



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on
Wednesday, May 20, 2020 at 6:30 pm via remote participation.*

Mike Duffy, Chair

Important Announcement:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the City of Salem Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the city's website, at www.salem.com. No in-person attendance of members of the public will be permitted, but 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, despite best efforts, we will post on the city's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

For this meeting, members of the public who wish to watch, listen, or provide comment during the meeting may do so in the following manner:

Watching the Public Meeting:

- Go to the website link:
<https://us02web.zoom.us/j/83324292561?pwd=bEYzZFllQXpNemE5UGJZV3UvZit6QT09>
- Go to the website link <https://zoom.us/join> and enter meeting ID # 833-2429-2561 followed by meeting password 953070, if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID # 833-2429-2561 followed by meeting password 953070, if directed. Those only dialing in only 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/zoning-board-appeals
- Watch the meeting live on Salem Access Television Chanel 22.

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 phone 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.

Members of the public can alternatively email their comment before the start of the meeting to bcorrison@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 comment 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 this challenging situation for our community and the world.

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

The following public hearings will be limited to **twenty minutes each**. If, by the end of twenty minutes for a given petition, all public comment is not heard and the Board has not voted on a decision, the Board may either vote to extend the time limit within the meeting or to continue the hearing to the next regularly scheduled meeting on June 17, 2020.

- 1. Location:** 9-11 Dodge Street, 217-219 Washington Street, and 231-251 Washington Street (Map 34, Lots 404, 405, 406) (B5 Zoning District)
Applicant: Dodge Area LLC
Description: **NOTE: The applicant has requested a continuation to the regularly scheduled meeting on June 17, 2020.** A continuation of a public hearing for all persons interested in the petition of DODGE AREA LLC for a variance from Section 4-51 *On-premises signs in nonresidential districts* of the Salem Zoning Ordinance to allow a 2'4" wide by 16" tall blade sign at the Hampton Inn Hotel at 9-11 DODGE STREET, 217-219 WASHINGTON STREET, and 231-251 WASHINGTON STREET (Map 34, Lots 404, 405, 406) (B5 Zoning District).
- 2. Location:** 53-59 Mason Street (Map 26, Lot 90) and 38 Commercial Street (Map 26, Lot 47) (NRCC Zoning District)
Applicant: The Long Game LLC
Description: A continuation of a public hearing for all persons interested in the petition of THE LONG GAME LLC for a variance per Section 4.1.1 *Table of Dimensional Requirements* from minimum lot area per dwelling unit and a variance per Section 8.4.13 *Transitional Overlay District* to allow minor construction within the no-construction buffer zone to construct 92 residential units above the existing commercial space at 53-59 MASON STREET (Map 26, Lot 90) and 38 COMMERCIAL STREET (Map 26, Lot 47) (NRCC Zoning District).
- 3. Location:** 91-91B Orne Street (Map 28, Lot 16) (RI Zoning District)
Applicant: Cabot Farm Trust
Description: A public hearing for all persons interested in the petition of CABOT FARM TRUST for a variance per Section 3.2.4 *Accessory Buildings and Structures* of the Salem Zoning Ordinance from height of accessory structures to allow a twenty-five (25) foot tall freestanding garage at 91-91B ORNE STREET (Map 28, Lot 16) (RI Zoning District).
- 4. Location:** 7 Riverway Road (Map 31, Lot 244) (RC Zoning District)
Applicant: Jared Rollins
Description: A public hearing for all persons interested in the petition of JARED ROLLINS for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming single-family

home by expanding the second story at 7 RIVERWAY ROAD (Map 31, Lot 244) (RC Zoning District).

- 5. Location: 57 Marlborough Road (Map 9, Lot 1) (RC Zoning District)**
Applicant: Osborne Hills Realty Trust
Description: A public hearing for all persons interested in the petition of OSBORNE HILLS REALTY TRUST for variances per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from minimum front, rear, and side yard setbacks and minimum lot width for each lot to be created on the parcel of land at 57 MARLBOROUGH ROAD (Map 9, Lot 1) (RC Zoning District), not exceeding forty-four (44) lots.
- 6. Location: 121 North Street (Map 26, Lot 359) (BI and ECOD Zoning Districts)**
Applicant: Lindsay A. Fair
Description: A public hearing for all persons interested in the petition of LINDSAY A. FAIR for a special permit per sections 3.3.3 *Nonconforming Structures*, 3.3.4 *Variance Required*, and 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to change the use of this commercial building to a single-family home and expand the structure by adding a second story at 121 NORTH STREET (Map 26, Lot 359) (BI and ECOD Zoning Districts).
- 7. Location: 419 Lafayette Street (Map 32, Lot 387) (RI and ECOD Zoning Districts)**
Applicant: Sean Patrick Brennan
Description: A public hearing for all persons interested in the petition of SEAN PATRICK BRENNAN for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to alter and expand a nonconforming single-family home by constructing a third-story dormer and making facade renovations on the rear side of 419 LAFAYETTE STREET (Map 32, Lot 387) (RI and ECOD Zoning Districts).
- 8. Location: 15 Osgood Street (Map 36, Lot 260) (R2 Zoning District)**
Applicant: Brittany Hockman
Description: A public hearing for all persons interested in the petition of BRITTANY HOCKMAN for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming two-family home by constructing a 24' by 14', 2.5-story addition and a 20' by 10' deck at 15 OSGOOD STREET (Map 36, Lot 260) (R2 Zoning District).
- 9. Location: 90 Federal Street (Map 26, Lot 627, Block 801) (R2 Zoning District)**
Applicant: Helen F. Sides
Description: A public hearing for all persons interested in the petition of HELEN F. SIDES for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming two-family home by adding a 4' by 7' balcony within the required side yard setback at 90 FEDERAL STREET (Map 26, Lot 627, Block 801) (R2 Zoning District).

10. Location: 39R Clark Street (Map 7, Lot 34) and 41 Clark Street (Map 7, Lot 36) (RI Zoning District)

Applicant: Diane T. Reddy

Description: A public hearing for all persons interested in the petition of DIANE T. REDDY for variances per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from minimum lot frontage and minimum lot width to construct a two-story, single-family home at 39R CLARK STREET (Map 7, Lot 34) and 41 CLARK STREET (Map 7, Lot 36) (RI Zoning District).

III. APPROVAL OF MINUTES

1. December 18, 2019
2. January 15, 2020
3. February 19, 2020
4. March 18, 2020
5. April 1, 2020
6. April 15, 2020

IV. OLD/NEW BUSINESS

None

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.