

**City of Salem Planning Board
Approved Minutes - March 7, 2019**

A public hearing of the Salem Planning Board was held on Thursday, March 7, 2019 at 7:00 p.m. at City Hall Annex, 98 Washington St., Large Public Hearing Room, First Floor, Salem, Massachusetts.

Vice Chair Matt Veno calls the meeting to order at 7:03PM.

I. ROLL CALL

Those present were: Bill Grisct, Vice Chair Matt Veno, Helen Sides, Carole Hamilton, Kirt Rieder (5)

Absent: Chair Ben Anderson, Noah Koretz, Matt Smith, DJ Napolitano (4)

Also in attendance: Mason Wells, Staff Planner, and Stacy Kilb, recorder

II. REGULAR AGENDA

- A. Location:** 84 Congress Street (Map 34, Lot 218)
Applicant: Gregory Investment Group LLC
Description: A continuation of the public hearing for all persons interested in the application of GREGORY INVESTMENT GROUP LLC for the property located at 84 CONGRESS STREET (Map 34, Lot 218) for a Site Plan Review in accordance with the Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes to demolish existing automotive service station and construct a four-story wood-frame structure containing twelve (12) residential units, a fitness space, first-floor commercial space, and fifteen (15) covered parking spaces. Associated improvements including landscaping and utility work are also proposed.

John Seger, of Seger Architects, represents Dorias Gregory.

A continuance was originally requested due to a potential lack of quorum (six votes are needed for Site Plan Review and Special Permit approval), and if there is a special meeting, they would like to present the project there.

A motion to schedule a special meeting is on Tuesday, March 12, 2019 at 7PM is made by Helen Sides, and seconded by Kirt Rieder.

Carole Hamilton asks if the 6 people who will be present will be eligible to vote on the project; they would.

The motion carries.

A motion to continue this item to the special meeting on March 12 is made by Kirt Rieder, seconded by Carole Hamilton, and passes 5-0.

- B. 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, and 220; and Map 14, Lot 129)
Applicant: North Shore Medical Center, Inc.

Description: A continuation of the public hearing for all persons interested in the application of NORTH SHORE MEDICAL CENTER, INC. for an Amendment to the previously approved Site Plan Review decision and Stormwater Management Permit for the property located at 81 Highland Avenue (Map 24, Lot 1); 108 Jefferson Avenue (Map 24, Lot 88); Old Road (Map 24, Lot 19); 1 Dove Avenue (Map 24, Lots 216 and 218); 79 Highland Avenue (Map 14, Lot 129); 55 Highland Avenue (Map 24, Lot 220); and 57 Highland Avenue (Map 24, Lot 2). The applicant proposes changes to the area in front of the Davenport Building and Surgi-Center, where the old campus utility plant was located. Proposed improvements include changes to grading, additional parking spaces, and landscaping and creation of an accessible, multi-vehicle drop off and pick-up area. New signage is also proposed.

No one is present for this item, but a letter from Joe Correnti was submitted requesting a continuance to a date certain.

A motion to continue to the March 12, 2019 special meeting is made by Helen Sides, seconded by Carole Hamilton, and passes 5-0.

- C. **Location:** 73-75 Wharf Street (Map 34, Lot 408)
 Applicant: Pickering Wharf Complex LLC
 Description: A continuation of the public hearing for all persons interested in the application of Pickering Wharf Complex LLC for the property located at 75 Wharf Street (Map 44, Lot 62) for a Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance Section 8.1. Specifically, the applicant proposes to demolish the upper two stories and construct three stories above the existing structure.

Presenting for the Applicant is Mr. Tom Egan, Attorney. He requests a continuance to the March 12 special meeting for a vote at that time.

A motion to continue to the March 12, 2019 meeting is made by Bill Grisct, seconded by Helen Sides, and passes 5-0.

III. **OLD/NEW BUSINESS**

- A. Receive and File Chapter 91 License Application Notification of the project located at 285 Derby Street

This is an administrative item; no action is needed.

IV. **APPROVAL OF MINUTES**

- A. Regular Planning Board meeting minutes held on February 21, 2019.

A motion to approve the minutes with minor corrections is made by Kirt Rieder, seconded by Bill Grisct, and passes 5-0.

V. **ADJOURNMENT**

A motion to adjourn is made by Helen Sides, seconded by Bill Griset, and passes 5-0.

The meeting ends at 7:15PM.

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: <https://www.salem.com/planning-board/webforms/planning-board-2019-decisions>

Respectfully submitted,
Stacy Kilb, Recording Clerk

Approved by the Planning Board on 03/21/2019

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