



CITY OF SALEM PLANNING BOARD

2016 DEC 13 P 2:58

NOTICE OF MEETING

FILE #
CITY CLERK, SALEM, MASS

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, December 15, 2016 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA*

Ben J. Anderson, Chair

REVISED* MEETING AGENDA

*(*Item E added to the agenda)*

I. ROLL CALL

II. REGULAR AGENDA

- A. 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: 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.

- 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: 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.

- C. 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.
- D. 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: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, JANUARY 19, 2016 of 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.

REVISED ITEM ADDED TO THE AGENDA:**

- E. Location:** 55 Highland Avenue and 1 Powder House Lane (Map 24, Lots 220 and 219)
Applicant: North Shore Medical Center, Inc., f/k/a Salem Hospital, and City of Salem
Description: Board discussion and vote on an application for endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR), proposing to convey Parcel A, an unbuildable lot, from the Salem Hospital to the City of Salem and convey Parcel B, an unbuildable lot, from the City of Salem to the North Shore Medical Center, Inc., with each parcel to be incorporated into the larger contiguous lots.

APPROVAL OF MINUTES

- A. Regular Planning Board Meeting December 1, 2016**

III. OLD/NEW BUSINESS

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.

**This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on Dec 13, 2016
at 2:58 PM in accordance with MGL Chap. 30A,
Sections 18-25.**