



KIMBERLEY DRISCOLL  
MAYOR

# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970  
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2018 JUN 20 AM 9:28

CITY CLERK  
SALEM, MASS

## MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold a special meeting on Wednesday, June 20, 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

- March 28, 2018
- May 9, 2018
- May 16, 2018

### III. REGULAR AGENDA

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| Project   | 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 of requesting a special permit per Sec. 3.3.5 Non-Conforming Single and Two-Family Structures, to allow the petitioner to construct a 40' x 8' two-story porch on the front of the structure.    |
| Applicant | <b>DONALD and KYLIE REYNOLDS</b>   |
| Location  | <b>22 LORING AVE. (Map 32 Lot 86)(R-2 Zoning District)</b>   |
|           |  |
| Project   | A continuation of a public hearing for all persons interested in the petition of seeking a special permit per Sec. 3.2.8 Accessory Living Areas, to allow the petitioner to construct a 670 sq. ft. accessory living area.                                   |
| Applicant | <b>JAMES M. MARSHALL</b>   |
| Location  | <b>33 PICKMAN ROAD (Map 22 Lot 16)(R-1 Zoning District)</b>  |

- Project A continuation of a public hearing for all persons interested in the petition requesting a Special Permit per 3.5.5 Non-conforming Single and Two-Family Structures and a Special Permit per Sec. 3.2.8, to allow the petitioner to expand the existing non-conforming structure to create a 612 sq. ft. accessory living area
- Applicant **BREANNAH FORTEY**
- Location **42 MEMORIAL DRIVE (Map 42 Lot 34)(R-1 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) (B-2 and ECOD 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 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)**
- Project A continuation of a public hearing for a petitioner seeking a special permit per Sec. 3.3.3 Non-Conforming Structures, of the Salem Zoning Ordinance, to allow the petitioner to alter and expand the existing structure.
- Applicant **NORTH VENTURES, INC**
- Location **12 MALL STREET (Map 35 Lot 103)(R-2 Zoning District)**

#### IV. OLD/NEW BUSINESS

**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 June 11 2018  
at 9:28 AM in accordance with MGL Chap. 30A,  
Sections 18-25.