



# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970  
TEL: 978-619-5685

KIMBERLEY DRISCOLL  
MAYOR

## **NOTICE OF MEETING**

\*\*\*REVISED\*\*\*

Notice is hereby given that a meeting of the Salem Zoning Board of Appeals' will be held  
on **August 17, 2022, at 6:30 p.m.**

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

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

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/83964128644?pwd=cTNITIFic2pKNWlOZnV3dW9yb1loUT09>
- Or, 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](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:**

1 and 2 Leefort Terrace (R2 Zoning District)

**Applicant:**

BC Leefort Terrace, LLC

**Description:**

A continuance of a public hearing for all persons interested in the petition of BC LEEFORT TERRACE, LLC at 1 LEEFORT TERRACE (Map 41, Lot 249) and at 2 LEEFORT TERRACE (Map 41, Lot 242) (R2 Zoning District), for a Comprehensive Permit pursuant to M.G.L. Chapter 40B, to construct one hundred twenty-four (124) new units, Fifty (50) of those units will be replacing the current units at Leefort Terrace.

**2)**

**Location:**

70 Proctor Street (R1 Zoning District)

**Applicant:**

George Lambos

**Description:**

A continuance of a public hearing for all persons interested in the petition of GEORGE LAMBOS at 70 PROCTOR STREET (Map 15, Lot 386) (R1 Zoning District), for a Special Permit per Section 3.3.5 *Non-conforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to convert a two (2) family dwelling into a three (3) family dwelling by constructing the third (3<sup>rd</sup>) dwelling in the basement.

### III. REGULAR AGENDA

**1)**

**Location:**

9 Cambridge Street (R2 Zoning District)

**Applicant :**

Elisa Hofmeester

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

**Description:**

Will hold a public hearing for all persons interested in the petition of ELISA HOFMEESTER at 9 CAMBRIDGE STREET(Map 25, Lot 564) (R2 Zoning District), for a Special Permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to demolish a two-story (2) addition and construct a new fifteen (15) ft by twenty (20) ft two-story (2) addition at the rear of the dwelling. The proposed side yard set back will be 2.3 feet.

**2)**

**Location:**

25 Warren Street (R2 Zoning District)

**Applicant :**

Megan Nentwich

**Description:**

Will hold a public hearing for all persons interested in the petition of MEGAN NENTWICH at 25 WARREN STREET(Map 25, Lot 270) (R2 Zoning District), for a Special Permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to demolish a one-story porch and add a three (3) story addition to the rear of the property. The additions will be 8' x 13' feet and will be used as bathrooms. The rear yard setback will be reduced from two (2) feet to one (1) foot.

**3)**

**Location:**

13 Willow Avenue (R1 Zoning District)

**Applicant :**

Michael Reiter

**Description:**

Will hold a public hearing for all persons interested in the petition of MICHAEL REITER at 13 WILLOW AVENUE(Map 33, Lot 628) (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 rebuild and replace a two (2) family home. The proposed structure will have additional dormers that were not with the original structure.

**4)**

**Location:**

52 School Street (R2 Zoning District)

**Applicant :**

John and March Hauber

**Description:**

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

Will hold a public hearing for all persons interested in the petition of JOHN AND MARCY HAUBER at 52 SCHOOL STREET (Map 27, Lot 4) (R2 Zoning District), for a Special Permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures and The Dimensional Table* of the Salem Zoning Ordinance to add a two-story unit and two (2) two-car garages to create a two-family building and four (4) garage parking spaces. The proposed lot area per dwelling is 6,378 where 7,500 is

required. The existing and proposed side yard setback is 3.4' where 10' is required. The existing front yard setback is 6.3' where 15' is required.

**5)**

**Location:**

76 Lafayette Street (B5 Zoning District)

**Applicant :**

Adam Shoemaker

**Description:**

Will hold a public hearing for all persons interested in the petition of ADAM SHOEMAKER at 76 LAFAYETTE STREET (Map 34, Lot 417) (B5 Zoning District), for a Special Permit per Section 3.1.2 *Principal Uses* of the Salem Zoning Ordinance to allow a three (3) barrel, which is ninety-three (93) gallons, microbrewery and taproom on the first (1<sup>st</sup>) floor of 76 LAFAYETTE STREET.

**III. APPROVAL OF MINUTES**

June 15, 2022

**IV. OLD/NEW BUSINESS**

**V. 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.

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.