

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 XX of the Whole

met in the Council Chamber on Thursday, June 30, 2016 at 6:00 P.M.

for the purpose of discussing the matter(s) listed below. Notice of this meeting was posted on

June 24, 2016 at 10:57 A.M.

(This meeting is being recorded.)

ATTENDANCE

ABSENT WERE:

SUBJECT(S)

#392 - HRP to convey park land comprising of 1,219 sq. ft. to North Shore Medical Center Inc. for construction of a roadway on the medical center campus and North Shore Medical Center will convey to the City of Salem a 6,298 sq. ft. parcel for Park Purposes

#394 - To Review the revised plans of F.W. Webb

Mayor Driscoll explains Article 97 process
C. Famico recused

Timeline depends on State legislature

Motion by C. Eppeley to adopt amended language in supplement, second C. Gerard, motion passes.

Order passes 10-0, Motion C. McCarthy to recess
C. Eppeley resumes

Atty. Correnti presents revised plans

C. Famico asks about appraisal - no build restriction lowers value substantially

Also, no TIF requested. B4 with deed restriction.
Revised process:

- Re-zone Universal steel to B-4 (zoning process)
- Auction property

C. Dibble asks about repayment of Mass Dev. loan
First \$268k goes to city, rest would go to
Mass Works

C. Sargent mentions a possible swap
Mr. Carr offers comments about process. Fairly
supportive

Zoning order to be filed for 7/21 meeting

C. McCarthy moves to leave in committee
2nd C. Milo, passes 11-0

On the motion of C. Furey

the meeting adjourned at 7:05 P.M.

(Chairperson)

Salem City Council Meeting

June 30, 2016

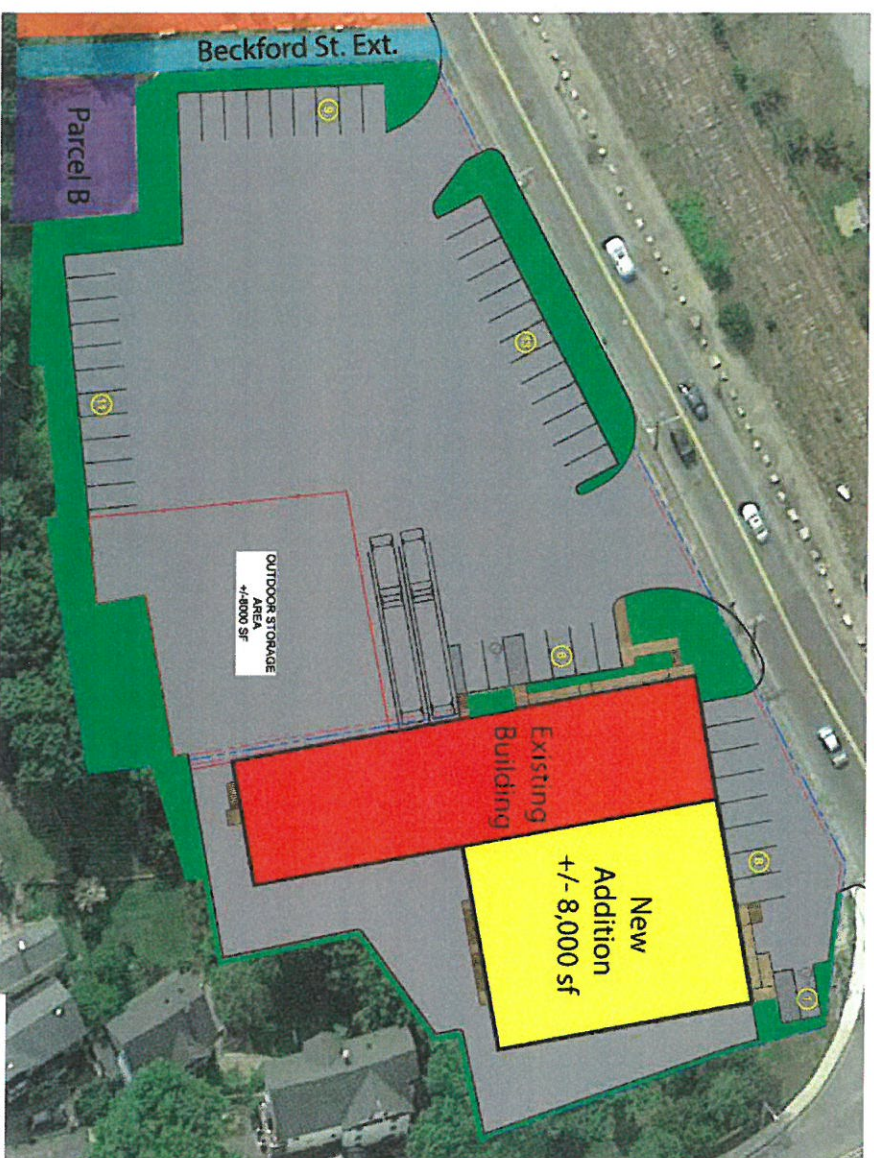
F.W. Webb Addition
295 Bridge St.
Salem, MA



F.W. WEBB COMPANY

Civil / Site Layout

- Approx. 8,000 sf, 2-story (16,000 gsf) addition to existing building
- Use of Universal Steel site as parking lot, truck access to loading docks and outside storage
- Minimal alterations to Universal Steel site as it exists today



Civil / Site Layout

Areas outside of project to remain unaffected:

- Beckford Street Extension
- Parcel B
- Alpha Auto

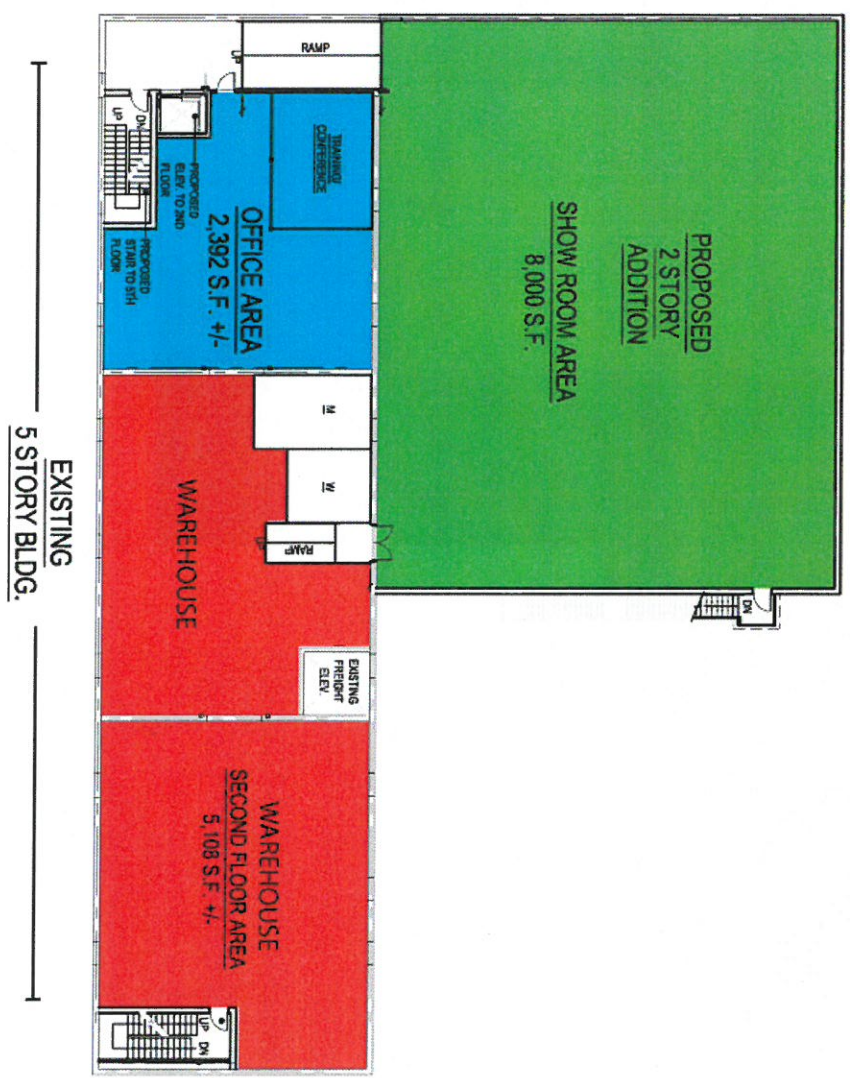


BRIDGE STREET

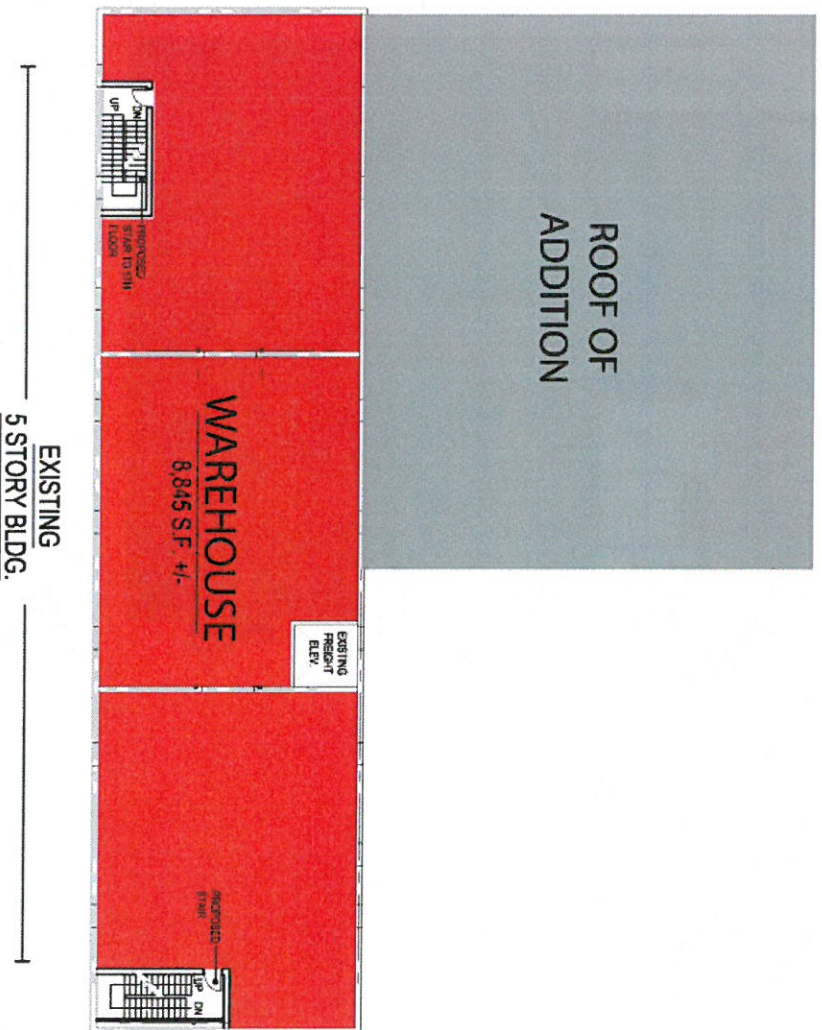


Proposed Second Floor Plan

BRIDGE STREET



Floors 3, 4 & 5



Summary

- The Universal Steel site to remain parking with no excavation below the liner, other than possibly at the new showroom ramp along existing building and a few fence posts
- Footprint reduced from 27,000 sf to an 8,000 sf addition onto existing 8,850 sf footprint
- Beckford Way paper street remains owned by the City, so access remains as it is today
- Parcel B remains owned by the city
- Existing building remains in use and F.W. Webb stays in Salem with expanded Self-Service wholesale and Showroom areas

