



KIMBERLEY DRISCOLL  
MAYOR

# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970  
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## MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold a special meeting on Wednesday, July 18, 2018 at 6:30 p.m. at City Hall Annex, Large Conference Rm, 98 Washington St., Salem, MA*

Peter A. Copelas, Vice- Chair

## MEETING AGENDA

### I. ROLL CALL

### II. APPROVAL OF MINUTES

- March 28, 2018
- May 9, 2018

- May 16, 2018
- June 20, 2018

2018 JUL 10 AM 10:00  
CITY CLERK  
SALEM, MASS

### III. REGULAR AGENDA

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|-----------|---|
| Project   | A continuation of a public hearing for all persons interested in the petition of requesting a special permit per Sec. 3.3.5 Non-conforming Single and Two-Family Structures, to allow the petitioner to construct a full third floor on the existing non-conforming structure.  |
| Applicant | <b>FRANKLIN and ANGELA QUINTIN</b>  |
| Location  | <b>4 RICE STREET (Map 36 Lot 208)(R-2 Zoning District)</b>  |
|           |   |
| Project   | A public hearing for all persons interested in the petition requesting a special permit per Sec. 3.3.3 Non-conforming Structures, to allow the petitioner to restore and expand an existing barn.   |
| Applicant | <b>CHRISTOPHER NORKUN</b>   |
| Location  | <b>53 SUMMER STREET (Map 25, Lot 605)(R-2 Zoning District)</b>  |
|           |   |
| Project   | A public hearing for all persons interested in the petition requesting a special permit per Sec. 3.3.2 <i>Non-conforming Use</i> and Sec. 3.3.3 <i>Non-conforming Structure</i> to allow the petitioner to expand the existing retail bake shop and construct a second floor addition for storage and employee space. |
| Applicant | <b>ROBERT LIANI, JR. TRUSTEE of 96 BRIDGE STREET REALTY TRUST</b>   |
| Location  | <b>96 BRIDGE STREET (Map 36, Lot 117) (R-2 Zoning District)</b>   |
|           |   |
| Project   | A public hearing for all persons interested in the petition requesting a special permit per Sec 3.3.3 Non-Conforming Structures to allow the petitioner to expand the existing two-family home by constructing a second floor and farmers porch.  |
| Applicant | <b>ERIC EASLEY</b>  |
| Location  | <b>63 LAWRENCE STREET (Map 23 Lot 119)(R-2 Zoning District)</b>   |

- Project** A public hearing for all persons interested in the petition of requesting a special permit per Sec. 3.3.2 Non-Conforming Uses and Sec. 3.3.3 Non-Conforming Structures, to allow the petitioner to convert an existing mixed use structure of four (4) existing residential units and first floor offices to six (6) residential units by converting the first floor office to two (2) residential units.
- Applicant** **RYAN MACIONE, MANAGER, for BACIGALUP LLC**
- Location** **27 NORTH STREET (Map 26 Lot 496)(R-2 Zoning District)**
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- Project** A public hearing for all persons interested in the petition requesting to amend the variance for required on- site parking and the variance for minimum lot area per dwelling unit, per *Sec. 8.4.9 and Sec. 4.1.1* of the Salem Zoning Ordinance of the November 2, 2016 Decisions of the Board of Appeals, which permitted the construction of 50 residential units and small commercial space at 70-92 ½ BOSTON STREET (former Flynnntan site). This requested amendment is to allow the petitioner to incorporate the adjacent parcel into the project for the construction of one building consisting of five (5) additional townhouse style units.
- Applicant** **139 GROVE STREET REALTY TRUST and 910 SARATOGA STREET REALTY TRUST**
- Location** **11 GOODHUE STREET(Map 15, Lot 298)(NRCC, Entrance Corridor Overlay District)**
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- Project** A continuation of a public hearing for all persons interested a petition seeking a special permit per Sec. 3.3.2 Nonconforming Uses, to allow an extension of a non-conforming use in order to discontinue the first floor commercial unit and allow two additional dwelling units. The petitioner is also seeking Variances from the provisions of Sec. 5.1.5 and Sec. 5.1.6 Off-Street Parking to allow six (6) nonconforming 8' x 16' parking spaces, and for those six (6) nonconforming parking spaces to be within two (2) feet from the lot line.
- Applicant** **71 BRIDGE STREET LLC**
- Location** **67-71 BRIDGE STREET(Map 36 Lots 339, 340)(B-4 Zoning District)**
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- Project** A continuation of a public hearing for all persons interested in a petition seeking a Special Permit per Sec.3.3.2 Nonconforming Uses to allow a change from a non-conforming service station to a twelve (12) unit multi-family dwelling above a first floor retail use. The petitioner is requesting the following dimensional variances per Sec. 4.1.1 Table Of Dimensional Requirements of the Salem Zoning Ordinance: to exceed lot area per dwelling unit, maximum lot coverage, front yard, side yard, and rear yard setbacks, building height and building number of stories. The petitioner is also requesting dimensional variances from the provisions of Sec. 5.1.5 Parking Design, to vary the design and size of parking spaces, a variance to vary the size and location of the new curb cut proposed, and a variance per Sec. 5.1.8 Table of Required Parking Spaces.
- Applicant** **GREGORY INVESTMENT GROUP, LLC**
- Location** **84 CONGRESS STREET (Map 34 Lot 218)(R-3 Zoning District)**

Project A continuation of a public hearing for all persons interested in the petition of seeking a Special Permit per Sec. 6.10.4 and Sec. 6.10.9 *Requirements Specific to Cultivation Facilities* of the Salem Zoning Ordinance, to operate a licensed retail marijuana establishment and marijuana cultivation facility.

Applicant **WITCH CITY GARDENS**

Location **38 JEFFERSON AVENUE (Map 25 Lot 388)(B-4 and ECOD Zoning Districts)**

Project A continuation of a public hearing for all persons interested in the petition seeking a Special Permit per Sec. 6.10.4, of the Salem Zoning Ordinance, to operate a licensed retail marijuana establishment

Applicant **TERPENE JOURNEY, LLC**

Location **376 HIGHLAND AVE (Map 3 Lot 63)(B-2 and ECOD)**

Project A continuation of a public hearing for all persons interested in the petition seeking a Special Permit per Sec. 6.10.4, of the Salem Zoning Ordinance, to operate a licensed retail marijuana establishment

Applicant **MEDERI, INC.**

Location **250 HIGHLAND AVE (Map 8 Lot 118)(B-2 and ECOD)**

#### IV. OLD/NEW BUSINESS

**Appointment of New Board Chair-** Board to nominate and vote to approve new chair

**Zoning Board of Appeal Application-** Review and approval of revised application forms and petitioner requirements

#### V. ADJOURNMENT

This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on **JUL 10 2018**  
at **10:08AM** in accordance with MGL Chap. 30A,  
Sections 18-25.