



# CITY OF SALEM PLANNING BOARD

## NOTICE OF MEETING

You are hereby notified that the Salem Planning Board will be holding a meeting on  
**Thursday, May 6, 2021 at 6:30 pm**  
via remote participation with instructions posted to [www.salem.com](http://www.salem.com)  
in accordance with Chapter 40A of the Massachusetts General Laws and Governor Baker's  
Emergency Order dated March 12, 2020.

*Bill Grisct, Chair*

### Important Announcement:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, 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's website, at [salem.com](http://salem.com). 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's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

For this meeting, members of the public who wish to watch, listen, or provide comment during the meeting may do so in the following manner:

### Watching the Public Meeting:

- Go to the website link:  
<https://us02web.zoom.us/j/82650939028?pwd=WXJlM1JYWWhc3aERpRXNjU2xlMTFiQT09> or
- Go to the website link [www.zoom.us/join](http://www.zoom.us/join) and enter **meeting ID # 826 5093 9028**, followed by **meeting password 047126**, if directed to do so on screen, or
- Dial toll-free phone number 877-853-5257. When prompted enter **meeting ID # 826 5093 9028**, followed by **meeting password 047126**, 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/Eiex2VK4lulDlqWrUC8UoCYBv2pwr4dBfkRaaUilXEgnog?e=AKzvGG) (<https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4lulDlqWrUC8UoCYBv2pwr4dBfkRaaUilXEgnog?e=AKzvGG>) or
- Watch the meeting live on Salem Access Television Channel 22.

*Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.*

**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.

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

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:**        **203 Canal Street (Map 33, Lot 11)**  
          **Applicant:**     **Z & M Realty Trust**  
          **Description:**  **\*The applicant has requested a continuance to the regularly scheduled meeting on May 20<sup>th</sup>** of a public hearing for all persons interested in the application of Z & M REALTY TRUST for the property located at 203 Canal Street (Map 33, Lot 0011) for a Site Plan Review, Drive-Through Facilities Special Permit, and a Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance Section 9.5, Section 8.2, and Section 8.1. Specifically, the applicant proposes removal of the vehicle entrance on Canal Street and creation of one entrance and exit off of Forest Avenue for a new drive through and parking lot layout
- B.     **Location:**        **73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), and 9 Peabody Street (Map 34, Lot 232)**  
          **Applicant:**     **North Shore Community Development Corporation (NSCDC) & North Shore Community Health Center (NSCHC)**  
          **Description:**  **\*The applicant has requested a continuance to the regularly scheduled meeting on June 3<sup>rd</sup>** of a public hearing for all persons interested in the application of NORTH SHORE COMMUNITY DEVELOPMENT CORP (NSCDC) and NORTH SHORE COMMUNITY HEALTH CENTER (NSCHC) for the property located at 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), and 9 Peabody Street (Map 34, Lot 232) for a Site Plan Review, Planned Unit Development special permit, and Flood Hazard Overlay District special permit for a project in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 7.3 Planned Unit Development; Section 8.1 Flood Hazard Overlay District.

Specifically, the applicant proposes a project that will consist of three buildings, two of which will occupy the corner at Lafayette and Derby, and a third at the nearby site at 9 Peabody. At 73 Lafayette Street the applicant proposes a 6-story mixed-use building with commercial space on street level. Along Derby Street, the applicant

proposes a new approximately 41,500 sf community health clinic. The applicant proposes that North Shore Bank will remain in its current ground floor location. Along Lafayette Street there will be 50 units in approximately 48,200 sf of age-restricted affordable housing with commercial storefront, resident lounge, pharmacy, urgent care, and art gallery space. At 9 Peabody Street the applicant proposes an approximately 38,300 sf arts and non-profit space, as well as 6 residential units.

- C. Location: 4 Franklin Street (Map 26-0407)**  
**Applicant: CAS Salem LLC**  
**Description: \*The applicant has requested a continuance to the regularly scheduled meeting on May 20<sup>th</sup> of a public hearing for all persons interested in the application of CAS SALEM LLC for the property located at 4 Franklin Street (Map 26-0407) 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. Portions of the site are also in the Entrance Corridor Overlay District. Specifically, the applicant proposes the construction of a business office and ambulance facility with associated employee parking area, utilities, landscaping, and harbor walk path along the North River. The business office and ambulance facility is the first phase of site redevelopment and occurs on the Franklin Street side of the site. The second phase, the plan for which has not been developed, will occur on the North River side of the site.**

**III. OLD/NEW BUSINESS**

- A.** Receive and File: Letter from the Planning Director Regarding the Salem Hospital Wayfinding Plan Required per condition 8.b. of the Planning Board Site Plan Review Decision dated December 22, 2016.

**IV. APPROVAL OF MINUTES**

- A.** Regular Planning Board meeting minutes for January 7, 2021.  
**B.** Regular Planning Board meeting minutes for January 21, 2021.  
**C.** Regular Planning Board meeting minutes for February 4, 2021.

**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.*