



# CITY OF SALEM PLANNING BOARD

## NOTICE OF MEETING \*REVISED\*

Notice is hereby given that a meeting of the Salem Planning Board will be held on  
Thursday, October 12, 2023, at 6:30 p.m.  
via remote participation  
in accordance with Chapter 2 of the Acts of 2023.

Bill Griset, Chair

### Important Announcement:

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:

### Watching the Public Meeting:

- Go to the website link:  
<https://us02web.zoom.us/j/87460376527?pwd=R3ZHWW9wM3k3QXRtSTAzWWdPWVF6dz09> or
- Go to the website link [www.zoom.us/join](http://www.zoom.us/join) and enter **meeting ID # 874 6037 6527**, followed by **meeting password 999036**, if directed to do so on screen, or
- Dial toll-free phone number 877-853-5257. When prompted enter **meeting ID # 874 6037 6527**, followed by **meeting password 999036** if directed. Those dialing in only will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at [this link \(https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4luDqWrUC8UoCYBv2pwr4dBfkRaaUILXegnog?e=AKzvGG\)](https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4luDqWrUC8UoCYBv2pwr4dBfkRaaUILXegnog?e=AKzvGG) or
- Watch the meeting live on Salem Access Television Channel 22.

### **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: [planningboardcomments@salem.com](mailto:planningboardcomments@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.

## MEETING AGENDA

### I. Regular Agenda

#### A. Location: 67 Derby Street (Map 41, 0339)

**Applicant:** Joseph Correnti f/b/o Crowley Wind Services

**Description:** A continuance of a public hearing for all persons interested in the application of Joseph Correnti, Esq., f/b/o Crowley Wind Services, Inc., for the property located at 67 Derby Street, Salem, MA (Map 41, Lot 339) in the I Zoning District for Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance section 9.5 Site Plan Review and section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to create an offshore wind (OSW) marshalling terminal where turbine components will be partially assembled and deployed to OSW farms. Freighters, barges and other marine vessels will be used to deliver the components to the marshalling terminal and to transfer the partially-assembled turbines to OSW project locations for full assembly and installation. To support these efforts, renovations and improvements are proposed for the upland, shoreline, and watershed areas of the project site. This project is Phase 2 of the existing Planned Unit Development of this site.

Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, 7.3 Planned Unit Development Special Permit, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit.

#### B. Location: 275 Lafayette Street (Map 33, 0438)

**Applicant:** Scott Grover f/b/o MD Property Development Corp.

**Description:** A continuance of a public hearing for all persons interested in the application of Scott Grover, Esq., f/b/o MD Property Development Corp. located at 275 Lafayette Street (Map 33, Lot 0438) in the R1, R3, and ECOD Zoning Districts for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review.

The applicant specifically proposes to renovate an existing building to create five (5) residential units. In addition, construct a new three (3) story, five (5) unit residential building. Site development will include paved parking areas, landscaping, stormwater management systems, and utility installations.

**C. Location: 40 Bridge Street (Map 36, 0210)**

**Applicant:** Scott Grover f/b/o 40 Bridge Realty, LLC.

**Description:** A continuance of a public hearing for all persons interested in the application of Scott Grover, Esq., f/b/o 40 Bridge Realty, LLC. located at 40 Bridge Street (Map 36, Lot 0210) in the B2 zoning district and in the Entrance Corridor Overlay for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit.

The applicant specifically proposes renovations and a building addition to a hotel building at the Clipper Ship Inn. In addition, work includes concrete and paver walkways, parking and drainage improvements, a gravel sitting area, and landscaping.

**A. 301 Essex Street (Map 26, 0458)**

**Applicant:** Scott Grover Esq. f/b/o Jerry's, LLC.

**Description:** A public hearing for all persons interested in the application of Scott Grover, Esq., f/b/o Jerry's, LLC, for the property located at 301 Essex Street, Salem, MA (Map 26, Lot 458) in the B5 (Central Development) Zoning District for Site Plan Review of the Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes a 3.5-story addition to the existing building to create 18 residential units. The proposed site plan includes a driveway apron on Summer Street and 12 on-site parking spaces and 10 off-site parking spaces. The existing commercial space will remain on the first floor fronting Essex Street.

**B. 16, 18, 20R Franklin Street (Map 26, 0400, 0401, and 0402)**

**Applicant:** Joseph Correnti Esp. f/b/o Juniper Point Investment Co, LLC.

**Description:** A public hearing for all persons interested in the application of Joseph C. Correnti, Esq., f/b/o Juniper Point Investment Co, LLC, located at 16, 18, and 20R Franklin Street (Map 26, Lots 0400, 0401 and 0402) in the North River Canal Corridor (NRCC) and Flood Hazard Overlay District (FHOD) for an amendment to the Flood Hazard Overlay District, Section 8.1 of the Salem Zoning Ordinance, North River Canal Corridor Neighborhood Mixed Use District, Section 8.4 of the Salem Zoning Ordinance, and Site Plan Review, Section 9.5 of the Salem Zoning Ordinance. Specifically, the applicant proposes to amend the decision dated May 18, 2020, to allow for revisions to the approved plans. The amendment proposes changes to the building aesthetic, including revisions to the roof line, window layout, and addition of raised planters at the front elevations, as well as changes in the color scheme and orientation of the siding materials. No changes are proposed to the location or footprints of the buildings, number of units,

parking spaces or any of the approved site improvements including landscaping, lighting, and utilities.

**II. OLD/NEW BUSINESS**

\*\*\*Vote to reappoint Carole Hamilton as the Planning Board representative to the Community Preservation Committee for a term of three years.

**III. APPROVAL OF MINUTES**

DRAFT Minutes from 9.21.23

**IV. 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.