



CITY OF SALEM PLANNING BOARD

2016 FEB 17 P 12: 59

NOTICE OF MEETING FILE # CITY CLERK, SALEM, MASS.

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, February 18, 2016 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA*

Ben Anderson, Chair

REVISED* 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:** REVISED* The applicant has requested a continuance of the public hearing to the regularly scheduled Planning Board meeting on March 3, 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.

**This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on FEB 17 2016
at 12:59 PM in accordance with MGL Chap. 30A,
Sections 18-25.**

- B. 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.
- C. Location:** 14 and 16 ALMEDA STREET (Map 14 Lot 116 and Map 14 Lot 117)
Applicant: TOWN AND COUNTRY HOMES, INC.
Description: REVISED* The applicant has requested a continuance of the public hearing to the regularly scheduled Planning Board meeting on March 17, 2016 for a Definitive Subdivision Plan to construct a roadway to serve two existing undeveloped lots.
- D. Location:** 186-190 MARLBOROUGH ROAD (Map 10 Lot 32)
Applicant: HENRIE REALTY TRUST
Description: A public hearing for a Waiver from Frontage Requirements of the Subdivision Control Law to allow less than the required 100 feet of frontage.
- E. Location:** 186-190 MARLBOROUGH ROAD (Map 10 Lot 32)
Applicant: HENRIE REALTY TRUST
Description: Board discussion and vote on an application for endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR), proposing to divide one (1) lot with three existing buildings into three lots.

III. APPROVAL OF MINUTES

- A. January 21, 2016
- B. February 4, 2016

IV. OLD/NEW BUSINESS

- A. Discussion of Planning Board Policies and Procedure as they relate to Public Presentations
- B. Tactile Dome Paver Material

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.