



CITY OF SALEM PLANNING BOARD

2018 JUL -5 PM 4:21

CITY CLERK
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NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, July 5, 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

*Item III.B. has been added to the agenda.

** Item A. has been edited to reflect a continuation request from the applicant.

I. ROLL CALL

II. REGULAR AGENDA

A. Location: 45 Traders Way and 40 First Street (Map 08, Lot 159; Map 13, Lot 0011)

Applicant: PETER LUTTS/PAVEL ESPINAL

Description: ****The applicant requested to continue the** 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 commercial, 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.

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

Applicant: JUNIPER POINT INVESTMENT CO LLC

Description: **A request to withdraw without prejudice** the application of Juniper Point Investment Co LLC 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.

- C. Location:** 16, 18 and 20R Franklin Street (Map 26, Lots 400, 401 and 402)
Applicant: JUNIPER POINT INVESTMENT CO LLC
Description: A public hearing for all persons interested in the refiled 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-two (42) units in five (5) 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.

III. OLD/NEW BUSINESS

- A. Receive and File Chapter 91 Simplified Waterways License Application by Mark Mazuzan, proposing to repair a pier located at 441 Lafayette Street.
- B. *Receive and discuss the draft Adaptive Reuse Zoning Overlay District.

IV. APPROVAL OF MINUTES

- A. Regular Planning Board Meeting held on June 21, 2018.

V. ADJOURNMENT

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on *JULY 5, 2018*
at *4:21 PM* in accordance with MGL Chap. 30A,
Sections 18-25.