



CITY OF SALEM PLANNING BOARD

***REVISED* NOTICE OF MEETING**

Notice is hereby given that a meeting of the Salem Planning Board will be held on
Thursday, March 2, 2023, at 6:30 p.m.

****via remote participation****

in accordance with Chapter 107 of the Act of 2022.

Bill Griset, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

Watching the Public Meeting:

- Go to the website link:
<https://us02web.zoom.us/j/87460376527?pwd=R3ZHW9wM3k3QXRTSTAzWWdPWVF6dz09>
or
- Go to the website link www.zoom.us/join and enter **meeting ID # 874 6037 6527**, followed by **meeting password 999036**, if directed to do so on screen, or
- Dial toll-free phone number 877-853-5257. When prompted enter **meeting ID # 874 6037 6527**, followed by **meeting password 999036** if directed. Those dialing in only will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at [this link](https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4lulDiqWrUC8UoCYBv2pwr4dBfkRaaUILXEgnog?e=AKzvGG)
(<https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4lulDiqWrUC8UoCYBv2pwr4dBfkRaaUILXEgnog?e=AKzvGG>) or
- Watch the meeting live on Salem Access Television Channel 22.

Providing Public Comment During the Meeting:

Members of the public attending this meeting virtually will be allowed to make comments during the portion of the hearing designated for each agenda item. Members of the public will

be asked to use the virtual “Raise Hand” function in Zoom to indicate that they would like to provide comment.

- Dial *9 on your phone’s dial pad to raise your hand if you are using the toll-free phone number.
- Click the “raise hand” button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname or the last 3 digits of their telephone number and will then unmute them. The moderator will then request that the attendee unmute their device to provide their full name, address, and comment for the record.

The moderator will go down the list of attendees in the order presented by the Zoom application. The attendee list is ordered so that phone numbers are first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone. Anyone that speaks about an issue unrelated to the agenda items will be immediately muted.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to: planningboardcomments@salem.com

Familiarizing Yourself with Zoom

We encourage members of the public to install and familiarize themselves with Zoom in advance of the meeting

If you plan on providing public comment and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

The zoom meeting will open 15 minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location: 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102)**

Applicant: Joseph Correnti f/b/o Canal Street Station, LLC

Request to Continue to March 16, 2023

Description: A continuance of a public hearing for all persons interested in the application of Joseph Correnti f/b/o Canal Street Station, LLC, for the property located at 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102) in the RC, B2, and I Zoning Districts for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, 7.3 Planned Unit Development Special Permit, 8.2 Entrance Corridor Overlay District, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit.

The applicant proposes to redevelop portions of the parcels located at 266, 282, 282R & 286 Canal Street and 2 Kimball Road into a multi-use Planned Unit Development consisting of residential units, 20% of which will be affordable, commercial space along Canal Street, and over 9 acres of open space. The redevelopment of the property will include razing and removal of all existing buildings and infrastructure, construction of five new buildings, which total approximately 73,615 square feet, 250 residential units, 117 surface parking spaces, 196 garage parking spaces, and supporting infrastructure.

- B. Location: 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55)**

Applicant: Joseph Correnti f/b/o Berman Properties, LLC

Description: A continuance of a public hearing for all persons interested in the application of JOSEPH CORRENTI f/b/o Berman Properties, LLC/Tropical Products for the property located at 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55) in the B2 and BPD Zoning District for an amendment to Site Plan Review in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.2 Entrance Corridor Overlay District, and 8.3 Business Park Special Permit. Specifically, the applicant proposes to amend an existing Business Park Development District Special

Permit, and Stormwater Management Permit, and Site Plan Review decision dated February 23, 2022.

The applicant specifically proposes to revise the site layout to add a concrete pad and propane tanks in the rear of the building, the relocation of accessible parking spaces, changes to the building facade, rooftop screening for mechanicals, addition of a concrete walkway from Highland Avenue to the building, adjustment of tree planting locations, minor reconfiguration of the vehicular entrances off Highland Avenue, and revisions to the site grading, drainage, and utilities.

C. Location: 65 Washington Street (Map 35, Lot 600)

Applicant: 65 Washington Street, LLC

Description: Discussion of the decision for the application of 65 WASHINGTON STREET, LLC for the property located at 65 Washington Street Salem, MA (Map 35, Lot 600). The application is for an amendment to 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 amend an existing Planned Unit Development Special Permit and Site Plan Review decision dated April 4, 2018. The applicant proposes to revise the lower garage level of the development and reduce the number of parking spaces from 61 to 59 spaces. No changes are proposed to the exterior of the development.

III. OLD/NEW BUSINESS

A. Updates from Staff

IV. APPROVAL OF MINUTES

A. Approval of the February 16, 2023, Regular Planning Board Minutes

V. ADJOURNMENT

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than 2 business days before the meeting, program, or event.