

MEETING NOTICE AND AGENDA

CITY OF SALEM JOINT PUBLIC HEARING OF THE CITY COUNCIL AND PLANNING BOARD March 30, 2021 AT 6:30 P.M.

The Salem City Council will hold a Joint Public Meeting with the Planning Board on Tuesday, March 30, 2021 at 6:30 P.M. for the purpose of discussing two (2) Zoning Ordinance Amendments relative to ADUs via remote participation in accordance with Chapter 40A, Section 5, of the Massachusetts General Laws and Governor Baker's Emergency Order dated March 12, 2020.

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 Continuation of the Joint Public Hearing of the Salem City Council and the Planning Board 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 the right and/or requirement to attend this meeting can be found on the city's website, at www.salem.com. For this meeting, members of the public who wish to watch, listen, or provide comment during the meeting may do so in the following manners listed below. 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 of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

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:

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. If wishing to make comment, please use the raise my hand feature.

- Enter this link below into your web browser to join the meeting:

<https://us02web.zoom.us/j/88595321789?pwd=ZkRrYnhEek9NZ0ozdHVqT1lNY1pUUT09>

Password: 612181

- By Telephone: Participants can dial a toll-free phone number at 888-475-4499 or 877-853-5257 (Toll Free) to join the meeting. When prompted, enter Webinar ID#: 885 9532 1789 and follow the instructions to join the meeting. Those dialing in may press *9 to raise your hand to speak.

SATV will still be airing this meeting live on Channel 22.

Very truly yours,

ATTEST:

ILENE SIMONS
CITY CLERK

“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 at (978-619-5630) as soon as possible and no less than 2 business days before the meeting, program, or event.”

“Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A ss. 18-25, and City Ordinance Sections 2-2028 through 2-2033.”

**CITY OF SALEM
MARCH 30, 2021
JOINT PUBLIC HEARING OF THE
CITY COUNCIL AND THE PLANNING BOARD**

The City Council will hold a joint public hearing with the Planning Board via remote participation, in accordance with State law and Governor Backers Emergency Order, on Tuesday, March 30, 2021 at 6:30 P.M. The purpose of the public hearing is to provide interested parties with an opportunity to comment on two proposed Zoning Ordinance Amendments summarized below. Pursuant to M.G.L. c. 40A § 5, these ordinances require a simple majority of the City Council in favor to be adopted.

1. A. Amending Section 3.1 Table of Principal and Accessory Use Regulations by deleting the accessory use “Accessory Living Area” in its entirety and replacing it with “Affordable Accessory Dwelling Unit constructed within or attached to a Principal Dwelling” in the RC, R1, R2, R3 and NRCC zoning districts allowed by right and adding Affordable Accessory Dwelling Unit within an Existing Detached Accessory Building in the RC, R1, R2, R3 and NRCC zoning districts allowed by right.

B. Amending Section 10 Definitions by deleting the definition of “Accessory Living Area” in its entirety and inserting the definition of “Affordable Accessory Dwelling Unit” in its place.

C. Amending Section 3.2.4 Accessory Buildings and Structures to include dimensional regulations for detached affordable accessory dwelling units.

D. Amending Section 3.2.8 Accessory Living Areas by deleting the existing text in its entirety and replacing it with a new ordinance. The existing text requires accessory units to be used solely by a family member or caregiver and requires a special permit. The purpose of the proposed new ordinance is to add to the supply of rental housing to meet the needs of smaller households, to encourage efficient use of the city’s housing supply while preserving the character of city neighborhoods, to allow the owner of an existing or proposed principal dwelling to construct one additional dwelling unit that is incidental and subordinate to the principal dwelling, and to increase the supply and diversity of housing options in response to demographic changes such as smaller households and older households. The ordinance allows for an affordable accessory dwelling unit within the a principal dwelling or within an existing detached accessory structure by right provided certain requirements are met, requires the property owner to reside on site, and removes the tenant restrictions of only a family member or caregiver. It prohibits an accessory dwelling unit from being created within a new detached structure.
2. Amending Sections 3.1, 10, and 3.2.4 and 3.2.8 as set forth above, except this proposed amendment also allows for an affordable accessory dwelling unit by special permit within a new detached structure in the RC, R1, R2, R3 and NRCC zoning districts.

The complete text of the two (2) proposed amendments to the Zoning Ordinance are on file and available for inspection by calling or emailing the City Clerk’s Office, 93 Washington Street, Salem, MA at 978-619-5610 or isimons@salem.com or the Department of Planning & Community Development, 2nd floor, City Hall Annex, 98 Washington Street, Salem, MA. 978-619-5685 or mwells@salem.com.

ATTEST:

ILENE SIMONS
CITY CLERK

BILL GRISET
PLANNING BOARD CHAIRMAN