



# CITY OF SALEM PLANNING BOARD

2018 OCT 29 PM 3:06

CITY CLERK  
SALEM, MASS

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, November 1, 2018 at 7:00pm at City Hall Annex,  
First Floor Public Meeting Room,  
98 Washington St., Salem, MA*

*Ben J. Anderson, Chair*

### REVISED\* MEETING AGENDA

#### I. ROLL CALL

#### II. REGULAR AGENDA

- A. **Location:** 72 Flint Street and 67-71 Mason Street (Map 26, Lots 91, 95 & 97)  
**Applicant:** Riverview Place, LLC  
**Description:** A continuation of a public hearing for all persons interested in the application of Riverview Place LLC for an Amendment to the previously approved Site Plan Review decision, Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District, Flood Hazard District Special Permit, and Stormwater Management Permit, for the property located at 72 Flint St. and 67-71 Mason St. (Map 26, Lots 91, 95 & 97). As amended, the applicant proposes reduction in the number of parking spaces from 309 spaces to 217 spaces including elimination of the parking deck, enhanced landscaping, reduction of the size of the building along Mason Street, and relocation of the commercial space.
  
- B. **Location:** 84 Congress Street (Map 34, Lot 218)  
**Applicant:** Gregory Investment Group LLC  
**Description:** A public hearing for all persons interested in the application of GREGORY INVESTMENT GROUP LLC for the property located at 84 CONGRESS STREET (Map 34, Lot 218) for a Site Plan Review in accordance with the Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes to demolish existing automotive service station and construct a four-story wood-frame structure containing twelve (12) residential units, a fitness space, first-floor commercial space, and fifteen (15) covered parking spaces. Associated improvements including landscaping and utility work are also proposed.

This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on OCT 29 2018  
at 3:06PM in accordance with MGL Chap 30A,  
Sections 18-25.

- C. Location:** 31 Juniper Avenue (Map 44, Lot 62)  
**Applicant:** Jasper Properties Services LLC  
**Description:** A public hearing for all persons interested in the application of JASPER PROPERTIES SERVICES LLC for the property located at 31 JUNIPER AVENUE (Map 44, Lot 62) for a Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance Section 8.1. Specifically, the applicant proposes demolition of existing structure and construction of new single-family dwelling, utility work, minor grading, and associated improvements.

### III. OLD/NEW BUSINESS

- A. 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:** Receive and discuss construction phasing plan.
- B. \*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:** Receive and file correspondence from applicant regarding affordable units.
- C. Draft Bicycle Parking Guidelines – Request for Comment/Input.**

### IV. APPROVAL OF MINUTES

- A. Regular Planning Board Meeting held on September 20, 2018.**  
**B. Regular Planning Board Meeting held on October 18, 2018.**

### V. ADJOURNMENT