



KIMBERLEY DRISCOLL  
MAYOR

# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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TEL: 978-619-5685

## **REVISED NOTICE OF MEETING**

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on  
**Wednesday, April 21, 2021 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:

### **Attending the Virtual Public Meeting:**

- Go to the website link:  
<https://us02web.zoom.us/j/89167675341?pwd=Yy9yZzR6MFp0c3Q0WmtMaUluQy9uUT09>
- Or, go to the website link <https://zoom.us/join> and enter meeting ID # 891 6767 5341 followed by meeting password 302952, if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID # 891 6767 5341 followed by meeting password 302952, if directed. Those calling in 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/ZBA](http://Salem.com/ZBA)
- Watch the meeting live on Salem Access Television Chanel 22.
- Project materials are available for download at this link (<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.

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.

**Providing Public Comment Before the Meeting:**

Members of the public can alternatively email their comment before the start of the meeting to [zoningboardcomments@salem.com](mailto:zoningboardcomments@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 these challenging circumstances.

## MEETING AGENDA

### I. ROLL CALL

### II. REGULAR AGENDA

- 1. Location:** 73 Lafayette Street (Map 34, Lot 430) (B5 and ECOD Zoning Districts)  
**Applicant:** NOTH SHORE COMMUNITY DEVELOPMENT COALITION, INC.  
**Description:** Note: The applicant has requested to continue to the regularly scheduled meeting on June 16, 2021. A continuation of a public hearing for all persons interested in the petition of NOTH SHORE COMMUNITY DEVELOPMENT COALITION, INC. for a special permit per Section 3.1.2 *Special Permit: Zoning Board of Appeals* of the Salem Zoning Ordinance to operate a Medical Clinic at 73 LAFAYETTE STREET.
- 2. Location:** 1 Florence Street (Map 34, Lot 273) (R3 Zoning District)  
**Applicant:** ANTHONY J. PICARIELLO, JR.  
**Description:** A continuation of a public hearing for all persons interested in the petition of ANTHONY J. PICARIELLO, JR. for a special permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to allow the operation of a firearms retail business at 1 FLORENCE STREET.
- 3. Location:** 9 Franklin Street (Map 26, Lot 375) (B1 and R2 Zoning Districts)  
**Applicant:** DAVID CUTLER  
**Description:** A continuation of a public hearing for all persons interested in the petition of DAVID CUTLER for a special permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to change from one nonconforming use (industrial) to another (multifamily dwelling), and a variance per Section 4.1.1 *Table of Dimensional Requirements* from minimum lot frontage and width, minimum depth of rear yard, minimum distance between buildings on a lot, minimum width of side yard, and minimum lot area per dwelling unit at 9 FRANKLIN STREET.
- 4. Location:** 11 Orchard Street (Map 27, Lot 434) (R2 Zoning District)  
**Applicant:** ERJOLA CANI  
**Description:** A public hearing for all persons interested in the petition of ERJOLA CANI for a special permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to change from one nonconforming use (three-family dwelling) to another (four-family dwelling), and a variance per Section 4.1.1 *Table of Dimensional Requirements* from minimum lot area per dwelling unit to add a third dwelling unit to an existing two-family structure at 11 ORCHARD STREET.
- 5. Location:** 21 Crescent Drive (Map 15, Lot 563) (R1 Zoning District)  
**Applicant:** JANET M. FELLOWS  
**Description:** A public hearing for all persons interested in the petition of JANET M FELLOWS for variances per Section 4.1.1 *Table of Dimensional Requirements* of the Salem Zoning Ordinance from minimum lot area, minimum lot area per dwelling

unit, and minimum lot frontage to decrease the lot area by 296(+/-) sq ft at 21 CRESCENT DRIVE.

**6. Location: 4-6 Green Ledge Street  
(Map 8, Lot 140 and 157) (I and B2 Zoning Districts)**

**Applicant: RONY ZACARIAS**

**Description:** A public hearing for all persons interested in the petition of RONY ZACARIAS for a special permit per Section 3.1.2 *Special Permit: Zoning Board of Appeals* of the Salem Zoning Ordinance to operate a contractor's yard and landscape business at 4-6 GREEN LEDGE STREET.

**7. Location: 106 Boston Street (Map 16, Lot 149) (B2 and ECOD Zoning Districts)**

**Applicant: YOLENY YNOA**

**Description:** A public hearing for all persons interested in the petition of YOLENY YNOA for a special permit per Section 3.3.3 *Nonconforming Structures* of the Salem Zoning Ordinance to expand a nonconforming mixed-use structure by adding a shed roof dormer at 106 BOSTON STREET.

### III. APPROVAL OF MINUTES

1. February 17, 2021
2. March 17, 2021

### IV. OLD/NEW BUSINESS

### 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.