



## CITY OF SALEM PLANNING BOARD

2016 APR 21 P 4:18

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### NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, April 21, 2016 at 7:00pm at City Hall Annex, Room 313,  
120 Washington St., Salem, MA*

*Ben Anderson, Chair*

### REVISED\* MEETING AGENDA

#### I. ROLL CALL

#### II. REGULAR AGENDA

- A. Location: 14 and 16 ALMEDA STREET (Map 14 Lot 116 and Map 14 Lot 117)  
Applicant: TOWN AND COUNTRY HOMES, INC.  
Description: REVISION: The applicant requested a continuance to May 19, 2016 of the public hearing for a Definitive Subdivision Plan to construct a roadway to serve two existing undeveloped lots.
- A. Location: 14 BERTUCCIO AVENUE (Map 24, Lot 105)  
Applicant: NATHAN JACOBSON  
Description: The applicant requested a continuance to May 5, 2016 of the public hearing for a Definitive Subdivision Plan in accordance with the Salem Subdivision Regulations to allow the construction of a roadway to serve seven (7) residential lots, and a Stormwater Management Permit in accordance Sec. 37 of the Salem Code of Ordinances to allow for activity that results in a land disturbance greater than one acre of land.
- B. Location: 70-92 1/2 BOSTON STREET (Map 15, Lot 299 & Map 16, Lot 139)  
Applicant: 139 GROVE STREET REALTY TRUST  
Description: A public hearing for a Site Plan Review, Flood Hazard Overlay District Special Permit, 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; Section 8.4 North River Canal Corridor Neighborhood Mixed Use District; and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes the redevelopment of the former Flynnntan site consisting of removal of three structures on the property, the construction of 50 residential dwelling

units within two separate buildings and a commercial retail space with parking provided on the site.

- C. **Location:** 114 DERBY (Map 41 Lot 14)  
**Applicant:** 114 DERBY STREET NOMINEE TRUST  
**Description:** A public hearing for a Site Plan Review in accordance with Section 9.5 of the Salem Zoning Ordinance to reflect the plan for the property located at 114 Derby Street (Map 41, Lot 14). The applicant proposes to convert the existing structure presently used by the City of Salem School Department to six (6) residential dwelling units with nine (9) exterior parking spaces.

### III. APPROVAL OF MINUTES

- A. April 7, 2016

### IV. OLD/NEW BUSINESS

- A. Review and Vote on the request to release the eight (8) remaining lots in the Witch Hills Subdivision.
- B. Deliberate and vote on recommendation of an amendment to the City of Salem Zoning Ordinance Section 10.0, Definition of a Tasting Room.

### 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.*