



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 25, 2019 at 7:00pm at City Hall Annex,
2nd Floor Large Conference Room,
98 Washington St., Salem, MA***

Ben J. Anderson, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. **Location:** 342 Highland Avenue and 2 Barcelona Avenue (Map 8, Lots 14-15)
Applicant: Attorney George W. Atkins representing William H. Goldberg Family LLC
Description: Endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR).
- B. **Location:** 9-11 Franklin Street (Map 26, Lot 375)
Applicant: Gerren LLC
Description: A continuation of a public hearing for all persons interested in the application of Gerren LLC for the property located at 9-11 Franklin Street (Map 26, Lot 375) for a Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance section 9.5 Site Plan Review and section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes the reconstruction and enlargement of a commercial building destroyed by fire in 2017. The other existing light industrial/commercial building on the site will remain and access to the proposed building is provided through the existing curb cuts and parking area. Additional parking will be provided adjacent to the new building. A stormwater management system will be installed as well as new utility services to the proposed building.
- C. **Location:** 129 Lafayette Street, 20 Harbor Street, 135 Lafayette Street (Map 34, Lot 307)
Applicant: Harbor Point Properties LLC

Description: A continuation of a public hearing for all persons interested in the application of Harbor Point Properties LLC for the property located at 129 Lafayette Street, 20 Harbor Street, 135 Lafayette Street (Map 34, Lot 307) for an amendment to a Planned Unit Development Special Permit and Site Plan Review decision in accordance with the Salem Zoning Ordinance section 7.3 Planned Unit Development and section 9.5 Site Plan Review. Specifically, the applicant proposes to amend the September 17, 2010 decision to allow 9 additional dwelling units bringing the new total to 85 dwelling units. The former St. Joseph's rectory building would increase from 8 units to 13 units and the former school building would increase from 17 to 21 units. There are no changes to the exterior of the buildings, except for handicap ramps added to the rectory building and the school building. There are no changes to the parking plan and all units will have at least one parking space as required by zoning.

D. Location: 435-443 Highland Avenue (Map 3, Lot 127)

Applicant: Life Storage LP

Description: A public hearing for all persons interested in the application of LIFE STORAGE LP for the property located at 435-443 Highland Avenue (Map 3, Lot 127) for a Site Plan Review in accordance with Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes the demolition of the (2) two-story existing storage facility buildings currently on site and the construction of a new, 90,234 gross square footage three-story storage facility. The applicant proposes to increase parking to 39 total surface spaces for employees and customers located at the front and rear of the building. The existing site includes parking for 31 vehicles. Associated improvements include utilities, stormwater improvements, site lighting, and landscaping. The project falls within the Entrance Corridor Overlay District of the Salem Zoning Ordinance.

E. Location: 217-221 Essex Street (Map 35, Lot 251)

Applicant: Essex Street Lofts, LLC

Description: A public hearing for all persons interested in the application of ESSEX STREET LOFTS, LLC for the property located at 217-221 Essex Street (Map 35, Lot 251) for a Site Plan Review in accordance with Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes an historic restoration and adaptive reuse of the conjoined buildings at 217 Essex Street (3-stories) and 221 Essex Street (5-stories). The buildings currently have retail on the street level and are vacant on the upper floors. The proposed mixed use would be to keep commercial/retail on the first-floor pedestrian mall and create 20 new dwelling units on the upper floors. Work will consist of exterior renovation and an interior remodel of the upper floors.

III. OLD/NEW BUSINESS

- A.** Continuation of Board discussion regarding Footprint Powerplant.

IV. APPROVAL OF MINUTES

- A.** Regular Planning Board meeting minutes for June 6, 2019.
- B.** Regular Planning Board meeting minutes for July 11, 2019.

V. ADJOURNMENT