



CITY OF SALEM PLANNING BOARD

NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will hold its regularly scheduled meeting on
Thursday, October 15, 2015 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA*

Ben Anderson, Chair

MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

- September 3, 2015
- September 17, 2015

III. REGULAR AGENDA

Location: 401 BRIDGE STREET (Map 25, Lot 74) and 44 Boston Street (Map 15, Lot 305)

Applicant: HIGH ROCK BRIDGE STREET, LLC

Description: A continuation of a public hearing for amendments to the approved 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. The applicant requests the following Special Permit associated with the North River Canal Corridor Neighborhood Mixed Use District (NRCC) Sections 8.4.5 and 8.4.13 North River Canal Corridor Neighborhood Mixed Use District). Specifically, the applicant requests a Special Permit per Sec. Sec 4.0 of the NRCC to allow a multi-story arrangement of a multi-family residential use. The applicant requests amendments to the following approved Special Permits of the NRCC: A Special Permit per Sec. 8.4.12 Retail Use of the NRCC to allow ground level retail use to be amended from the original decision to exceed the 3,000 gross square feet for one retailer. A Special Permit per Sec. 6.0 to be amended from the original decision to allow an eating and drinking place on the premises to reflect the new plan. The applicant proposes to construct two separate buildings including the Community Life Center, a two-story building, and a five-story mixed-use residential/retail on the corner of Boston and Bridge Street with an associated revised parking and landscape layout.

CITY CLERK, SALEM, MASS.
FILE #
2015 02-8
FILED
OCT 15 2015

Location: 14 and 16 ALMEDA STREET (Map 14 Lot 116 and Map 14 Lot 117)
Applicant: TOWN AND COUNTRY HOMES, INC.
Description: A continuation of a hearing for a Definitive Subdivision Plan to construct a roadway to serve two existing undeveloped lots.

Location: CLARK AVENUE (Map 6, Lots 7, 8, and 9)
Applicant: NSD REALTY TRUST
Description: A continuation of a public hearing for a Definitive Subdivision Plan in accordance with the Salem Subdivision Regulations and a Cluster Residential Development Special Permit per Sec. 7.2 Cluster Residential Development of the Salem Zoning Ordinance to allow the construction of a roadway to serve twenty-six (26) residential lots. The applicant has also submitted an application for a Stormwater Permit in accordance with the Salem in accordance Sec. 37 of the Salem Code of Ordinances to allow for activity that results in a land disturbance greater than one acre of land.

Location: 50 ST. PETER STREET (Map 35, Lot 179)
Applicant: OLD SALEM JAIL VENTURES
Description: A public hearing for an amendment to the Planned Unit Development approved on December 12, 2006 and amended on April 22, 2008; July 28, 2008 and March 19, 2009 in accordance with Section 7.3 Planned Unit Development of the Zoning Ordinance. The proposed amendment is for the option to add three residential units in the former 3,200 square foot restaurant space. Parking for the three new units is proposed to be provided with the existing three onsite spaces that were dedicated to the restaurant use.

IV. OLD/NEW BUSINESS

- 207 Highland Avenue Project Update
- Election for Planning Board Officers
- Point Neighborhood 40R Smart Growth Overlay District Update

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 *Oct 8, 2015*
at *5:48 PM* in accordance with MGL Chap. 30A,
Sections 18-25.

120 WASHINGTON STREET, SALEM, MASSACHUSETTS 01970 • PHONE 978.619.5685 FAX 978.740.0404

• WWW.SALEM.COM