



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

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REVISED MEETING NOTICE

You are hereby notified that the Salem Zoning Board of Appeals will hold its regularly scheduled meeting on Wednesday, **February 15, 2017** at 6:30 p.m. at City Hall Annex, RM 313, 120 Washington St., Salem, MA

Rebecca Curran, Chair

MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

- December 21, 2016

III. REGULAR AGENDA

Project A public hearing for a petition seeking a Special Permit per 3.3.3 Nonconforming Structures of the Salem Zoning Ordinance to reconstruct, extend, or structurally change the existing historic carriage house at the property.

Applicant **THOMAS PELLETIER**

Location **138 NORTH STREET (Map 27 Lot 272)(R2 Zoning District)**

Project A public hearing for a petition, seeking a Special Permit per 3.3.5 Nonconforming Single and Two-Family Residential Structures of the Salem Zoning Ordinance to reconstruct, extend, or structurally change the existing structure to add a 10' x 9' dormer.

Applicant **GAIL WHITNEY**

Location **4 MOUNT VERNON STREET (Map 25, Lot 255)(R2 Zoning District)**

Project A public hearing for a petition seeking a Special Permit per 3.3.5 Nonconforming Single and Two-Family Residential Structures of the Salem Zoning Ordinance to reconstruct, extend, or structurally change the existing structure and a Variance per Sec. 5.1.8 Table of Required Parking Spaces to allow parking within five (5') feet of the street line.

Applicant **LEE DEARBORN**

Location **32 BUFFUM STREET (Map 25, Lot 255)(R2 Zoning District)**

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **FEB 15 2017**
at **12:14 PM** in accordance with MGL Chap. 30A,
Sections 18-25.

RECEIVED
CITY CLERK
SALEM, MASS.
FEB 15 2017

THE APPLICANT FOR 99 MARGIN STREET HAS REQUESTED TO WITHDRAW

Project A public hearing for a petition of, seeking a Special Permit per *Sec. 3.1.2 Table of Principal and Accessory Use Regulations* of the Salem Zoning Ordinance, to allow the applicant to operate a metal storage, recycling, and transportation facility categorized as a junkyard.

Applicant **EXCEL RECYCLING/SALEM, LLC**

Location **99 MARGIN STREET (Map 24 Lot 120)(I Zoning District)**

Project A public hearing for all persons interested in the petition of seeking a modification of the Board of Appeal Decision dated April 4, 2014 to modify Special Condition #8 to allow for operation on Sunday between the hours of 9am-7pm.

Applicant **ALTERNATIVE THERAPIES GROUP, INC.,**

Location **50 GROVE STREET (Map 16 Lot 238)(BPD/ECOD)**

Project A public hearing for a petition seeking a Special Permit under *Sec. 3.3.2 Nonconforming Uses* and *3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to extend a non-conforming residential use and structure; The petitioner is also requesting Variances per *Sec. 4.1.1 Table of Dimensional Requirements* for relief from minimum lot area per dwelling unit; *Sec. 8.4.8 Mechanical Equipment and Refuse Storage* to allow mechanical equipment within front yard or within twenty five (25) feet of the side yard lot line; *8.4.13 Transitional Overlay District* of the NRCC to allow less than the required fifty foot (50') buffer, to exceed the maximum building height (feet and stories), and to exceed the maximum fence height adjacent to non-residential uses.

Applicant **JUNIPER POINT 9 SOUTH MASON STREET LLC**

Location **9 SOUTH MASON STREET, 3A BUFFUM STREET EXTENSION, and 23 MASON STREET also including 23 ½ and 23R MASON STREET (Map 26 Lots 73, 74, 79) (NRCC and I Zoning Districts)**

Project A public hearing for a petition seeking a Special Permit under *Sec. 3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance, to change a non-conforming use from a landscape and painting business office and storage to a glass manufacturer office, warehouse, and product photography studio.

Applicant **DEREK ARNOLD d/b/a WITCH DR**

Location **64-70 WARD STREET (Map 34 Lot 346 347)(R3 Zoning District)**

Project A public hearing for a petition seeking a Special Permit per Sec. 3.3.2.1 Nonconforming Uses and Sec. 3.3.3.1 Nonconforming Structures to accommodate a new Emergency Department and Inpatient Beds.

Applicant **NORTHSHORE MEDICAL CENTER INC.**

Location **81 Highland Avenue (Map 24, Lot 1); 108 Jefferson Avenue (Map 24, Lot 88); Old Road (Map 24, Lot 19); 1 Dove Avenue (Map 24, Lots 216 and 218); 79 Highland Avenue (Map 14, Lot 129); 55 Highland Avenue (Map 24, Lot 220); and 57 Highland Avenue (Map 24, Lot 2) (R-1 Zoning District)**

THE APPLICANT HAS REQUESTED A CONTINUATION TO THE NEXT REGULARLY SCHEDULED MEETING ON MARCH 16, 2017

Project A petition seeking a Special Permit under *Sec. 3.3.5 Nonconforming Single and Two-Family Residential Structures* and *Sec. 4.1.2 Notes to the Table of Dimensional Requirements* of the Salem Zoning Ordinance, to construct 14' wide and 16.6' deep roof deck.

Applicant **PETER LUTTS**

Location **24 WINTER STREET (Map 35 Lot 83)(R2 Zoning District)**

IV. OLD/NEW BUSINESS

V. ADJOURNMENT