



CITY OF SALEM PLANNING BOARD

2016 MAY 19 P 6:03

FILE #
CITY CLERK, SALEM, MASS.

NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on
Thursday, May 19, 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: 81 HIGHLAND AVENUE; 108 JEFFERSON AVENUE; OLD ROAD; 1 DOVE AVENUE; 79 HIGHLAND AVENUE; 55 HIGHLAND AVENUE; AND 57 HIGHLAND AVENUE (Map 24, Lots 1, 2, 88, 19, 216, 218 220; and Map 14, Lot 129)

Applicant: NORTH SHORE MEDICAL CENTER, INC.

Description: 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: 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

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on MAY 19 2016
at 6:03 PM in accordance with MGL Chap. 30A,
Sections 18-25.

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.

- 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 continuance of 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:** 70-92 ½ BOSTON STREET (Map 15, Lot 299 & Map 16, Lot 139)
Applicant: 139 GROVE STREET REALTY TRUST
Description: A continuance of 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.
- E. Location:** 162 FEDERAL STREET (Map 26 Lots 1 and 2)
Applicant: 162 FEDERAL STREET, 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 merge 12,025 square feet of Lot 2 with Lot 1.
- F. 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 June 2, 2016 of the public hearing for a Definitive Subdivision Plan to construct a roadway to serve two existing undeveloped lots.

III. APPROVAL OF MINUTES

A. May 5, 2016

IV. OLD/NEW BUSINESS

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.