



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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

December 21, 2021

Juniper Point Investment Co LLC
c/o Joseph C. Correnti, Esq.
Correnti & Darling LLP
63 Federal Street
Salem, MA 01970

2022 JAN 18 AM 10:19
CITY CLERK
SALEM, MASS

Re: Decision of the Zoning Board of Appeals to grant a six (6) month extension to Juniper Point Investment Co LLC to exercise rights granted by the December 3, 2018 Board Decision that approved special permits to change from one nonconforming use to another nonconforming use, and variances from minimum required lot area per dwelling unit and maximum number of stories to construct 42 residential units within five buildings at 16, 18 & 20R Franklin Street. The timeline to exercise rights granted by the Decision was previously extended to June 3, 2021 by the Board of Appeals.

The Salem Zoning Board of Appeals met on Wednesday, December 20, 2021 to discuss your request for a six (6) month extension to exercise rights granted by the December 3, 2018 Board Decision that approved a special permit to change from one nonconforming use to another nonconforming use, and variances from minimum lot area per dwelling unit and maximum number of stories to construct 42 residential units within five buildings. The timeline to exercise rights granted by the Decision was previously extended to June 3, 2021. The request before the Board on December 15, 2021 was to extend this timeline for a special permit and variances an additional six (6) months, to June 3, 2022.

On November 26, a letter from Attorney Kristin Kolick on behalf of Juniper Point Investment Co LLC was submitted requesting a six (6) month extension. This extension would expire on June 3, 2022.

As noted by representative Joseph Correnti in the December 15 meeting, the petitioner is continuing their permitting efforts. The petitioner is still pursuing State permitting, including applications related to the Massachusetts Environmental Policy Act (MEPA) and Chapter 91.

The petitioner will file updated plans with the Zoning Board of Appeals and Building Commissioner. The Building Commissioner will review the plans in consultation with the Chair of the Board of Appeals. Any changes that affect the zoning relief that was initially granted by the Board of Appeals will be brought back to this Board.

The Zoning Board of Appeals voted five (4) in favor (Rosa Ordaz, Steve Smalley, Peter Copelas, and Mike Duffy (Chair)) and none (0) opposed to grant the requested six-month extension to exercise the rights granted by the December 3, 2018 Board Decision.

This determination shall become part of the record for this project.

If you require further information, please contact Daniel Laroe, Staff Planner, in the Department of Planning & Community Development at 978-619-5685 or by email at dlaroe@salem.com.

Thank you,

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Mike J. Duffy
Chair
City of Salem Zoning Board of Appeals

CC: Ilene Simons, City Clerk