



# CITY OF SALEM PLANNING BOARD

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City of Salem, Mass. on 6/9/2016  
at 2:37 PM in accordance with MGL Chap. 30A,  
Section 18 25.

CITY CLERK, SALEM, MASS.

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, June 16, 2016 at 7:00pm at City Hall Annex, Room 313,  
120 Washington St., Salem, MA*

*Ben Anderson, Chair*

### MEETING AGENDA

#### I. ROLL CALL

#### II. REGULAR AGENDA

- A. Location: 81 Highland Ave; 108 Jefferson Ave; Old Rd; 1 Dove Ave; 79 Highland Ave; 55 Highland Ave; and 57 Highland Ave (Map 24, Lots 1, 2, 88, 19, 216, 218 220; and Map 14, Lot 129)

Applicant: North Shore Medical Center, Inc.

Description: A continuance of a public hearing for a Site Plan Review, in accordance with the Salem Zoning Ordinance: Section 9.5 Site Plan Review; and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes to construct a new Emergency Department/Inpatient Beds building, a new front Lobby expansion, renovation resulting in an addition of 119,735 square feet and repurposing of 119,734 square feet of interior space, internal driveway and parking modifications, landscape and hardscape improvements and utility infrastructure modifications to their existing campus.

- B. Location: 14 and 16 Alameda St. (Map 14, Lot 116 and Map 14, Lot 117)

Applicant: Town and Country Homes, Inc.

Description: A continuance of the public hearing for a Definitive Subdivision Plan to construct a roadway to serve two existing undeveloped lots.

- C. Location: 70-92 ½ Boston St. (Map 15, Lot 299 & Map 16, Lot 139)

Applicant: 139 Grove Street Realty Trust

Description: A continuance of 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 Flynntan 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.

**D. Location:** 1, 3 and 5 Harmony Grove Rd., 60 and 64 Grove Street

**Applicant:** MRM Project Management, LLC

**Description:** An insignificant change request to the previously approved Site Plan Review and Planned Unit Development, specifically to allow the demolition of the existing structure at 60 Grove Street with that space remaining designated for future commercial use on the site.

### III. APPROVAL OF MINUTES

A. June 2, 2016

### IV. OLD/NEW BUSINESS

A. Discussion of an expanded role for the DRB

### 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.*