



CITY OF SALEM PLANNING BOARD

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Planning Board will be held on Thursday, July 25, 2024, at 6:30 p.m. via remote participation in accordance with Chapter 2 of the Acts of 2023.

Bill Griset, 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:

Watching the Public Meeting:

- Go to the website link:
<https://us02web.zoom.us/j/87460376527?pwd=R3ZHW9wM3k3QXRtSTAzWWdPWVF6dz09> or
- Go to the website link www.zoom.us/join and enter **meeting ID # 874 6037 6527**, followed by **meeting password 999036**, if directed to do so on screen, or
- Dial toll-free phone number 877-853-5257. When prompted enter **meeting ID # 874 6037 6527**, followed by **meeting password 999036** if directed. Those dialing in only will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at [this link](https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4lulDiqWrUC8UoCYBv2pwr4dBfkRaaUILXEgnog?e=AKzvGG) (<https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4lulDiqWrUC8UoCYBv2pwr4dBfkRaaUILXEgnog?e=AKzvGG>) or
- Watch the meeting live on Salem Access Television Channel 22.

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 phone 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 ensure all public comments are subject to the same time limit.

The moderator will go down the list of attendees with their hands raised in the order presented by the Zoom application. The attendee list is ordered in the order that participants raise their hands.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to: planningboardcomments@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 comment 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.

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.

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.

MEETING AGENDA

I. Regular Agenda

A. 75 North Street (Map 26, Lot 58), 2 Commercial Street (Map 26, Parcel 57), and 3 South Mason Street (Map 26, Lot 54)

Applicant: Scott Grover, Esq., f/b/o 75 North Street, LLC

Description: A continuance of a public hearing for all persons interested in the application of Scott Grover f/b/o 75 North Street, LLC, for the property located at 75 North Street (Map 26, Lot 58), 2 Commercial Street (Map 26, Parcel 57), and 3 South Mason Street (Map 26, Lot 54) in the NRCC (North River Canal Corridor) Zoning District for Site Plan Review and Special Permits in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.1 Flood Hazard Overlay District Special Permit, 8.2 Entrance Corridor Overlay District, Section 8.4 North River Canal Corridor Neighborhood Mixed Use District, and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit. Specifically, the applicant proposes a four-story, 60-unit multi-family residential building on an approximate one-acre plot of land. The building features a ground floor for a lobby, building support, commercial use, and a parking garage and three upper floors for residential use. The applicant proposes 60 on-site parking spaces, a large publicly accessible open space and surrounding landscaping, pedestrian walkways, additional lighting, and a shifted curb line along North Street.

B. 250 Highland Ave (Map 8, Lot 118) and 260 Highland Ave (Map 8, Lot 117)

Applicant: Joseph Correnti, Esq., f/b/o PN Restaurants

Description: A continuance of a public hearing for all persons interested in the application of Joseph Correnti f/b/o PN Restaurants for the property located at 250 Highland Avenue (Map 8, Lot 118) and 260 Highland Avenue (Map 8, Lot 117) in the B2 (Business Highway) and ECOD (Entrance Corridor Overlay District) Zoning Districts for Site Plan Review and a Special Permit in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 6.7 Drive-Through Facilities. Further, the applicant is requesting one waiver of Section 6.7.6 of the Ordinance requirements: Standard 1: 200 feet between curb cuts. Specifically, the applicant proposes a new approximately 1,995 square-foot Popeye's Louisiana Kitchen restaurant with a drive-through lane, associated parking, and landscaping. Site access will be provided through a right-in/right-out driveway on Highland Avenue and an exit-only driveway and entrance-only driveway on Verona Street. Internal circulation in the site will be one-way and operate in a counter-clockwise direction via the drive-through lane and adjacent bypass lane. The site will include 18 parking spaces and two (2) bike racks. Re-grading on the site is proposed along with reducing impervious surfaces for stormwater management.

C. 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102)

Applicant: The Residences on Canal Street, LLP

Description: A public hearing for all persons interested in the application of The Residences on Canal Street, LLP for a Definitive Subdivision Plan in accordance with the Salem Subdivision Regulations to allow the establishment of Road A. The applicant requests three waivers from Section 2 Contents of Definitive Plan: Standard n (the line of the Salem flood elevation of 15.36 feet Mean Low Tide), Standard o (boundaries and types of wetlands as shown on maps titled “Wetlands of Salem Massachusetts”), and Standard p (reference to the City of Salem datum for existing profiles and proposed profile).

D. 32 Federal Street and 34 Federal Street (Map 35, Lot 621)

Applicant: WinnDevelopment Companies, LLC f/b/o Division of Capital Asset Management and Maintenance (DCAMM)

Description: A public hearing for all persons interested in the application of WinnDevelopment Companies, LLC f/b/o DCAMM for the property located at 32 Federal Street and 34 Federal Street (Map 35, Lot 621) in the B5 (Central Development) District for Site Plan Review and a Special Permit in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 7.3 Planned Unit Development Special Permit. This project constitutes Phase Two of a two-phase project. Phase One consists of redevelopment of a city-owned parking lot and proposal of a mixed-use building with parking at 252 Bridge Street. For Phase Two, the applicant proposes rehabilitation and transformation of the historic and currently vacant County Commissioner's and Superior Court buildings located across the street from the Phase One parcels. The applicant proposes 10 new affordable residential units in the County Commissioner's building and special events space and restoration of existing offices in the Superior Court building. Proposed site improvements include pedestrian walkways, a sitting area, landscaping, vehicular parking, stormwater management, and utility upgrades. A public courtyard between the two buildings is proposed as the primary entry for both buildings.

II. Old/New Business

- A. Project update on 4 Franklin Street.
- B. Updates from staff on previously approved projects.

III. Approval of Minutes

- A. Draft minutes from 7/8/24 Special Meeting
- B. Draft minutes from 7/11/24

IV. Adjournment