



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, September 1, 2016 at 7:00pm at City Hall Annex, Room 313,
120 Washington St., Salem, MA*

Ben Anderson, Chair

REVISED MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location:** 297-305 Bridge St. (Map 26, Lot 635)
Applicant: 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 divide a portion of one (1) lot into an unbuildable parcel.
- B. Location:** 67 and 69-71 Hathorne St. (Map 25, Lots 476 and 477)
Applicant: Patrick and Janis Tobin, Jose and Altagracia Gomez
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 divide 192 square feet from Lot 477 creating unbuildable Parcel A, merge Parcel A with Lot 476; and divide 279 square feet from Lot 476 creating unbuildable Parcel B, merge Parcel B with Lot 477.
- C. 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: North Shore 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.

***Northshore Medical Center has requested a continuation to the next regularly scheduled meeting on Thursday, September 15.**

- D. Location:** 14 Bertuccio Ave. (Map 24, Lot 105)
Applicant: Nathan Jacobson
Description: A continuance of a public hearing for a Definitive Subdivision Plan in accordance with the Salem Subdivision Regulations to allow the construction of a roadway to serve seven (7) residential lots, and a Stormwater Management Permit in accordance Sec. 37 of the Salem Code of Ordinances to allow for activity that results in a land disturbance greater than one acre.
- E. Location:** 70-92 ½ Boston St. (Map 15, Lot 299 & Map 16, Lot 139)
Applicant: 139 Grove Street Realty Trust
Description: A continuance of a public hearing for a Site Plan Review, Flood Hazard Overlay District Special Permit, 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 the redevelopment of the former Flynntan site consisting of removal of three structures on the property, the construction of 50 residential dwelling units within two separate buildings and a commercial retail space with parking provided on the site.

***139 Grove Street Realty Trust (70 -92 ½ Boston Street) has requested a continuation to the next regularly scheduled meeting on Thursday, September 15.**

- F. 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 public hearing for all persons interested in the application of JUNIPER POINT 9 SOUTH MASON STREET LLC for the property located at 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 and 79) 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.

III. APPROVAL OF MINUTES

- A. July 21, 2016

IV. OLD/NEW BUSINESS

- A. **Location:** 3 Sophia Road (Map 4, Lot 25; Land Court Plan 11802-38)
Applicant: 26 Walker Road LLC, 3 Sophia Rd, Salem MA 01970
Description: Re-endorsement of a plan to divide one (1) lot with one existing building into two lots that the Planning Board previously endorsed does not require approval under the Subdivision Control Law (ANR), there are no changes to the lot lines or dimensions. This is not a new application, but rather a re-endorsement of plans that now include technical notes that were required by land court.

- Location:** Clark Ave. Subdivision (Map 6, Lots 7, 8, and 9)
Applicant: NSD Realty Trust
Description: Endorsement of a Definitive Subdivision Plan that the Planning Board has previously approved. There are no changes to the number of lots or conditions required by the Planning Board Decision. This is not a new application, but rather a plan that has subsequently been reviewed and approved by the Land Court, with some minor Land Court edits, that is now being presented to the Planning Board for signature in final form.

V. ADJOURNMENT

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