



CITY OF SALEM PLANNING BOARD

NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
**Thursday, January 9, 2020 at 7:00 pm at City Hall Annex,
First Floor Public Meeting Room,
98 Washington St., Salem, MA***

Ben J. Anderson, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location:** 45 Traders Way and 40 First Street (Map 08, Lot 159; Map 13, Lot 0011)
Applicant: Trader's Way Residential Holdings, LLC
Description: A continuation of a public hearing for all persons interested in the application of TRADER'S WAY RESIDENTIAL HOLDINGS, LLC for the properties located at 45 Traders Way and 40 First Street (Map 08, Lot 159; Map 13, Lot 0011) for an amendment to a Planned Unit Development Special Permit and Site Plan Review decision in accordance with Salem Zoning Ordinance section 7.3 Planned Unit Development and section 9.5 Site Plan Review. Specifically, the applicant proposes to amend the PUD and SPR decision dated September 18, 2018. Proposed are revisions to walkways, storm drainage systems, and other site grading and retention alterations due to site conditions and building entryway alignments. The applicant also proposes revisions and clarification to the building architecture, footprints, and landscaping. The applicant does not propose further disturbance of wetland areas nor building footprint shifts more than a few feet.
- B. Location:** 51 Canal Street (Map 34, Lot 86)
Applicant: Salem Car Wash, LLC
Description: A continuation of a public hearing for all persons interested in the application of SALEM CAR WASH, LLC for the property located at 51 Canal Street (Map 34, Lot 86) for a Site Plan Review and a Flood Hazard Overlay District Special Permit in accordance with the Salem

Zoning Ordinance Section 9.5, Section 8.2, and Section 8.1. Specifically, the applicant proposes to demolish the existing facility and to build a 3,900 square foot car wash building, customer parking for access to vacuum cleaners, employee parking, ADA access, and approximately 6,000 square feet of landscape area.

- C. Location:** 129 Lafayette Street, 20 Harbor Street, 135 Lafayette Street (Map 34, Lot 307)
Applicant: Harbor Point Properties LLC
Description: A continuation of a public hearing for all persons interested in the application of HARBOR POINT PROPERTIES LLC for the property located at 129 Lafayette Street, 20 Harbor Street, 135 Lafayette Street (Map 34, Lot 307) for an amendment to a Planned Unit Development Special Permit and Site Plan Review decision in accordance with the Salem Zoning Ordinance section 7.3 Planned Unit Development and section 9.5 Site Plan Review. Specifically, the applicant proposes to amend an existing Special Permit decision dated September 17, 2010 and later amended by amended decision dated July 31, 2019. The Decision, as amended, allows a mixed-use development consisting of 85 dwelling units and commercial space at the former St. Joseph's church site. The applicant proposes three (3) additional dwelling units in the former school building, increasing the number of units in that building from 21 to 24, for a new total of 88 dwelling units on site. The applicant also proposes exterior changes to the building, including additional windows matching the existing style. There are no changes to the parking plan and all units will have at least one parking space as required by zoning.

III. OLD/NEW BUSINESS

- A. Location:** 57 Marlborough Road/Osborne Hills
Applicant: Osborne Hills Realty Trust
Description: Planning Board review and vote on the Osborne Hills Realty Trust's Triparty Agreement and the request to release the lots for Phase 5.
- B. Location:** 57 Marlborough Road/Osborne Hills
Applicant: Osborne Hills Realty Trust
Description: Form B/Preliminary Subdivision Application for proposed access modifications to Phases 6-10 of the Osborne Hills/Strongwater Crossing subdivision.
- C. Location:** 94 Washington Square East (Map 35, Lot 536)
Applicant: The Breakaway at Salem Common, LLC
Description: Review proposed paint or screening of a proposed HVAC unit partially visible from Andrew Street. On May 30, 2019 the Planning Board issued an amended Site Plan Review decision for 94 Washington Square East.

A condition of this amended decision states that prior to installation of rooftop HVAC and ventilation units, the Planning Board will determine at a regularly scheduled meeting whether screening will be required.

- D.** Receive and File Chapter 91 License Application Notification of the project located at Willow Beach at the end of Willow Street, Salem, MA 01970.
- E.** Review and vote on the 2019 Planning Board Meeting Schedule.

IV. APPROVAL OF MINUTES

- A.** Regular Planning Board meeting minutes for November 7, 2019.
- B.** Special Joint Planning Board and City Council meeting minutes for November 14, 2019.
- C.** Regular Planning Board meeting minutes for November 21, 2019.

V. ADJOURNMENT