



CITY OF SALEM PLANNING BOARD

***2ND REVISED NOTICE OF MEETING**

***Revised to note that testimony will not be taken in this meeting for items on the Regular Agenda. Public hearings will be continued as described on page 3 below.**

*Previous revision was to reflect that dialing in by phone is not available for this meeting.

You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, September 17, 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/81728112976?pwd=b2t1cWdkUlo2NTRqY1Nrc1RlRmZQdz09> or
- Go to the website link www.zoom.us/join and enter meeting ID # 817 2811 2976, followed by meeting password 816252, if directed to do so on screen.

- ***PLEASE NOTE:** Providing public access via a telephone number is not currently functional. Zoom, the remote meeting platform used by the City of Salem for public meetings, has temporarily disabled telephone options for attending webinars, the format used by the City for most meetings, in order to conduct an update to the platform. The company anticipates re-enabling them shortly. In the meantime, attendees can connect to the audio of a live webinar meeting using Zoom’s desktop client, web client, or mobile app. Recordings of public meetings held via Zoom are also available for those unable to attend a meeting live.
- Watch the meeting live on Salem Access Television Channel 22
- Project materials available for download at [this link](https://www.dropbox.com/sh/l2jwfk4twr0p5/AAAsJQqtArvIWwkLW9OPBwoca?dl=0) (<https://www.dropbox.com/sh/l2jwfk4twr0p5/AAAsJQqtArvIWwkLW9OPBwoca?dl=0>)

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.

- 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 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.

SECOND REVISED MEETING AGENDA*

***The Planning Board will not hear any testimony on Regular Agenda items in this meeting.** Applicants will be able to request to continue their public hearing to either a special meeting or to the regularly scheduled meeting of the Planning Board on Thursday, October 15, 2020 at 7:00 pm. The date and time of the special meeting will be announced during the September 17 meeting. The special meeting and the October 15 meeting will be held virtually, via the Zoom platform, with access information to be posted to the Planning Board page on the Salem.com website at <https://www.salem.com/planning-board>.

The Planning Board will still meet to continue Regular Agenda items and to conduct old and new business.

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 (subsequently reduced to **282** units), and a residential club house. There are also approximately 490 parking spaces (subsequently reduced to **453** parking spaces).

III. OLD/NEW BUSINESS

A. Update on Clark Avenue (Map 6, Lots 7, 8, and 9) - Woodlands Subdivision

B. Pickering Wharf (75 Wharf St) update

C. Gateway Center update

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.