



CITY OF SALEM PLANNING BOARD

2018 OCT 16 AM 9:26

NOTICE OF MEETING

CITY CLERK
SALEM, MASS

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, October 18, 2018 at 7:00pm at City Hall Annex,
First Floor Public Meeting Room,
98 Washington St., Salem, MA*

Ben J. Anderson, Chair

REVISED* MEETING AGENDA

I. ROLL CALL

II. REGULAR AGENDA

- A. Location: 1 Jefferson Avenue (Map 25, Lot 649)
Applicant: 1 Jefferson LLC
Description: A continuation of a public hearing for all persons interested in the application of 1 JEFFERSON LLC for the property located at 1 Jefferson Avenue (Map 25, Lot 649) for a Site Plan Review in accordance with the Salem Zoning Ordinance Section 8.2 and Section 9.5 and a continuation of a public hearing for all persons interested in the application of 1 JEFFERSON LLC for the property located at 1 Jefferson Avenue (Map 25, Lot 649) for a Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance Section 8.1. Specifically, the applicant proposes to demolish a portion of the existing building and construct a 7,553 square foot addition to the rear of the existing building to accommodate eight (8) garage bays and a mezzanine space on the second story. Associated improvements to stormwater management, utilities, parking and landscaping are also proposed.
- B. Location: 72 Flint Street and 67-71 Mason Street (Map 26, Lots 91, 95 & 97)
Applicant: Riverview Place, LLC
Description: The applicant requested a continuance to the regularly scheduled meeting on THURSDAY, November 1, 2018 of a public hearing for all persons interested in the application of Riverview Place LLC for an Amendment to the previously approved Site Plan Review decision, Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District, Flood Hazard District Special Permit, and Stormwater Management Permit, for the property located at 72 Flint St. and 67-71 Mason St. (Map 26, Lots 91, 95 & 97). As amended, the applicant proposes reduction in the number of parking spaces from 309 spaces to 217 spaces

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on OCT 16 2018
at 9:24AM in accordance with MGL Chap. 30A,
Sections 18-25.

including elimination of the parking deck, enhanced landscaping, reduction of the size of the building along Mason Street, and relocation of the commercial space.

C. Location: 94 Washington Square East (Map 35, Lot 536)

Applicant: Spire Investments LLC

Description: A continuation of a public hearing for all persons interested in the application of SPIRE INVESTMENTS LLC for the property located at 94 Washington Square East (Map 35, Lot 536) for a Site Plan Review in accordance with the Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes to restore the historic mansion and construct a two-story addition to the existing one-story rear structure to return the property to residential use with a total of eighteen (18) residential units. Associated improvements to the parking lot, site access, landscaping, and utilities are also proposed.

D. Location: 18 Commercial Street

Applicant: The Columbus Society of Salem Inc.

Description: A public hearing for all persons interested in the application of THE COLUMBUS SOCIETY OF SALEM INC. for a Special Permit per *Sec. 8.4.5 Table of Uses – NRCC District* of the Salem Zoning Ordinance, to allow the applicant to operate a fraternal organization at 18 Commercial Street (Map 26, Lot 51)(NRCC Zoning District).

E. Location: 108 Marlborough Road and 5 Vista Avenue (Map 9, Lots 28 & 68)

Applicant: Mark J. and Maryann J. Terry and Derek J. Terry, Trustees of Marlborough Road Nominee Trust

Description: Request for endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR).

III. OLD/NEW BUSINESS

- A. *Receive and file Chapter 91 Waterways License Application by South Harbor Holdings, LLC, proposing authorization of an existing nonwater-dependent building and associated interior and exterior facilities of public accommodation and the construction of a 10-foot wide cantilevered harborwalk at 283 Derby Street.
- B. *Receive and file Chapter 91 Waterways License Application by South Harbor Holdings, LLC, proposing authorization of an existing nonwater-dependent building and associated interior and exterior facilities of public accommodation and the construction of a 10-foot wide cantilevered harborwalk at 285 Derby Street.
- C. Draft Bicycle Parking Guidelines – Request for Comment/Input.

IV. APPROVAL OF MINUTES

- A. Regular Planning Board Meeting held on September 6, 2018.
- B. Special Joint Planning Board and City Council Meeting held on September 17, 2018
- C. Regular Planning Board Meeting held on September 20, 2018.

V. ADJOURNMENT