



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970
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, June 16, 2021 at 6:30 pm via remote participation.*

Mike Duffy, Chair

Important Announcement:

Notice is hereby given that a meeting of the Salem Zoning Board of Appeals will be held on Wednesday, June 16, at 6:30 p.m. via remote participation in accordance with Chapter 20 of the Acts of 2021.

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 on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

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
- 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.

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.



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REVISED MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- 1. Location:** 73 Lafayette Street (Map 34, Lot 430) (B5 and ECOD Zoning Districts)
Applicant: North Shore Community Development Coalition, Inc.
Description: Note: The applicant has requested to continue to the regularly scheduled meeting on July 21, 2021. A continuation of a public hearing for all persons interested in the petition of NORTH 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:** 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.
- 3. Location:** 21 Willow Avenue (Map 33, Lot 621) (RI 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.
- 4. Location:** 44 Butler Street (Map 16, Lot 117) (R2 Zoning District)
Applicant: Elton Cela & Erxhina Tafa
Description: A public hearing for all persons interested in the petition of ELTON CELA and ERXHINA Tafa for a special permit per Section 3.3.5 *Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance from minimum lot area per dwelling unit, minimum width of side yard, and minimum depth of front yard to alter and expand a nonconforming single-family home by relocating the building entrance; expanding the existing first-floor deck; adding a second-floor

deck over the existing first-floor deck; adding an asphalt driveway to the rear of the structure; and changing the use from single-family to two-family residential dwelling at 44 BUTLER STREET.

5. Location: 9 Franklin Street (Map 26, Lot 375) (B1 and R2 Zoning Districts)

Applicant: David Cutler

Description: A public hearing for all persons interested in the petition of DAVID CUTLER for a variance per Section 4.1.1 *Table of Dimensional Requirements* from maximum height of buildings (stories) to construct new three-story multifamily residential structures at 9 FRANKLIN STREET.

6. Location: 4 Technology Way (Map 7, Lot 87) (BPD Zoning District)

Applicant: Prime Tree LLC

Description: A public hearing for all persons interested in the petition of Prime Tree LLC for a special permit per Sections 6.10.4, 6.10.9 *Requirements Specific to Cultivation Facilities*, and 6.10.10 *Requirements Specific to Manufacturing Facilities* of the Salem Zoning Ordinance to operate a licensed marijuana cultivation and manufacturing facility at 4 TECHNOLOGY WAY.

III. OLD/NEW BUSINESS

IV. APPROVAL OF MINUTES

1. April 21, 2021
2. May 19, 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.