



CITY OF SALEM PLANNING BOARD

2016 OCT 19 P 2:08

FILE #
CITY CLERK, SALEM, MASS.

NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, October 20, 2016 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA*

Ben Anderson, Chair

REVISED^{1&2} MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location:** PEM 161 Essex Street (Map 35, Lot 303)
Applicant: PEABODY ESSEX MUSEUM
Description: A continuance of a public hearing for a Site Plan Review in accordance with the Salem Zoning Ordinance Section 9.5 Site Plan Review. Specifically, the applicant proposes the partial demolition of existing buildings and the construction of a 37,950 square foot addition primarily within the footprint of the Asian Garden, in addition to site improvements including a garden and utility work.
- B. Location:** 93-95 Canal Street (Map 33, Lots 164, 165)
Applicant: SCHIAVUZZO REALTY, LLC
Description: A continuance of a public hearing for a Site Plan Review in accordance with the Salem Zoning Ordinance Section 9.5 Site Plan Review and a Flood Hazard Overlay District Special Permit Sec. 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to repurpose the existing building and convert the candy factory into eight (8) residential units.
- C. Location:** 81 Highland Ave; 108 Jefferson Ave; Old Rd; 1 Dove Ave; 79 Highland Ave; 55 Highland Ave; and 57 Highland Ave (Map 24, Lots 1, 2, 88, 19, 216, 218 220; and Map 14, Lot 129)
Applicant: NORTHSHORE MEDICAL CENTER INC.
Description: *REVISION: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY NOVEMBER 17, 2016 of the public hearing for a Site Plan Review, in accordance with the Salem Zoning

¹ Regular Agenda Item C revised on October 18, 2016 to note a continuance request

² Regular Agenda Item D revised on October 19, 2016 to note a continuance request

Ordinance: Section 9.5 Site Plan Review; and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes to construct a new Emergency Department/Inpatient Beds building, a new front Lobby expansion, renovation resulting in an addition of 119,735 square feet and repurposing of 119,734 square feet of interior space, internal driveway and parking modifications, landscape and hardscape improvements and utility infrastructure modifications to their existing campus.

D. Location: 9 South Mason Street, 3A Buffum Street Extension; and 23 Mason Street (also including 23 ½ Mason Street and 23R Mason Street) (Map 26, Lots 73, 74, 79)

Applicant: Juniper Point 9 South Mason Street LLC

Description: *REVISION: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY NOVEMBER 3, 2016 of the 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. Specifically, the applicant proposes the redevelopment and expansion of the existing two-story concrete industrial building at 9 South Mason Street, expansion of the three-story residential building at 3A Buffum Street Extension; and construction of two new townhouse style buildings along with parking and landscaping throughout the site. The project when completed will total 29 residential units in four buildings with all associated parking on site.

E. Location: 2 Paradise Road and 539 Loring Ave.
(Map 21 Lots 231 and 232)

Applicant: 2 PARADISE RD. LLC

Description: A public hearing for a Site Plan Review in accordance with *Sec. 9.4 Site Plan Review* of the Salem Zoning Ordinance for a proposed addition to the existing Vesuvius Restaurant building. The project will include demolition of the existing structure at 539 Loring Avenue, expansion of the Vesuvius Restaurant kitchen, and construction of a new street level, café-style restaurant and second floor office space.

F. Location: 60 & 64 Grove Street and 1, 3, and 5 Harmony Grove Road
(Map 16, Lots 237, 236, 377, 239 and 378)

Applicant: MRM Project Management, LLC for the project known as Grove Street Apartments (f/k/a Legacy Park at Harmony Grove Apartments)

Description: A public hearing for application of, to amend the previously approved Site Plan Review, Planned Unit Development Special Permit and Flood Hazard District Special Permit Decision dated December 11, 2014, for the property located at. Specifically, the application proposes to modify the condition requiring restoration of the office building located at 60 Grove Street due to

its unsafe condition and to instead demolish the building and temporarily create a landscaped open space until specific commercial development plans are developed. No changes are proposed to the total square footage or footprints of the buildings or number of dwelling units in the project. The 60 Grove Street property is to remain commercial in nature.

III. APPROVAL OF MINUTES

- A. September 1, 2016
- B. September 15, 2016

IV. OLD/NEW BUSINESS

CPC is requesting that the ZBA discuss and provide written comments on community preservation needs, possibilities and/or resources, evaluation criteria, priority projects or other comments related to CPA funding in Salem.

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 19, 2016*
at *2:08 PM* in accordance with MGL Chap. 30A,
Sections 18-25.