



CITY OF SALEM PLANNING BOARD

2018 APR 17 PM 2:57

NOTICE OF MEETING

CITY CLERK
SALEM, MASS

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, April 19, 2018 at 7:00pm at City Hall Annex,
First Floor Public Meeting Room,
98 Washington St., Salem, MA*

Ben J. Anderson, Chair

REVISED* MEETING AGENDA

(Regular Agenda Item C has been revised)

I. ROLL CALL

II. REGULAR AGENDA

A. Location: 11-13 Dodge St., 217-219 Washington St., and 231-251 Washington St.
(Map 34, Lots 404, 405 and 406)

Applicant: DODGE AREA, LLC

Description: A continuation of a public hearing for all persons interested in the amendment to the approved Site Plan Review, Planned Unit Development Special Permit, Flood Hazard Overlay District Special Permit, and Stormwater Management Permit for the property located at 11-13 Dodge St., 217-219 Washington St., and 231-251 Washington St. (Map 34, Lots 0404, 0405, and 0406). The applicant proposes changes to the proposed buildings, landscaping, hardscape, parking, utilities, and lighting, primarily in order to incorporate changes requested by other City boards and departments and to make the project economically feasible by reducing the maximum number of stories from six to five and constructing the project all at once rather than in phases. As amended, the applicant proposes to construct an approximately 146,000 square foot mix-use development with 52 residential units, commercial space including a 113 unit hotel, a parking structure with 212 parking spaces, associated landscaping and pedestrian and transportation improvements.

B. Location: 132-134 Canal Street, 142 R. Canal Street, and 144 Canal Street
(Map 33, Lots 5, 6, and 8)

Applicant: CANAL STREET WAREHOUSE LLC, CANAL STREET REALTY DEVELOPMENT LLC and CANAL FURNITURE LLC

Description: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, May 3, 2018 of a continuation of a public

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hearing for all persons interested in the application of Canal Street Warehouse LLC, Canal Street Realty Development LLC, and Canal Furniture LLC for the properties located at 132-134 Canal Street, 142 R. Canal Street, and 144 Canal Street (Map 33, Lots 5, 6, and 8) in accordance with the following sections of the Salem Zoning Ordinance: Section 7.3 for a Planned Unit Development, Section 9.5 for a Site Plan Review, Section 8.1 for a Flood Hazard Overlay District Special Permit, and Section 6.7 for a Drive-Through Special Permit, and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes the redevelopment the site by razing the buildings at 132-134 and 144 Canal Street and constructing three (3) new buildings with associated driveways, parking spaces, landscaping, utilities, and drainage systems for stormwater runoff. Construction of a new three-story, mixed-use building with approximately 7,000 square feet of retail on the first floor and 20 residential units on the upper floors is proposed at the north side of the site. Construction of a three-story building with 30 residential units and parking below; and a 2,500 square foot retail building with a drive-through is proposed at the south side of the site. The existing buildings located at 138-142 Canal Street will remain with some site improvements.

- C. Location:** 16, 18 and 20R Franklin Street (Map 26, Lots 400, 401 and 402)
Applicant: JUNIPER POINT INVESTMENT CO LLC
Description: *The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, May 3, 2018 of a continuation of a public hearing for all persons interested in the application for 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 replace the existing junk yard with a residential development consisting of forty-three (43) units in five (5) buildings with parking under each building, in addition to an independent garage and some surface parking resulting in 69 parking spaces. The project also includes landscaping throughout, and public access along the riverfront with walking paths.

III. OLD/NEW BUSINESS

- A. Location:** 9 South Mason Street, 3A Buffum Street Extension; and 23 Mason Street (also including 23 ½ Mason Street and 23R Mason Street) (Map 26, Lots 73, 74, 79)
Applicant: JUNIPER POINT 9 SOUTH MASON STREET LLC
Description: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, May 3, 2018 of a report to the Planning Board

regarding Design Review Board recommendation, and changes to the architectural plan.

B. Deliberate and vote on recommendation to City Council on two (2) separate proposed Zoning Amendments listed below:

1. To amend the City's Zoning Ordinance Section 8.4.9. Parking Requirements by deleting 4(a) in its entirety and replacing it with: "One and a half (1.5) parking spaces per dwelling unit."
2. To amend the City's Zoning Ordinance Section 3.2.5. Swimming Pools to correct Scrivener's errors from the 2009 recodification of the Salem Zoning Ordinance by inserting a new paragraph at the end of this section as follows: "2. Pools shall be surrounded on all sides by a permanent wall or fence at least four (4) feet high and located no further than twenty-five (25) feet from any side of the pool. Fences shall be constructed of pickets, stockade or chain-link type material. Rail fences shall not be permitted. The fence shall have only one (1) opening, three (3) feet maximum in width, with a locking and closing device so as to keep the gate shut at all times."

IV. APPROVAL OF MINUTES

- A. Regular Planning Board Meeting held on April 5, 2018
- B. Special Joint Planning Board and City Council Meeting held on April 9, 2018

V. ADJOURNMENT