



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, September 5, 2019 at 7:00pm at City Hall Annex,
2nd Floor Large Conference Room,
98 Washington St., Salem, MA***

Ben J. Anderson, Chair

REVISED* MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location:** 217-221 Essex Street (Map 35, Lot 251)
Applicant: Essex Street Lofts, LLC
Description: A continuation of the 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.
- 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: 435-443 Highland Avenue (Map 3, Lot 127)**
Applicant: Life Storage LP
Description: *Revision: **The applicant requested a continuance to the regularly scheduled meeting on Thursday, September 19, 2019** of 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.

III. OLD/NEW BUSINESS

- A.** Deliberate and vote on a recommendation to the City Council on two (2) separate amendments to the Salem Zoning Ordinance summarized below:
1. An Ordinance Amending Zoning Section 3.2.8 Accessory Living Areas by deleting the existing text in its entirety and replacing it with a new ordinance. The existing text requires accessory units to be used solely by a family member or caregiver and for the unit to be dismantled once the need no longer exists. The proposed new ordinance is to help residents, and seniors particularly, to remain in their home by allowing small, accessory use within the same property by right, provide certain requirements are met. The proposed ordinance adds more flexibility to create housing options, removes the tenant restrictions of only a family member or caregiver (anyone may rent the unit), adds, among other things, the purpose of adding moderately priced rental units to the housing stock to meet the needs of smaller households and moderate-income households, to encourage efficient use of the city's housing supply while preserving the character of city neighborhoods, to preserve family bonds, and to permit the owner of an existing or proposed detached dwelling to construct one additional dwelling unit that is incidental and subordinate to the principal dwelling. The Building Inspector shall administer and enforce the provisions of this section unless a special permit is required then the Zoning Board of Appeals will be the Special Permit Granting Authority. The ordinance provides procedures, application process, requirements for accessory dwelling units, Special permits and termination of use.

2. An Ordinance Amending Zoning Section 3.1 Table of Principal and Accessory Use Regulations of the City of Salem Zoning Ordinance to allow an accessory living area use in the RC, R1, R2 and R3 zoning districts.

- B. FY20 Community Preservation Plan – Request for Comment/Input

IV. APPROVAL OF MINUTES

- A. Regular Planning Board meeting minutes for June 6, 2019.
- B. Regular Planning Board meeting minutes for July 25, 2019.
- C. Special Joint Planning Board and City Council meeting minutes for June 17, 2019
- D. Special Joint Planning Board and City Council meeting minutes for July 8, 2019
- E. Special Joint Planning Board and City Council meeting minutes for August 15, 2019

V. ADJOURNMENT