

City of Salem Zoning Board of Appeals
Meeting Minutes
Wednesday, September 19, 2018

A meeting of the Salem Zoning Board of Appeals was held on Wednesday, September 19, 2018 in the 1st Floor Conference Room at 98 Washington Street, Salem, Massachusetts at 6:30 p.m.

Mike Duffy calls the meeting to order at 6:30 pm for the purpose of continuing the agenda items to the October 17 meeting.

ROLL CALL

Those present were: Mike Duffy (Chair), Peter A. Copelas, and Paul Viccica. Also in attendance: Tom Devine – Senior Planner, and Lorelee Stewart- Recording Clerk.

REGULAR AGENDA

| | |
|-----------|--|
| Project | A continuation of a public hearing for all persons interested in the petition requesting a variance per Sec. 5.1.8 Table of Parking Requirements of the Salem Zoning Ordinance, to allow the petitioner to have less than the required number of parking spaces. |
| Applicant | THE COLUMBUS SOCIETY OF SALEM |
| Location | 18 COMMERCIAL STREET (Map 26 Lot 51)(NRCC) |

Devine states that the petitioner has requested to continue to the October 17, 2018 meeting.

Motion and Vote: Mr. Viccica makes a motion to continue the public hearing to the October 17, 2018 meeting. The motion is seconded by Mr. Copelas. The vote was unanimous with three in favor and none opposed.

| | |
|-----------|--|
| Project | A public hearing for all persons interested in the petition requesting a special permit per Sec. 3.1.2 Use Special Permit and a special permit per Sec. 6.10 Marijuana Establishments to allow for a combined medical marijuana dispensary and retail marijuana establishment. |
| Applicant | GOOD CHEMISTRY OF MASSACHUSETTS, Inc. |
| Location | 282 DERBY STREET (Map 35 Lot 267)(B-5 Zoning District) |

Devine states that the petitioner has requested to continue to the October 17, 2018 meeting.

Motion and Vote: Mr. Viccica makes a motion to continue the public hearing to the October 17, 2018 meeting. The motion is seconded by Mr. Copelas. The vote was unanimous with three in favor and none opposed.

| | |
|-----------|---|
| Project | A public hearing for all persons interested in the petition requesting a special permit per Sec. 3.3.2 Nonconforming Uses to allow a change from one non-conforming use (automobile repair garage) to another non-conforming use (residential multi-family) to construct 2 buildings, each consisting of four (4) residential townhouse style dwelling units. The petitioner is also requesting Variances per Sec. 4.1.1 Table of Dimensional Requirements from the required minimum lot area per dwelling unit, minimum depth of front yard, and minimum depth of rear yard. |
| Applicant | JUNIPER POINT INVESTMENT Co LLC |
| Location | 106 BRIDGE STREET (Map 36 Lot 73)(R-2 and ECOD) |

Devine states that the petitioner has requested to continue to the October 17, 2018 meeting.

Motion and Vote: Mr. Viccica makes a motion to continue the public hearing to the October 17, 2018 meeting. The motion is seconded by Mr. Copelas. The vote was unanimous with three in favor and none opposed.

ADJOURNMENT

Motion and Vote: Mr. Copelas makes a motion to adjourn. The motion is seconded by Mr. Viccica. The vote was unanimous with three in favor and none opposed.

The meeting ends at 6:35 p.m.

For actions where the decisions have not been fully written into these minutes, copies of the decisions have been posted separately by address or project at:

http://saalem.com/Pages/SalemMA_ZoningAppealsMin/

Respectfully submitted,
Tom Devine, Senior Planner