



# CITY OF SALEM PLANNING BOARD

2017 DEC 15 AM 11:39

## NOTICE OF MEETING CITY CLERK SALEM, MASS

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, December 21, 2017 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 a one (1) year extension to commence construction authorized by the Site Plan Review, Flood Hazard District Special Permit and Planned Unit Development Planning Board Decision for the Salem Waterfront Hotel dated July 23, 2014.

- A. Location:** 8 White Street, 10 White Street and 57-R Turner Street (Map 41; Lots 284, 283 and 298)

**Applicant:** BHCM INC.

**Description:** A continuation of 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.

- B. Location:** 65 Washington Street Salem, MA (Map 35, Lot 600)

**Applicant:** 65 WASHINGTON STREET, LLC

**Description:** A continuation 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

This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on December 15, 2017  
at 11:39am in accordance with MGL Chap. 30A,  
Sections 18-25.

levels of enclosed parking, and commercial/restaurant space on the ground floor. General infrastructure updates to drainage, sewer and landscaping are also proposed.

**C. Location:** 60 & 64 Grove Street and 1, 3, and 5 Harmony Grove Road (Map 16, Lots 237, 236, 377, 239 and 378)

**Applicant:** LAR PROPERTIES, LLC

**Description:** A public hearing for all persons interested in the application of LAR Properties, LLC for an amendment to the previously approved Site Plan Review, Planned Unit Development Special Permit and Flood Hazard District Special Permit for the property located at 60 & 64 Grove Street and 1, 3, and 5 Harmony Grove Road (Map 16, Lots 237, 236, 377, 239 and 378). Specifically, the applicant proposes to demolish the two and three-story office buildings at 60 Grove Street rather than restore them, and to construct a two-story community building approximately 1,620 sq. ft. in size with associated walkways, a patio, a reconstructed parking lot, and new landscaping.

**D. 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:** An insignificant change request to the previously approved Site Plan Review, and Special Permits under the North River Canal Corridor Neighborhood Mixed Use District and Flood Hazard Overlay District specifically to allow a modification to footprint, and the east and west elevation of existing two-story concrete building to accommodate the relocation of internal stairs to the exterior of the building.

### III. OLD/NEW BUSINESS

### IV. APPROVAL OF MINUTES

- A. Joint Planning Board and City Council Meeting held on November 15, 2017
- B. Regular Planning Board Meeting held on November 16, 2017
- C. Joint Planning Board and City Council Meeting held on November 27, 2017
- D. Regular Planning Board Meeting held on December 7, 2017

### V. ADJOURNMENT