



CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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DOMINICK PANGALLO
MAYOR

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Zoning Board of Appeals will be held
on **June 12th, 2024, at 6:30 p.m.**
via remote participation in accordance with Chapter 2 of the Acts of 2023.

Nina Vyedin, 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:

Attending the Virtual Public Meeting:

- Go to Website link:
<https://us02web.zoom.us/j/86298041080?pwd=Ung2eUZmUFloOVUwTWxrZ29yV1ZNUt09> go to the website link <https://zoom.us/join> and enter meeting ID #**862 9804 1080** followed by meeting password **829595** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID #**862 9804 1080** followed by meeting password **829595** if directed. Those calling in will not have access to the direct video feed of the meeting but can follow along with the project materials available for download at Salem.com/ZBA.
- Watch the meeting live on Salem Access Television Chanel 22.
- Project materials are available for download at (<https://tinyurl.com/SalemZBA>)

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 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 go down the list of attendees in the order presented by the Zoom application. The attendee list is ordered so that phone numbers are first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone. Anyone that speaks about an issue unrelated to the agenda items will be immediately muted.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to zoningboardcomments@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 comments 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 two (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. ROLL CALL

II. REGULAR AGENDA

1. **Location:** 50 Circle Hill Road (R1 Zoning District)

Applicant: Pasquanna Developers, Inc.

Description: The petition of PASQUANNA DEVELOPERS, INC. at 50 CIRCLE HILL ROAD (Map 9, Lot 256) (R1 Zoning District). This is a refiling for a Variance from Section *4.1.1 Dimensional Requirements* of the Salem Zoning Ordinance to construct two (2) single-family dwellings on five (5) separate and contiguous land court parcels. One proposed dwelling will meet the requirements of the Salem Zoning Ordinance for R1 Zoning. The other proposed dwelling will be constructed at 10,788 square feet. The relief, if granted, would be for minimum lot area, lot area per dwelling unit and lot width.

2. **Location:** 6 West Terrace (R1 Zoning District)

Applicant: Emily Froeschl

Description: The petition of EMILY FROESCHL at 6 WEST TERRACE (Map 33, Lot 739) (R1 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-family Structures* of the Salem Zoning Ordinance to alter an existing nonconforming structure by demolishing the rear yard enclosed porch and replacing it with a 28'4" x 12' one-story addition. The proposed addition will be 5'5" from the side yard setback where 10 feet is required.

3. **Location:** 11 March Street (R2 Zoning District)

Applicant: Johane Jean-Baptiste

Description: The petition of JOHANE JEAN-BAPTISTE at 11 MARCH STREET (Map 36, Lot 176) (R2 Zoning District) for a Special Permit per Section *3.3.5 Nonconforming Single- and Two-family Structures* of the Salem Zoning Ordinance to expand an existing nonconforming structure with a 192 square foot, one story addition. The addition proposes a 1.8' front yard setback where a 15' front yard setback is required. A 3.4' side yard setback and a 25' rear yard setback. In the R2, 10 feet is required for a side yard setback and 30 feet is required for the rear yard setback.

4. Location: 7 Vista Avenue (R1 Zoning District)

Applicant: Madenna Nicholson

Description: The petition of MADENNA NICHOLSON at 7 VISTA AVENUE (Map 9, Lot 266) (R1 Zoning District) for a Special Permit per *Section 3.3.5 Nonconforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to construct a 15' X 24.2' addition at the rear of the existing dwelling. The proposed addition and stairwell will be 14.7' feet at its closest point into the rear yard setback. In the R1 zoning district, 30 feet is required.

5. Location: 16 Loring Avenue (R2 Zoning District)

Applicant: William F. Quinn

Description: The petition of WILLIAM F. QUINN f/b/o SANDRA S. POWER, TRUSTEE at 16 LORING AVENUE (Map 32, Lot 88) (R2 Zoning District), for a Special Permit per *Section 3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to add an additional dwelling unit on the second floor to convert the five (5) family dwelling into a six (6) family dwelling. The petitioner is also seeking a variance from *Section 4.1.1 Dimensional Requirements* for lot area per dwelling unit. The existing nonconforming five (5) family home has approx. 3,400 sq. ft per dwelling unit. The proposed six (6) family dwelling would have approx. 2,833 sq. ft per dwelling unit. In the R2, 7,500 sq. ft. per dwelling unit is required.

IV. APPROVAL OF MINUTES

Minutes from May 15th, 2024.

V. OLD/NEW BUSINESS

Discuss and vote on proposed revisions to the Zoning Board of Appeals fee schedule

VI. ADJOURNMENT

This agenda is subject to change.

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.