



# CITY OF SALEM PLANNING BOARD

2017 NOV -1 AM 10:46

CITY CLERK  
SALEM, MASS

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, November 2, 2017 at 7:00pm at City Hall Annex, Room 313,  
120 Washington St., Salem, MA*

*Ben J. Anderson, Chair*

## REVISED\* MEETING AGENDA

### I. ROLL CALL

### II. REGULAR AGENDA

- A. Location:** 91 Orme Street (Map 28, Lot 16)  
**Applicant:** THE CABOT FAMILY TRUST  
**Description:** Board discussion and vote on an application for endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR), proposing to divide one lot into two lots on a way that was in existence on the effective date of the Subdivision Control Law.
- B. Location:** 16, 18 and 20R Franklin Street (Map 26, Lots 400, 401 and 402)  
**Applicant:** JUNIPER POINT INVESTMENT CO LLC  
**Description:** \*The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, NOVEMBER 16, 2017 of a public hearing for a Site Plan Review, Flood Hazard Overlay District Special Permit, and Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 8.1 Flood Hazard Overlay District; Section 8.4 North River Canal Corridor Neighborhood Mixed Use District; and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes to replace the existing junk yard with a residential development consisting of forty-three (43) units in five (5) buildings with parking under each building, in addition to an independent garage and some surface parking resulting in 69 parking spaces. The project also includes landscaping throughout, and public access along the riverfront with walking paths.
- C. Location:** 19 & 23 Congress St; 223-231 & 235 Derby Street; and the parking lots at 13-15 Herbert Street (Map 34, Lot 408)  
**Applicant:** THE SALEM WATERFRONT HOTEL & SUITES, LLC  
**Description:** A continuance of a public hearing for all persons interested in the application of The Salem Waterfront Hotel & Suites, LLC for an amendment to the approved Planned Unit Development Special Permit,

This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on NOV. 1, 2017  
at 10:46 AM in accordance with MGL Chap. 30A,  
Sections 18-25.

Site Plan Review, and Flood Hazard District Special Permit. Specifically, the applicant proposes to reduce the building from 5 stories and a height of 67 feet to 4 stories and a height of 54.5 feet, a reduction in the total number of hotel rooms from 42 to 34, and adjustments to the façade.

**D. Location: 48 Bay View Avenue**

**Applicant: KRIS AND JAMES KLEIN**

**Description:** A public hearing for all persons interested in the application of Kris and James Klein for a Flood Hazard Overlay District Special Permit in accordance with Section 8.1 Flood Hazard Overlay District on the property located at 48 Bay View Ave. (Map 44, Lot 141). Specifically, the applicant proposes to raise the existing single-family dwelling approximately two (2) feet in height to install a new foundation and gain extra height on the ground floor; site work to create a two-car driveway and a new walkway; and removal and replacement of an existing fence with a stone wall.

**III. OLD/NEW BUSINESS**

- A.** Receive and File Chapter 91 License Application Notification of the project located at 10 White Street
- B.** Discussion on of Vacant Planning Board Seat
- C.** Review and Vote on the 2018 Planning Board Meeting Schedule

**IV. APPROVAL OF MINUTES**

- A.** Regular Planning Board Meeting held on October 19, 2017

**V. ADJOURNMENT**