly said she believe the walkway without the handrails was a danger for elderly or the visually impaired. President Keenan pointed out that both entrances to the building, the front and at the Callan theater, are accessible. Jack asked if the building is exempt from ADA. Ben responded that it is not and that it does comply with ADA. Councillor Dibble said he thinks the curb on the walkway is a tripping hazard, especially at night, and that it seems hazardous for seniors, but also for college students who are distracted by their phones.

(f) Follow-up item from previous meeting: request for SSU campus smoking policy and university's plans in the event of a marijuana establishment near to campus. Covered in above discussion.

**VI. New Business:** A resident requested a slow sign be installed on Loring Avenue southbound as it approaches Harrison Road. Another resident asked if SSU would help clear the crosswalks of snow at that intersection in the winter, as they get covered by MassDOT plows.

**Items for follow up:** \*Days/routes for the City's civilian parking enforcement personnel were requested.

**Adjourn: 8:18pm**

**Next meeting: October 4, 7pm**