



CITY OF SALEM PLANNING BOARD

2018 MAY -1 PM 1:52

CITY CLERK
SALEM, MASS

NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, May 3, 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

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 17, 2018 of a continuation of a public 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: 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.
- D. Location:** 57 Marlborough Road/Osborne Hills
Applicant: Osborne Hills Realty Trust
Description: *The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, May 17, 2018 of a five-year extension request to complete the Osborne Hills Subdivision, located at 57 Marlborough Rd.
- E. Location:** 45 Traders Way and 40 First Street (Map 08, Lot 159; Map 13, Lot 0011)
Applicant: PETER LUTTS/PAVEL ESPINAL
Description: A public hearing for all persons interested in the application for the properties located at 45 Traders Way and 40 First Street (Map 08, Lot 159; Map 13, Lot 0011) in accordance with the following sections of the Salem

Zoning Ordinance: Section 7.3 for a Planned Unit Development and Section 9.5 for a Site Plan Review. Specifically, the petitioner is proposing seven (7), free-standing, residential/retail mixed use buildings of varying heights throughout the 8.9 acre site. The development includes 212 dwelling units, approximately 7, 600 square feet of retail space, 318 parking spaces, bike racks, at least one parking space for a car share, landscaping, a dog park, walking paths, utility work, and drainage systems for stormwater runoff.

III. OLD/NEW BUSINESS

- A. Provide the Registry of Deeds an update on the Planning Board Members.
- B. *Deliberate and vote on recommendation to City Council on three (3) separate proposed Zoning Amendments listed below:
 - 1. To amend the City's Zoning Ordinance Section 3.0—Table of Principal & Accessory Use Regulations amending scrivener's errors from 2009 recodification including: allowing a dwelling above first floor retail, service or office in B1 zone; allowing by right clubs, indoor commercial recreation, service, plumbing/carpentry/sheet metal, restaurants, manufacturing, storage, research/development and adult daycare in I zone; allowing by special permit outdoor commercial recreation and accessory structures in I zone.
 - 2. To amend the City's Zoning Ordinance Section 4.1.1—Table of Dimensional Requirements establishing 1) max. height of fences and 2) dimensional requirements for B1 zone dwellings.
 - 3. To amend the City's Zoning Ordinance Section 10.0—Definitions relative to dwelling unit; rooming, boarding and lodging house; general service establishment; assisted living residence; site plan review; and zoning bd. of appeal.

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
- C. Regular Planning Board Meeting held on April 19, 2018

V. ADJOURNMENT

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on *May 1, 2018*
at *1:52 PM* in accordance with MGL Chap. 30A,
Sections 18-25.