



# CITY OF SALEM PLANNING BOARD

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## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
**Thursday, June 2, 2016 at 7:00pm at City Hall Annex, Room 313,**  
120 Washington St., Salem, MA*

*Ben Anderson, Chair*

### MEETING AGENDA

#### I. ROLL CALL

#### II. REGULAR AGENDA

- A. Location:** City Property in front of 50 St. Peter St. (Map 35, Lot 179)  
**Applicant:** City Of Salem  
**Description:** Discussion and vote on the design of proposed City owned surface parking lot in front of the Old Salem Jail.
- B. Location:** 81 Highland Ave; 108 Jefferson Ave; Old Rd; 1 Dove Ave; 79 Highland Ave; 55 Highland Ave; and 57 Highland Ave (Map 24, Lots 1, 2, 88, 19, 216, 218 220; and Map 14, Lot 129)  
**Applicant:** North Shore Medical Center, Inc.  
**Description:** A continuance of a public hearing for a Site Plan Review, in accordance with the Salem Zoning Ordinance: Section 9.5 Site Plan Review; and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes to construct a new Emergency Department/Inpatient Beds building, a new front Lobby expansion, renovation resulting in an addition of 119,735 square feet and repurposing of 119,734 square feet of interior space, internal driveway and parking modifications, landscape and hardscape improvements and utility infrastructure modifications to their existing campus.
- C. Location:** 14 Bertuccio Ave. (Map 24, Lot 105)  
**Applicant:** Nathan Jacobson  
**Description:** A continuance of a public hearing for a Definitive Subdivision Plan in accordance with the Salem Subdivision Regulations to allow the construction of a roadway to serve seven (7) residential lots, and a Stormwater Management Permit in accordance Sec. 37 of the Salem Code of Ordinances to allow for activity that results in a land disturbance greater than one acre.

- D. Location:** 70-92 ½ Boston St. (Map 15, Lot 299 & Map 16, Lot 139)  
**Applicant:** 139 Grove Street Realty Trust  
**Description:** A continuance of a public hearing for a Site Plan Review, Flood Hazard Overlay District Special Permit, 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 the redevelopment of the former Flynntan site consisting of removal of three structures on the property, the construction of 50 residential dwelling units within two separate buildings and a commercial retail space with parking provided on the site.
- E. Location:** 160 Bridge Street (Map 35, Lot 35)  
**Applicant:** John R. Keilty, Esquire  
**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 with two buildings on it into two lots.
- F. Location:** 19 & 23 Congress St. 223-231 & 235 Derby Street; the parking lots at 13-15 Herbert St. and 25 Peabody St. and the remaining land of Pickering Wharf Condominium Trust (Map 34, Lot 408)  
**Applicant:** The Salem Waterfront Hotel & Suites, LLC  
**Description:** Request for a six (6) month extension to commence construction authorized by the July 23, 2014 Site Plan Review, Flood Hazard District Special Permit and Planned Unit Development Planning Board Decision for the Salem Waterfront Hotel.
- G. Location:** Osborne Hills/Strongwater Crossing  
**Applicant:** Osborne Hills Realty Trust  
**Description:** Discussion and Vote on the Request for Bond Reduction for Phase III of the Osborne Hills Subdivision
- H. Location:** 14 and 16 Alameda St. (Map 14, Lot 116 and Map 14, Lot 117)  
**Applicant:** Town and Country Homes, Inc.  
**Description:** A continuance of the public hearing for a Definitive Subdivision Plan to construct a roadway to serve two existing undeveloped lots.

### III. APPROVAL OF MINUTES

- A.** May 5, 2016  
**B.** May 19, 2016

**IV. OLD/NEW BUSINESS**

**V. ADJOURNMENT**

*Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.*