

**City of Salem Planning Board  
Approved Meeting Minutes  
Special Meeting  
Monday, Sept. 19, 2016**

A special meeting of the Salem Planning Board was held on Monday, Sept. 19, 2016 at 8:10PM at City Council Chambers, City Hall, 93 Washington Street, Salem, Massachusetts to consider a petition to amend the City of Salem Zoning Map for the parcel of real property situated at 293 Bridge St and 297 Bridge Street zoned NRCC and R-2, respectively. Both Parcels are to be rezoned to Business Wholesale and Automotive (B-4).

Chair Anderson calls the meeting to order at 8:10PM.

Present are: Chair Ben Anderson, Vice Chair Matt Veno, Carole Hamilton, Helen Sides, Kirt Rieder, Dale Yale and Bill Grisct

Chair Ben Anderson comments:

He had positively recommended a zoning change previously, with the understanding that it was a rezoning of one parcel, but this is different (2 parcels, 1 NRCC, 1 R2). His concerns with this proposal include:

- “Spot zoning” – compatibility with the master plan, public benefit, compatibility with surrounding uses. He is concerned with the reasoning for support at this point and would like to see City Solicitor’s determination as to why the City feels it is NOT spot zoning, which the Board does not have.
- He does want to see Webb stay but is concerned about consistency in this Board’s decisions, feeling that this steps outside that consistency. There may be a simpler way to do this and he is not ready to vote yet.

Carole Hamilton comments that this is “zoning by deed restriction,” which concerns her, as it is reverting back to a district that allows substantially more than the existing zoning or what Webb actually is. She is also concerned that the amount of NRCC zoned area would be decreasing.

Matt Veno is also not ready to take action tonight, as the Board has not had sufficient time to review the new proposal. He also feels that, as NRCC zoning has now been in place for 12-13 years, it may be time for a broader review, at the City level, to find out what works, what doesn’t, and to make possible adjustments. He is uncomfortable with this project and the use restrictions in the deed. He will have a list of questions for petitioner and City solicitor before voting.

Dale Yale also feels that she needs more time, but asks about the deliberation timeline. The Board has 21 days to make a recommendation, but does not meet until Oct. 20<sup>th</sup>.

Chair Anderson suggests a special meeting.

Helen Sides supports Chair Anderson’s suggestion of a special meeting.

*A motion to continue to the Special meeting, date TBD, is made by Kirt Rieder, seconded by Dale Yale, and passes unanimously.*

*A motion to adjourn is made by Matt Veno, seconded by Helen Sides, and passes with all in favor.*

The meeting ends at 8:22PM.

For actions where the decisions have not been fully written into these minutes, copies of the decisions have been posted separately by address or project at:

<http://www.salem.com/planning-board/webforms/planning-board-2016-decisions>

Respectfully submitted,  
Stacy Kilb, Recording Clerk

Approved by the Planning Board on 11/17/2016

*Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.*