



CITY OF SALEM PLANNING BOARD

2016 SEP 29 A 9:25

Report to City Council
REVISED
September 27, 2016

FILE #
CITY CLERK, SALEM, MASS.

At its meeting on September 27, 2016 the Planning Board voted to recommend approval of the rezoning of the following real property situated at 293 Bridge Street (Map 26 Lot 634), currently zoned North River Canal Corridor (NRCC), to be rezoned Business Wholesale and Automotive (B-4) and a 52,491 s.f. portion real property situated at 297 Bridge Street, (Map 26 Lot 635) as shown as Lot 1 on a plan entitled "Plan of Land 297-305 Bridge Street, Salem" prepared by North Shore Survey Corp. dated July 12, 2016, currently zoned Residential Two-Family (R-2), to be rezoned to Business Wholesale and Automotive (B-4), because the proposed project promotes the public welfare for the following reasons:

- (1) It allows commercial redevelopment in a historically industrial area;
- (2) conforms to the City's Master Plan;
- (3) preserves and expands services from a company that has provided plumbing supplies to local contractors in the City for decades;
- (4) increases the tax revenue through new growth on two underperforming lots historically used for commercial enterprises;
- (5) creates additional jobs for area residents;
- (6) retains existing jobs that are threatened; and
- (7) properly zones a lot that has not been remediated for residential use and would otherwise remain vacant and underutilized.

The Planning Board voted, six (6) in favor (Mr. Anderson, Mr. Venno, Mr. Rieder, Ms. Sides, Ms. Hamilton, Mr. Griset) and none opposed, to recommend the proposed zoning amendment with the above listed findings.

In making this recommendation, the Planning Board made note of the following:

- Public access between Beckford Way and Bridge Street will be maintained.
- The Planning Board strongly recommends the City Council require DRB design review concurrent with the Planning Board's site plan review. The DRB's recommendation would be made to the Planning Board before site plan review was completed. The intent of this design review recommendation is to ensure quality design on this site. This recommendation is consistent with recent Planning Board discussion of expanding design review to key corridors in the City.
- The Planning Board recommends the language of the deed restriction clearly indicate there is a 50-year restriction on construction of habitable structures on the former Universal Steel site (293 Bridge Street).

If you have any questions regarding this matter, please feel free to contact Tom Daniel, Director of Planning & Community Development, at 978-619-5685.

Yours truly,

Ben J. Anderson, Chair

Cc: Cheryl LePointe