



CITY OF SALEM PLANNING BOARD

Amended Decision

Site Plan Review and Business Park Development District Special Permit

373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55)

March 3, 2023

Re: Application of JOSEPH CORRENTI f/b/o Berman Properties, LLC/Tropical Products for the property located at 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55) in the B2 and BPD Zoning District for an amendment to Site Plan Review in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.2 Entrance Corridor Overlay District, and 8.3 Business Park Special Permit. Specifically, the applicant proposes to amend an existing Business Park Development District Special Permit, and Stormwater Management Permit, and Site Plan Review decision dated February 23, 2022. The applicant specifically proposes to revise the site layout to add a concrete pad and propane tanks in the rear of the building, the relocation of accessible parking spaces, changes to the building facade, rooftop screening for mechanicals, addition of a concrete walkway from Highland Avenue to the building, adjustment of tree planting locations, minor reconfiguration of the vehicular entrances off Highland Avenue, and revisions to the site grading, drainage, and utilities.

Procedural History

1. An application for an amendment to a Site Plan Review under Sections 9.5, 8.2, and 8.3 of the City of Salem Zoning Ordinance was made by Joseph Correnti and filed with the Planning Board January 25, 2023.
2. The Planning Board of the City of Salem opened the public hearing on Thursday, February 16, 2023. The public hearing was continued to March 2, 2023.
3. The Planning Board closed the public hearing on March 2, 2023.
4. The plans and other submission material were reviewed by the Planning Board. Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, all as made at the public hearing.

Specific Findings:

The Planning Board, after a public hearing and review of submitted materials and testimony, hereby finds that the proposed project meets the provisions of the City of Salem Zoning Ordinance, Sec. 8.3 Business Park Special Permit, Sec. 9.5 Site Plan Review as follows:

Site Plan Review

The Planning Board hereby makes the following findings pertaining to the City of Salem Zoning Ordinance, Sec. 9.5 Site Plan Review:

The Planning Board finds that the proposed project as conditioned complies with all review criteria as identified in Site Plan Review, Sec. 9.5.6. The Plan meets accepted site planning standards and promotes standards such that the development takes place in a manner which shall in all aspects be an asset to the City.

Business Park Development Special Permit

The Planning Board hereby makes the following findings pertaining to the City of Salem Zoning Ordinance, Sec. 8.3.9:

1. If the surrounding area is residential in nature or is land reserved for conservation use, or is land which the board determines to be appropriate for such a requirement, a seventy-five-foot buffer zone shall be provided on the parcel being proposed for development within which no construction or disturbance of land, excepting approved landscaping or screening, shall take place. The proposed buffer is fifteen feet and widens for the west side and then increases again as it goes towards the east side of the parking lot. Evergreen trees will be planted to help buffer the abutting residences within the 15 foot buffer and a row of deciduous shade trees will be planted between the southerly access driveway and the employee parking lot, which will provide a second layer of screening from the southerly abutter. The Planning Board waives the required 75 buffer in finding the proposed 15 feet buffer adequate.
2. To enhance the quality of the development and to maintain adequate open space, ten (10) percent of all land area must be maintained as open space. No construction of any kind shall take place in such area.
3. Screening and landscaping: The proposed development shall properly screen all buildings, structures and other construction with vegetative landscaping, earth berms, fencing or other appropriate screening as determined by the Planning Board. A fifteen-foot (15') wide landscape buffer along the southern property line allows for a densely planted evergreen screen, with specific consideration for the southerly residential abutter. A row of deciduous shade trees is proposed between the southerly access driveway and the employee parking lot, which will provide a second layer of screening from the southerly abutter. The proposed landscaping properly screens the property boundary. The proposed propane tank farm and pad will be secured with lock-secured fencing and a small berm to the rear.

The project as amended is in keeping with the findings of the original approval.

Decision

In view of these findings, the Planning Board decided at a regularly scheduled meeting on March 2, 2023, by a vote of eight (8) in favor (Vice Chair Kirt Rieder, Tom Furey, Helen Sides, Sarah Tarbet, Carole Hamilton, Zach Caunter, Jonathan Berk, and Josh Turiel) and zero (0) opposed to approve the proposed project subject to the following conditions:

1. Original Decision

- a. All conditions set forth in the original decision for Business Park Development District Special Permit, and Stormwater Management Permit, and Site Plan Review decision dated February 23, 2022, shall remain in full force and effect, except as modified by the following plans:

Drawing Title	Sheet No.	Prepared By	Issued	Revised
Layout and Materials Plan	C3.1	Beals and Thomas, Inc.	08.17.2021	12.28.2022
Grading and Drainage Plan	C4.1	Beals and Thomas, Inc.	08.17.2021	12.28.2022
Utilities Plan	C5.1	Beals and Thomas, Inc.	08.17.2021	12.28.2022
Landscaping and Lighting Plan	C6.1	Beals and Thomas, Inc.	08.17.2021	12.28.2022
Exterior Elevations	A-2.001	Connolly Brothers, Inc.	01.09.2023	
Propane Tank Farm Layout Plans	SKA-01A	Connolly Brothers, Inc.	01.09.2023	
Propane Tank Farm Renderings	SKA-01B	Connolly Brothers, Inc.	01.09.2023	
Propane Tank Farm Renderings	SKA-01C	Connolly Brothers, Inc.	01.09.2023	

2. Amendments

- a. Any proposed future changes to the site plan shall be submitted to the City Planner for their review, prior to any changes in the field. The submission shall include a plan sheet with all changes from the plans approved by the Planning Board bubbled, noted, and stamped by a licensed professional engineer or architect. This submission shall also include a brief narrative explaining the proposed changes. If deemed necessary by the City Planner, these amendments shall be brought to the Planning Board. Any waiver of conditions contained within shall require the approval of the Planning Board.

3. Violations

- a. Violations of any condition contained herein shall result in revocation of this permit by the Planning Board, unless the violation of such condition is waived by a majority vote of the Planning Board.

Record of Vote

The following members of the Planning Board voted eight (8) in favor and zero (0) opposed to approve the Site Plan Review application subject to the above-stated terms and conditions: Vice Chair Kirt Rieder, Tom Furey, Helen Sides, Sarah Tarbet, Carole Hamilton, Zach Caunter, Jonathan Berk, and Josh Turiel).

I hereby certify that a copy of this decision and plans has been filed with the City Clerk and copies are on file with the Planning Board. The Site Plan Review and Special Permit shall not take effect until a copy of this decision bearing the certification of the City Clerk that twenty (20) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, is recorded in the Essex South Registry of Deeds and is indexed under the name of the owner of record is recorded on the owner's Certificate of Title. The owner or applicant, his successors or assigns, shall pay the fee for recording or registering.

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

Kirt Rieder
Vice Chair, City of Salem Planning Board