



CITY OF SALEM PLANNING BOARD

2018 JAN 31 AM 10:15

CITY CLERK
SALEM, MASS

NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, February 1, 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: 18 Thorndike Street

Applicant: PASQUANNA DEVELOPERS, INC.

Description: Request from the applicant to be released from the covenant and the \$50,000 cash bond.

B. 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 15, 2018 of a continuation 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.

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on January 31, 2018
at 10:15 AM in accordance with MGL Chap. 30A,
Sections 18-25.

C. 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 continuation of 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.

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

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.”

IV. APPROVAL OF MINUTES

A. Regular Planning Board Meeting held on January 18, 2018

V. ADJOURNMENT