



KIMBERLEY DRISCOLL  
MAYOR

# CITY OF SALEM, MASSACHUSETTS BOARD OF APPEAL

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970  
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## MEETING NOTICE

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on Wednesday, October 17, 2018 at 6:30 p.m. at City Hall Annex, 1<sup>st</sup> Floor Conference Rm, 98 Washington St., Salem, MA*

Mike Duffy, Chair

## MEETING AGENDA

### I. ROLL CALL

### II. APPROVAL OF MINUTES

➤ June 6, 2018

### III. REGULAR AGENDA

Project A continuation of a public hearing for all persons interested in a petition requesting a variance per Sec. 5.1.8 Table of Parking Requirements of the Salem Zoning Ordinance, to allow the petitioner to have less than the required number of parking spaces.

Applicant **THE COLUMBUS SOCIETY OF SALEM**

Location **18 COMMERCIAL STREET (Map 26, Lot 51) (NRCC Zoning District)**

Project A public hearing for all persons interested in a petition to appeal a decision of the Building Inspector.

Applicant **GOOD CHEMISTRY OF MASSACHUSETTS, Inc.**

Location **282 DERBY STREET (Map 35, Lot 267) (B-5 Zoning District)**

Project A continuation of a public hearing for all persons interested in the petition requesting a special permit per Sec. 3.1.2 Use Special Permit and a special permit per Sec. 6.10 Marijuana Establishments to allow for a combined medical marijuana dispensary and retail marijuana establishment.

Applicant **GOOD CHEMISTRY OF MASSACHUSETTS, Inc.**

Location **282 DERBY STREET (Map 35 Lot 267) (B-5 Zoning District)**

Project A continuation of a public hearing for all persons interested in the petition requesting a special permit per Sec. 3.3.2 Nonconforming Uses to allow a change from one non-conforming use (automobile repair garage) to another non-conforming use (residential multi-family) to construct 2 buildings, each consisting of four (4) residential townhouse style dwelling units. The petitioner is also requesting Variances per Sec. 4.1.1 Table of Dimensional Requirements from the required minimum lot area per dwelling unit, minimum depth of front yard, and minimum depth of rear yard.

Applicant **JUNIPER POINT INVESTMENT CO LLC**

Location **106 BRIDGE STREET (Map 36, Lot 73) (R-2 and ECOD Zoning District)**

- Project A public hearing for all persons interested in a petition requesting a special permit per Sec. 3.2.8 of the Zoning Ordinance to allow an accessory living area.  
 Applicant **THERESA PETERSON**  
 Location **24 SOUTH STREET (Map 15, Lot 524) (R-1 Zoning District)**
- Project A public hearing for all persons interested in a petition to appeal the issuance of a building permit.  
 Applicant **MATTHEW CORNELL AND OTHERS**  
 Location **84 WASHINGTON SQUARE EAST (Map 35, Lot 516) (R-2 Zoning District)**
- Project A public hearing for all persons interested in a petition seeking a special permit per Sec. 6.10.4 of the Salem Zoning Ordinance to operate a licensed retail marijuana establishment.  
 Applicant **I.N.S.A., Inc.**  
 Location **462 HIGHLAND AVE. (Map 3, Lot 2) (B-2 and ECOD Zoning District)**
- Project A public hearing for all persons interested in a petition requesting a special permit per Sec. 3.2.8 of the Zoning Ordinance to allow an accessory living area.  
 Applicant **JOHN PANNETON**  
 Location **22 CLARK AVE. (Map 6, Lot 4) (Ind. Zoning District)**
- Project A public hearing for all persons interested in a petition requesting a special permit per the dimensional requirements in Table 4.1.1 in the Zoning Ordinance to allow a dormer at the third floor attic level of a two-family home.  
 Applicant **KEVIN MCCAFFERTY**  
 Location **116 BRIDGE STREET (Map 36, Lot 69) (R-2 and ECOD Zoning District)**
- Project A public hearing for all persons interested in a petition requesting a special permit per Sec. 3.3.5 of the Zoning Ordinance to allow the petitioner to convert an existing single-family house into a two-family dwelling.  
 Applicant **THE STEP UP KINGS, LLC**  
 Location **321 LAFAYETTE STREET (Map 32, Lot 228) (R-1, R-2, and ECOD Zoning District)**

#### **IV. OLD/NEW BUSINESS**

**NONE**

#### **V. ADJOURNMENT**