



CITY OF SALEM PLANNING BOARD

2018 SEP 17 PM 3:30

NOTICE OF MEETING

CITY CLERK
SALEM, MASS

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, September 20, 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 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: 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 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 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:** 50 Ravenna Avenue (Map 8, Lot 7)
Application: The Julia Trust
Description: Will hold a public hearing for all persons interested in the application of The Julia Trust requesting a waiver of frontage requirements of the Subdivision Control Law located at 50 Ravenna Avenue (Map 8, Lot 7).
- E. Location:** 50 Ravenna Avenue (Map 8, Lot 7)
Application: The Julia Trust
Description: Request for endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR).

III. OLD/NEW BUSINESS

- A. *Discussion and vote on a recommendation to the City Council regarding the proposed amendments to the City of Salem Zoning Ordinance relative to Sec. 3.0 Table of Principal and Accessory Uses and Sec. 10.0 Definitions relating to short-term rentals.
- B. Receive and File Chapter 91 Simplified Waterways License Application by Kathleen LaBonte for 116/118 Leach Street Condominium Association, proposing to remove an existing and construct a new bulkhead at 116/118 Leach Street.
- C. FY19 Community Preservation Plan – Request for Comment/Input
- D. Discussion regarding start time of meetings.

IV. APPROVAL OF MINUTES

- A. Regular Planning Board Meeting held on June 21, 2018.
- B. Regular Planning Board Meeting held on July 5, 2018.
- C. Regular Planning Board Meeting held on July 19, 2018.
- D. Regular Planning Board Meeting held on September 6, 2018.

V. ADJOURNMENT

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on SEP 17 2018
at 3:30 in accordance with MGL Chap. 30A,
Sections 18-25.