



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday, February 3, 2022, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Bill Griset opens the meeting at 6:31 pm

I. ROLL CALL

Present: Chair Bill Griset, Vice Chair Kirt Rieder, Tom Furey, Carole Hamilton, Zach Caunter, Helen Sides, Sarah Tarbet, Todd Waller (8)

Absent: Noah Koretz (1)

Also in attendance: Elena Eimert, Hannah Martin (2)

II. REGULAR AGENDA

A. Location: 1 Harmony Grove Rd (Map 16, Lot 377), 3 Harmony Grove Rd. (Map 16, Lot 239), 5 Harmony Grove Road (Map 16, Lot 378), 60 Grove Street (Map 16, Lot 237), and 64 Grove Street (Map 16, Lot 236)

Applicant: Joe Correnti f/b/o 116 Bennington Street Realty Trust

Description: A continuance of a public hearing for all persons interested in the application of JOSEPH CORRENTI f/b/o 116 Bennington Street Realty Trust for the property located at 1 Harmony Grove Rd (Map 16, Lot 377), 3 Harmony Grove Rd. (Map 16, Lot 239), 5 Harmony Grove Road (Map 16, Lot 378), 60 Grove Street (Map 16, Lot 237), and 64 Grove Street (Map 16, Lot 236) in the I, R2, and BPD Zoning Districts for Site Plan Review in the Entrance Corridor Overlay 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 8.2 Entrance Corridor Overlay District, and 8.3 Business Park Special Permit. The applicant is requesting an amendment to a previously approved plan by reducing the number of units to 124 in three buildings, adding a fitness building, dog park, and basketball court.

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

The proposed work includes razing any existing improvements, construction of the new buildings and amenities, and pavement. The above description corrects the Map and Lot identification numbers for the property addresses related to the project, which were previously erroneously identified in the Planning Board Meeting Agendas posted for meetings on September 9, 2021; October 21, 2021; November 4, 2021; December 2, 2021; December 16, 2021; January 6, 2022; and January 20, 2022.

Attorney Correnti: Amendment for a previously approved project by Salem Oil and Grease. Originally approved in 2012, amended in 2016 and 2018. Ready to move forward in 2022. Incredible remediation has taken place at the site. Think this is something everyone is going to be proud of. Outstanding issue is the receipt of civil peer review comments.

Alex Cedrone, peer reviewer, details peer review. Highlights include:

- Some simple issues, requesting clarification of boundaries on cover sheet.
- Requesting applicant provide:
 - Zoning table.
 - Zoning line that runs through the lot.
 - Authorization to use small parking spaces.
 - Set back distances for building and parking spaces.
 - Distance from proposed buildings to adjacent buildings.
 - Drainage and manhole symbols for drainage manholes.

Kirt Rieder: Would prefer plan to have solid lines opposed to dashed so it's easier to see. Additionally, it looks like there are no contours at the community building. Definitely something that needs to show up.

- Bob Griffin: PDF copies aren't as distinct as printed copies. Most of the community building site was previously buildings, foundations are mostly still there.
- Kirt Rieder: Spot elevation. If I see 10ft and then 11ft, I want to see the contour.
- Bob Griffin: Will do.

Kirt Rieder: In terms of bollards, abutter put in gates and there was some sort of concern. Removed and replaced with bollards and new curb cuts. Happy to see no new bollards and curb cuts within the project. Rational to not show those.

- Bob Griffin: Have shown bollards in plan as we typically would. Members of the board previously didn't love. Removed and replaced with note that if cars start using the emergency access way, we will place bollards.
- Kirt Rieder: Agree with that. This is great.

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Tony Boisvert shares roof plan. Highlights include:

- Completed study around roof equipment and site lines. Document outlines roof plane.
- Two pieces of equipment up there:
 - Condensing units (30in square boxes), quite a few up there to service each unit.
 - Larger unit to provide conditioned air to main areas of building.
- Clustering smaller units down the center of the building.
- Clear sight lines from even the highest vantage point on Beaver Street.

Sarah Tarbet: Regarding the gym facility, is there a similar equipment/sight lines study for that?

- Tony Boisvert: Such a small footprint. Likely going to have one, potentially two.
- Sarah Tarbet: Assume they will likely be visible because of building height?
- Tony Boisvert: Yes. There is landscaping around the building to create some cover. Not expecting any sight line issues.
- Kirt Rieder: Sarah, are you advocating for a similar study or screening solutions? Would like to see your approach to it. How would you address that? Would like to see it graphically. Insufficient to show the rectangle for the building and that there may be units. Looking for more detail.

Laura Rutledge, landscape designer, shares updated landscaping plans. Highlights include:

- Substituted Baptisa for some grasses.
- Substituted Russian Sage for Catmint.
- Added gravel "dog spots" at doorways.
- Shade trees added at fitness building.
- Reduced overall tree species. No Kousa, Dogwood and Okame Cherry.
- Annabelle Hydrangea and Specimen Hinoki Cypress at building entrance.

Kirt Rider: Can you speak to the dog run area? See that it is a lawn. Thoughts on putting any sort of shade trees here?

- Bob Griffin: Still have the conservation commission process to go through and will likely refine the dog park then.
- Kirt Rieder: Sounds great. Would still like to see some trees there. Likely less than 6, not trying to over plant.

Kirt Rider: Appreciate having the peer review process. Provides a really focused and dedicated review to meet standards we are all likely not up to speed to.

- Bill Griset: Agreed. Process makes a big difference.

Public Comment:

Barbara Warren, 12 Federal St, written comment submitted.

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Jeff Cohen, 12 Hancock St, Ward 5 City Councilor: Roadmap bill that was passed last February is encouraging conversations around air force heat pumps. Massachusetts is supporting rebates to commercial buildings. Very impressed that this is electrified heat and air conditioning.

A motion to continue to February 17, 2022 meeting, is made by Sarah Tarbet, seconded by Helen Sides and passes 8-0 in a roll call vote.

Bill Griset	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

B. Location: 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55) Applicant: Joe Correnti f/b/o Berman Properties, LLC/Tropical Products Description: A continuance of a public hearing for all persons interested in the application of JOSEPH CORRENTI f/b/o Berman Properties, LLC/Tropical Products for the property located at 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.2 Entrance Corridor Overlay District, and 8.3 Business Park Special Permit. The applicant specifically proposes to construct a warehouse with an approximately 70,000 square foot footprint and all associated improvements. The proposed work includes razing any existing improvements, construction of the new building, and pavement.

Attorney Correnti: Received traffic peer review comments and second round of comments from city engineering.

Beth Isler, Traffic Consultant, shares comments and highlights from peer review, including:

- Confirmed that it will be a one-way circulation pattern.

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- Salem Fire Department has reviewed and approved plans.
- Provided Salem bike parking guidelines to help applicant provide bike parking in accordance with that.
- Construction period issues.
- Request that applicant consider placing a bus shelter.

Andrew Arseneault: Will be providing formal response to Beth's letter. All of these comments are in general agreement with our report. Would not result in any material changes. Will look into and pull together a buttoned up response for the board.

- Attorney Correnti: Will have this to the board in time for the next meeting.

Attorney Correnti recaps previous conversations around blasting and rock crushing vs trucking, as the board nears a final decision.

Kirt Rider: Would like to affirm independently. Expansion of cut materials increases almost 25%, think you are being conservative there. Could you remind me where the entry corridor is from 107?

- Attorney Correnti: 150ft from centerline of the public way.
- Kirt Rider: Finding things that we didn't previously have knowledge on. Project across the street learned that new street trees need to be of a certain caliber. Wanted to bring to your team's awareness ahead of the final decision.

Tom Furey: Knowing Highland Ave is such a bustling corridor for Salem, I understand the judgment of the amount of trucks going onto Highland Ave. Personally believe that rock crushing on site is the best option. Smaller overall impact to the neighborhood.

Public Comment:

Lauralee Stewart, submitted a written comment.

Councilor Morsillo: Appreciate the explanation from Mr. Correnti around crushing on site vs trucking out. Pros and cons on each side. Appreciate the empathy from the board and applicant. This neighborhood has seen a lot of rock crushing. It is loud and annoying. Appreciate the truthfulness of the comment and the compromise that is being offered here. Good step in the right direction. Acknowledges the cost of trucking material off site. Acknowledges the neighbors concerns and hardships living through this. Would love to see this as a compromise so we can see the difference. From letters that were sent in, the only outstanding thing would

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be to ask for conditions about the use of the large lunchroom as a public meeting space. Don't know if that is appropriate to ask for the conditions here.

- Attorney Correnti: We can certainly memorialize that decision so no one forgets about it.

John Panneton, 22 Clare Ave: Strong opposition to any rock crushing. Once you allow some rock crushing, it turns to all rock crushing. Concerns include: peoples health. Neighborhood has gone through similar activity before. You don't realize the toll it takes mentally until living through it. When it comes to discussions of crushing vs trucking, neighbors support trucking. Also have concerns around the lack of monitoring onsite by the city. Great that the planning board has high hopes. My experience is that if this passes things go on and neighbors will suffer.

Attorney Correnti: A series of draft conditions have been circulated, complete with presentation. Will respond to traffic peer review. Might be helpful to review to tee us up for a decision at the next meeting.

Kirt Rieder: Want project to be approved. Fairly confident it will be. Only sticking point for me is the rock crushing. Currently somewhere in between. Puts us in a position to make the ultimate decision based on this once sliver of a topic. Would prefer your team figure out a way to meet with the city and neighbors. Think this is the best way to go forward.

- Attorney Correnti: Happy to do that. We all got these late today. Great guidelines on the issues.

Elena Eimert: Applicant team and city departments have been in talks around draft conditions, Draft is available to the public.

A motion to continue to February 17, 2022, meeting, is made by Kirt Rieder, seconded by Helen Sides and passes 8-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

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III. OLD/NEW BUSINESS

A. 57 Marlborough Road/Strongwater Crossing/Osborne Hills: Review and approve request for bond reduction for Phases 1-3

Miscommunication, should have been included on the previous agenda with additional bond reductions. This item goes along with item B below.

Ugo DiBiase: Request here is to move these down to zero. That would leave phases 4 and 5 with the amount you approved at the last meeting.

- Kirt Rieder: Can you provide any sort of percentage complete?
- Ugo DiBiase: We are complete with Phases 1-3, have submitted our as-built. Addressed everything that was asked to be addressed. In essence, complete with phases 1, 2 and 3. Phases 4 and 5 will be completed as we move onto phases 6-10.

A motion to approve, is made by Helen Sides, seconded by Carole Hamilton and passes 8-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

B. **57 Marlborough Road/Strongwater Crossing/Osborne Hills: Review of request to release Triparty Agreement**

Ugo DiBiase: Request to approve triparty agreement. Document would then be recorded. Just a process.

A motion to approve, is made by Kirt Rieder, seconded by Todd Waller and passes 8-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes

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Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

C. Staff update on 94 Washington Square East Landscape

Elena Eimert: Tom Daniel reviewed supplemental items. Reaffirmed his initial finding. Require the planning boards consideration. Planning staff has since sent a letter of violation. Have until April 15 to change. Will keep the board updated.

D. Staff update on harbor walk closure at 23 Congress Street/Salem Waterfront Hotel Expansion

Elena Eimert: Temporary access that was put in place is still available. Let me know they are 99% done with permanent harbor walk. Expect to be done by March and offered to host planning board staff at that time.

Kirt Rieder: If they were able to change the location in agreement with the city, wouldn't it be up to the city to comment when to put it back? Don't believe they got permission from the state to do this.

- Bill Grisct: You make a good point Kirt. I too am not excited about the 99% completion statement. Let's hope it is completed in March.

IV. APPROVAL OF MINUTES

A. Approval of the December 2, 2021, Joint Public Hearing Minutes

A motion to approve the December 2, 2021, Regular Planning Board Minutes, is made by Helen Sides, seconded by Carole Hamilton and passes 8-0 in a roll call vote.

Bill Grisct	Yes
Tom Furey	Yes
Zach Caunter	Yes
Todd Waller	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Carole Hamilton	Yes
Kirt Rieder	Yes

B. Approval of the December 16, 2021, Regular Planning Board Minutes

A motion to approve the December 16, 2021, Regular Planning Board Minutes, is made by Helen Sides, seconded by Sarah Tarbet and passes 8-0 in a roll call vote.

Bill Grisct	Yes
Tom Furey	Yes
Zach Caunter	Yes
Todd Waller	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Carole Hamilton	Yes
Kirt Rieder	Yes

V. ADJOURNMENT

A motion to adjourn, is made by Helen Sides, seconded by Carole Hamilton and passes 8-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

The meeting adjourned at 8:20 p.m.

Approved by the Planning Board on March 3, 2022.