



CITY OF SALEM PLANNING BOARD

2016 SEP -8 P 4: 53

NOTICE OF MEETING

FILE #
CITY CLERK, SALEM, MASS.

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, September 15, 2016 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA*

Ben Anderson, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location:** 14 Bertuccio Ave. (Map 24, Lot 105)
Applicant: Nathan Jacobson
Description: A continuance of a public hearing for a Definitive Subdivision Plan in accordance with the Salem Subdivision Regulations to allow the construction of a roadway to serve seven (7) residential lots, and a Stormwater Management Permit in accordance Sec. 37 of the Salem Code of Ordinances to allow for activity that results in a land disturbance greater than one acre.
- B. Location:** 14 Bertuccio Ave (Map 24, Lot 105)
Applicant: Nathan Jacobson
Description: Board discussion and vote on an application for endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR).
- C. Location:** 81 Highland Ave; 108 Jefferson Ave; Old Rd; 1 Dove Ave; 79 Highland Ave; 55 Highland Ave; and 57 Highland Ave (Map 24, Lots 1, 2, 88, 19, 216, 218 220; and Map 14, Lot 129)
Applicant: North Shore Medical Center, Inc.
Description: A continuance of a public hearing for a Site Plan Review, in accordance with the Salem Zoning Ordinance: Section 9.5 Site Plan Review; and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes to construct a new Emergency Department/Inpatient Beds building, a new front Lobby expansion, renovation resulting in an addition of 119,735 square feet and repurposing of 119,734 square feet of interior space, internal driveway and parking modifications, landscape and hardscape improvements and utility infrastructure modifications to their existing campus.

- D. Location:** 70-92 ½ Boston St. (Map 15, Lot 299 & Map 16, Lot 139)
Applicant: 139 Grove Street Realty Trust
Description: A continuance of a public hearing for a Site Plan Review, Flood Hazard Overlay District Special Permit, 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 the redevelopment of the former Flynnntan site consisting of removal of three structures on the property, the construction of 50 residential dwelling units within two separate buildings and a commercial retail space with parking provided on the site.
- E. Location:** 9 South Mason Street, 3A Buffum Street Extension; and 23 Mason Street (also including 23 ½ Mason Street and 23R Mason Street) (Map 26, Lots 73, 74, 79)
Applicant: Juniper Point 9 South Mason Street LLC
Description: A continuance of a public hearing 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. Specifically, the applicant proposes the redevelopment and expansion of the existing two-story concrete industrial building at 9 South Mason Street, expansion of the three-story residential building at 3A Buffum Street Extension; and construction of two new townhouse style buildings along with parking and landscaping throughout the site. The project when completed will total 29 residential units in four buildings with all associated parking on site.
- F. Location:** PEM 161 ESSEX STREET (Map 35, Lot 303)
Applicant: PEABODY ESSEX MUSEUM
Description: A public hearing for a Site Plan Review in accordance with the Salem Zoning Ordinance Section 9.5 Site Plan Review. Specifically, the applicant proposes the partial demolition of existing buildings and the construction of a 37,950 square foot addition primarily within the footprint of the Asian Garden, in addition to site improvements including a garden and utility work.
- G. Location:** 93-95 CANAL STREET (Map 33, Lots 164, 165)
Applicant: SCHIAVUZZO REALTY, LLC

Description: A public hearing for a Site Plan Review in accordance with the Salem Zoning Ordinance Section 9.5 Site Plan Review and a Flood Hazard Overlay District Special Permit Sec. 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to repurpose the existing building and convert the candy factory into eight (8) residential units.

III. APPROVAL OF MINUTES

A. September 1, 2016

IV. OLD/NEW BUSINESS

Circle Hill Subdivision- Ken Steadman request for Tri-Party Agreement and release of lots for construction of Circle Hill Subdivision.

V. ADJOURNMENT

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

**This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on *Sept 8, 2016*
at *4:53 PM* in accordance with MGL Chap. 30A,
Sections 18-25.**