**NOTICE OF MEETING**

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on*    
***Wednesday, February 16, 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/84445164815?pwd=aFVoWmdGVmJuTjNPSWdLR29zT09pUT09>
* Or, go to the website link <https://zoom.us/join> and enter meeting ID #    
    
  **844 4516 4815** followed by meeting password  **944550**, if directed to do so on screen.
* Dial toll-free phone number 877-853-5257. When prompted enter meeting ID #  
  **844 4516 4815**  followed by meeting password  **944550**, 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://www.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.

**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:**

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).

**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)

**III. Regular Agenda**

**1)**

**Location:**

112 Broadway (I Zoning District)

**Applicant:**

Edward P. and Doris Harrington

**Description:**

Will hold a public hearing for all persons interested in the petition of EDWARD P. and DORIS HARRINGTON at 112 BROADWAY (Map 32, Lot 72) (I Zoning District) for a special permit per Section *3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to change from one nonconforming use (one-family dwelling) to another nonconforming use (four-family dwelling). The petitioner also seeks a variance per Section *4.1 Dimensional Requirements* to keep the existing non-conforming 6’ front yard where 30’ feet is required.  The side yard will continue to be non-conforming at 44’ where 30’ is required and the rear yard will be 13’ of setback where 30’ is required.

**2)**

**Location:**

293 Jefferson Avenue (B1 Zoning District)

**Applicant:**

Duane and Jinji Sandler

**Description:**

Will hold a public hearing for all persons interested in the petition of DUANE R. SANDLER AND JINJI L. SANDLER at 293 JEFFERSON AVENUE (Map 23, Lot 129)(B1 Zoning District), for a variance per Section 4.1  *Table of* *Dimensional Requirements*of the Salem Zoning Ordinance for minimal lot area per dwelling unit of 1,164 SF where 3,500 SF required and to maintain 5.1 side yard width with addition, where 10’ is required

**3)**

**Location:**

73 Flint Street (R2 Zoning District)

**Applicant :**

Skomurski Development, LLC

**Description:**

Will hold a public hearing for all persons interested in the petition of SKOMURSKI DEVELOPMENT, LLC, at 73 FLINT STREET (Map 26, Lot 3) (R2 Zoning District) for a special permit per Section 3.3.3 *Nonconforming Structures and 3.3.5 Nonconforming Single-and Two-Family Residential Structures*of the Salem Zoning Ordinance to add a dormer to the front and rear of the building to improve habitability of the existing living space.

**4)**

**Location:**

7 Surrey Road

**Applicant:**

Daniel Charest

**Description:**

Will hold a public hearing for all persons interested in the petition of DANIEL AND LISA CHAREST at 7 SURREY ROAD (Map 22, Lot 20) (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 construct a (25’-2” x 22’-1”) addition above the garage and a (12’-9” x 11’-6”) addition on the first floor.

**5)**

**Location:**

393 Essex Street (B2 Zoning District)

**Applicant:**

Old Fizziwig, LLC

**Description:**

Will hold a public hearing for all persons interested in the petition of OLD FEZZIWIG, LLC at 393 ESSEX STREET (Map 25, Lot 200) (R2 Zoning District) for a special permit per Section *3.3.2 Nonconforming Uses* to change from one non-conforming use (Dental Office) to another non-conforming use (Multi-Family Dwelling).  The relief if granted will allow for the construction of five (5) residential units.  The proposal is for one (1) unit on the first floor and two (2) units on the second floor and two (2) units on the third floor.

**APPROVAL OF MINUTES**

January 19, 2022

**OLD/NEW BUSINESS**

**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.