



CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970
TEL: 978-619-5685

KIMBERLEY DRISCOLL
MAYOR

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Zoning Board of Appeals' will be held on July 27, 2022, at **6:30 p.m.**

****via remote participation****

in accordance with a Special Act extending remote participation meetings until March 31, 2023.

Mike Duffy, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

Attending the Virtual Public Meeting:

- Go to the website link
- <https://us02web.zoom.us/j/84670233977?pwd=JUoTNfc4bVJpP9gSgqMxuJfZhurgxs.1>
- Or, go to the website link <https://zoom.us/join> and enter meeting ID #**846 7023 3977** followed by meeting password **917680** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID # **846 7023 3977** followed by meeting password **917680** if directed. Those calling in will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at Salem.com/ZBA
- Watch the meeting live on Salem Access Television Chanel 22.

- Project materials are available for download at this link (<https://tinyurl.com/SalemZBA>)

Providing Public Comment During the Meeting:

Members of the public attending this meeting virtually will be allowed to make comments during the portion of the hearing designated for each agenda item. Members of the public will be asked to use the virtual “Raise Hand” function in Zoom to indicate that they would like to provide comment.

- Dial *9 on your phone’s dial pad to raise your hand if you are using the toll-free number.
- Click the “Raise Hand” button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname or the last 3 digits of their telephone number and will then unmute them. The moderator will then request that the attendee unmute their device to provide their full name, address, and comment for the record.

The moderator will go down the list of attendees in the order presented by the Zoom application. The attendee list is ordered so that phone numbers are first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone. Anyone that speaks about an issue unrelated to the agenda items will be immediately muted.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to zoningboardcomments@salem.com.

Familiarizing Yourself with Zoom:

We encourage members of the public to install and familiarize themselves with Zoom in advance of the meeting.

If you plan on providing public comments and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

The Zoom meeting will open 15 minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

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

Thank you for your patience and understanding as we navigate these challenging circumstances.

MEETING AGENDA

I. ROLL CALL

II. CONTINUANCES

1)

Location:

1 and 2 Leefort Terrace (R2 Zoning District)

Applicant:

BC Leefort Terrace Lane Communities, LLC

Description:

A continuance of a public hearing for all persons interested in the petition of BC LEEFORT TERRACE LANE COMMUNITIES, LLC at 1 LEEFORT TERRACE LANE(Map 41, Lot 249) and at 2 LEEFORT TERRACE LANE(Map 41, Lot 242) (R2 Zoning District), for a Comprehensive Permit pursuant to M.G.L. Chapter 40B, to construct one hundred twenty-four (124) new units, Fifty (50) of those units will be replacing the current units at Leefort Terrace.

2)

Location:

50 Circle Hill Road (R1 Zoning District)

Applicant:

Pasquanna Developers, Inc.

Description:

A continuance of a public hearing for all persons interested in the petition of PASQUANNA DEVELOPERS, INC. at 50 CIRCLE HILL ROAD(Map 9, Lot 256) (R1 Zoning District), for a Variance per Section 4.1 *Dimensional Requirements* of the Salem Zoning Ordinance to construct two (2) single-family dwellings on five (5) separate and contiguous land court parcels. One dwelling will meet the requirements of the Salem Zoning Ordinance for R1 Zoning. The other dwelling will be constructed at 10,788 sq.ft.

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the relief, if granted, would be for minimum lot area, lot area per dwelling unit and lot width.

3)

Location:

70 Proctor Street (R1 Zoning District)

Applicant:

George Lambos

Description:

A continuance of a public hearing for all persons interested in the petition of GEORGE LAMBOS at 70 PROCTOR STREET(Map 15, Lot 386) (R1 Zoning District), for a Special Permit per Section 3.3.5 *Non-conforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to convert a two (2) family dwelling into a three (3) family dwelling by constructing the third (3rd) dwelling in the basement.

III. REGULAR AGENDA

1)

Location:

122 Derby Street (B1 Zoning District)

Applicant :

Robert W. Burkinshaw, Trustee of the Robert W. Brunkishaw Trust

Description:

Will hold a public hearing for all persons interested in the petition of ROBERT W. BURKINSHAW, TRUSTEE OF THE ROBERT W. BRUKINSHAW TRUST at 122 DERBY STREET(Map 41, Lot 12) (B1 Zoning District), for a Special Permit per Section 3.3.3 *Nonconforming Structures* of the Salem Zoning Ordinance to extend and structurally change a portion of the second floor and to reconstruct a portion of the building's "shed" to a one and a half (1½) story structure.

2)

Location:

22 Proctor Street (R2 Zoning District)

Applicant :

Lorjan Karagiozi

Description:

Will hold a public hearing for all persons interested in the petition of LORJAN KARAGJOZI at 22 PROCTOR STREET(Map 15, Lot 345) (R2 Zoning District), to modify

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

an existing condition of a Special Permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to change from the existing nonconforming three (3) family use requiring owner occupancy to a nonconforming three (3) family use without owner occupancy.

III. APPROVAL OF MINUTES

May 25, 2022

IV. OLD/NEW BUSINESS

City Assessor Standard Conditions

V. ADJOURNMENT

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than 2 business days before the meeting, program, or event.

This agenda is subject to change.