



CITY OF SALEM PLANNING BOARD

2017 NOV 14 PM 1:30

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 16, 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: *REVISED: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, DECEMBER 7, 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; and the parking lots at 13-15 Herbert Street (Map 34, Lot 408)
Applicant: THE SALEM WATERFRONT HOTEL & SUITES, LLC
Description: *REVISED: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, DECEMBER 7, 2017 of 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. Specifically, 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.

- C. Location:** 8 White Street, 10 White Street and 57-R Turner Street (Map 41; Lots 284, 283 and 298)
Applicant: BHCM INC.
Description: A public hearing for all persons interested in the application of BHCM Inc. for a Flood Hazard Overlay District Special Permit in accordance with Section 8.1 Flood Hazard Overlay District on the property located at 8 White Street, 10 White Street and 57-R Turner Street. (Map 41; Lots 284, 283 and 298). Specifically, the applicant proposes to remove existing offices, sheds, tents and existing drainage system for the building of a new 7,500 sq. ft. boatyard and marina building, as well as installing a new drainage outfall and to upgrade utilities.
- D. Location:** 65 Washington Street Salem, MA (Map 35, Lot 600)
Applicant: 65 WASHINGTON STREET, LLC
Description: ***REVISED:** The applicant requested a continuance to the regularly scheduled meeting on **THURSDAY, DECEMBER 7, 2017** of a public hearing for all persons interested in the application of 65 Washington Street, LLC for the property located at 65 Washington Street Salem, MA (Map 35, Lot 600) for a Planned Unit Development Special Permit, and a Site Plan Review in accordance with the Salem Zoning Ordinance sections 7.3 Planned Unit Development and 9.5 Site Plan Review. Specifically, the applicant proposes to raze the former Salem District Court building, and construct on the existing foundation a new mixed-use building consisting of sixty-one (61) residential units, two levels of enclosed parking, and commercial/restaurant space on the ground floor. General infrastructure updates to drainage, sewer and landscaping are also proposed.

III. ***REVISED: OLD/NEW BUSINESS**

- A.** Planning Board discussion and recommendation to City Council on five (5) separate proposed Zoning Amendments listed below:
1. To add a new section within Section 8-Entrance Corridor Overlay District requiring Design Review Board (DRB) recommendations to the Planning Board on the design of new construction non-residential structures of 10,000 s.f. or more and new construction of residential structure of six units or more and a Planning Board vote to determine if a proposed new construction non-residential structure between 2,000 and 9,999 s.f. should be referred to the DRB for a recommendation.
 2. To add new uses, allowed only by special permit, to Section 3.0 -- Table of Principal and Accessory Uses for a retail marijuana cultivator within zones B2, B4, Industrial (I) and Business Park Development (BPD), a marijuana product manufacturer within zones I and BPD, a marijuana testing facility within the I zone, and a marijuana retailer within zones B2, B4, I and BPD, and a new use for a marijuana testing facility allowed by right in the B2 and BPD zones;

3. To add new definitions to Section 10.0 for marijuana establishment, marijuana cultivator, marijuana product manufacturer, marijuana testing facility, marijuana retailer, marijuana processing, marijuana manufacturing, marijuana, marijuana accessories and marijuana products; and
4. To add a new section 6.10 – Special Regulations to provide for the special permit process for marijuana establishments listed in Section 3.0.
5. To add a new section 3.2.8 entitled Accessory Living Areas to allow, only by special permit, the creation of an accessory unit within a single-family dwelling limited to two bedrooms and 800 s.f. for occupancy by family members who have some dependency for special housing needs due to age, mental or physical health, personal care requirements or economic factors, or by others such as nurses or nannies who occupy the accessory living area to facilitate providing direct care to a family member of the owner that resides in the dwelling.

IV. APPROVAL OF MINUTES

- A. Regular Planning Board Meeting held on October 19, 2017
- B. Regular Planning Board Meeting held on November 2, 2017

V. ADJOURNMENT

The notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on *Nov 14 2019*
at *1:30pm* in accordance with MGL Chap. 30A,
Sections 18-25.