



# CITY OF SALEM PLANNING BOARD

2018 AUG 29 PM 2:10

CITY CLERK  
SALEM, MASS

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, September 6, 2018 at 7:00pm at City Hall Annex,  
First Floor Public Meeting Room,  
98 Washington St., Salem, MA*

*Ben J. Anderson, Chair*

## MEETING AGENDA

### 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:** A 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.
- D. Location:** 70-92.5 Boston Street and 11 Goodhue Street  
(Map 15, Lot 299 & Map 16, Lot 139)  
**Applicant:** 139 Grove Street Realty Trust  
**Description:** A continuation of a public hearing for all persons interested in the application of 139 Grove Street Realty Trust and 910 Saratoga Street Realty Trust for an amendment to the approved Site Plan Review, Flood Hazard Overlay District Special Permit, Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District and a Stormwater Management Permit for the property located at 11 Goodhue Street and 70-92 ½ Boston Street (Map 15 Lot 298 and 299, and Map 16, Lot 139). As amended, the applicant proposes to add 11 Goodhue Street to the project at the former Flynnntan site. The proposal is to construct one building on 11 Goodhue Street consisting of five additional townhouse style units with garage parking under each unit.

### III. OLD/NEW BUSINESS

- A. Receive and File Chapter 91 Waterways License Application by 106-108 Leach Street Condominium Trust (Lloyd Benson – Signatory/Trustee), proposing to remove existing deteriorated bulkhead and pier and install replacement bulkhead at 106-108 Leach Street.
- B. Receive and File Chapter 91 Waterways License Application by the City of Salem, proposing to restore approximately three-fourths acre of salt marsh along an 800-linear foot section of Collins Cove Beach.
- C. FY19 Community Preservation Plan – Request for Comment/Input

#### IV. APPROVAL OF MINUTES

- A. Regular Planning Board Meeting held on June 21, 2018.
- B. Regular Planning Board Meeting held on July 5, 2018.
- C. Regular Planning Board Meeting held on July 19, 2018.

#### V. ADJOURNMENT

**This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on AUG 29 2018  
at 2:18 PM in accordance with MGL Chap. 30A,  
Sections 18-25.**