



# CITY OF SALEM PLANNING BOARD

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## **Decision**

**266 Canal Street (Map 32, Lot 0038), 282 Canal Street (Map 32, Lot 0037),  
286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot  
0144), and 2 Kimball Road (Map 32, Lot 0102)  
Form B – Preliminary Subdivision Plan**

March 11, 2024

Joseph C. Correnti, Esquire  
Correnti Kolick LLP  
70 Washington Street, Suite 316  
Salem, MA 01970

RE: 266 Canal Street/Residences at Canal Street – Subdivision  
Decision for the Preliminary Subdivision Plan for The Residences at Canal Street – Form B

Dear Attorney Correnti:

On December 21, 2023, January 18, 2024, February 1, 2024, February 15, 2024, and March 7, 2024, the Salem Planning Board held public meetings to discuss the November 9, 2023 application for preliminary subdivision plan approval submitted by Joseph Correnti f/b/o The Residences on Canal Street, LLP, (the “Applicant”) of a plan entitled “Preliminary Subdivision of Proposed Street A at 266, 282, 282R & 286 Canal Street and 2 Kimball Road, Salem, Massachusetts,” undated but submitted under the stamp of registered Civil Engineer Scott Cameron on November 14, 2023 (the “Plan”) for the land located in Salem, MA currently known as 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102)(the “Land”).

On March 7, 2024, the Planning Board voted by a vote of five (5) in favor (Vice Chair Kirt Reider, Helen Sides, Carole Hamilton, Jonathan Berk, and Josh Turiel), one (1) abstention due to ineligibility (Sarah Tarbet), and one (1) opposed (Tom Furey), to approve the Plan with the following modifications, and subject to the following conditions, based on the following findings.

Findings:

The Plan contains the information required by G.L. c. 41, §81L including: (a) the subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan"; (b) the names of the record owner and the applicant and the name of the designer, engineer or surveyor; (c) the names of all abutters, as determined from the most recent local tax list; (d) the existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner; (e) the proposed system of drainage, including adjacent existing natural waterways, in a general manner; (f) the approximate boundary lines of proposed lots, with approximate areas and dimensions; (g) the names, approximate location and widths of adjacent streets; (h) and the topography of the land in a general manner.

On January 4<sup>th</sup>, 2023, the Board of Health approved the Plan.

Conditions:

1. This approval does not entitle the Plan to be recorded at the registry of deeds.
2. Approval of the Plan does not require or guarantee approval of any application for definitive subdivision plan approval, including the grant of any waivers, and any such application will be independently evaluated pursuant to and consistent with applicable law including G.L. c. 41, §§ 81K-GG and the Planning Board's Subdivision Rules and Regulations.

I hereby certify that a copy of this decision has been provided to the Applicant and the decision and plans are on file with the City Clerk and a copy is on file with the Planning Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirt Reider", written in a cursive, stylized script.

Kirt Reider  
Vice Chair