



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, May 19, 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/81847236202?pwd=L0VOWWJJKytzSkVTT2wIN2FzUzdjUT09>
- Or, go to the website link <https://zoom.us/join> and enter meeting ID # 818 4723 6202 followed by meeting password 664727, if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID # 818 4723 6202 followed by meeting password 664727, 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.

## **REVISED MEETING AGENDA**

### **I. ROLL CALL**

### **II. OLD/NEW BUSINESS**

- 1. Location:** 16, 18, and 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 of the December 3, 2018 special permit and variances issued by the Board of Appeals to Juniper Point Investment Co LLC. The permits allow the applicant to change from one nonconforming use (junkyard and auto service) to another nonconforming use (multifamily residential) and construct 42 residential units within 5 buildings at 16, 18, and 20R Franklin Street. This extension request would extend the permits from June 3, 2021 to December 3, 2021.

### **III. REGULAR AGENDA**

- 1. Location:** 53-59 Mason Street and 38 Commercial Street (Map 26, Lot 47) (NRCC Zoning District)  
**Applicant:** THE LONG GAME LLC  
**Description:** **NOTE: The applicant has submitted a request to Withdraw Without Prejudice.** A public hearing for all persons interested in the petition of THE LONG GAME LLC for a special permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to expand an existing nonconforming warehouse and transportation use by allowing the premises to be used for a trucking business at 53-59 MASON STREET and 38 COMMERCIAL STREET.
- 2. Location:** 21 Willow Avenue (Map 33, Lot 621) (R1 Zoning District)  
**Applicant:** JJC GENERAL CONTRACTING INC.  
**Description:** A public hearing for all persons interested in the petition of JJC GENERAL CONTRACTING INC. for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning ordinance to expand a nonconforming two-family structure by adding two exterior stairways and a second-floor rear deck at 21 WILLOW AVENUE.
- 3. Location:** 10 Bradford Street (Map 17, Lot 40) (R2 Zoning District)  
**Applicant:** MARLENE WARNER  
**Description:** A public hearing for all persons interested in the petition of MARLENE WARNER for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming two-family structure by constructing a one-story addition and a deck in the required rear-yard setback at 10 BRADFORD STREET.

- 4. Location: 21 Chestnut Street (Map 25, Lot 444) (RI Zoning District)**  
**Applicant: PHILIP GILLESPIE**  
**Description:** A public hearing for all persons interested in the petition of PHILIP GILLESPIE for a special permit per section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to expand a nonconforming single-family structure by constructing an 18' by 51' one-story addition in the required side-yard setback at 21 CHESTNUT STREET.
- 5. Location: 136 Boston Street (Map 16, Lot 186) (B2 and ECOD Zoning Districts)**  
**Applicant: DEBORA BONINI**  
**Description:** A public hearing for all persons interested in the petition of DEBORA BONINI for a special permit per Section 3.1.2 *Special Permit: Zoning Board of Appeals* of the Salem Zoning Ordinance to operate a beauty salon at 136 BOSTON STREET.
- 6. Location: 56 Jefferson Avenue (Map 24, Lot 91) (RI Zoning District)**  
**Applicant: JODIE FENTON**  
**Description:** A public hearing for all persons interested in the petition of JODIE FENTON for a special permit per section 3.3.3 *Nonconforming Structures* of the Salem Zoning Ordinance to demolish a nonconforming three-story three-family home and detached garage, and reconstruct a nonconforming three-story three-family home at 56 JEFFERSON AVENUE.

#### IV. APPROVAL OF MINUTES

- I. April 21, 2021

#### 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.