



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

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MEETING NOTICE

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

Rebecca Curran, Chair

MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

- February 28, 2018
- March 28, 2018

III. REGULAR AGENDA

2018 APR -9 PM 1:46
CITY CLERK
SALEM, MASS

Project A continuation of a petition requesting a Variance per Sec. 3.2.4 *Accessory Buildings and Structures* to allow the petitioner to exceed the maximum floor area of an accessory structure.

Applicant **THEODORE and BARBARA WARREN**

Location **5 HARDY STREET (Map 41 Lot 26)(R-2 Zoning District)**

Project A continuation of a petition seeking a Special Permit per Sec. 6.10.4 of the Salem Zoning Ordinance, to operate a licensed retail marijuana establishment.

Applicant **NS ALTERNATIVES**

Location **207 HIGHLAND AVE (Map 13 Lot 2)(B-2 Zoning District)**

Project A public hearing for all persons interested in the petition of seeking a Special Permit per sec. 3.3.2 *Nonconforming Uses*, to change mixed-use office space to multi-use contractor spaces for storage, fabrication and office purposes. The petitioner is also requesting a special permit and variance from the provisions of Sec. 3.3.4 of the Salem Zoning Ordinance to allow an extension of a non-conforming structure and allow the petitioner to exceed the maximum lot coverage requirement.

Applicant **1 JEFFERSON AVE. LLC**

Location **1 JEFFERSON AVE (Map 25 Lot 649)(Industrial Zoning District)**

- Project** A public hearing for all persons interested in the petition of seeking a Special Permit to operate a licensed retail marijuana establishment in a portion of an existing shopping plaza.
- Applicant** SANCTUARY MEDICINALS, INC.
- Location** 400 HIGHLAND AVENUE (Map 3 Lot 5) (BPD).
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- Project** A public hearing for all persons interested in the petition of seeking a special permit per sec. 3.3.2 Nonconforming Uses to change the existing non-conforming function hall into a multi-family residential use. The petitioner is also requesting variances from the provisions of sec.3.3.4 and sec. 4.1.1 Table of Dimensional Requirements, of the Salem Zoning Ordinance, for lot area per dwelling unit, number of stories, height, front yard and side yard setbacks to allow a two-story addition to the existing one-story rear structure.
- Applicant** SPIRE INVESTMENTS, LLC
- Location** 94 WASHINGTON SQUARE EAST (Map 35 Lot 536) (R-2 Zoning District)
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- Project** 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)

IV. OLD/NEW BUSINESS

- Salem Zoning Board of Appeal Application – Review and Approve Application Edits
- Salem Zoning Board Fee Schedule- Update

V. ADJOURNMENT

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **APR 09 2018**
at **1:46 PM** in accordance with MGL Chap. 30A,
Sections 18-25.