



CITY OF SALEM PLANNING BOARD

NOTICE OF MEETING

You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, April 2, 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 public hearing of the City of Salem Planning Board is being conducted via remote participation. **No in-person attendance of members of the public will be permitted**, but the public can listen and or view this meeting while in progress via the remote participation platform Zoom, through any one of the following ways:

- Go to the website link www.zoom.us/j/592188032 or
- Go to the website link www.zoom.us/join and enter meeting ID # 592-188-032 or
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID # 592-188-032. Those only dialing in will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at www.salem.com/planning-board/agenda/planning-board-agenda-april-2-2020.

Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment. The Board Chair, with the assistance of City Staff, will provide all participants in the Zoom meeting an opportunity to speak and indicate whether they would like to provide public comment. Members of the public will alternatively have an opportunity to fill out a form with their public comment at www.salem.com/planning-board/agenda/planning-board-agenda-april-2-2020. All written comments received through this submission form prior to the close of public comment, will be read aloud and entered into the record.

Additional, specific information and 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 salem.com/planning-board.

Once again, 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: 79 Columbus Avenue (Map 44, Lot 57)**
Applicant: Eric Cormier
Description: A public hearing for all persons interested in the application of ERIC CORMIER for the property located at 79 Columbus Avenue (Map 44, Lot 57) for a Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance Section 8.1. Specifically, the applicant proposes to reconstruct a home and garage on 79 Columbus Avenue. Other improvements include a new driveway. No change to the existing foundation and footprint is proposed.
- B. Location: 54 and 56 Swampscott Road (Map 07, Lots 65 and 64)**
Applicant: Michael Buonfiglio
Description: A public hearing for all persons interested in the application of MICHAEL BUONFIGLIO for the property located at 54 and 56 Swampscott Road (Map 07, Lots 65 and 64) for a special use permit per Section 3.1.3 and Section 9.4 of the Salem Zoning Ordinance to allow a change in use from an auto repair shop to a contractor's yard and landscaping business in the Business Park Development District. Specifically, the applicant proposes to repair the shop for use as office and storage, with the addition of a second floor to the existing building.
- C. Location: 379, 383, and 387 Highland Avenue; 4, 10, 12, 14, and 16 Barnes Road; 9, 12, 14-16, and 18 Cedar Road (Map 7, Lots 18-21, 49-54, 59, & 60; Map 3, Lot 66 & 67)**
Applicant: Overlook Acres LLC
Description: A continuation of a public hearing for all persons interested in the application of OVERLOOK ACRES, LLC for the property located at 379, 383, and 387 Highland Avenue, 4, 10, 12, 14, and 16 Barnes Road

and 9, 12, 14-16, and 18 Cedar Road (Map 7, Lots 18-21, 49-54, 59, & 60; Map 3, Lot 66 & 67) for a Site Plan Review and Planned Unit Development Special Permit in accordance with the Salem Zoning Ordinance Section 9.5 and Section 7.3. Specifically, the applicant proposes a development on the approximately 15.5 acre site along Highland Avenue at Barnes Road and Cedar Road consisting of a mix of uses, including commercial, residential, and public spaces. There is one commercial building with an approximate footprint of 8,450 square feet, four residential buildings with approximately 324 units, and a residential club house. There are also approximately 500 parking spaces proposed on site.

D. Location: 16, 18, and 20R Franklin Street (Map 26, Lots 400, 401, and 402)

Applicant: Juniper Point Investment Co LLC

Description: A continuation of a 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.

- E. Location: 23 Summer Street (Map 26, Lot 463)**
Applicant: 23 Summer Street LLC
Description: A continuation of 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.
- F. Location: 602 Loring Avenue (Map 20, Lot 11)**
Applicant: Vavel LLC
Description: A continuation of a 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.

III. OLD/NEW BUSINESS

NONE

IV. APPROVAL OF MINUTES

- A.** Regular Planning Board meeting minutes for January 23, 2020.
- B.** 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.