



# CITY OF SALEM PLANNING BOARD

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## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Joint Public Hearing on **Thursday, January 21, 2016 at 7:00pm at City Hall Annex, Room 313,**  
120 Washington St., Salem, MA*

*Ben Anderson, Chair*

### MEETING AGENDA

#### I. ROLL CALL

#### II. REGULAR AGENDA

- A. **Location:** 401 BRIDGE STREET (Map 25, Lot 74) and 44 Boston Street (Map 15, Lot 305)

**Applicant:** HIGH ROCK BRIDGE STREET, LLC

**Description:** A continuance of a public hearing for amendments to the approved 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. The applicant requests the following Special Permit associated with the North River Canal Corridor Neighborhood Mixed Use District (NRCC) Sections 8.4.5 and 8.4.13 North River Canal Corridor Neighborhood Mixed Use District). Specifically, the applicant requests a Special Permit per Sec. Sec 4.0 of the NRCC to allow a multi-story arrangement of a multi-family residential use. The applicant requests amendments to the following approved Special Permits of the NRCC: A Special Permit per Sec. 8.4.12 Retail Use of the NRCC to allow ground level retail use to be amended from the original decision to exceed the 3,000 gross square feet for one retailer. A Special Permit per Sec. 6.0 to be amended from the original decision to allow an eating and drinking place on the premises to reflect the new plan. The applicant proposes to construct two separate buildings including the Community Life Center, a two-story building, and a five-story mixed-use residential/retail on the corner of Boston and Bridge Street with an associated revised parking and landscape layout.

- B. Location:** 14 and 16 ALMEDA STREET (Map 14 Lot 116 and Map 14 Lot 117)  
**Applicant:** TOWN AND COUNTRY HOMES, INC.  
**Description:** A continuance of a public hearing for a Definitive Subdivision Plan to construct a roadway to serve two existing undeveloped lots.
- C. Location:** CLARK AVENUE (Map 6, Lots 7, 8, and 9)  
**Applicant:** NSD REALTY TRUST  
**Description:** A continuance of a public hearing for a Definitive Subdivision Plan in accordance with the Salem Subdivision Regulations and a Cluster Residential Development Special Permit per Sec. 7.2 Cluster Residential Development of the Salem Zoning Ordinance to allow the construction of a roadway to serve twenty-six (26) residential lots, and a Stormwater Permit in accordance with the Salem Code of Ordinances Sec. 37.
- D. Location:** 7 HOWARD STREET (Map 35, Lot 180)  
**Applicant:** HOWARD STREET NOMINEE TRUST  
**Description:** A public hearing for a Site Plan Review in accordance with Salem Zoning Ordinance Section 9.5 to allow the conversion of a convent into six (6) residential dwelling units with six (6) parking spaces on the adjacent property by an easement.

### III. APPROVAL OF MINUTES

- A. January 7, 2016

### IV. OLD/NEW BUSINESS

- A. Location:** 43 BRIDGE STREET (Map 36, LOT 238)  
**Applicant:** SKOMURSKI DEVELOPMENT, LLC  
**Description:** Planning Board review of architectural plans for the duplex located on Lot 5, in accordance with condition no. 15 of the Decision dated June 24, 2015.
- B. Planning Board Processes**  
Discussion on Planning Board processes including: 1) Submittal of meeting materials; 2) Continuances; and 3) Sequencing of permitting through various boards.

### V. ADJOURNMENT

*Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.*