



CITY OF SALEM PLANNING BOARD

2017 OCT 17 AM 10:12

NOTICE OF MEETING CITY CLERK SALEM, MASS

You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, October 19, 2017 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA

Ben J. Anderson, Chair

REVISED* 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: *The applicant requested a continuance to the regularly scheduled meeting on **THURSDAY, NOVEMBER 2, 2017** 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:** 19 & 23 Congress St; 223-231 & 235 Derby Street.
Applicant: THE SALEM WATERFRONT HOTEL & SUITES, LLC
Description: A public hearing for all persons interested in the application of The Salem Waterfront Hotel & Suites, LLC for an amendment to the approved Planned Unit Development Special Permit, Site Plan Review, and Flood Hazard District Special Permit. As amended, the applicant proposes to reduce the building from 5 stories and a height of 67 feet to 4 stories and a height of 54.5 feet, a reduction in the total number of hotel rooms from 42 to 34, and adjustments to the façade.

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on *October 17, 2017*
at *10:12 AM* in accordance with MGL Chap. 30A,
Sections 18-25.

III. OLD/NEW BUSINESS

- A. **Location:** 2 Paradise Road and 539 Loring Ave. (Map 21 Lots 231 and 232)
Applicant: 2 PARADISE RD. LLC
Description: An insignificant change request to the previously approved Site Plan Review, specifically to allow a certificate of occupancy to be issued prior to planting the twenty-two (22) trees identified on the approved landscaping plan because the trees will not be guaranteed if they are planted in the fall. The owner proposes to provide a surety bond to the city as assurance that the trees will be planted in the spring.
- B. **Receive and File Chapter 91 License Application Notification of the project located at 289 Derby Street.**
- C. **Discussion on of Vacant Planning Board Seat**

IV. APPROVAL OF MINUTES

- A. **Regular Planning Board Meeting held on September 21, 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