



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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

NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on
Wednesday, July 21, 2021 at 6:30 pm via remote participation
in accordance with Chapter 20 of the Acts of 2021.*

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/81847236202?pwd=L0VOWWJJKytzSkVTT2wIN2FzUzdjUT09>
- Or, go to the website link <https://zoom.us/join> and enter meeting ID # 818 4723 6202 followed by meeting password 664727, if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID # 818 4723 6202 followed by meeting password 664727, 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
- 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 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.

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.

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 these challenging circumstances.



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MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- 1. Location:** 73 Lafayette Street (Map 34, Lot 430) (B5 and ECOD Zoning Districts)
Applicant: North Shore Community Development Coalition, Inc.
Description: Note: The applicant has requested to continue to the regularly scheduled meeting on September 22, 2021. A continuation of a public hearing for all persons interested in the petition of NORTH SHORE COMMUNITY DEVELOPMENT COALITION, INC. for a special permit per Section 3.1.2 *Special Permit: Zoning Board of Appeals* of the Salem Zoning Ordinance to operate a Medical Clinic at 73 LAFAYETTE STREET.
- 2. Location:** 4 Technology Way (Map 7, Lot 87) (BPD Zoning District)
Applicant: Prime Tree LLC
Description: A continuation of a public hearing for all persons interested in the petition of Prime Tree LLC for a special permit per Sections 6.10.4, 6.10.9 *Requirements Specific to Cultivation Facilities*, and 6.10.10 *Requirements Specific to Manufacturing Facilities* of the Salem Zoning Ordinance to operate a licensed marijuana cultivation and manufacturing facility at 4 TECHNOLOGY WAY.
- 3. Location:** 19 Woodside Street (Map 17, Lot 191) (R2 Zoning District)
Applicant: Walker Simons
Description: A public hearing for all persons interested in the petition of WALKER SIMONS 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 expanding an existing first-floor porch in the required front yard setback at 19 WOODSIDE STREET.
- 4. Location:** 462 Highland Avenue (Map 3, Lot 2) (B2 and ECOD Zoning Districts)
Applicant: I.N.S.A. Inc.
Description: A public hearing for all persons interested in the petition of I.N.S.A., INC. for a special permit per Section 3.1.2 *Special Permit: Zoning Board of Appeals* of the Salem Zoning Ordinance to expand an existing licensed retail marijuana establishment at 462 HIGHLAND AVENUE.

- 5. Location: 0 Story Street (Map 23, Lot 12) (RC Zoning District)**
Applicant: Castle Hill Realty Group, LLC
Description: A public hearing for all persons interested in the petition of CASTLE HILL REALTY GROUP, LLC to appeal a decision of the Building Inspector per M.G.L ch.40A sections 8 and 15 to construct two foundations for two single-family dwellings at 0 STORY STREET.
- 6. Location: 0 Story Street (Map 23, Lot 12) (RC Zoning District)**
Applicant: Castle Hill Realty Group, LLC
Description: A public hearing for all persons interested in the petition of CASTLE HILL REALTY GROUP, LLC for variances from provisions of Section 4.1.1 *Table of Dimensional Requirements* for minimum lot area, minimum lot area per dwelling unit, minimum lot frontage, minimum lot width, minimum depth of front yard, minimum width of side yard, and minimum depth of rear yard to construct a single-family dwelling at 0 STORY STREET.
- 7. Location: 23 River Street (Map 26, Lot 644) (R2 Zoning District)**
Applicant: John H. Carr Jr.
Description: A public hearing for all persons interested in the petition of JOHN H. CARR, JR. to appeal a decision of the Building Inspector per M.G.L ch.40A sections 8 and 15. The petitioner is appealing the Building Inspector's decision that 23 RIVER STREET is a lawfully existing non-conforming lot containing a lawfully existing non-confirming structure.

III. OLD/NEW BUSINESS

1. Member update

IV. APPROVAL OF MINUTES

1. May 19, 2021
2. June 16, 2021

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.