



# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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DOMINICK PANGALLO  
MAYOR

## **NOTICE OF MEETING**

Notice is hereby given that a meeting of the Salem Zoning Board of Appeals will be held on **April 17, 2024, at 6:30 p.m.** via remote participation in accordance with Chapter 2 of the Acts of 2023.

Nina Vyedin, 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/83964128644?pwd=cTNITIFic2pKNWlOZnV3dW9yb1loUT09> go to the website link <https://zoom.us/join> and enter meeting ID #**839 6412 8644** followed by meeting password **011324** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID #**839 6412 8644** followed by meeting password **011324** 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](https://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.

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.

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.

## MEETING AGENDA

### I. ROLL CALL

### II. CONTINUANCES

1. **Location:** 21 Chestnut Street (R2 Zoning District)

**Applicant:** Philip Gillespie

**Description:** The petition of PHILLIP GILLESPIE at 21 CHESTNUT STREET (Map 25, Lot 444) (R2 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-Family Structures* to construct an 18 ft x 51 ft. one-story addition to the residence. The residence is an existing non-conforming historic structure. The existing non-conforming one-story addition to be torn down is 37 feet long. The addition is proposed to extend an additional 14 feet along the wall for a total of 51 feet. This petition received the Board of Appeals approval on June 7, 2021. The applicant is reapplying because the Special Permits granted in 2021 have expired.

**\*\*\*Requested to be last on the agenda\*\*\***

2. **Location:** 30 Northey Street (R2 Zoning District)

**Applicant:** Flora Tonthat

**Description:** The petition of FLORA TONTHAT at 30 NORTHEY STREET (Map 36, Lot 0020) (R2 Zoning District) for a Special Permit per Section *3.3.3 Nonconforming Structures* and Section *3.2.8 Affordable Accessory Dwelling Units* of the Salem Zoning Ordinance to construct an Accessory Dwelling Unit (ADU) in an existing 20' x 30'10" accessory building. In addition, a Variance from section *4.1.1 Dimensional Requirements* for side and rear setback requirements. The detached garage is nonconforming regarding side yard and rear yard setbacks at less than one foot. The proposed accessory dwelling is seven hundred and nine square feet (709) where nine hundred square feet (900) is allowed.

### III. REGULAR AGENDA

1. **Location:** 8 Woodbury Court (R2 Zoning District)

**Applicant:** Helen Sides

**Description:** The petition of HELEN F. SIDES, ARCHITECT, LLC at 8 WOODBURY COURT (Map 36, Lot 005) (R2 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-family Structures* of the Salem Zoning Ordinance to demolish an existing deck and then to construct a new 5.5' x 7.5' one-story addition with a deck that measures 9' x 15.5'. The proposed addition will be two (2) feet from the rear yard setback. In the R2, 30 feet for the rear yard setback is required.

**2. Location:** 84 – 86 Derby Street (B1 Zoning District)

**Applicant:** Holly Maitland

**Description:** The petition of MAITLAND FARMS, LLC at 84-86 DERBY STREET (Map 41, Lot 064) (B1 Zoning District) for a Special Permit per Section *3.1.2.D Principal Uses-Industrial Uses* of the Salem Zoning Ordinance to open a distillery with a tasting room.

**3. Location:** 23 Glendale Street (R1 Zoning District)

**Applicant:** Fred J. Dion Yacht Yard, Inc.

**Description:** The petition of FRED J. DION YACHT YARD, INC. at 23 GLENDALE STREET (Map 33, Lot 646) (R1 Zoning District) for a Special Permit per Section *3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to extend and change the nonconforming boatyard use by demolishing several connected sheds and constructing a new and larger shed in the same portion of the property. In addition, a Variance from section *4.1.1 Dimensional Requirements* to allow the existing nonconforming lot coverage ratio of 40.8% to be increased to 48.8%. In the R1, 30% lot coverage is the maximum. A Variance from Section *4.1.1 Dimensional Requirements* to allow the building to extend an additional 16 feet along the existing rear set-back line of 5 feet, where the required rear setback is 30 feet.

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

Minutes from March 20, 2024

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

Extension of variances at 266, 282,286 and 282R Canal Street and 2 Kimball Road.

#### **VI. ADJOURNMENT**

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

City of Salem Zoning Board of Appeals  
Agenda for April 17th, 2024

This agenda is subject to change.

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