

**City of Salem Planning Board
Approved December 20, 2018**

A public hearing of the Salem Planning Board was held on Thursday, December 20, 2018 at 7:00 p.m. at City Hall Annex, 98 Washington St., Large Public Hearing Room, First Floor, Salem, Massachusetts.

Chair Ben Anderson calls the meeting to order at 7:00PM.

I. ROLL CALL

Those present were: Chair Ben Anderson, Matt Veno, Kirt Rieder, Carole Hamilton, Noah Koretz, Bill Griset

Absent: DJ Napolitano, Helen Sides, Matt Smith

Also in attendance: Ashley Green, Staff Planner

II. REGULAR AGENDA

- A. Location: 285 and 289 Derby Street (Map 34, Lot 440 and 441)**
Applicant: The City of Salem
Description: Endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR).

Ashley Green states that this has been withdrawn and will be resubmitted in the next month or so.

- B. Location: 22, 24, 28, and 30 Cedarcrest Avenue (Map 21, Lots 48, 47, 46, and 45)**
Applicant: Mary Perreault
Description: Endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR).

George Atkins of 65 Congress St. presents the Plan. This involves four lots on the Assessor's map that they would like to combine into 3 lots. Each of those would have sufficient frontage under the zoning ordinance, and would also meet or exceed the 15,000 square footage requirements. Access is from Cedarcrest Ave.

Existing buildings to be removed include the shed and Building at 22.

A motion to endorse the Plan is made by Bill Griset, seconded by Carole Hamilton, and passes 6-0.

III. OLD/NEW BUSINESS

A letter has been submitted from Polly Wilbert to Tom St. Pierre and Chair questioning work at the Community Life Center/condo development regarding the work there. Tom St. Pierre responded after discussing with the Fire Chief, and neither had any concerns. Chair Anderson also does not have any concerns, but invites discussion. Ashley Green has Plans available for the Board to view. The second egress will be constructed when the second part of the project is built. The additional egress was necessary to meet FHOD (Flood Hazard Overlay District) special permit conditions.

Discussion ensues regarding which portions of the property would be dry or not. This is compared to other, nearby projects. It is a valid concern, but would be more so if it was upriver and not coastal, however this site mainly involves storm surges, thus several Board members share the feelings of the Fire Chief. The area will become a

construction site soon enough, and having traffic cut through would pose a safety issue. The Chair will send a letter addressing Polly Wilbert's concerns.

Kirt Rieder comments regarding the site of the former LP Motors on Highland Ave. southbound, which has been cleared. It does not meet the threshold for Site Plan Review in the entrance corridor, which is six units for residential structures.

Kirt Rieder comments on the status of the Lorax Committee. Any single family, duplex or triple will not be impacted.

Bill Griset requests an update on final landscape installation at the Footprint Power Plant; landscaping should be done in Spring 2019. Whether or not the double construction fence will remain is discussed.

IV. APPROVAL OF MINUTES

A. Regular Planning Board Meeting held on December 6, 2018.

A motion to approve the December 6, 2018 minutes is made by Kirt Rieder, seconded by Matt Veno, and the matter carries.

V. ADJOURNMENT

A motion adjourn is made by Bill Griset, seconded by Kirt Rieder, and carries 6-0.

The meeting ends at 7:18PM.

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-2018-decisions>

Respectfully submitted,
Stacy Kilb, Recording Clerk

Approved by the Planning Board on 02/07/2019

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