



## CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday, March 17, 2022, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

### ***Chair Bill Grisct opens the meeting at 6:30 pm***

#### **I. ROLL CALL**

*Present:* Chair Bill Grisct, Tom Furey, Carole Hamilton, Helen Sides, Sarah Tarbet, Todd Waller (6)

*Absent:* Noah Koretz, Kirt Rieder, Zach Caunter (3)

*Also in attendance:* Elena Eimert, Hannah Martin (2)

#### **II. REGULAR AGENDA**

##### **A. Location: 252 Bridge Street (Map 26, Lot 408)**

**Applicant: \*\*City of Salem with attn to: Kathryn Newhall-Smith\*\***

**Description:** Endorsement of a Plan believed not to require approval under the Subdivision Control Law (ANR).

Kate Newhall Smith: Seeking ANR to divide from sidewalk parcel and eventually merge with crescent lot so it can become part of the larger courthouse development project. Hoping to come in front of the planning board in May.

*A motion to approve and authorize Tom Daniel to sign on behalf of the Planning Board, is made by Carole Hamilton, seconded by Tom Furey and passes 6-0 in a roll call vote.*

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

**B. Location: 1-3 Cedarcrest Road (Map 21, Lot 59)**

**Applicant: Julie Dandreo**

**Description:** Endorsement of a Plan believed not to require approval under the Subdivision Control Law (ANR).

Jay Polakiewicz: Proposed lots on southern side, western end. Proposed lots meet regulations. Respectfully request that the board approve this plan.

*A motion to approve and authorize Tom Daniel to sign on behalf of the Planning Board, is made by Todd Waller, seconded by Helen Sides and passes 6-0 in a roll call vote.*

**C. Location: 25-25R Lynde Street (Map 26, Lot 349; Map 26, Lot 440)**

**Applicant: Scott Grover**

**Description:** Endorsement of a Plan believed not to require approval under the Subdivision Control Law (ANR).

Scott Grover: Representing two condo owners. Directly across from the Witch Dungeon, next to the YMCA. Current owners would like to do a slight reconfiguration of lot lines that were created in 1981. Proposed plan creates two new small lots. Square parcel in the back is being carved off of 25 Lynde to create some yard space for 25R. Second is a linear parcel that creates some buffer between building and the lot line.

*A motion to approve and authorize Tom Daniel to sign on behalf of the Planning Board, is made by Helen Sides, seconded by Todd Waller and passes 6-0 in a roll call vote.*

**D. Location: 9 and 11 Franklin Street (Map 26, Lot 375)**

**Applicant: 11 Franklin, LLC**

**Description:** A continuance of a public hearing for all persons interested in the application of 11 FRANKLIN, LLC for the property located at 9 Franklin Street (Map 26, Lot 375) in the B1 and R2 Zoning District for a Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to construct twelve (12) townhouse style units located in three (3) buildings on the portion of the parcel known as 9 Franklin Street and consisting of approximately 36,450 square feet. The proposed buildings are three (3) stories. Six (6) surface parking spaces and twenty-four (24) garage parking spaces are proposed for a total of thirty (30) spaces. Proposed vehicular access to 9 Franklin Street will be provided through a twenty (20) foot wide drive aisle from the existing westerly curb cut. Proposed pedestrian access will be provided through a sidewalk extending from Franklin Street into the site.

**\*\*Request to Continue to March 31, 2022\*\***

Scott Grover: We are amending the task order for the peer review. Hoping that will be done in the next two weeks. Asking for a continuance to the next meeting in hopes that it can be done.

A motion to continue to March 31, 2022, meeting, is made by Sarah Tarbet, seconded by Helen Sides and passes 6-0 in a roll call vote.

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

- E. Location: 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), and 9 Peabody Street (Map 34, Lot 232)**

**Applicant: North Shore Community Development Corporation (NSCDC) & North Shore Community Health Center (NSCHC)**

**Description:** A continuance of a public hearing for all persons interested in the application of NORTH SHORE COMMUNITY DEVELOPMENT CORP (NSCDC) and NORTH SHORE COMMUNITY HEALTH CENTER (NSCHC) for the property located at 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), and 9 Peabody Street (Map 34, Lot 232) for a Site Plan Review, Planned Unit Development special permit, and Flood Hazard Overlay District special permit for a project in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 7.3 Planned Unit Development; Section 8.1 Flood Hazard Overlay District.

Specifically, the applicant proposes a project that will consist of three buildings, two of which will occupy the corner at Lafayette and Derby, and a third at the nearby site at 9 Peabody. At 73 Lafayette Street the applicant proposes a 6-story mixed-use building with commercial space on street level. Along Derby Street, the applicant proposes a new approximately 41,500 sf community health clinic. The applicant proposes that North Shore Bank will remain in its current ground floor location. Along Lafayette Street there will be 50 units in approximately 48,200 sf of age restricted affordable housing with commercial storefront, resident lounge, pharmacy, urgent care, and art gallery space. At 9 Peabody Street the applicant proposes an approximately 38,300 sf arts and non-profit space, as well as 6 residential units.

**Revised Project Description:** The above properties will be purchased by a

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collaborative joint venture between NSCDC and NSCH. Specifically, the applicant proposes a project that will consist of three buildings, two of which will occupy the corner at Lafayette and Derby, and a third at the nearby site at 9 Peabody. At 73 Lafayette Street the applicant proposes a 6-story mixed-use building with commercial space on street level. Along Derby Street, the applicant proposes a new approximately 41,500 sf community health clinic. The applicant proposes that North Shore Bank will remain in its current ground floor location. Along Lafayette Street there will be 18 units of age-restricted affordable housing, 6 compact studios and support for artists, with commercial storefront, resident lounge, pharmacy, urgent care, and art gallery space. At 9 Peabody Street in lieu of the original approximately 38,300 sf arts and non-profit space, as well as 6 residential units, they are now proposing 29 units of age-restricted affordable housing, 2 micro commercial storefronts, parking, and an art gallery. All buildings have been reduced in massing.

Megan Altendorf shares a brief presentation noting project updates, highlights include:

- Less square footage in the commercial space next to Peabody Park.
- Switching the urgent care and the bank space from previous plan.
- More age restricted affordable housing units
- Designing an homage facade rather than reusing existing facade.

Bryan Zimolka: At the time we were able to show that there was enough parking. Since plans have changed, the parking situation is actually better. 57 less spaces will be required. Feeling strongly that we are going to be using the Salem parking rates as the Salem affordable housing rates.

Therese Graf addresses changes to site plan in response to the layout changes. Highlights include:

- Vehicle movement through site updated due to relocation of bank onto Lafayette.
- Pulled building footprint back to hide vehicle movement behind building.
- Drop off lane still located at the front of the building, more space allocated here.
- Trying to maintain current trees, as well as adding more.
- Increased bike parking. 10 total stalls.

Sarah Tarbet: Can you walk through where the accessible entry points are? How do you access the back from the outside in an accessible way?

- Therese Graf: The back side of the building will be raised up to meet the elevation of the building.

Carole Hamilton: I think this project is very exciting. While it has taken a very long time, it certainly looks terrific. The changes you've made only enhance the project.

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Bill Grisct: One question. Could you give us a description of the floodable lobby?

- Megan Altendorf: Some areas are designed to meet grade for accessibility because ramping isn't doable in the area. Concept is that the lobby will be designed with resilient materials. Limiting anything that could be a mold collector.

Public comment:

Thomas Kusterer, Derby St: The view of the building coming down Derby St, is there a view of that? Looks like a large white warehouse site which doesn't match the front very well. Additionally, wondering if you have done parking/traffic surveys during the month of September/October and what that looks like?

- Megan Altendorf: In regard to the view of the building, we agree that it needs more development. Noted and will definitely take into consideration.

Councilor McCarthy: How much wider is the proposed sidewalk and how does that affect the turning lane on Lafayette St? Does the drive through conform to the city's drive through ordinance? Wondering when the parking study was done and if it takes into consideration that there are no passes available? Is this filled tidelands and if so how does that impact the project?

- Scott Grover: It is filled tidelands and is subject to chapter 91. Well underway with the permitting license process with chapter 91. Everything being designed with the chapter 91 regulations in mind.
- Bryan Zimolka: Parking data was collected in March and May of 2021. Verified against a Salem comprehensive study. Does not capture September data. Parking garage was studied and anticipate it will be utilized but not sure of the details.
- Therese Graf: We have not changed the dimensions of the sidewalk, shouldn't have an impact on the vehicular movement. Have integrated planting into existing dimensions.

Tom Furey: This project has come a long way and is very exciting. Buildings are very challenging. A village in a way. Could you explain what the clinic does, what kind of people are using this service. For knowledge of the public.

- Ilene Vogel: The North Shore Health Center is already in existence in Shetland Park. They are a family clinic. Provide dental and all forms of health services. A full service health provider.

A motion to continue to April 14, 2022, meeting, is made by Helen Sides, seconded by Carole Hamilton and passes 6-0 in a roll call vote.

Bill Grisct	Yes
Tom Furey	Yes

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Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

### III. OLD/NEW BUSINESS

#### A. Woodlands Subdivision, \*\*Clark Avenue (Map 6, Lots 7, 8, and 9)\*\* – Update from developer -

Tom Rice: Last aspects of construction have been complete since we were last in front of the board. Last item we have to complete is the final overlay paving which will be completed in early May.

#### B. Almeda Subdivision, \*\*14-16 Almeda Street (Map 14 Lot 116 and 117)\*\* – Endorsement of plans entitled “Definitive Plan for Almeda St. Extension, Map 14 Lot 116 & 117, Salem, MA”

Walter Eriksen: This plan was originally approved in 2016, because of a court case it was held until February 2021. Now just waiting for the board to endorse the plan and will hopefully be moving forward this spring.

A motion to agree to/approve the Triparty Agreement, is made by Carole Hamilton, seconded by Todd Waller and passes 6-0.

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

A motion to agree to/approve the covenant is made by Sarah Tarbet, seconded by Tom Furey, and passes 6-0.

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

*A motion to allow Tom Daniel to endorse plans on the board's behalf, is made by Helen Sides, seconded by Carole Hamilton, and passes 6-0.*

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

**C. Deliberate and vote on a recommendation to the City Council on a Zoning Ordinance Amendment relative to Marijuana Buffer Zones**

Item taken after item D.

Elena Eimert reads Kirt Rieder's written comment.

*A motion that City Council approve the ordinance with the discussed recommendation and edits, is made by Helen Sides, seconded by Sarah Tarbet, and passes 6-0.*

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

**D. Deliberate and vote on a recommendation to the City Council on a Zoning Ordinance Amendment relative to Green Infrastructure**

Jenna Ide shares context, highlights include:

- Staff last drafted an original ordinance in 2019/2020.
- Salem likely one of the most vulnerable to increased flooding on the north shore.
- Majority of our emissions are coming from transportation and transportation buildings.
- Greening Salem Ordinance.

Cassie Moskos addressed previous comments and questions from Joint Public Hearing, highlights include:

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- Added wording around removing public trees for solar. Working with Tree Warden.
- Ground mounted solar in residential. Should be installed in side or rear yard when possible. Can't outright prohibit them in the front yard.
- EV ready definition provided in amendments for section 10.

Elena Eimert reads Kirt Rieder's written comments.

*A motion that City Council approve the ordinance with the discussed recommendations and edits, is made by Helen Sides, seconded by Todd Waller, and passes 6-0.*

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

#### **E. Receive and File Chapter 91 License Application Notification of the project located at 4 Franklin Street**

Elena Eimert details application notification and instructs the board to submit individual comments via email, if desire to do so.

#### **IV. APPROVAL OF MINUTES**

##### **A. Approval of the March 3, 2022, Regular Planning Board Minutes**

*A motion to approve the March 3, 2022 minutes, is made by Helen Sides, seconded by Carole Hamilton and passes 6-0 in a roll call vote.*

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes



## **V. ADJOURNMENT**

*A motion to adjourn, is made by Helen Sides, seconded by Todd Waller and passes 6-0 in a roll call vote.*

Bill Grisct	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

**The meeting adjourned at 8:55 p.m.**  
**Approved by the Planning Board on 6/17/2022.**