



CITY OF SALEM PLANNING BOARD

***REVISED* NOTICE OF MEETING**

You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, March 19, 2020 at 7:00 pm

***via remote participation with instructions posted to www.salem.com, in
accordance with Chapter 40A of the Massachusetts General Laws and Governor
Baker's Emergency Order dated March 12, 2020.**

Ben J. Anderson, Chair

Important Announcement:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the City of Salem Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the City of Salem website, at <https://www.salem.com/planning-board>.

No in-person attendance of members of the public will be permitted, but 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, despite best efforts, 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 in the following manner:

Remote Participation Instructions:

Public participation for the Planning Board meeting scheduled for Thursday, March 19th at 7:00 pm will be conducted via a remote participation platform called Zoom.

Members of the public and/or parties with a right and/or requirement to attend this meeting can access the remote participation meeting through any one of the following ways:

- Follow this link or enter it into your web browser to join the meeting:
<https://us04web.zoom.us/j/107432722>

- Follow this link or enter it into your web browser to open the Zoom website at <https://zoom.us/join>. Enter meeting ID # “107-432-722” as directed on the webpage and click “Join.” Follow the on screen instructions to join the meeting.
- Participants can dial a toll-free phone number at 877-853-5257 to join the meeting. When prompted, enter meeting ID # “107-432-722” and follow the instructions to join the meeting.

Thank you for your patience and understanding as we navigate this challenging situation for our community and the world.

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

A. **Location:** 23 Summer Street (Map 26, Lot 463)

Applicant: 23 Summer Street LLC

Description: A public hearing for all persons interested in the application of 23 SUMMER STREET LLC for the property located at 23 Summer Street (Map 26, Lot 463) for a Site Plan Review in accordance with Salem Zoning Ordinance Section 9.5. Specifically, the applicant proposes the renovation and expansion of the existing multi-family residential property at 23 Summer Street in the Central Development district. The applicant proposes the demolition of the rear portion of the existing building and replacing it with an addition to create a total of 10 residential units. The project includes changes to the existing parking lot, new indoor garage parking spaces, utilities, and landscaping.

B. **Location:** 602 Loring Avenue (Map 20, Lot 11)

Applicant: Vavel LLC

Description: **The applicant has requested a continuation to the regularly scheduled meeting on April 2, 2020** of the public hearing for all persons interested in the application of VAVEL, LLC for the property located at 602 Loring Avenue (Map 20, Lot 11) for a Site Plan Review in accordance with Salem Zoning Ordinance Section 9.5. Specifically, the applicant proposes the demolition of the existing two-story commercial building on the site and the construction of a three-story building containing 20 residential units. The project includes 34 off street parking spaces, 22 of which will be garage level spaces within the building and 12 of which will be surface parking spaces. Also proposed are landscaping, a ground level patio, a sidewalk from the

building entrance to the existing Loring Avenue sidewalk, bicycle racks, utilities, grading, and drainage systems for stormwater runoff. The existing curb cut will be reconfigured into a 24' driveway.

- C. Location: 16, 18, and 20R Franklin Street (Map 26, Lots 400, 401, and 402)**
Applicant: Juniper Point Investment Co LLC
Description: The applicant has requested a continuation to the regularly scheduled meeting on April 2, 2020 of the public hearing for all persons interested in the application of JUNIPER POINT INVESTMENT CO LLC for the properties located at 16, 18, and 20R Franklin Street (Map 26, Lots 400, 401, and 402) for an amendment to 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 amend an existing Planning Board decision dated September 20, 2018. The original decision allows replacing the junkyard with a residential development consisting of forty-two (42) units in five (5) buildings and includes a strip of land running from Franklin Street to the river that is approximately 25,000 square feet and is part of an ownership dispute. The new application includes only a portion of the disputed land, referred to as Parcel B, and downsizes the project accordingly. The amendment proposes to replace the existing junkyard with a residential development consisting of thirty-seven (37) units in four (4) buildings with parking under each building, in addition to some surface parking. The project also includes landscaping throughout, and public access along the riverfront with walking paths. Also included are slightly repositioned building locations. In order to accommodate the new building layout, the applicant proposes the relocation of the site entrance approximately 55-feet to the south; revised parking and walkway layouts; changes to grading, drainage, sewer, water, gas, electric, lighting, and landscaping; and a new proposed three-foot tall retaining wall along the disputed strip of land. NOTE: Alternatively, should Parcel B not be integrated into the project, then the Applicant requests the Decision be amended to reflect a further reduced plan, to 31 units, with no change to the building footprints, or site plan, as submitted herewith.

III. OLD/NEW BUSINESS

All Old/New Business will be continued to the April 2, 2020 Planning Board meeting

- A. ***Continued to the April 2, 2020 meeting*** - Receive and File – No action required by the Planning Board: The City Council is anticipated to schedule a joint meeting with the Park and Recreation Commission for March 24, 2020 at 6:00 p.m. at the Jean Levesque Community Life Center, 401 Bridge Street, Salem relative to land in dispute at 20 Franklin Street. The purpose of the meeting is to inform and hear from the public about a 25,000+/- square foot parcel of land adjacent to Furlong Park on Franklin Street, title of which has been the subject of a dispute between the City and the Ferris family for many decades, and for each body to deliberate and vote on actions relative to this land including the potential surplus and sale of all or a portion of this land in dispute.
- B. ***Continued to the April 2, 2020 meeting*** - Update on Planning Board enforcement for the previously approved projects at 9 South Mason Street and 73-75 Wharf Street.
- C. ***Continued to the April 2, 2020 meeting*** - Receive and File – No action required by the Planning Board: On February 27, 2020, the Salem City Council confirmed Mayor Driscoll's reappointment of Bill Grisette to the Planning Board with a 5-year term set to expire March 1, 2025.

IV. APPROVAL OF MINUTES

- A. ***Continued to the April 2, 2020 meeting*** - Regular Planning Board meeting minutes for January 23, 2020.
- B. ***Continued to the April 2, 2020 meeting*** - Regular Planning Board meeting minutes for February 20, 2020.

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.