



# CITY OF SALEM PLANNING BOARD

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
**Thursday, December 1, 2016 at 7:00pm at City Hall Annex, Room 313,**  
120 Washington St., Salem, MA*

*Ben J. Anderson, Chair*

### MEETING AGENDA

#### I. ROLL CALL

#### II. REGULAR AGENDA

- A. Location:** 19 & 23 Congress St. 223-231 & 235 Derby Street; the parking lots at 13-15 Herbert St. and 25 Peabody St. and the remaining land of Pickering Wharf Condominium Trust (Map 34, Lot 408)

**Applicant:** THE SALEM WATERFRONT HOTEL & SUITES, LLC

**Description:** Request for an extension to commence construction authorized by the July 23, 2014 Site Plan Review, Flood Hazard District Special Permit and Planned Unit Development Planning Board Decision for the Salem Waterfront Hotel.

- 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.

\*Please note that JUNIPER POINT 9 SOUTH MASON STREET requested a continuation to the DECEMBER 15, 2016 meeting.

- C. 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:** A continuance 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. 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.

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

**Applicant: 2 PARADISE RD. LLC**

**Description:** A continuance of 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.

**E. 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: NORTSHORE MEDICAL CENTER INC.**

**Description:** A continuance of the public hearing for a Site Plan Review, in accordance with the Salem Zoning 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.

### **APPROVAL OF MINUTES**

- A.** Special City Council/Planning Board Joint Meeting November 16, 2016
- B.** Regular Planning Board Meeting November 17, 2016

### **III. OLD/NEW BUSINESS**

- A.** Deliberate and vote on recommendation for the zoning map amendment to include Jefferson Avenue as a designated corridor in the Entrance Corridor Overlay District.
- B.** Deliberate and vote on recommendation for the zoning map amendment to include Paradise Road as a designated corridor in the Entrance Corridor Overlay District.

#### **IV. ADJOURNMENT**

*Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.*