

**City of Salem Planning Board
Approved Meeting Minutes
Thursday, Dec. 1, 2016**

A public hearing of the Salem Planning Board was held on Thursday, December 1, 2016 at 7:00 p.m. at City Hall Annex, 120 Washington Street, Room 313, Salem, Massachusetts.

Chair Ben Anderson opens the meeting at 7:03 pm.

I. ROLL CALL

Those present were: Chair Ben Anderson, Bill Grisct, Helen Sides (arriving late), Matt Veno, Dale Yale, Carole Hamilton, Kirt Rieder (arriving late), Tony Mataragas, Noah Koretz (9)

Absent: None (0)

Also in attendance: Amanda Chiancola, Staff Planner, and Stacy Kilb, recorder

Several items are taken out of order

REGULAR AGENDA

- A. Location:** Location: 19 & 23 Congress St. 223-231 & 235 Derby Street; the parking lots at 13-15 Herbert St. and 25 Peabody St. and the remaining land of Pickering Wharf Condominium Trust (Map 34, Lot 408)
- Applicant:** THE SALEM WATERFRONT HOTEL & SUITES, LLC
- Description:** Request for an extension to commence construction authorized by the July 23, 2014 Site Plan Review, Flood Hazard District Special Permit and Planned Unit Development Planning Board Decision for the Salem Waterfront Hotel.

Presenting for the applicant is Attorney George Atkins of 65 Congress St. He states that an extension was requested last summer due to Chapter 91 issues, which have since been resolved but the project is now subject to further sub-approvals that have not yet happened. Several other issues are outlined and an extension of a year is being requested.

Kirt Rieder arrives at 7:04PM.

Chair Ben Anderson opens to public comment. There is none.

A motion to approve an extension of the SPR, FHOD Special Permit and PUD to Jan. 23, 2018, is made by Noah Koretz, seconded by Bill Grisct and passes in a roll call vote with all (Ben Anderson, Dale Yale, Matt Veno, Tony Mataragas, Bill Grisct, Kirt Rieder, Carole Hamilton, and Noah Koretz) and none opposed.

- B. Location:** 93-95 Canal Street (Map 33, Lots 164, 165)
- Applicant:** SCHIAVUZZO REALTY, LLC
- 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 Flood Hazard Overlay District Special Permit Sec. 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to repurpose the existing building and convert the candy factory into eight (8) residential units.

Attorney George Atkins of 65 Congress St. presents for the applicant. Board members were concerned about the flood hazard zone at the last meeting; actions that have been taken since then are answered. The City Engineer working with the applicant has answered many of the questions, but the applicant realized there was an error to the first floor level of the building as submitted. Elevations are outlined. Communications from all parties have been submitted. Slightly amended site plans have been provided. HVAC condensers will be on the roof, and there are some changes to the landscaping plans, as well as a proposed condition for inclusion in the decision, to provide for a notice of the flood zone by including the special permit decision in the registry of deeds. Measures taken to mitigate flooding issues are described, as is how some other Board concerns were addressed.

Amanda Chiancola reads David Knowlton, the City Engineer's, comments into the record, *"I comfortable that as long as the current building codes are followed by the applicant, the proposed improvements in the AE flood zone should be fine. For the specific concerns listed by the chair, I think the applicant should be requested to prepare a response."*

Amanda also reads a comment from the City Building Official, Tom St. Pierre, *"I have reviewed Ken Bouffard's Engineering report and agree with his findings. The State Building code covers construction in the flood zone and I checked with Plumbing Inspector, Dennis Ross, and he confirmed that no oil and water separator would be required."*

Kirt Rieder cites the late delivery of the additional materials, stating it is difficult to review project changes on such short notice. He also comments that the tree proposed by the applicant, *Acer platanoides* (Norway Maple) is still listed on the landscape plans, though it is prohibited in Massachusetts. The applicant states that the tree is actually a Crimson King. Mr. Rieder informs him that a Crimson King is a Norway Maple. Kirt Rieder also inquires about emergency response vehicle access, and Mr. Atkins elaborates. He asks that the final determination of types of material and plantings to be used be left to the discretion of the City Planner as a condition.

Chair Anderson thanks the applicant for being so responsive. He is comfortable with the project. Matt Veno asks about the species of trees Kirt Rieder would recommend, and he says that the City does have a list of recommended trees, so whatever the Planning Dept. would like to recommend is fine. Atty Atkins says the tree they planned is listed online in list of acceptable trees; this is unfortunate and will be corrected.

Chair Anderson opens to the public, but there are no comments.

Chair Anderson reviews the draft decision. Plans will be revised as per discussion.

Amendments/Conditions:

p. 2 (C): Appropriate tree species will be planted as per City Planning Dept. recommendation; they must be able to withstand periodic inundation. A revised landscaping plan will be submitted for review and approval prior to building permit issuance..

Added condition 3(b) A revised landscaping plan that contains appropriate street trees that can withstand periodic inundation shall be submitted to the City Planner for review and approval prior to Building Permit issuance.

Site specific condition regarding flooding will be added under a separate header. Amanda Chiancola reviews the proposed condition:

Flood Plain Mitigation

Due to the property being located in a FEMA designated 100 year flood zone the following actions shall be undertaken by the applicant to mitigate the effect of any potential flooding:

- a. Installation of three infiltration systems for the capture and controlled drainage of storm water on the property;
- b. Removal of basement windows and replacement with solid fill material;
- c. Location of heating and air conditioning mechanical in living units and roof which are all located above the flood plain elevation;
- d. Location of incoming electrical panel on second floor of structure;
- e. Creation of separate electrical circuit for any basement electrical lighting and GFI plugs;
- f. Installation of a new water line to street main;
- g. Video inspection of sewer line to street main and replacement if required by the City Engineer; and
- h. Reconstruction of rear exit stairs to rear of lot which is above the flood plain elevation

Logistics of where to add the language are discussed. Noah Koretz notes a minor amendment to the Health point. Kirt Rieder asks about another landscaping point; the condition must be clarified. Trees and shrubs: "In perpetuity, or replaced as necessary" will be added.

All Board members vote in favor of closing the public hearing, 8-0.

A motion to approve Decision is made by Carole Hamilton, seconded by Tony Mataragas, and passes unanimously, (8) to (0).

- C. Location:** 9 South Mason Street, 3A Buffum Street Extension; and 23 Mason Street (also including 23 ½ Mason Street and 23R Mason Street) (Map 26, Lots 73, 74, 79)
- Applicant:** JUNIPER POINT 9 SOUTH MASON STREET LLC
- Description:** A continuance of a public hearing for a 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; Section 8.4 North River Canal Corridor Neighborhood Mixed Use District. Specifically, the applicant proposes the redevelopment and expansion of the existing two-story concrete industrial building at 9 South Mason Street, expansion of the three-story residential building at 3A Buffum Street Extension; and construction of two new townhouse style buildings along with parking and landscaping throughout the site. The project when completed will total 29 residential units in four buildings with all associated parking on site.

Attorney Joseph Correnti of 63 Federal St. presents for the applicant. A continuance to the Dec. 15, 2016 meeting is requested and Mr. Correnti states that they intend to continue working with the Design Review Board regarding building architecture and landscaping, and their Civil Engineer will work with the City engineer and peer reviewer to address issues.

A motion to continue to the Dec. 15, 2016 meeting is made by Dale Yale, seconded by Matt Veno, and passes with all in favor, 8-0.

- D. Location:** 2 Paradise Road and 539 Loring Ave. (Map 21 Lots 231 and 232)
- Applicant:** 2 PARADISE RD. LLC
- Description:** A continuance of a public hearing for a Site Plan Review in accordance with Sec. 9.4 Site Plan Review of the Salem Zoning Ordinance for a proposed addition to the existing

Vesuvius Restaurant building. The project will include demolition of the existing structure at 539 Loring Avenue, expansion of the Vesuvius Restaurant kitchen, and construction of a new street level, café-style restaurant and second floor office space.

Mr. Joseph Correnti of 63 Federal St. presents for the applicant. Previous comments from the Board have been taken into account. Bob Freddo, owner, and others involved in the project are also present.

Bob Griffin, Civil Engineer, presents:

- Project Site
- View from Paradise Rd
- View from Loring Ave
- Existing Conditions
- Proposed Site Layout –Changes to landscaping and utilities are outlined. Some City testing will be done and applicant will inform City if any old pipes are found. Use of Tech Paper 40 for rainfall data sets is outlined

Kirt Rieder asks about an area of curbing and Mr. Griffin outlines. He also outlines the situation of the bollards; they would have to come back before the Board if the bollards discourage business and need to be removed. Landscaping along Paradise Rd. is discussed.

Laura Rutledge, Landscaping Improvements

- Lighting & Landscaping Plan – trees and perennials added, patio area is now smaller and has additional plantings

Kirt Rieder notes that public comment from Councillor Dibble has been received.

Mr. Rieder feels that a long range view should be taken, and hopes that shade trees will be emphasized. There is additional discussion regarding plantings, patio materials, and the bollards. The Chair makes some suggestions regarding the bollards and also curbing along Paradise Rd. in order to create a cleaner edge, however this might hinder snow removal. Discussion of snow removal follows. A loading space has been added and is now shown on the site plan as well.

Joel Silverwatch, Architect

- North and South Elevations
- East and West Elevations –
 - Middle section is now stone to anchor both bookends and provide division of buildings, also extends to base of new building; color of addition is also changed.
 - Changes to upper windows are outlined. Lighting has been added and is described. False, reflective opaque windows will be installed along Vesuvius, along with canopies.

The Chair agrees that these changes are positive and thanks the applicant for taking Board suggestions into consideration.

Attorney Correnti feels that progress has been made and states that the presentation is concluded.

Chair Anderson opens to the public but there are no comments.

A motion to continue to the Dec. 15, 2016 meeting is made by Bill Griset, seconded by Tony Mataragas, and passes with all in favor, 8-0.

E. 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: NORTSHORE MEDICAL CENTER INC.

Description: A continuance of the 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.

This item is taken last on the agenda. All board members are present for the discussion.

Shelley Bisegna, project manager, Justin Mosca Civil Engineer, and Mary Jo Gagnon, Executive VP are present. Joseph Correnti of 63 Federal St. begins the presentation, outlining progress and amended plans. Bob Norton was present then. Elimination of lobby area buildout was a significant change; other improvements remain the same.

Mary Jo Gagnon, Executive VP, presents. She refers to access issues raised at the last meeting due to the many entrances to the hospital. Of the thirty-two (32) entrances, twenty (20) are always locked, accessible only in emergencies or by staff with cards. There are twelve (12) patient entrances. She states that they are planning to hire a wayfinding consultant per the Board's suggestion, as this aspect of the project has become much more critical now that the new lobby will not be built. An advisory committee will be involved in the process. She notes that the majority of patients and people coming for first time visits are directed by physicians, so it behooves the NSMC Salem Hospital campus to make sure the info in the physician's offices is better than what they have today.

Justin Mosca from VHB, Civil Engineering:

- Agrees to install the modern Handicap symbol, provided it is in compliance with applicable regulations
- The civil peer reviewer had no further comments to the revised project
- Revised parking/grading in one area is outlined.

Steve Diderian, Landscaping, responds to issues previously raised by the Board:

- Increase use of shade trees: will be presented in final plans
- No pear trees: will be presented in final plans
- Zalcovas will be eliminated; Kirt Rieder says that the applicants can infill if some are already present. Native or adaptive is fine.

Kirt Rieder compliments everyone on being exceptionally responsive and also positive. This has been a model for how many of these projects should come through.

- Fence desired by the Board to be small grid chain mesh, is being taken under advisement. Kirt Rieder discusses.

Chair Anderson asks if revised plans will be submitted before the 15th. Attorney Correnti responds yes, and discusses progress on plans and logistics. Attorney Correnti notes that they are willing to accept wayfinding as a condition as it will require a large amount of time and effort. The Board responds that they would not want to rush the wayfinding plan, as it is very important.

Chair Anderson opens to the public, but there are no comments.

A motion to continue to the Dec. 15, 2016 meeting is made by Kirt Rieder, seconded by Carole Hamilton, and passes with all in favor 9-0.

APPROVAL OF MINUTES

A. Special City Council/Planning Board Joint Meeting November 16, 2016

This item is taken before item (E) Highland Ave.

A motion to approve the Nov. 16, 2016 Joint Meeting minutes is made by Carole Hamilton, seconded by Noah Koretz, and passes 5-0 with Matt Veno, Kirt Rieder and Dale Yale abstaining.

B. Regular Planning Board Meeting November 17, 2016

A motion to approve the minutes with minor modifications is made by Noah Koretz, seconded by Carole Hamilton, and passes 5-0 with Dale Yale, Matt Veno, and Tony Mataragas abstaining.

II. OLD/NEW BUSINESS

A. Deliberate and vote on recommendation for the zoning map amendment to include Jefferson Avenue as a designated corridor in the Entrance Corridor Overlay District.

This Board supports the Jefferson Ave. designation. Clarification of where this designation would apply is provided. Amanda Chiancola reviews points of the ordinance.

Chair Anderson notes that features of the ordinance are intended for aesthetic purposes. There was some concern in the public comment from a gentleman regarding setbacks on smaller lots, but he feels this will not be an issue.

Helen Sides arrives at 8:21PM.

Amanda Chiancola lists the current Entrance Corridor streets as listed in the ordinance.

A vote to recommend that the City Council approve Jefferson Ave. as a designated corridor in the Entrance Corridor Overlay District passes and passes unanimously.

B. Deliberate and vote on recommendation for the zoning map amendment to include Paradise Road as a designated corridor in the Entrance Corridor Overlay District.

Bill Griset asks for clarification of the segment; he does not understand the utility of the change. Councilor Dibble simply wanted to include it as an entry corridor. Chair Anderson generally supports the designation.

Noah Koretz clarifies the location of the designation

A motion to recommend that the City Council approve Paradise Rd. as a designated corridor in the Entrance Corridor Overlay District is made by Tony Mataragas, seconded by Carole Hamilton, and passes unanimously.

III. ADJOURNMENT

A motion to adjourn is made by Matt Veno, seconded by Kirt Rieder, and carries with all in favor, 9-0

The meeting ends at 8:46 PM.

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 12/15/2016

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