

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-posted with the Committee of the Whole met in the Council Chamber on Monday, October 15, 2018 at 7:00 P.M. for the purpose of discussing the matters(s) listed below. Notice of this meeting was posted on October 5, 2018 at 10:45 A.M.

(This meeting is being recorded)

CED - Dibble (chair), Dominguez, Furey, Madore, Turriel

ATTENDANCE

ABSENT WERE: Councillor Turriel

also present are C. Peterson, Flynn, Sargent, Gerard, Milo

↓ Departed early
SUBJECT(S)

↓ also departed early

#588 Expansion of the HDIP Zone to include additional parcels

#589 HDIP Zone amendment proposal

Matt Koonen, Senior Planning Dept - Program
6 parcels originally approved. Area is near downtown
C. Furey Dibble asked why the hurry, clarified not zoning, and
clarified not just the 2 catholic schools but whole property of church
C. Furey - could we have housing at St. James, S Broad & JC
without tearing down properties.

C. Madore - Confirmed housing is market rate. Project by
project basis. 65 Washington did it have any
affordable housing? Can/should we modify HDIP?

Matt - Answered by "No set template" but each community
can require

C. Madore let's get it right now as we might not
visit this again. What is pathway for owner to
participate.

Matt - guidelines to qualify are by state, need for
additional public hearing process

② C. Matore questioning if we should include St. James & Immaculate Conception properties in this.

C. Dominguez impacts on traffic & other quality of life issues. Matt responded of the urban renewal & other plans to address the goals. Most will need to go thru public permitting process.

C. Dominguez - education, safety, etc asked Matt to address issue of having an area to dense. Matt mentioned housing analysis result of obvious need for more housing and Salem Planning looking at where housing should be located. School Dept. addresses children/School issue.

C. Gerard most of NRCC in ward 6 near train and will not be adding to traffic in her opinion.

Matt said at least 80% must be market rate.

C. Gerard need more affordable housing

C. Peterson why incentivize for market rate housing? Matt stated this and other programs can be all mixed in.

C. Sargent clarified low income vs Affordable. How much of this helps Salem residents vs meeting State need and Boston being expensive.

C. Sargent - Gateway cities need to pursue zoning changes. We should help Salem residents. A discussion of "we need" and waiting list was had on who is being served.

On the motion of C. Frey

the meeting adjourned at 9:20 P.M.



(Chairperson)

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C. Madore not concerned about James & I.C. properties but more concerned about about pathway and possible additional properties & strengthen TIE agreement process, and percentages. We are not clear at this point.

C. Dominguez affordable term is used but at end of day it is often not really affordable. Wants clarification.

C. Sargent NRCC was supposed to have light businesses but it has all become/becoming housing not creating jobs.

Public testimony

Lou Cerioni - Bolls Court info/questions for Matt build on same property, etc C. Dibble brought matter back to HDIP & not proposed overlay. Matt - HDIP would offer tax break but would be neutral on # of units.

Tessie Riley Goggin - Sorry whole Council is not present to hear this (7 Councillor present at this point)

City is slowly being eroded. Outsiders telling us what to do (State & metropolitan). perhaps take S Broad St out. Do we understand what gateway city is? There are no starter homes for younger people. Jamming in more condos. Be very careful on how we vote.

C. Dominguez keep in committee for clarification

C. Madore asked how this impacts S Broad St.

C. Furey wants it done soon so will 2nd the motion

Committee voted 4-0 to keep

matter in committee to get clarifications from planner.

C. Furey motioned to adjourn.

