



# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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TEL: 978-619-5685

ROBERT K. MCCARTHY  
ACTING MAYOR

## **NOTICE OF MEETING** **Special Meeting**

Notice is hereby given that a meeting of the Salem Zoning Board of Appeals' will be held on **March 22, 2023, at 6:30 p.m.**

**\*\*Via remote participation\*\***

This is in accordance with Chapter 107 of the Act of 2022.

Peter Copelas, Chair

### **Important Announcement:**

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

### **Attending the Virtual Public Meeting:**

- Go to Website link:  
<https://us02web.zoom.us/j/89448009774?pwd=TEFHGNuXIFcUhxU3ZlbnFieVltUT09>, go to the website link <https://zoom.us/join> and enter meeting ID #**894 4800 9774** followed by meeting password **458654** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID #**894 4800 9774** followed by meeting password **458654** if directed. Those calling in will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at [Salem.com/ZBA](http://Salem.com/ZBA)
- Watch the meeting live on Salem Access Television Chanel 22.

- Project materials are available for download at (<https://tinyurl.com/SalemZBA>)

**Providing Public Comment During the Meeting:**

Members of the public attending this meeting virtually will be allowed to make comments during the portion of the hearing designated for each agenda item. Members of the public will be asked to use the virtual “Raise Hand” function in Zoom to indicate that they would like to provide comment.

- Dial \*9 on your phone’s dial pad to raise your hand if you are using the toll-free number.
- Click the “Raise Hand” button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname or the last 3 digits of their telephone number and will then unmute them. The moderator will then request that the attendee unmute their device to provide their full name, address, and comment for the record.

The moderator will go down the list of attendees in the order presented by the Zoom application. The attendee list is ordered so that phone numbers are first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone. Anyone that speaks about an issue unrelated to the agenda items will be immediately muted.

**Providing Public Comment Before the Meeting:**

Members of the public can alternatively email their comment before the start of the meeting to [zoningboardcomments@salem.com](mailto:zoningboardcomments@salem.com).

**Familiarizing Yourself with Zoom:**

We encourage members of the public to install and familiarize themselves with Zoom in advance of the meeting.

If you plan on providing public comments and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

The Zoom meeting will open 15 minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

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

Thank you for your patience and understanding as we navigate these challenging circumstances.

## MEETING AGENDA

### I. ROLL CALL

### II. REGULAR AGENDA

**1) Location:** 19 Winter Island Road (R1 Zoning District)

**Applicant:** William Munroe

**Description:** The petition of WILLIAM MUNROE at 19 WINTER ISLAND ROAD (Map 44, Lot 24) (R1 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-Family Structures* of the Salem Zoning Ordinance to add a deck with stairs on one side of the house on the first-floor level with a balcony above at the second-floor level. These structures will be within the required setback of ten feet.

**2) Location:** 128 Margin Street (R2 Zoning District)

**Applicant:** Farm Direct Co-op, Inc.

**Description:** The petition of FARM DIRECT CO-OP, INC. at 128 MARGIN STREET (Map 25, Lot 507) (R2 Zoning District) for a Special Permit per Section *3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to convert the non-conforming commercial/retail use of this structure to another non-conforming use of food warehousing, refrigeration, freezing, shelf storage, and coolers. There will also be basic office work conducted on site. The total space is approx. one thousand eight hundred square feet. (1,800 sq.ft) The Food Direct Co-op is not a store nor will it be open to the public.

**3) Location:** 31 Cedar Street (R2 Zoning District)

**Applicant:** 31 Cedar Street, LLC and Salem Residential Rental Properties, LLC.

**Description:** The petition of 31 CEDAR STREET, LLC and SALEM RESIDENTIAL RENTAL PROPERTIES LLC at 31 CEDAR STREET (Map 34, Lot 552) (R2 Zoning District) for a Variance per Section *4.1.1 Dimensional Requirements* of the Salem Zoning Ordinance to subdivide this 1/4 acre parcel into two lots which will be

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non-conforming as to lot area, frontage, and lot area per dwelling unit, where one lot will be occupied by the existing two-family dwelling and the other lot to be occupied a new two-family dwelling on the vacant portion the lot.

**4) Location:** 107 Leach Street (R2 Zoning District)

**Applicant:** North Shore Property Group, LLC

**Description:** The petition of NORTH SHORE PROPERTY GROUP LLC at 107 LEACH STREET (Map 33, Lot 542) (R2 Zoning District) for a Special Permit per Section *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to expand a nonconforming three-family home with the addition of a dormer (8' x 10'  $\frac{3}{4}$ ") to allow for a full story. This will bring the full height of the structure to three stories.

**5) Location:** 111 Leach Street (R2 Zoning District)

**Applicant:** North Shore Property Group, LLC

**Description:** The petition of NORTH SHORE PROPERTY GROUP LLC at 111 LEACH STREET (Map 33, Lot 543) (R2 Zoning District) for a Special Permit per Section *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to expand a nonconforming three-family home by the addition of a dormer horizontally on both sides of the structure. The proposal would be to extend the existing dormers on the right and left sides of the structure horizontally towards the rear, to reach the end of the structure.

## **IV. APPROVAL OF MINUTES**

## **V. OLD/NEW BUSINESS**

## **VI. ADJOURNMENT**

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than two (2) business days before the meeting, program, or event.

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

This agenda is subject to change.