



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, June 19, 2019 at 6:30 pm at City Hall Annex,  
First Floor Conference Room, 98 Washington Street, Salem, MA.***

Mike Duffy, Chair

## MEETING AGENDA

### I. ROLL CALL

### II. REGULAR AGENDA

- 1. Location:** 29 Cushing Street (Map 17, Lot 121) (R1 Zoning District)  
**Applicant:** Susan & John Fraczek  
**Description:** A continuation of a public hearing for all persons interested in the petition of SUSAN & JOHN FRACZEK for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to build an unattached 13' by 24' garage, nonconforming to setbacks, next to the single-family home (a nonconforming structure) at 29 CUSHING STREET (Map 17, Lot 121) (R1 Zoning District).
- 2. Location:** 38 Cabot Street (Map 33, Lot 173) (R2 Zoning District)  
**Applicant:** Raynaldo Dominguez  
**Description:** A public hearing for all persons interested in the petition of RAYNALDO DOMINGUEZ for a special permit per Section 3.3.5 *Nonconforming One- and Two-Family Residential Structures* and a variance from Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance for maximum lot coverage to extend a nonconforming two-family home by building a kitchen addition at the rear of the building at 38 CABOT STREET (Map 33, Lot 173) (R2 Zoning District).
- 3. Location:** 462 Highland Avenue (Map 3, Lot 2) (B2 & ECOD Zoning Districts)  
**Applicant:** John R. Keilty representing I.N.S.A., Inc.  
**Description:** Request for a six (6) month extension of Special Condition #3 in the December 3, 2018 Board Decision granting a special permit per Section 6.10.4 to operate a licensed retail marijuana establishment at 462 Highland Avenue. Special Condition #3 required that the applicant be issued a state license within six (6) months of the issuance of this special permit. This special condition stated that "A six (6) month extension can be granted by the Board of Appeals if good cause is shown."
- 4. Location:** 4 Smith Street (Map 36, Lot 13) (R2 Zoning District)  
**Applicant:** Ricardo Garcia

- Description:** A public hearing for all persons interested in the petition of RICARDO GARCIA 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 two dormers to the rear of the building and expanding the front dormer at 4 SMITH STREET (Map 36, Lot 13) (R2 Zoning District).
5. **Location:** 20 Southwick Street (Map 27, Lot 446) (R2 Zoning District)  
**Applicant:** Christopher LeBlanc  
**Description:** A public hearing for all persons interested in the petition of CHRISTOPHER LEBLANC 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 adding a second story to the existing structure at 20 SOUTHWICK STREET (Map 27, Lot 446) (R2 Zoning District).
6. **Location:** 22 Bertuccio Avenue (Map 24, Lot 110) (R1 Zoning District)  
**Applicant:** Clifford Goodman  
**Description:** A public hearing for all persons interested in the petition of CLIFFORD GOODMAN for a special permit per Section 3.2.8 *Accessory Living Areas* of the Salem Zoning Ordinance to construct an accessory living area within the existing footprint of the single-family house at 22 BERTUCCIO AVENUE (Map 24, Lot 110) (R1 Zoning District).
7. **Location:** 253 Loring Avenue (Map 31, Lot 142) (R1 & ECOD Zoning Districts)  
**Applicant:** Felipe Sena  
**Description:** A public hearing for all persons interested in the petition of FELIPE SENA 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 building a roof over a portion of the existing deck at 253 LORING AVENUE (Map 31, Lot 142) (R1 & ECOD Zoning Districts).
8. **Location:** 89-91 Canal Street (Map 33, Lot 163) (B4 & ECOD Zoning Districts)  
**Applicant:** 68 Rowley Rd. LLC  
**Description:** A public hearing for all persons interested in the petition of 68 ROWLEY RD. LLC for a special permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to change from one nonconforming use (light manufacturing) to another nonconforming use (multifamily residential) and a special permit per Section 3.3.3 *Nonconforming Structures* to alter a nonconforming structure at 89-91 CANAL STREET (Map 33, Lot 163) (B4 & ECOD Zoning Districts).
9. **Location:** 2A Buffum Street Extension (Map 26, Lot 71) (I Zoning District)  
**Applicant:** 2-A Buffum Street LLC  
**Description:** A public hearing for all persons interested in the petition of 2-A BUFFUM STREET LLC for a special permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to change from one nonconforming use (single-family residential) to another nonconforming use (two-family residential) and a special permit per Section 3.3.3 *Nonconforming Structures* to alter a nonconforming structure at 2A BUFFUM STREET EXTENSION (Map 26, Lot 71) (I Zoning District).

- 10. Location:** 8 Osborne Street (Map 27, Lot 315) (B1 Zoning District)  
**Applicant:** Evergreen Realty Trust  
**Description:** A public hearing for all persons interested in the petition of EVERGREEN REALTY TRUST 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* to expand a nonconforming residential structure, the two-family house at 8 OSBORNE STREET (Map 27, Lot 315) (B1 Zoning District).
- 11. Location:** 79 Columbus Avenue (Map 44, Lot 57) (R1 Zoning District)  
**Applicant:** Eric Cormier  
**Description:** A public hearing for all persons interested in the petition of ERIC CORMIER for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* to reconstruct and expand a nonconforming single-family home to a greater height (three stories) at 79 COLUMBUS AVENUE (Map 44, Lot 57) (R1 Zoning District).

### III. APPROVAL OF MINUTES

1. February 20, 2019
2. March 20, 2019
3. April 17, 2019

### IV. OLD/NEW BUSINESS

1. 2019 ZBA Application Package
2. Fee Discussion

### V. ADJOURNMENT