



# 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 Public Hearing on  
Thursday, February 4, 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:** REQUEST FOR A CONTINUANCE of a public hearing until February 18, 2016 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: 7 HOWARD STREET (Map 35, Lot 180)**  
**Applicant: HOWARD STREET NOMINEE TRUST**  
**Description:** A continuance of 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.
- 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: 11 HERBERT STREET (Map 35, Lot 320)**  
**Applicant: BLUE WATERS VERO, LLC**  
**Description:** The Planning Board will discuss and vote to consider consent to allow the Zoning Board of Appeals to hold a public hearing for all parties interested in the reapplication of BLUE WATERS VERO, LLC, seeking Special Permits from Sec. 3.3.3 Nonconforming Structures and 3.3.5 Nonconforming Single and Two-Family Residential Structures and a Variance per Sec. 5.1 Off-Street Parking Requirements of the Salem Zoning Ordinance to allow the conversion of a single-family dwelling unit to a two-family dwelling unit and associated parking at the property of 11 HERBERT STREET (Map 35 Lot 320)(R2 Zoning District). In particular, the Planning Board will consider whether the reapplication for the Variance request has been a specific and material change in the conditions upon with the previous unfavorable action was based.

### III. APPROVAL OF MINUTES

- A. January 21, 2016

### IV. OLD/NEW BUSINESS

- A. Location: 50 ST. PETER STREET (Map 35, Lot 179)**  
**Applicant: OLD SALEM JAIL VENTURES**  
**Description:** An insignificant change request to the previously approved Site Plan Review and Planned Unit Development, specifically to allow one additional unit in Phase II, increasing the number of units from 13 to 14 units. The additional unit results from a third floor 3-bedroom unit being divided into a 2-bedroom unit and a 1-bedroom unit. The total units would increase from 39 to 40, with the total onsite parking remaining at 36 spaces. Offsite parking will increase from 7 to 8 spaces. There will be no exterior changes

to the building and the total bedroom count in the project remains the same.

- B.** Deliberate and vote on recommendation for the rezoning of the parcels at 297 Bridge Street, a portion of Beckford Way, and 311 Bridge Street from R2 Residential Two-Family to B-4 Wholesale & Automotive Zoning District.

## **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.*