



# 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 **June 21, 2023, at 6:30 p.m.**

**\*\*Revised\*\***

**Revision of Zoning District for 30 Belleau Rd from R2 to R1**

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

This is in accordance with Chapter 2 of the Acts of 2023

Peter A. 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/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://www.salem.com/ZBA)

- Watch the meeting live on Salem Access Television Channel 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.

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

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:** 11 ½ Hardy Street (R2, B1 Zoning Districts)

**Applicant:** Lori A. Pattison

**Description:** The petition of LORI A. PATTISON at 11 ½ HARDY STREET (Map 41, Lot 30) (R2, B1 Zoning Districts) for a special permit per Section *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to alter and to enlarge the residential use of a nonconforming structure by restoring and using the third (3<sup>rd</sup>) floor unit. Petitioner is also seeking variances from section 4.1 *Dimensional Requirements* for lot area per dwelling unit where 1,423 sq. ft is proposed/3,500 sq. ft required. In addition, a variance per section 5.1.1 – 5.1.8 *Off-Street Parking*.

#### 2. **Location:** 31 Bertuccio Avenue (R1 Zoning District)

**Applicant:** Dean Boucher

**Description:** The petition of DEAN BOUCHER at 31 BERTUCCIO AVENUE (Map 24, Lot 104) (R1 Zoning District) for a variance per Section *4.1.1 Dimensional Requirements* of the Salem Zoning Ordinance to build a sixteen by forty sq. foot (16"x40") two story single family residence .The relief will be from minimum lot area. Petitioner is seeking to construct on a lot size of two thousand nine hundred thirteen (2,913) sq. feet/Where fifteen thousand sq. feet (15,000) is required. In addition, relief requested is to build into the left side setback at four (4) feet and into the right-side setback at nine (9) feet/ Where ten (10) feet is required. The rear yard setback would be five (5) feet/ Where thirty (30) feet is required.

**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 52) (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 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:** 296 Highland Avenue (R1,B2,ECOD Zoning Districts)

**Applicant:** Italo De Souza

**Description:**

The petition of ITALO DE SOUZA at 296 HIGHLAND AVENUE (Map 8, Lot 29) (R1,B2,ECOD Zoning District) to *Appeal the Decision of the Building Inspector*. Petitioner wishes to have a permanent free standing internally illuminated sign. Internally illuminated signs are not allowed in the Entrance Corridor Overly District.

**III. REGULAR AGENDA**

**1. Location:** 30 Belleau Road (R1 Zoning District)

**Applicant:** Leo Krunelis

**Description:**

The petition of LEO KRUNELIS at 30 BELLEAU ROAD (Map 32, Lot 310) (R1 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance. The petitioner proposes to construct a second story addition that will be 18' X 30' over the existing family room and breezeway. The petitioner's rear yard setback is 20 feet and 30 feet is required.

**2. Location:** 266 Canal Street, 282 Canal Street, 286 Canal Street, 282R Canal Street and 2 Kimball Road(B2,I, ECOD Zoning Districts)

**Applicant:** Canal Street Station, LLC

**Description:**

The petition of CANAL STREET STATION, LLC at 266 CANAL STREET (Map 32, Lot 38), 282 CANAL STREET (Map 32, Lot 37), 2 KIMBALL ROAD (Map 32, Lot 102), 286 CANAL STREET (Map 32, Lot 36), and 282R CANAL STREET (Map 23, Lot 144) (B2, I, ECOD Zoning Districts) for a Variance per Section 4.1.1 *Dimensional Requirements* of the Salem Zoning Ordinance specifically, for building heights. The petitioner proposes 5 buildings with building heights between 39 feet and 58 feet. In the B2 district 30 feet is allowed and in the I district 45 feet is allowed.

**3. Location:** 46 Bridge Street (R2, BSN Zoning Districts)

**Applicant:** Derek Thomas

**Description:**

The petition of DEREK THOMAS at 46 BRIDGE STREET (Map 36, Lot 192) (R2, BRIDGE STREET NECK (BSN) Zoning Districts) for a Variance per Section 4.1.1 *Dimensional Requirements* of the Salem Zoning Ordinance. The petitioner proposes to convert a single-family residence into a two-family residence. The lot is non-conforming at 3375 sqft/ 5000 sqft required. Also, a Variance from 5.1 Off-Street Parking where one and half (1.5) spaces per unit is required and two (2) are proposed.

**4. Location:** 68 Highland Avenue (R3 Zoning District)

**Applicant:** Dennis Vertiyev

**Description:**

The petition of DENNIS VERTIYEV at 68 HIGHLAND AVENUE (Map 14, Lot 155) (R3 Zoning District) for Variances per Section 4.1.1 *Dimensional Requirements* the Salem Zoning Ordinance to convert a single-family home into a three-family home 2,033 Sqft proposed/3,500 sqft required for lot area per dwelling unit. A variance per Section 5.1.8 *On-Site Parking* 4 spaces parking are proposed where 5 spaces are required. Also, a Variance per Section 5.1.5(6)(b) *Driveway with two-way use* 12 feet wide is required and proposed has varying widths from 7.5 feet, 10.3 feet and 14.2 feet.

**5. Location:** 207 Highland Avenue (B2 Zoning District)

**Applicant:** Rogus Motor Group

**Description:**

The petition of ROGUS MOTOR GROUP, LLC at 207 HIGHLAND AVENUE (Map 13, Lot 2) (B2 Zoning District) for a Special Permits per Section 3.1.4 *Principal and*

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

*Accessory Use Regulations* of the Salem Zoning Ordinance to operate an automobile dealership specializing the sale, service general and body repair of motor vehicles. Also, a Special Permit per Section *5.1.7 Shared Parking* to share the parking with the other tenant at the site.

**6. Location:** 307 Highland Avenue (B2 Zoning District)

**Applicant:** Carfive Realty, LLC

**Description:**

The petition of CARFIVE REALTY, LLC at 307 HIGHLAND AVENUE (Map 8, Lot 138) (B2, ECOD Zoning Districts) for a Special Permits per Section *3.1.4 Principal and Accessory Use Regulations* of the Salem Zoning Ordinance to operate motor vehicle rental business.

**IV. APPROVAL OF MINUTES**

Minutes for 4.24.23

Minutes for 5.17.23

**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.

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.

