



CITY OF SALEM PLANNING BOARD

2017 SEP 14 PM 3:19

NOTICE OF MEETING

CITY CLERK
SALEM, MASS

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, September 21, 2017 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA*

Ben J. Anderson, Chair

MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location:** 16, 18 and 20R Franklin Street (Map 26, Lots 400, 401 and 402)
Applicant: JUNIPER POINT INVESTMENT CO LLC
Description: A continuation 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; 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.
- B. Location:** 83 North Street and 1 South Mason Street (Map 26, Lots 59 and 60)
Applicant: Northfields Development LLC
Description: A public hearing for a Flood Hazard Overlay District Special Permit in accordance with Salem Zoning Ordinance, Section 8.1 - Flood Hazard Overlay District (FHOD) to renovate two vacant single-story buildings located at 83 North Street (Map 26, Lot 59) and 1 South Mason Street (Map 26, Lot 60) located in the AE Flood zone. The renovation of the building on 83 North Street consists of demolition of a 20' by 50' square foot portion of the building and replacement thereof with a 20'x 38' single story structure within the existing footprint. Renovation of the building located at 1 S. Mason Street consists of roof replacement, new siding, windows, doors, insulations, interior finishes electrical, mechanical and plumbing systems, in addition to modifications to comply with accessibility requirements.

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **SEP 14 2017**
at **3:19 PM** in accordance with MGL Chap. 30A,
Sections 18-25.

- C. **Location:** 370-376 Highland Avenue (Map 3, Lots 63, 64, and 65)
Applicant: Town Fair Tire Centers, Inc
Description: A request to withdraw without prejudice the application of Town Fair Tire Centers, Inc. for a Site Plan Review in accordance with Section 9.5 of the Salem Zoning Ordinance, and a Stormwater Management Permit in accordance Sec. 37 of the Salem Code of Ordinances to demolish the existing structures and construct a 7,269 square foot building for a Town Fair Tire Center retail sales use.

III. OLD/NEW BUSINESS

IV. APPROVAL OF MINUTES

- A. Regular Planning Board Meeting held on September 7, 2017

V. EXECUTIVE SESSION

- A. Enter into Executive Session: Pursuant to MGL Chapter 30A, Section 21 (a), to conduct strategy sessions with respect to the legal position of the Planning Board and litigation regarding following applications as having the discussions in open session would have a detrimental effect on the litigation position of the City and the chair so declares, with respect to the following matters:
- a. Nathan Jacobson v. The City of Salem Planning Board regarding the Definitive Subdivision at 14 Bertuccio Avenue
 - b. Donald Harlow-Powell v. The City of Salem Planning Board regarding the Definitive Subdivision at 14 and 16 Alameda Avenue
 - c. Federal Neighborhood Association et. al. v. The City of Salem Planning Board regarding the Flood Hazard Overlay District Special Permit at 293 and 297 Bridge Street

VI. ADJOURNMENT