

**JANUARY 6, 2016
DRAFT**

SPECIAL MEETING OF THE CITY COUNCIL

A Special Meeting of the City Council held in City Council Chambers on Wednesday, January 6, 2016 at 6:30 P.M. for the purpose of taking up and receiving the re-submittal of a Zoning Ordinance map change on the property located at 297-305 Bridge Street and to discuss scheduling public hearings on matters relative to declaring a parcel of property as surplus property known as "Plan of Land 297-305 Bridge Street" at the former Universal Steel property. Notice of this meeting was posted on December 21, 2015 at 10:54 AM.

All Councillors were present.

Council President Josh Turiel presided.

SCHEDULING PUBLIC HEARINGS

The matter to discuss scheduling a public hearing on the matter of declaring a parcel of property as surplus known as of discussing setting a public "Plan of Land 297-305 Bridge Street" at the former Universal Steel property. A motion to hold a public hearing on January 26, 2016 at 6:30 PM was voted. (This matter was also resubmitted by the Mayor see #5)

Councillor Sargent moved to hold a public hearing on January 19, 2016 did not pass by a roll call vote of 5 yeas, 6 nays, 0 absent. Councillors Dibble Lovely, McCarthy, Milo and Sargent were recorded as voting in the affirmative. Councillors Eppley, Famico, Furey, Gerard, Ryan and Turiel were recorded as voting in the negative.

Councillor Eppley moved to amend the date of the public hearing to January 26, 2016 at 6:30 PM. It was so voted. Councillor Sargent was recorded as opposed.

Councillor Famico requested and received unanimous consent for suspension of the rules to allow the Mayor to speak to go over the procedures.

#4 – ORDINANCE AMENDING ZONING MAP FROM R-2 RESIDENTIAL TO B-4 BUSINESS WHOLESALE AND AUTOMOTIVE FOR 297-305 BRIDGE STREET

The following Zoning Ordinance amendment submitted by the Mayor was referred to the Planning Board to schedule a joint public hearing with the City Council on January 26, 2016.

In the year two thousand and sixteen

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An Ordinance to amend an Ordinance relative to a Zoning Map change

Be it ordained by the City Council of the City of Salem, as follows:

Section 1. That the parcel of real property situated at 297-305 Bridge Street (former Universal Steel site) of approximately 52,491 square feet as shown on attached “plan of Land 297-305 Bridge Street”, prepared by North Shore Survey Corporation, and dated May 18, 2015 as Lot 1; a second parcel located between 297 and 311 Bridge Street of approximately 2,035 feet as shown as Parcel A on said “Plan of Land”; a third parcel of approximately 1260 square feet shown as Parcel B on said “Plan of Land”; and a fourth parcel, 311 Bridge Street (former Alpha Auto site), Assessor Map 26 Parcel 0618, all currently zoned R-2 Residential Two-family, be rezoned to B-4 Business Wholesale and Automotive.

Section 2. This Ordinance shall take effect as provided by City Charter.

#5 – DECLARE PARCEL 297-305 BRIDGE STREET AS SURPLUS (FORMER UNIVERSAL STEEL SITE)

The following Order recommended by the Mayor for surplus property received, and a motion to hold a public hearing on January 26, 2016 at 6:30 PM was adopted.

ORDERED: That Lot 1 containing approximately 52,491 square feet and parcel B approximately 1,260 square feet both comprising the former Universal Steel property, and Parcel A, containing 2,035 square feet, all as shown on attached “Plan of Land at 297-305 Bridge Street”, prepared by North Shore Survey Corporation, and dated May 18, 2015, be declared surplus property so that the parcels may be sold in accordance with Massachusetts General Law Chapter 30B and the City of Salem Code of Ordinances.

Be it further Ordered that the surplus designation is conditional upon the placing of a permanent utility easement on Parcel A.

#6 – DISCONTINUANCE OF BECKFORD WAY AS A HIGHWAY OF THE CITY

The following Street Discontinuance recommended by the Mayor was received and a motion to hold a public hearing on January 26, 2016 at 6:30 PM was adopted.

Whereas, in the opinion of the City Council the public necessity and convenience require that a portion of a public street or way to be called Beckford Way should be

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discontinued as a highway of the City from a railroad spike set on Bridge Street 15' in a N 62° 52'00" E direction 105.75' in a N 02° 11' 4" W direction to an iron rod set, then 32.50' in a W 00° 56' 20" W direction to an iron rod set, then 15.09' in S 87°46; 31" W direction to an iron rod set, then 7.99' in a N 02° 13' 29" W direction to an iron pipe, then 123.51' in a N 01° 34' 47" W direction back to the railroad spike set, as shown as Parcel A on a plan entitled "Plan of Land 297-305 Bridge Street, Salem, MA" prepared by North Shore Survey Corp., dated May 16, 2015, it is therefore hereby

Ordered, that due notice be given to list of abutters as shown on map for this discontinuance is attached hereto.

List of abutters attached hereto and all others interested, that the City Council intend to discontinue the highway before mentioned, and to take therefor a portion of their land and to lay out the same as a highway of said city; and that _____

The _____ day of _____ 20____, at _____ o'clock P.M. at City Hall, Salem, is appointed as the time and place for a public hearing in the matter.

ORDERED AND DECREE that the portion of Beckford Way shown as Parcel A on the plan entitled "Plan of Land 297-305 Bridge Street, Salem, MA" prepared by North Shore Survey Corp., dated May 18, 2015, on file in the office of the City Clerk, is hereby discontinued.

Said discontinuance is a portion of an Old Town Way not improved or maintained by the City of Salem. We have considered and estimated the damages sustained to property and persons by the discontinuance of a portion of Beckford Way, as shown as Parcel A on the Plan and we determine and award the same as follows:

Given under our hands, this _____ day of _____, 2016

#7 – CONVEY PORTION OF 297 BRIDGE STREET TO SUN KING LLC.

The following Order recommended by the Mayor was received and a motion to hold a public hearing on January 26, 2016 at 6:30 PM was adopted.

ORDERED: That the Mayor is hereby authorized to convey a portion of 297 Bridge Street (former Universal Steel site) of approximately 1,260 square feet as shown as Parcel B on attached "Plan of Land 297-305 Bridge Street", prepared by North Shore Survey Corporation, and dated May 18, 2015 to Sun King, LLC, an affiliate of F.W. Webb

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Company, with a permanent pedestrian and vehicular access on the entire parcel for the benefit of 30-32 Beckford Street for the sum of Ten Thousand and One Dollar (\$10,001.00). The parcels shall be conveyed in accordance with Massachusetts General Law Chapter 30B and the City of Salem Code of Ordinances.

#8 – DISPOSITION AGREEMENT WITH SUN KING LLC FOR PORTION OF 297 BRIDGE STREET (FORMER UNIVERSAL STEEL SITE)

The following Order recommended by the Mayor was received and a motion to hold a public hearing on January 26, 2016 at 6:30 PM was adopted.

ORDERED: That the Mayor is hereby authorized to enter into a Land Disposition Agreement with Sun King, LLC, an affiliate of F.W. Webb Company, and to convey a portion of 297 Bridge Street (former Universal Steel site) of approximately 52,491 square feet as shown on attached "Plan of Land 297-305 Bridge Street", prepared by North Shore Survey Corporation dated May 18, 2015 as Lot 1; and a second parcel located between 297 and 311 Bridge Street of approximately 2, 035 feet as shown on said Plan of Land as Parcel A, which includes a permanent utility easement, to Sun King LLC, an affiliate of F.W. Webb Company, for the sum of Nine Hundred Ninety Thousand Dollars (\$990,000.00). The parcels shall be conveyed in accordance with Massachusetts General Law Chapter 30B and the City of Salem Code of Ordinances.

On the motion of Councillor Furey the meeting adjourned at 7:20 P.M.

ATTEST:

CHERYL A. LAPOINTE
CITY CLERK