

City of Salem, Massachusetts



"Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A ss. 18-25 and
City Ordinance Sections 2-2028 through 2-2033."

The City Council Committee on Community and Economic Development Co-Pasted with the Committee of the Whole
met in the Council Chamber on Monday October 21, 2019 at 6:00 P.M.
for the purpose of discussing the matters(s) listed below. Notice of this meeting was posted on
October 16 2019 at 10:33 A.M.

(This meeting is being recorded)

ATTENDANCE

ABSENT WERE:

~~Quagga~~ Turrel
Present are Member of the Committee are:
Peterson, Milo Non been Member Dibble, SARGENT

SUBJECT(S)

① #471 Amending the HDIP Zone to all districts in the city

Tom: Explain that his responded to
Some question Councillor Milo have.

The System was Not Recorde
Start Now.

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70% Can be Allocote

Councillor Dibble also ASK Some questions
to Tom Daniel.

Dibble- Salem itave Couple Thousand
Unit Salem people want to Come
live here is a lot going on
We are not Building low income Family

He referring to Housing on Swapplot School issue, ... Not option for Seniors - Nothing in Salem for Youth to buy - Built Senior Housing - This only for LAXURY A Housing Support for Downtown is good but Not for the ALL City.

Tom - The tool is to Create More Housing. Community like Lawrence, ect. 40 B - It is the Market is not producing - we need a tool.

80% of the unit be Market Rate.

SALERS - The Ability to develop is very Expense.

Work with the develop to built affordable housing.

private developer - This

Dibbe - Mention SALERS have built thousands of Apt. in the last 10 years. We built.

Out Side the Downtown - Restriction is only for Senior Housing

Tom - people who Choose to leave them or Seniors.

Seniors Housing or Market - He Recognized there are many units built in the last decade.

Limiting the use of this tool just for Seniors - if that is the Council desire you want to said yes I will be the tool be ~~also~~ available - if

Dibble - After the Developer after to they expert - without direction.
Want to give fair plan.
Other City's town apply.
The State Complicate you limiting the tool.

Peterson - one project on her Ward - Meeting with the Developers many time.

Milo - Try to understand the process parcel per parcel to be approve.

Tom -
The regulation - Nothing on the Legislature that prevent.

Public Hearing to go city wide & then be approve by City Council

Tom - we have discussion with Developer they need to submit a request for the tool.

We the First City Looking at
a city wide HD.

Can we pick on choose any zone?
We need to start a new process.

We looking to be efficient and do
city wide like we did Commercial

Sargent - ASK Brown^{field} Site is a
contaminated site.

* Sargent
How much we have to do to make profitable
to the develop

* Tom - I can't give a Analys-
depend on each project.

Salem - Need Housing - I think we
do. Sargent said - reality salem
people moved in. AS MUCH we
want to help our people we can't
More density & More Traffic...

Peterson - Open field have some
Soil Condition - is challenging like
a Open space.

Try

*

Open for debate -

Milo - City wide Target - to help this project on Highland Ave.

Question. The have I Ask planning Dept. to have a plan B Good Intention here. Or Another Option.

What the options are?

* Peterson - Process -

* Milo - Thank you for Clarify Public

Fwaz - Urgency We want to go City wide to Support one project we have to look all things before it hard to take away - other City have issues - We Need to take Very Carefull.

there have to be time where we wait - I don't see the urgency.

Dibble - TAX - I don't see large residential see a lot of traffic - it don't help the City - from the business side will help if we built business.

The conversion will ~~be~~ Need loose. Opportunity

Contamination - better explanation from Tom.

The Expansion is for the entire City
retract to some property.
Not Sure to Support

Tom - Analysis price have to be done
for the State.

Soil

Perterson - Move out of
Move
Second by Milo

Under discussion

Keep on for further study
Secure Sargent.
Was voted to keep on Committee
Keep on Committee
~~continue discussion~~

Sargent -

Some Questions where fine to
Tom by Milo & Dibble.

Tom will find out & get
back to us.

So we can continue the discussion.

Motion

Adjourn At: ~~7:45~~ 7:45 pm

