



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, July 23, 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, §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. 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/86037392198?pwd=aHlsR2RRamgrUU9SNmF2VEJjdWt6Zz09> or
- Go to the website link www.zoom.us/join and enter meeting ID # 860 3739 2198, followed by meeting password 586288, if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID 860 3739 2198 followed by meeting password 586288, 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://www.dropbox.com/sh/12jwfk4twr0p5/AAAsJQqtArvIWwkLW9OPBwoca?dl=0) (<https://www.dropbox.com/sh/12jwfk4twr0p5/AAAsJQqtArvIWwkLW9OPBwoca?dl=0>) or
- Watch the meeting live on Salem Access Television Channel 22.

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 mwells@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: 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 290 units (changed from originally proposed 324), and a residential club house. There are also approximately 485 parking spaces (changed from the originally proposed 500) on site.

- B. Location: 20, 25, 30, and 40 Colonial Road (Map 24, Lots 117, 118, 119, and 121)

Applicant: COLONIAL ROAD OWNER, LLC

Description: A continuation of a public hearing for all persons interested in the application of COLONIAL ROAD OWNER, LLC for the property located at 20, 25, 30, and 40 Colonial Road (Map 24, Lots 117, 118, 119, and 121) for a Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance Section 8.1. Specifically, the applicant proposes site preparation to accommodate a change in use from chemical manufacturing to warehouse and distribution. Work will include, but will not be limited to, building demolition, parking lot repaving, pavement removal, and improvements to the stormwater system and utilities. A portion of the subject property is located within the 100 year floodplain.

- C. 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.
- D. Location: 57 Marlborough Road / Osborne Hills**
Applicant: Osborne Hills Realty Trust
Description: A public hearing for all persons interested in the application of OSBORNE HILLS REALTY TRUST for a Definitive Subdivision Plan and Cluster Residential Development Special Permit for the property located at 57 Marlborough Road (Map 09, Lot 0001) and currently shown as Phases 6, 7, 8, 9, and 10 of the “Definitive Subdivision of Osborne Hills Realty in Salem, Massachusetts” dated November 2, 2006 as approved under the Subdivision Control Law by the Salem Planning Board, comprising Lots 88 through 131. Specifically, the applicant proposes to modify the previously approved Subdivision and Special Permit to change the lot area and lot frontage of 44 lots that are situated in the Residential Conservation (RC) zoning district and to construct the roadways and utilities to service the construction of these modified phases.
- E. Location: 0 Story Street (Map 23, Parcel 2)**
Applicant: Stephen Lovely, Castle Hill Group, LLC
Description: A continuation of a public hearing for all persons interested in the application of STEPHEN LOVELY, CASTLE HILL GROUP LLC for the property located at 0 Story Street (Map 23, Parcel 2) at the west end of Cleveland Street bounded by St. Anne’s Church, City of Salem, St. Anne’s Park and land of Bradbury and Chasse, for a Definitive Subdivision Plan. Specifically, the applicant proposes to allow construction of an extension to Cleveland Street which will create a tee turning area and the construction of 3 single family dwellings on the approximately 5.65 acre site.

- F. Location: 0 Story Street (Map 23, Parcel 2)**
Applicant: Stephen Lovely, Castle Hill Group, LLC
Description: A continuation of a public hearing for all persons interested in the application of STEPHEN LOVELY, CASTLE HILL GROUP LLC requesting a waiver of frontage requirements of the Subdivision Control Law for Lots A and B located at 0 Story Street (Map 23, Parcel 2) at the west end of Cleveland Street bounded by St. Anne’s Church, City of Salem, St. Anne’s Park and land of Bradbury and Chasse.

III. OLD/NEW BUSINESS

- A. Location: Clark Avenue (Map 6, Lots 7, 8, and 9) - Woodlands Subdivision**
Applicant: NSD Realty Trust
Description: The Applicant NSD REALTY TRUST requests an extension of the time to complete the “ways and services” under Paragraph 7.b.ii. of the Planning Board’s Form C “Definitive Subdivision Decision, Stormwater Permit, and Cluster Residential Development Special Permit” Decision dated February 22, 2016 for Clark Avenue (Map 6, Lots 7, 8, and 9).

IV. 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.