

## NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on  
Wednesday, January 19, 2022, at 6:30 pm via remote participation  
in accordance with Chapter 20 of the Acts of 2021.*

Mike Duffy, 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 the website link <https://us02web.zoom.us/j/87961866713?pwd=RndmczU2Vit5SWRFUm01WFVNRkVlZz09>
- Or, go to the website link <https://zoom.us/join> and enter meeting ID # **879 618 667 13** followed by meeting password **539925**, if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID #**879 618 667 13** followed by meeting password **539925**, 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 this link (<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.

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

# MEETING AGENDA

## I. ROLL CALL

## II. CONTINUANCES

### 1)

**Location:**

10 Lynn Street (Map 26, Lot 609) (R2 Zoning District)

**Applicant:**

Timothy Doggett

**Description:**

Will hold a continuation hearing for all persons interested in the petition of TIMOTHY DOGGETT to appeal a decision of the Building Inspector per M.G.L ch.40A sections 8 and 15. The petitioner is appealing the Building Inspector's decision to grant a Building Permit for a two-family residential dwelling at 10 LYNN STREET. (Map 26, Lot 609) (R2 Zoning District)

### 2)

**Location:**

0 Story Street (Map 23, Lot 12) (RC Zoning District)

**Applicant:**

Castle Hill Realty Group, LLC

**Description:**

Will hold a continuation hearing for all persons interested in the petition of CASTLE HILL REALTY GROUP, LLC to appeal a decision of the Building Inspector per M.G.L ch.40A sections 8 and 15 to construct two foundation for two single-family dwellings at 0 STORY STREET. (Map 23, Lot 12)(RC Zoning District)

### 3)

**Location:**

143 Derby Street (B1 Zoning District)

**Applicant:**

Lisa and John Bartlett

**Description:**

Will hold a public hearing for all persons interested in the petition of LISA AND JOHN BARTLETT at 143 DERBY STREET (Map 41, Lot 319) (B1 Zoning District), for a variance per Section 4.1 *Dimensional Requirements* of the Salem Zoning Ordinance for side yard setback, front yard setback, and minimum lot area per dwelling

a 143-145 Derby Street to construct a new 90' x 42' +/- mixed-use building to include two commercial units and five residential units. The front and side yard setbacks would be reduced to 0 feet. The B1 requirements are 3,500 square feet per dwelling. The proposal is 1,600 square feet to allow for the five units. 143 DERBY STREET (Map 41, Lot 319) (B1 Zoning District).

**4)**

**Location:**

20 Wisteria Street (R2 Zoning District)

**Applicant:**

Rafael Campusano

**Description:**

Will hold a public hearing for all persons interested in the petition of RAFAEL CAMPUSANO at 20 WISTERIA STREET (Map 32, Lot 196) (R2 Zoning District), for a variance per Section 4.1 of the Salem Zoning Ordinance *Dimensional Requirements* to add a dormer of +/- 37 feet by 12 feet on the rear & left side of the existing building. This dormer will increase the existing non-conformity of the building by encroaching onto the side and rear setbacks within the existing building footprint at 20 WISTERIA STREET (Map 32, Lot 196) (R2 Zoning District).

**5)**

**Location:**

10 Pleasant Street (R2 Zoning District)

**Applicant:**

Ryan McShera

**Description:**

Will hold a public hearing for all persons interested in the petition of RYAN M. McSHERA at 10 PLEASANT STREET. (Map 36, Lot 442) (R2 Zoning District) for a Special permit for Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* to demolish a non-conforming single-story structure and construct a nonconforming 2.5 story structure. 10 PLEASANT STREET. (Map 36, Lot 442) (R2 Zoning District).

### **III. Regular Agenda**

**1)**

**Location:**

410 Loring Avenue

**Applicant:**

Aguimar Desouza

**Description:**

Will hold a public hearing for all persons interested in the petition of AGUIMAR DESOUZA at 410 LORING AVENUE (Map 30, Lot 60)(R1 Zoning District) for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to add two (2) dormers to increase the ceiling height and construct two (2) bedrooms and a bathroom. Petitioner also seeks to add a new gutter system.

**2)**

**Location:**

57 Buffum Street (R2 Zoning District)

**Applicant:**

LH Capital Development, LLC

**Description:**

Will hold a public hearing for all persons interested in the petition of LH CAPITAL DEVELOPMENT, LLC, at 57 BUFFUM STREET (Map 27, Lot 28) (R2 Zoning District) for a special permit per Section 3.3.2 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to alter and enlarge an existing non-conforming three (3) family use to another non-conforming six (6)family use. Also, the petitioner seeks a variance for 4.1 *Dimensional Requirements* Lot Area per dwelling unit: 7,500 SF per unit required, 1,182 SF proposed; maximum lot coverage 35% required; 57.6% proposed, rear yard setback 30' required; 5.1' proposed. Height 2.5 stories required; three (3) stories proposed. And nine (9) parking spaces required and six (6) proposed.

**3)**

**Location:**

11 Orne Square (R2 Zoning District)

**Applicant:**

Pam Coffin

**Description:**

Will hold a public hearing for all persons interested in the petition of PAM COFFIN for a special permit from provisions of Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to construct a 14' x 10' one story

addition at 11 ORNE SQUARE. (Map 25, Lot 452)(R2 Zoning District). The relief required is for the rear setback where 30' is required and is currently 9.7'. The proposal would be to 2.1'.

### **APPROVAL OF MINUTES**

November 17, 2021 and December 15, 2021

### **OLD/NEW BUSINESS**

46 Washington Square South request for Variance extension

### **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 2 business days before the meeting, program, or event.

This agenda is subject to change.