



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 special meeting on
Wednesday, October 21, 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/87014666786?pwd=bV40bEc3RlhwMWFoVm9aVlplYlVwdz09>
- Go to the website link <https://zoom.us/join> and enter **meeting ID # 870-1466-6786** followed by meeting **password 203873**, if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter **meeting ID # 870-1466-6786** followed by meeting **password 203873**, 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.
- Project materials are available for download at [this link \(https://tinyurl.com/SalemZBA\)](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.

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

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

- 1. Location:** 25 Cushing Street (Map 17, Lot 119) (R1 Zoning District)
Applicant: Suzanne Biscaia
Description: A continuation of 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).
- 2. Location:** 2 Dundee Street (Map 10, Lot 50) (R1 Zoning District)
Applicant: Frank Lanzillo
Description: A continuation of 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 and minimum lot area per dwelling unit to construct a 2.5-story, single-family home on the vacant lot at 2 DUNDEE STREET (Map 10, Lot 50) (R1 Zoning District).
- 3. Location:** 24 Loring Avenue (Map 32, Lot 85) (R2 and ECOD Zoning Districts)
Applicant: Susanna Harutunian
Description: 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).
- 4. Location:** 321 Jefferson Avenue (Map 23, Lot 174) (I Zoning District)
Applicant: 321 Jefferson Property LLC
Description: A public hearing for all persons interested in the petition of 321 JEFFERSON PROPERTY LLC for variances per Sections 3.3.4 *Variance Required* and 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from minimum width of side yard and a special permit per Section 3.3.2 *Nonconforming Uses* to change from one nonconforming use to another nonconforming use in order to change an existing nonconforming three-family dwelling to a nonconforming six-family dwelling and construct a three-story addition within the required side yard setback at 321 JEFFERSON AVENUE (Map 23, Lot 174) (I Zoning District).
- 5. Location:** 53 Canal Street (Map 34, Lot 87) (B4 and ECOD Zoning Districts)
Applicant: Kreshnik Rami
Description: A public hearing for all persons interested in the petition of KRESHNIK RAMI for a variance per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from minimum depth of rear yard to build a 20' by 40' storage garage

within the required rear yard setback at 53 CANAL STREET (Map 34, Lot 87) (B4 and ECOD Zoning Districts).

6. Location: 7 Hayes Road (Map 22, Lot 172) (RI Zoning District)

Applicant: Timothy Daigle

Description: A public hearing for all persons interested in the petition of TIMOTHY DAIGLE for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance from minimum width of side yard to expand a nonconforming single-family home by adding a second-story rear shed dormer within the required side yard setback to the single-family home at 7 HAYES ROAD (Map 22, Lot 172) (RI Zoning District).

III. APPROVAL OF MINUTES

1. August 19, 2020
2. September 16, 2020

IV. OLD/NEW BUSINESS

1. Location: 16, 18 & 20R Franklin Street (Map 26, Lots 402, 401 & 400) (NRCC and RC Zoning Districts)

Applicant: Juniper Point Investment Co LLC

Description: Request for a six (6) month extension to exercise rights granted by the December 3, 2018 Board Decision that approved variances from minimum required lot area per dwelling unit and maximum number of stories and special permit to change from one nonconforming use to another nonconforming use to construct 42 residential units within five buildings at 16, 18 & 20R Franklin Street (Map 26, Lots 402, 401 & 400) (NRCC and RC Zoning Districts). The timeline to exercise rights granted by the Decision was previously extended to June 3, 2020 and to December 3, 2020 by the Board of Appeals.

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.