



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 5, 2019 at 7:00 pm 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:** 45 Traders Way and 40 First Street (Map 08, Lot 159; Map 13, Lot 0011)
Applicant: Trader's Way Residential Holdings, LLC
Description: A continuation of a public hearing for all persons interested in the application of TRADER'S WAY RESIDENTIAL HOLDINGS, LLC for the properties located at 45 Traders Way and 40 First Street (Map 08, Lot 159; Map 13, Lot 0011) for an amendment to a Planned Unit Development Special Permit and Site Plan Review decision in accordance with Salem Zoning Ordinance section 7.3 Planned Unit Development and section 9.5 Site Plan Review. Specifically, the applicant proposes to amend the PUD and SPR decision dated September 18, 2018. Proposed are revisions to walkways, storm drainage systems, and other site grading and retention alterations due to site conditions and building entryway alignments. The applicant also proposes revisions and clarification to the building architecture, footprints, and landscaping. The applicant does not propose further disturbance of wetland areas nor building footprint shifts more than a few feet.
- B. Location:** 51 Canal Street (Map 34, Lot 86)
Applicant: Salem Car Wash, LLC
Description: A continuation of a public hearing for all persons interested in the application of SALEM CAR WASH, LLC for the property located at 51 Canal Street (Map 34, Lot 86) for a Site Plan Review and a Flood Hazard Overlay District Special Permit in accordance with the Salem

Zoning Ordinance Section 9.5, Section 8.2, and Section 8.1. Specifically, the applicant proposes to demolish the existing facility and to build a 3,900 square foot car wash building, customer parking for access to vacuum cleaners, employee parking, ADA access, and approximately 6,000 square feet of landscape area.

III. OLD/NEW BUSINESS

- A. Location: 94 Washington Square East (Map 35, Lot 536)**
Applicant: The Breakaway at Salem Common, LLC
Description: Determination of screening for 94 Washington Square East. On May 30, 2019 the Planning Board issued an amended Site Plan Review decision for 94 Washington Square East. A condition of this amended decision states that prior to installation of rooftop HVAC and ventilation units, the Planning Board will determine at a regularly scheduled meeting whether screening will be required.
- B. Update to Subdivision Regulations**
Stantec has completed a draft of the updated Subdivision Regulations for review by the Board. They will attend the Planning Board meeting to review with the Planning Board. The current regulations were adopted in 1962 and last updated in 1987. The proposed comprehensive update aligns the regulations with the City's commitment to sustainability, climate resiliency, and safer streets.
- C. *NEW ITEM*** Review November 21, 2019 Planning Board recommendation to the City Council regarding the proposed amendment to the Salem Zoning Ordinance to rezone the map for the following parcels of real property located at: 355 Highland Avenue (Assessor Map 7, Lot 46); 373 Highland Avenue (Assessor Map 7, Lot 58), 2 Cedar Road (Assessor Map 7, Lot 57), 3 Cedar Road (Assessor Map 7, Lot 47), 5 Cedar Road (Assessor Map 7, Lot 48), 6 Cedar Road (Assessor Map 7, Lot 56) and 10 Cedar Road (Assessor Map 7, Lot 55), from Business Highway (B2) and Business Park Development (BPD) districts to the Residential Multi-Family (R3) District.

IV. APPROVAL OF MINUTES

- A.** Regular Planning Board meeting minutes for November 7, 2019.

V. ADJOURNMENT