

CITY OF SALEM  
JOINT PUBLIC HEARING  
OF THE CITY COUNCIL AND PLANNING BOARD  
JANUARY 30, 2023, AT 6:30 PM

The Salem City Council will hold a Joint Public Meeting with the Planning Board remotely via zoom in accordance with Chapter 170 of the Acts of 2022 AND in person in the City Council Chambers, City Hall, 93 Washington Street, Salem, 2nd floor on Monday, January 30, 2023, at 6:30 P.M. pursuant to Chapter 40A, Section 5, of the Massachusetts General Laws. The purpose of the public hearing is to provide interested parties with an opportunity to comment on the proposed Zoning Map Ordinance Amendment relative to rezoning a parcel at 67 Derby Street, Assessors Map 41, Parcel 0339 from Residential Two Family (R2) to Industrial (I) District. Meeting opens at 6:33 PM

City Council:

*Present:* Alice Merkl, Leveille McClain, Jeff Cohen, Andrew Varela, Megan Stott, Patricia Morsillo, Conrad Prosniewski, Domingo Dominguez, Caroline Watson-Felt (remote), Ty Hapworth (remote) (10)

*Absent:* (0)

Planning Board:

*Present:* Bill Griset, Kirt Rieder, Tom Furey, Zach Caunter, Carole Hamilton, Sarah Tarbet, Helen Sides, Jonathan Berk; Josh Turiel (9)

*Absent:* (0)

*Also in attendance:* Elena Eimert, Staff Planner; Beth Forrestal, Planning Assistant; Seth Lattrell, Port Authority Deputy/Planner; Acting Mayor Bob McCarthy; Attorney Joe Correnti; Jared Kemp; and John Berry

**(#724A) – ZONING ORDINANCE TO AMEND ZONING MAP**

An Ordinance to amend an ordinance and map relative to Zoning.

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

**Section 1.** The City of Salem Zoning Map, in accordance with the requirements of Massachusetts General Laws, Chapter 40A, Section 5, that the following parcel located in the Residential Two Family (R2) and Industrial (I) Districts be rezoned to the Industrial (I) District

Address

67 Derby Street

Assessor's Map and Lot Number

Assessor's Map 41, Parcel Lot Number 0339

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

Attorney Correnti is here representing the Applicant, Salem Wind Terminal LLC and provides a brief summary of the proposal. The entire 64 acres of the parcel was divided into 2 lots. Lot A was the power plant. The remaining 42 acres form a horseshoe around the power plant. Nearly the entire site is already zoned Industrial. The Applicant is asking for a small portion to be changed from R2 to Industrial. Jared Kemp of Crowley shares a PowerPoint presentation showing Derby Street/India Street and the perspectives of what the use will be.

#### CITY COUNCIL QUESTIONS

Councilor Prosniewski: India Street is currently a public street; will it be considered surplus?

- Attorney Correnti: It is still a public street.

Councilor Dominguez: What is the purpose of changing the zoning to industrial?

- John Berry, Crowley: The area will be used for blade storage.

Councilor McClain: What happens to the existing buffer? It is a popular walking area. What is the intent to manage that?

- Attorney Correnti: The intent is to keep the buffer in place. Not every tree will remain, there may be replanting. We will provide a comprehensive landscaping plan when we go before the Planning Board.

#### PLANNING BOARD QUESTIONS

Zach Caunter: Are there any plans on developing India street?

- John Berry: The intent would be to improve the area, but this is really just a storage area. We will be laying the components staggantly and the blades will be the shortest components.

Zach Caunter: Is there a way to get assurance that the green space will remain a greenspace?

- Attorney Correnti: We will be with the Planning Board in 3 months and will have plans with the green space landscaping plans. The Planning Board will be able to decide to approve or not, but the green space will be part of the plans.

Kirt Rieder: The Planning Board will expect dimension drawings and precise drawings on trees that will be removed or replaced. I would point out that a former owner of the property ensured the allee honey locusts were kept intact. I would be looking for that to be kept intact as much as possible. Regarding India Street, it would be good to hear whether you would use that as a gated entrance to the property.

- Attorney Correnti: That is being laid out in our plans.

Josh Turiel: No issue with rezoning just that the space remains with a substantial buffer. The last 2 uses were passive.

Bill Griset: My concern is the buffer and the proximity to the neighborhood.

#### PUBLIC COMMENT

Acting Mayor Bob McCarthy: All the early on design plans have included the green space. There will still be a green space.

*End public comment*

Councilor Varella: Concerning the blade storage, how big are the blades?

- John Berry: Size is to be determined. **The racks are stacked 3 blades high, so 12-15 feet high.**

Councilor McClain: There are a couple of properties on Blaney Street as well as one of the more enjoyable local institutions. Will those neighbors be communicated with as well?

Planning Board Vice Chair Rieder interjects to reiterate that there should be a fully rendered 3 dimensional perspectives and cross-sections that show the relationship of the honey locusts to the stacked blades.

A motion to close the public hearing is made by Councilor Morsillo, seconded by Councilor Cohen, and passes 10-0 in a roll call vote.

A motion to refer the matter to the Planning Board is made by Councilor Morsillo, seconded by Councilor Dominguez, and passes 10-0 in a roll call vote.

A motion to adjourn the Planning Board is made by Kirt Rieder, seconded by Zach Caunter, and passes 9-0 in a roll call vote.

Councilor Dominguez motions to adjourn the City Council, seconded by Councilor Prosniewski, and passes 10-0 in a roll call vote.

Meeting adjourns at 7:05 pm

Approved by the Planning Board February 16, 2023