

City of Salem Board of Appeals

Meeting Minutes

Wednesday, July 19, 2017

A meeting of the Salem Board of Appeals (“Salem BOA”) was held on Wednesday, July 19, 2017 in the third floor conference room at 120 Washington Street, Salem, Massachusetts at 6:30 p.m.

Chair Curran calls the meeting to order at 6:30 pm.

ROLL CALL

Those present were: Chair Rebecca Curran, Peter Copelas, James Hacker (Alternate), and Mike Duffy. Those not present were: Paul Viccica, Jimmy Tsitsinos, Tom Watkins. Also in attendance Tom St. Pierre - Building Commissioner, Erin Schaeffer - Staff Planner, and Colleen Brewster – Recorder.

REGULAR AGENDA

THE APPLICANT HAS REQUESTED A CONTINUATION TO THE NEXT REGULARLY SCHEDULED MEETING ON AUGUST 16, 2017

Project	A public hearing for a petition requesting a Special Permit per <i>Sec. 3.3.3 Non-conforming Single and Two-Family Structures</i> , to construction a 5’x22’ single story addition.
Applicant	SINAN LIKA
Location	37 BOW STREET (Map 15 Lot 124)(R-1 Zoning District)

Documents and Exhibitions:

- Application dated May 15, 2017 and supporting documentation

No testimony was heard. The petitioner requested a continuation to the next regularly scheduled meeting on August 16, 2017.

Motion and Vote: Mr. Duffy makes a motion to continue until the next regularly scheduled meeting. The motion is seconded by Mr. Copelas. The vote was unanimous with four (4) Chair Rebecca Curran, Peter Copelas, James Hacker (alternate), and Mike Duffy in favor and none (0) opposed.

THE APPLICANT HAS REQUESTED A CONTINUATION TO THE NEXT REGULARLY SCHEDULED MEETING ON AUGUST 16, 2017

Project A public hearing for a petition requesting a Special Permit per *Sec. 3.1 Principal Uses*, to allow an indoor commercial recreational use including puzzle room and virtual reality experiences. The petitioner is also requires Variances for relief from *Sec. 3.3.4 Variance Required* to allow less than the required setbacks and *Sec. 5.1.8 Table of Required Parking Spaces* to allow less than the required number of parking spaces.

Applicant **ALEXIS ABARE**

Location **1 JEFFERSON AVE (Map 25 Lot 649)(I Zoning District)**

Documents and Exhibitions:

- Application dated May 26, 2017 and supporting documentation

No testimony was heard. The petitioner requested a continuation to the next regularly scheduled meeting on August 16, 2017.

Motion and Vote: Mr. Duffy makes a motion to continue until the next regularly scheduled meeting. The motion is seconded by Mr. Copelas. The vote was unanimous with four (4) Chair Rebecca Curran, Peter Copelas, James Hacker (alternate), and Mike Duffy in favor and none (0) opposed.

Project A public hearing for a petition requesting a Special Permit per *Sec. 3.1.2 Table of Uses*, to allow a historic carriage house to be converted into a dwelling unit.

Applicant **COOPER REALTY, LLC**

Location **104 BRIDGE STREET (Map 36, Lot 114)(R-2 Zoning District)**

Documents and Exhibitions

- Application dated May 30, 2017 and supporting documentation

Atty. Quinn of Tinti, Quinn, Grover & Frey, 27 Congress Street, Suite 414, Salem, MA 01970, was present to discuss the project. Mr. Bates, part owner, was also present.

Atty. Quinn stated that Seger Architects, Inc. provided plans and elevations for the restoration of the carriage house, as well as a narrative with renovation recommendations. Atty. Quinn requested that these plans be incorporated into the Boards decision.

Chair Curran - noted that the existing siding and openings will remain, the garage doors will not be relocated, and a new exit door will be added at the rear. Chair Curran stated that this carriage house does meet the definition of a carriage house.

Chair Curran opens public comment.

No one in the assembly wished to speak.

Chair Curran closes public comment.

Motion and Vote: Mr. Duffy makes a motion to approve the application for a Carriage House Special Permit. The motion is seconded by Mr. Copelas. The vote was unanimous with four (4) Chair Rebecca Curran, Peter Copelas, James Hacker (alternate), and Mike Duffy in favor and none (0) opposed.

Project	A public hearing for a petition requesting a Special Permit per <i>Sec. 3.0 Table of Uses</i> to allow a historic carriage house to be converted into a dwelling unit.
Applicant	LORRAINE BOUCHER
Location	13 ARTHUR STREET (Map 23 Lot 35)(R2 Zoning District)

Documents and Exhibitions

- Application dated March 28, 2017 and supporting documentation

No testimony was heard and the petitioner requested to continue to the next regularly scheduled meeting.

Motion and Vote: Mr. Duffy makes a motion to continue until the next regularly scheduled meeting. The motion is seconded by Mr. Copelas. The vote was unanimous with four (4) Chair Rebecca Curran, Peter Copelas, James Hacker (alternate), and Mike Duffy in favor and none (0) opposed.

Project A public hearing for a petition requesting a Special Permit per *Sec. 3.3.5 Nonconforming Structures*, to add a 24' x 24' garage to the rear of the existing residential structure, remove exiting garage, and relocate R.O.W.
Applicant **MATTHEW KEANE**
Location **414 LAFAYETTE STREET (Map 32, Lot 169)(R-1 Zoning District)**

Documents and Exhibitions

- **Application dated June 27, 2017 and supporting documentation**

No testimony was heard and the petitioner requested to continue to the next regularly scheduled meeting to be heard by the full Board.

Motion and Vote: Mr. Duffy makes a motion to continue until the next regularly scheduled meeting. The motion is seconded by Mr. Copelas. The vote was unanimous with four (4) Chair Rebecca Curran, Peter Copelas, James Hacker (alternate), and Mike Duffy in favor and none (0) opposed.

APPROVAL OF MEETING MINUTES

Motion and Vote: Mr. Duffy makes a motion to approve the June 21, 2017 minutes. Seconded by Mr. Copelas. The vote was unanimous with four (4) in favor and none (0) opposed.

OLD/NEW BUSINESS

City of Salem Board of Appeals

Meeting Minutes

Wednesday, August 16, 2017

A meeting of the Salem Board of Appeals (“Salem BOA”) was held on Wednesday, August 16, 2017 in the third floor conference room at 120 Washington Street, Salem, Massachusetts at 6:30 p.m.

Chair Curran calls the meeting to order at 6:30 pm.

ROLL CALL

Those present were: Chair Rebecca Curran, Peter Copelas, Mike Duffy, James Hacker (Alternate), Jimmy Tsitsinos, Paul Viccica, Tom Watkins. Those not present were: None. Also in attendance: Tom St. Pierre - Building Commissioner, Erin Schaeffer - Staff Planner, and Colleen Brewster – Recorder.

REGULAR AGENDA

THE APPLICANT HAS REQUESTED A CONTINUATION TO THE NEXT REGULARLY SCHEDULED MEETING ON SEPTEMBER 20, 2017

Project A continuation of a public hearing for a petition requesting a Special Permit per *Sec. 3.1 Principal Uses*, to allow an indoor commercial recreational use including puzzle room and virtual reality experiences. The petitioner is also requires Variances for relief from *Sec. 3.3.4 Variance Required* to allow less than the required setbacks and *Sec. 5.1.8 Table of Required Parking Spaces* to allow less than the required number of parking spaces.

Applicant **ALEXIS ABARE**

Location **1 JEFFERSON AVE (Map 25 Lot 649)(I Zoning District)**

Motion and Vote: Mr. Duffy makes a motion to accept the Applicants request for a continuation to the September 20, 2017 regularly scheduled meeting. The motion is seconded by Mr. Watkins. The vote was unanimous with seven (7) in favor and none (0) opposed.

Project A continuation of a public hearing for a petition requesting a Comprehensive Permit pursuant to M.G.L. Chapter 40B, Section 20-23 to construction multi-family housing.

The Board will discuss the following:

- Civil and Traffic Peer Review Responses
- Discussion and respond to ZBA comments from the June 28, 2017 meeting
- Review and Discussion on Board and Commission comments

Chair Curran reviewed a document a checklist should be provided to the applicants to

explain the review and denial process.

Mr. Copelas - noted that the City Solicitor should review the form as well.

St. Pierre - noted that every applicant should have a denial form because they are meeting with the BoA to appeal a denial from the Building Department.

ADJOURNMENT

Motion and Vote: Mr. Duffy made a motion to adjourn the July 19, 2017 regular meeting of the Salem Board of Appeals, seconded by Mr. Hacker, and the vote was unanimous with five (4) in favor and none (0) opposed.

The meeting ends at 7:10 PM.

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://salem.com/Pages/SalemMA_ZoningAppealsMin/

Respectfully submitted,
Erin Schaeffer, Staff Planner