



KIMBERLEY DRISCOLL  
MAYOR

# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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

## **SECOND REVISED NOTICE OF MEETING\***

**\*Revised to note that testimony will not be taken in this meeting for items on the Regular Agenda. Public hearings will be continued as described on page 3 below.**

\*Previous revision was to reflect that dialing in by phone is not available for this meeting.

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on  
**Wednesday, September 16, 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](http://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/81287189820?pwd=VFRxZzhLNDY0YU43dDVneC90Rm9mdz09>
- Go to the website link <https://zoom.us/join> and enter meeting ID # 812-8718-9820 followed by meeting password 040457, if directed to do so on screen.
- **\*Please note:** Zoom, the remote meeting platform used by the City of Salem for public meetings, has temporarily disabled telephone options for attending webinars, the format used by the City for most meetings, in order to conduct an update to the platform. The company anticipates re-enabling them shortly. In the meantime, attendees can connect to the audio of a live webinar meeting using Zoom's desktop client, web client, or mobile app. Recordings of public meetings held via Zoom are also available for those unable to attend a meeting live.
- 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.

- 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](mailto: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.

## SECOND REVISED MEETING AGENDA\*

**\*The Board of Appeals will not hear any testimony on Regular Agenda items in this meeting.** Applicants will be able to request to continue their public hearing to either a special meeting or to the regularly scheduled meeting of the Board of Appeals on Wednesday, October 21, 2020 at 6:30 pm. The date and time of the special meeting will be announced during the September 16 meeting. The special meeting and the October 21 meeting will be held virtually, via the Zoom platform, with access information to be posted to the Board of Appeals page on the Salem.com website at <https://www.salem.com/zoning-board-appeals>.

\*Previously noted: The applicant for 24 Loring Avenue has requested to continue to October meeting.

### I. ROLL CALL

### II. REGULAR AGENDA

- 1. Location:** 78 Bay View Avenue (Map 44, Lot 136) (R1 Zoning District)  
**Applicant:** Stephan O’Sullivan and Patrick O’Sullivan (Property Owner: Philip Kelly)  
**Description:** A continuation of a public hearing for all persons interested in the petition of STEPHAN O’SULLIVAN AND PATRICK O’SULLIVAN and property owner PHILIP KELLY for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance from maximum height of buildings (stories) and minimum width of side yard to alter and expand a nonconforming single-family home by extending the first floor and porch; renovating the rear facade and adding second and third story balconies; and adding a third-story rear dormer at 78 BAY VIEW AVENUE (Map 44, Lot 136) (R1 Zoning District).
- 2. Location:** 24 Loring Avenue (Map 32, Lot 85) (R2 and ECOD Zoning Districts)  
**Applicant:** Susanna Harutunian  
**Description:** Note: The applicant has requested to continue to the regularly scheduled meeting on October 21, 2020. A continuation of a public hearing for all persons interested in the petition of SUSANNA HARUTUNIAN for a special permit per Section 3.2.2 *Home Occupations* to allow a clothing alterations business in the existing freestanding garage or alternatively within the primary dwelling, the single-family home at 24 LORING AVENUE (Map 32, Lot 85) (R2 and ECOD Zoning Districts).
- 3. Location:** 5 Orchard Street (Map 27, Lot 432) (R2 Zoning District)  
**Applicant:** Samantha Stone  
**Description:** A public hearing for all persons interested in the petition of SAMANTHA STONE for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance from maximum height of buildings (stories), maximum lot coverage, minimum depth of front yard, and minimum width of side yard to alter and expand a nonconforming single-family home by adding a 26’ by 25’, 3-story rear addition as well as a covered porch at 5 ORCHARD STREET (Map 27, Lot 432) (R2 Zoning District).

- 4. Location: 2 Dundee Street (Map 10, Lot 50) (R1 Zoning District)**  
**Applicant: Frank Lanzillo**  
**Description:** A public hearing for all persons interested in the petition of FRANK LANZILLO for a variance per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from minimum lot area to construct a 2.5-story, single-family home on the vacant lot at 2 DUNDEE STREET (Map 10, Lot 50) (R1 Zoning District).
- 5. Location: 23 Andrew Street (Map 35, Lot 558) (R2 Zoning District)**  
**Applicant: Barbara Flaherty**  
**Description:** A public hearing for all persons interested in the petition of BARBARA FLAHERTY for a variance per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from maximum height of buildings (stories) and a special permit per Section 3.3.3 *Nonconforming Structures* to expand a nonconforming three-family home by adding a three-level deck with roof and exterior staircase at 23 ANDREW STREET (Map 35, Lot 558) (R2 Zoning District).
- 6. Location: 25 Cushing Street (Map 17, Lot 119) (R1 Zoning District)**  
**Applicant: Suzanne Biscaia**  
**Description:** A public hearing for all persons interested in the petition of SUZANNE BISCAIA for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to modify and expand a nonconforming single-family home by adding a second story (bringing height to 2.5 stories), removing the existing side deck, and building a rear deck at 25 CUSHING STREET (Map 17, Lot 119) (R1 Zoning District).
- 7. Location: 146 Federal Street (Map 26, Lot 552) (R2 Zoning District)**  
**Applicant: Robert Ouellette and Michaeline LaRoche**  
**Description:** A public hearing for all persons interested in the petition of ROBERT OUELLETTE AND MICHAELINE LAROCHE for variances per Sections 3.2.4 *Accessory Buildings and Structures* and 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from height and front and side setback requirements for accessory structures and from maximum lot coverage to reconstruct a carriage house on existing stone foundation on the lot of the condominium at 146 FEDERAL STREET (Map 26, Lot 552) (R2 Zoning District).

### III. APPROVAL OF MINUTES

1. June 17, 2020
2. July 15, 2020
3. August 19, 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.