



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 19, 2019 at 7:00pm at City Hall Annex,
REVISED ROOM First Floor Public Meeting Room,
98 Washington St., Salem, MA***

Ben J. Anderson, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. 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.
- B. Location: 435-443 Highland Avenue (Map 3, Lot 127)**
Applicant: Life Storage LP
Description: A continuation of the 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.

- C. Location: 1-3 East Collins Street (Map 36, Lot 277)**
Applicant: New View Addiction Rehabilitation & Education Center, Inc.
Description: An application of NEW VIEW ADDICTION REHABILITATION & EDUCATION CENTER, INC. for the property located at 1-3 East Collins Street (Map 36, Lot 277) for a Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with Salem Zoning Ordinance section 9.5 Site Plan Review and section 8.1 Flood Hazard Overlay District (FHOD). Specifically, the applicant proposes redevelopment of the site to include removal of the existing building and parking lot, and construction of a new three-story building for the New View Addiction Rehabilitation & Education Center. Additional site improvements will include a new parking lot, walkways, stormwater management, utilities, and landscaping.

III. OLD/NEW BUSINESS

- A.** 70 – 92 ½ Boston Street (River Rock / Flyntann)

Staff update on the status of the 70 – 92 ½ Boston Street project. The applicant will be at the September 25th Design Review board meeting to review an air condenser stack installed along Boston Street.

IV. APPROVAL OF MINUTES

- A.** Regular Planning Board meeting minutes for September 5, 2019.

V. ADJOURNMENT