



# CITY OF SALEM PLANNING BOARD

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, March 5, 2020 at 7:00 pm at City Hall Annex,  
First Floor Medium Conference Room,  
98 Washington St., Salem, MA*

*Ben J. Anderson, Chair*

## MEETING AGENDA

### I. ROLL CALL

### II. REGULAR AGENDA

- A. **Location:** 379, 383, and 387 Highland Avenue; 4, 10, 12, 14, and 16 Barnes Road; 9, 12, 14-16, and 18 Cedar Road (Map 7, Lots 18-21, 49-54, 59, & 60; Map 3, Lot 66 & 67)

**Applicant:** Overlook Acres LLC

**Description:** A continuation of a public hearing for all persons interested in the application of OVERLOOK ACRES, LLC for the property located at 379, 383, and 387 Highland Avenue, 4, 10, 12, 14, and 16 Barnes Road and 9, 12, 14-16, and 18 Cedar Road (Map 7, Lots 18-21, 49-54, 59, & 60; Map 3, Lot 66 & 67) for a Site Plan Review and Planned Unit Development Special Permit in accordance with the Salem Zoning Ordinance Section 9.5 and Section 7.3. Specifically, the applicant proposes a development on the approximately 15.5 acre site along Highland Avenue at Barnes Road and Cedar Road consisting of a mix of uses, including commercial, residential, and public spaces. There is one commercial building with an approximate footprint of 8,450 square feet, four residential buildings with approximately 324 units, and a residential club house. There are also approximately 500 parking spaces proposed on site.

- B. **Location:** 160 Federal Street (Map 26, Lot 0002-30)

**Applicant:** North Shore Community Development Coalition

**Description:** A public hearing for all persons interested in the application of NORTH SHORE COMMUNITY DEVELOPMENT COALITION for the property located at 160 Federal Street (Map 26, Lot 0002-30) for Site Plan Review, Municipal or Religious Reuse Special Permit, and Flood

Hazard Overlay District Special Permit in accordance with Salem Zoning Ordinance Sections 9.5, 6.11, and 8.1. Specifically, the applicant proposes the conversion of the former St. James Parochial School into 33 units of housing, with associated community space for residents. The applicant additionally proposes approximately 42 parking spaces on site to serve the residential units.

- C. Location: 13 Hawthorne Boulevard (Map 35, Lot 0287-0)**  
**Applicant: North Shore Community Development Coalition**  
**Description:** A public hearing for all persons interested in the application of NORTH SHORE COMMUNITY DEVELOPMENT COALITION for the property located at 13 Hawthorne Boulevard (Map 35, Lot 0287-0) for Site Plan Review and Municipal or Religious Reuse Special Permit in accordance with Salem Zoning Ordinance Sections 9.5 and 6.11. Specifically, the applicant proposes the conversion of the former Immaculate Conception parochial school into 29 units of housing and approximately 4,500 square feet of studio, workrooms, galleries, and meeting space. There are 7 parking spaces on the premises for visitors. The applicant proposes that the required 29 parking spaces for the residential units will be reserved in nearby municipal parking facilities.

### **III. OLD/NEW BUSINESS**

- A.** Update on Planning Board enforcement for the previously approved projects at 9 South Mason Street and 73-75 Wharf Street.

### **IV. APPROVAL OF MINUTES**

- A.** Regular Planning Board meeting minutes for January 23, 2020.

### **V. ADJOURNMENT**