



# CITY OF SALEM PLANNING BOARD

2016 MAR 17 A 9:59

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, March 17, 2016 at 7:00pm at City Hall Annex, Room 313,  
120 Washington St., Salem, MA*

*Ben Anderson, Chair*

### REVISED<sup>1&2</sup> MEETING AGENDA

#### I. ROLL CALL

#### II. REGULAR AGENDA

A. Location: 401 BRIDGE STREET (Map 25, Lot 74) and 44 Boston Street (Map 15, Lot 305)

Applicant: HIGH ROCK BRIDGE STREET, LLC

Description: A continuance of a public hearing for amendments to the approved Site Plan Review, Flood Hazard Overlay District Special Permit and Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.1 Flood Hazard Overlay District. The applicant requests the following Special Permit associated with the North River Canal Corridor Neighborhood Mixed Use District (NRCC) Sections 8.4.5 and 8.4.13 North River Canal Corridor Neighborhood Mixed Use District). Specifically, the applicant requests a Special Permit per Sec. 4.0 of the NRCC to allow a multi-story arrangement of a multi-family residential use. The applicant requests amendments to the following approved Special Permits of the NRCC: A Special Permit per Sec. 8.4.12 Retail Use of the NRCC to allow ground level retail use to be amended from the original decision to exceed the 3,000 gross square feet for one retailer. A Special Permit per Sec. 6.0 to be amended from the original decision to allow an eating and drinking place on the premises to reflect the new plan. The applicant proposes to construct two separate buildings including the Community Life Center, a two-story building, and a five-story mixed-use residential/retail on the corner of Boston and Bridge Street with an associated revised parking and landscape layout.

This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on MAR 17 2016  
at 9:59 AM in accordance with MGL Chap. 30A,  
Sections 18-25.

<sup>1</sup> Regular Agenda Item E added to the Agenda on March 14, 2016.

<sup>2</sup> Regular Agenda Item B revised on March 17, 2016 to note a continuance request.

- B. **Location:** 14 and 16 ALMEDA STREET (Map 14 Lot 116 and Map 14 Lot 117)  
**Applicant:** TOWN AND COUNTRY HOMES, INC.  
**Description:** The applicant has requested a continuance of the public hearing to the regularly scheduled Planning Board meeting on April 21, 2016. A continuance of a public hearing for a Definitive Subdivision Plan to construct a roadway to serve two existing undeveloped lots.
- C. **Location:** 331-335 LAFAYETTE STREET, 5-7, and 11 WEST AVENUE (Map 32 Lots 231, 232, 233, 234)  
**Applicant:** 331 LAFAYETTE STREET, LLC  
**Description:** A public hearing for a Site Plan Review in accordance with Salem Zoning Ordinance Section 9.5 to allow the construction of a three-story 24,388 square foot mixed use commercial building with retail on the first floor and offices on the upper floors. An existing two-family home on the site will remain in its current use.
- D. **Location:** 3 SOPHIA ROAD (Map 4, Lot 25)  
**Applicant:** 26 WALKER ROAD LLC  
**Description:** Board discussion and vote on an application for endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR), proposing to divide one (1) lot with one existing building into two lots.
- E. **Location:** 162 FEDERAL STREET (Map 25 Lot 112)(R2 Zoning District)  
**Applicant:** DANIEL BOTWINK  
**Description:** Request for a six (6) month extension to commence construction authorized by the September 25, 2012 Site Plan Review and Flood Hazard District Special Permit Planning Board Decision for conversion of a former convent to eight (8) residential units.

### III. APPROVAL OF MINUTES

- A. February 18, 2016

### IV. OLD/NEW BUSINESS

- A. Discussion on Board Hearing Guidelines

### V. ADJOURNMENT

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