



## CITY OF SALEM

A public hearing of the Salem Planning Board was held on Thursday, January 18, 2024, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Bill Griset opens the meeting at 6:30 pm.

### I. ROLL CALL

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

*Absent:* (0)

*Also in attendance:* Dan Laroe, staff planner

### II. REGULAR AGENDA

#### A. Location: 301 Essex Street (Map 26, Lot 458)

**Applicant:** Scott Grover, Esq. f/b/o Jerry's, LLC

**Description:** A continuance for all persons interested in the application of Scott Grover, Esq., f/b/o Jerry's, LLC, for the property located at 301 Essex Street, Salem, MA (Map 26, Lot 458) in the B5 (Central Development) Zoning District for Site Plan Review of the Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes a 3.5-story addition to the existing building to create 18 residential units. The proposed site plan includes a driveway apron on Summer Street and 12 onsite parking spaces. The existing commercial space will remain on the first floor fronting Essex Street.

Attorney Scott Grover is in attendance for the Applicant along with the developer, Michael Becker.

The team received approval from the Zoning Board of Appeals (ZBA) and will be allowed to reduce the parking to one space per unit and purchase spaces in the Museum Place Garage. This reduction in parking allows for two (2) additional units to be included. There will now be twenty (20) units with twelve (12) parking spaces on site and eight (8) spaces in the garage. There are no other changes in plans. The Engineering Peer Review consultant has been selected, Mr. Bill Ross of New England Civil Engineering (NECE). The team would like a blanket condition satisfactory to the Engineering Department to allow this project to move to a decision while the peer review is underway.

The team will file the updated plans before the next meeting with the updated parking and unit counts.

#### PLANNING BOARD QUESTIONS

Mr. Furey asks if there have been suggestions from the Zoning Board on the entrance/exit onto Summer Street. Attorney Grover answers that this was not addressed by the ZBA nor by the Traffic and Parking Director. The Applicant has looked at advanced signalization at the entrance so there will be clear warning for pedestrians and cars. Additionally, this could be included in the engineering peer review.

Mr. Rieder asks the team to review the decision for the 38 Norman Street project as that team had a good resolution for this issue. Additionally, Mr. Rieder would like the team to meet with the tree warden and look at the open tree pit and the two (2) former tree pits on Essex Street and the ability to fill them with trees.

*A motion to continue to the February 15, 2024, Planning Board Meeting is made by Kirt Rieder, seconded by Jonathan Berk, and passes 9-0 in a roll call vote.*

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Jonathan Berk	Y
Zach Caunter	Y
Sarah Tarbet	Y

**B. Location: 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)**

**Applicant:** Joseph Correnti Esp. f/b/o The Residences on Canal Street, LLP

**Description:** A public hearing for all persons interested in the application of Joseph Correnti f/b/o The Residences on Canal Street, LLP, for the property located at 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) in the RC, B2, and I Zoning Districts for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, 7.3 Planned Unit Development Special Permit, 8.2 Entrance Corridor Overlay District, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management

Permit. Specifically, the applicant proposes to amend an existing Planned Unit Development Special Permit, Flood Hazard Overlay District Special Permit, Stormwater Management Permit, Entrance Corridor Overlay District, and Site Plan Review decision dated July 27, 2023. The applicant proposed to relocate the outdoor swimming pool, the creation of a new courtyard and open space, modifications to the connection to the rail trail, relocation of entrances to podium parking areas, changes in site grading and stormwater management, and modifications to the building facades (including materials and balconies). No reduction of dwelling units is proposed. An increase of one (1) parking space is proposed from 306 to 307 spaces.

Attorney Correnti is here for the Applicant Team. Chris Koeplin of the Residences on Canal Street LLP, Scott Cameron of the Morin-Cameron Group, Nancy Ludwig of ICON Architecture, and Bob Uhlig of Halverson Tighe and Bond LA are also present.

Ms. Ludwig, ICON Architecture, begins the presentation. Window and siding changes have been made at each building. Changes to Building A include increased glazing on the ground floor windows, expanded public art areas, and moved the amenity area on the second (2<sup>nd</sup>) floor. In Building B, changes to the character to further express the taller upper floor and darker paneling on the ends. Simplification of clean lines at the base. Introduced a vertical channel within the clapboard material at the upper areas of B/C/D/and E. Windows are now single windows. In Building C. windows broken down to narrower dimensions and enhanced trim and darker paneling. These ideas have been carried through to the other buildings.

Mr. Cameron shares the civil plans. A full technical package was submitted and is under engineering review. Focusing on the flood storage component. No substantial changes to the utility systems underground. Have added an additional transformer between buildings E and C. There was a need to change how the flood storage component was looked at. The water can bottleneck in the way it exits Rosie's Pond. The city has spent time and money studying this area. Another project will alleviate and allow water to escape out quickly when it does flood in. Woodard and Curran studied the area. The flood tanks were moved from under the buildings to between the buildings. Fill removed as well, and the plans previously approved had the removal of this fill on Kimball Road. The area will be replanted and restored back to a wetland. This makes up flood volume area. Overflow pipe for Rosie's Pond will be opened and will also help drain the rail trail. Connection to the rail trail will remain. The mechanics on how this all work will remain the same. Slide shown comparing the approved flood storage the proposed. This will result in less wetlands altered and improve peak flood elevation flooding.

Bob Uhlig, Halverson Tighe and Bond, lists the revisions made. In the pool area, the landscaping has been increased. The grill station is off to the west side. Replaced the open fence with solid board fence. Circulation between building C and the waste management area. A continuous path has been introduced as have 2 new crosswalks. South of building C, there will be paving at the egress that will be a shared vehicular/pedestrian space. Parking in this area will be reduced from five (5) to four (4) spaces. This will improve access to amphitheater area. In the north end of lot, the team is working to maintain trees to keep the canopy. Regarding and replanting the wetland bank area, the tree canopy enhanced. Regarding the amphitheater, visual interest has been introduced to the foundation. On the Rail Trail, the rails have been shortened and the seating reoriented. Plantings are more consistent throughout the site.

Chris Koeplin shares the comments from Traffic and Parking but no discussion occurred.

#### PLANNING BOARD QUESTIONS

Ms. Sides likes the changes presented. She still feels that the space above the upper most windows should be taller. Is concerned with how white this is in contrast to the darker materials. Regarding the pool area, is there striping on the wall? Would like to have darker color on the screening on the roof. Ms. Ludwig says the colors are matched to what was initially approved. Mr. Koeplin says that this is a condition of the Planned Unit Development (PUD).

Ms. Tarbet says that the two (2) larger sized windows are too similar and ask if they can be made different to see what that may add to the façade as the windows don't provide the right rhythm side by side. Would also like assurance that the dryer vents won't be white. Mr. Koeplin says that can be made a condition and that they will try to color match but that is sometimes difficult. Ms. Tarbet likes the addition of trim pieces as they add a vertical element that was missing. Asks what those pieces are. Ms. Ludwig says that they are a vertical piece of trim (likely AZEK) in a dark color. Ms. Tarbet would also like height added to the top as currently the building looks squat. There is some discussion about the height of the building A and the changes that have been made and what has remained. Ms. Tarbet feels that Building A doesn't contain the subtlety that the first submission had. Ms. Ludwig says they can look into adding a parapet.

Mr. Rieder echoes Ms. Tarbet and Ms. Sides on the height. Asks if there is a reveal between the roof and the edge? Ms. Ludwig says that the roof is at the top, the wall has a projecting trim creating a shadow line. Would like the concrete to be continued around at the north end. Mr. Cameron says that is for emergency apparatuses to turn. Mr. Rieder would like this to be made flush and rendered for pedestrians. Mr. Rieder

asks to see the amphitheater area. Ms. Ludwig says that they are using regulated concrete around the garage around the garage. This doesn't represent the architecture. The dark wall is the wall enclosing the garage. The wall is textured, not solid black. Mr. Rieder asks if the parking lot on Kimball Road is required interruption by tree every certain number of spaces. Mr. Cameron replies that is an Entrance Corridor requirement which ends about one hundred and fifty (150) feet back from where they are discussing.

Mr. Turiel is happy with the changes. He was a fan of moving the connection to the rail trail. Likes the changes to make it more walkable towards the dumpster. Regarding the buildings, finds this is much better, though with building A, he still feels it needs more of an industrial feel as a nod to Canal Street. The amphitheater area is a much better use.

Mr. Rieder asks about the cross-section of the green area. How will it not be the dog relieve area? Mr. Cameron says that the cross-section is at 10 now and will remain the wildflower memory as originally planned. This spot is meant to be mown once a year. Mr. Rieder follows by asking what the slope is. Mr. Cameron says that it varies, level closer to the building for maintenance purposes and the tailing off. SC: it varies.

#### PUBLIC COMMENT

Jeff Cohen  
12 Hancock Street  
Ward 5 City Councilor.

Finds this to be the most transformative private development in Salem. This will allow residents and public to see Rosie's Pond as an aesthetic.

Steve Borenstein  
Owner of 290 Canal St (University Fuel)  
Would like to see the sidewalk enlarged to a boardwalk style. A traditional sidewalk would hurt their business. Attorney Correnti says that the team has been working with Traffic and Parking to discuss Kimball Road improvements and that the conversation is ongoing.

Mr. Rieder asks for a rendering of the different material designating vehicular versus pedestrian access. Mr. Cameron say that Kimball Road will be reconstructed to include sidewalks, curbing, etc. Mr. Rieder says that it looks discontinuous and would prefer continuous and flush where they need to be for the gas. The start and stop of concrete in a sea of paving is not great. Invites the team to increase the concrete to follow continuation. Mr. Cameron says that they are committed to providing a multilayer crosswalk. The challenge is that the road hasn't existed before and businesses have been built up around the current condition. This can impact business and consideration should be given even though this is off spec. Mr. Rieder says that zebra striped asphalt

leads to car first and rendering the asphalt to concrete would achieve the same objective with a message of pedestrian forward.

*A motion to continue to the February 1, 2024, meeting is made by Helen Sides, seconded by Sarah Tarbet, and passes in a 9-0 roll call vote.*

Bill Grisct	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Jonathan Berk	Y
Zach Caunter	Y
Sarah Tarbet	Y

**C. Location: 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)**

**Applicant:** Joseph Correnti Esp. f/b/o The Residences on Canal Street, LLP

**Description:** Form B/Preliminary Subdivision Application

Attorney Correnti is here for the Applicant. The Board was going to ask the City Solicitor for her opinion on this matter. The Applicant is not looking for a vote and happy to keep this amendment tied to the PUD.

Mr. Laroe shares that the Planning Department is still waiting for an update from the City Solicitor.

Mr. Cameron asks that the team receive authorization to extend the application time.

No action needed at this time.

### **III. OLD/NEW BUSINESS**

Mr. Furey would like to follow up on having updates on projects, like 38 Norman Street, which have been approved and dried up. Would like update from the Planning Department at the next meeting. Mr. Furey follows up with a similar question on the Cataldo site. The Board was supposed to have an update in November.

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

Chair Griset asks for an update on outstanding projects that have not begun at the February 1, 2024 meeting. Ms. Sides says that this goes more to the time frames on the approvals in the projects. Establishing time frames would be helpful to the board. The Planning Board has talked about a policy change for these project and she wonders who this is up to. Chair Griset says that the Planning Department submits the board's request to the City Solicitor. Chair Griset asks Mr. Laroe for language from the City Solicitor on a firm yes or no to meet the purpose. Ms. Sides wonders if they are being heard at all. Chair wants to get something started by the next meeting.

Mr. Furey shares that Lynn has designated Lynn Woods as off limits to development and wants to follow up on Mr. Rieder's previous idea to protect Salem Woods and Salem Parks. Mr. Rieder says that if the city has accepted any property to be a city park, they would need to go through the state legislature to change the site's designation.

#### IV. APPROVAL OF MINUTES

- A. Approval of the November 20, 2023, Joint City Council and Planning Board meeting minutes
- B. Approval of the December 4, 2023, Special Planning Board meeting minutes
- C. Approval of the December 7, 2023, Regular Planning Board meeting minutes
- D. Approval of the December 21, 2023, Regular Planning Board meeting minutes

A motion to approve the meeting minutes listed above is made by Carole Hamilton , seconded by Tom Furey , and passes 9-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Jonathan Berk	Y
Zach Caunter	Y
Sarah Tarbet	Y

#### V. ADJOURNMENT

A motion to adjourn is made by Kirt Rieder, seconded by Josh Turiel, and passes in a 9-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y

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Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Jonathan Berk	Y
Zach Caunter	Y
Sarah Tarbet	Y

**Adjourned at 8:08 pm**

**Minutes approved on February 1, 2024**