



CITY OF SALEM PLANNING BOARD

2018 JAN 16 AM 10:06

NOTICE OF MEETING

CITY CLERK
SALEM, MASS

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, January 18, 2018 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA*

Ben J. Anderson, Chair

REVISED* MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location:** 16, 18 and 20R Franklin Street (Map 26, Lots 400, 401 and 402)
Applicant: JUNIPER POINT INVESTMENT CO LLC
Description: Revision: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, FEBRUARY 1, 2018 of a public hearing for all persons interested in the application for a Site Plan Review, Flood Hazard Overlay District Special Permit, and Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 8.1 Flood Hazard Overlay District; Section 8.4 North River Canal Corridor Neighborhood Mixed Use District; and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes to replace the existing junk yard with a residential development consisting of forty-three (43) units in five (5) buildings with parking under each building, in addition to an independent garage and some surface parking resulting in 69 parking spaces. The project also includes landscaping throughout, and public access along the riverfront with walking paths.
- B. Location:** 65 Washington Street Salem, MA (Map 35, Lot 600)
Applicant: 65 WASHINGTON STREET, LLC
Description: A continuation of a public hearing for all persons interested in the application of 65 Washington Street, LLC for the property located at 65 Washington Street Salem, MA (Map 35, Lot 600) for a Planned Unit Development Special Permit, and a Site Plan Review in accordance with the Salem Zoning Ordinance sections 7.3 Planned Unit Development and 9.5 Site Plan Review. Specifically, the applicant proposes to raze the former Salem District Court building, and construct on the existing foundation a new mixed-use building consisting of sixty-one (61) residential units, two levels of enclosed parking, and commercial/restaurant space on the ground

This notice posted on "Official Bulletin Board" City Hall, Salem, Mass. on January 14, 2018 at 10:04 AM in accordance with MGL Chap. 30A, Sections 18-25.

floor. General infrastructure updates to drainage, sewer and landscaping are also proposed.

C. Location: 60 & 64 Grove Street and 1, 3, and 5 Harmony Grove Road (Map 16, Lots 237, 236, 377, 239 and 378)

Applicant: LAR PROPERTIES, LLC

Description: A continuation of a public hearing for all persons interested in the application of Properties, LLC for an amendment to the previously approved Site Plan Review, Planned Unit Development Special Permit and Flood Hazard District Special Permit for the property located at 60 & 64 Grove Street and 1, 3, and 5 Harmony Grove Road (Map 16, Lots 237, 236, 377, 239 and 378). Specifically, the applicant proposes to demolish the two and three-story office buildings at 60 Grove Street rather than restore them, and to construct a two-story community building approximately 1,620 sq. ft. in size with associated walkways, a patio, a reconstructed parking lot, and new landscaping.

D. Location: 132-134 Canal Street, 142 R. Canal Street, and 144 Canal Street (Map 33, Lots 5, 6, and 8)

Applicant: CANAL STREET WAREHOUSE LLC, CANAL STREET REALTY DEVELOPMENT LLC and CANAL FURNITURE LLC

Description: A public hearing for all persons interested in the application of Canal Street Warehouse LLC, Canal Street Realty Development LLC, and Canal Furniture LLC for the properties located at 132-134 Canal Street, 142 R. Canal Street, and 144 Canal Street (Map 33, Lots 5, 6, and 8) in accordance with the following sections of the Salem Zoning Ordinance: Section 7.3 for a Planned Unit Development, Section 9.5 for a Site Plan Review, Section 8.1 for a Flood Hazard Overlay District Special Permit, and Section 6.7 for a Drive-Through Special Permit, and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes the redevelopment the site by razing the buildings at 132-134 and 144 Canal Street and constructing three (3) new buildings with associated driveways, parking spaces, landscaping, utilities, and drainage systems for stormwater runoff. Construction of a new three-story, mixed-use building with approximately 7,000 square feet of retail on the first floor and 20 residential units on the upper floors is proposed at the north side of the site. Construction of a three-story building with 30 residential units and parking below; and a 2,500 square foot retail building with a drive-through is proposed at the south side of the site. The existing buildings located at 138-142 Canal Street will remain with some site improvements.

III. OLD/NEW BUSINESS

A. Deliberate and vote on recommendation of the amendment to the Salem Zoning Ordinance Section 1. Sub-section 3.1 Principle Uses of Section 3.0 Use Regulations by deleting: "Use of land for the primary purpose of agriculture, horticulture, floriculture, or

viticulture on a parcel of more than five acres in area.” And replacing it with: “Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than two acres in area.”

B. Location: 9 South Mason Street, 3A Buffum Street Extension; and 23 Mason Street (also including 23 ½ Mason Street and 23R Mason Street) (Map 26, Lots 73, 74, 79)

Applicant: JUNIPER POINT 9 SOUTH MASON STREET LLC

Description: An insignificant change request to the previously approved Site Plan Review, and Special Permits under the North River Canal Corridor Neighborhood Mixed Use District and Flood Hazard Overlay District specifically to allow a modification to footprint, and the east and west elevation of the existing two-story concrete building to accommodate the relocation of internal stairs to the exterior of the building.

IV. APPROVAL OF MINUTES

A. Regular Planning Board Meeting held on December 21, 2017

V. ADJOURNMENT