



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday, March 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: 38 Norman Street (Map 26, Lot 0464)

Applicant: Christina Granese f/b/o 38 Norman Street LLC

Description: A continuance of a public hearing for all persons interested in the application of CHRISTINA GRANESE f/b/o 38 Norman Street LLC for the property located at 38 Norman Street (Map 26, Lot 0464) in the B5 Zoning District for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and 7.3 Planned Unit Development Special Permit. The applicant specifically proposes to construct a four-story mixed-use building with approximately 1,583 square feet of retail space on the first floor and 1,419 square feet of related commercial space in the basement and 20 residential units above the retail space. The proposed work includes razing any existing buildings and improvements, construction of the new building, and pavement.

Scott Grover: Some minor revisions to be presented. Based on feedback from the design review board. Coming to the conclusion of the permitting process of this project.

Philip Sima: Latest round of updates include:

- Inclusion of meters on the main floor. Hoping to put as many as possible in the basement. More space for them in this updated alcove. Goal is to never have

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meters be visible from the public right of way.

- Synthetic turf changed out for permeable pavers.
- Increased the density of plantings within the side yard.
- Update to siding. Removed breaks in materials. Added plantings to second floor pop-out to reduce site lines from neighbors.

Kirt Rider: Looking for more information on plantings and the irrigation system or plan for irrigation?

- Philip Sima: No plan of irrigation system, likely the residential management to handle. Will look into and provide further details.

Beth Isler, traffic peer reviewer: Applicant provided an accurate representation of the project. Minimal impact on adjacent transportation network.

- Very thorough job at estimating the demand.
- Proposing some good demand management options. Including unbundling the parking from the lease.
- Eliminating two curb cuts may increase safety.
- Follow up included: garbage pickup and bike lane, the consideration of adding bike parking for the restaurant space.

Kirt Rieder: Also interested in bike parking. Seeing parking for 14 bikes and only 5 bike racks. How does this work?

- Philip Sima: May be a typo there. 5 bike racks holding 2 bikes each. We also have hanging racks within the parking area, potentially an additional 10. Then the 1:1 bike parking in the basement.

Todd Waller: Wondering if there are any EV charging stations in parking area or a plan for them in the future?

- Philip Sima: Plan to work with Switch EV charging. 1 port can charge 4 cars. Have the intent to have a certain amount immediately ready and hopefully more in the future.

Robert Michaud: Pleased with the outcome of the peer review. All raised points have been addressed. Highlights include:

- Circulation of the garage. Redesigned to allow for proper swing/sweep of vehicles.
- Spaces have been modified. Ensuring that spots closest to the entry point and walls provide enough space.
- Column structures reduced and slightly set back to allow for sweep in smaller spots.

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Bill Griset: What are the dimensions of the smallest parking spot?

- Robert: 8ft 3in is the smallest spot. Proximity to the stripped doorway access point. All other spots are 8.5ft to 9ft.

Kirt Rider: Think it's great that two curb cuts will be taken away and like the idea of stripping a space for a trash truck, but worry about the complications of someone parking there long term.

- Todd Waller: Agree with Kirt. Also have a little bit of an issue with directing bicycle traffic right into the traffic lane right before a rotary.
- Robert Michaud: We looked at the final design plans for that entire stretch. Final design achieves exactly what we have shown here. Not something that is being created by us, something designed by a permitted condition.
- Kirt Rieder: Not a supporter of breaking the crosshatch just for trash parking. Support space for trash truck but worry it will become a de facto space. Prefer crosshatch to continue.
- Robert Michaud: Think there is some flexibility here to make adjustments relative to the long-term design proposal.

Kirt Rider: Can the applicant speak to the pedestrian warning signal on garage?

- Robert Michaud: I haven't been privy to the specific equipment used here. Typically, an audible signal and a visual cue to indicate to a pedestrian that there is a vehicle exiting.
- Kirt Rieder: Not my expertise but would be nice to keep to a minimal decibel for abutters.

Public comment:

Ana Gordon, 12 Crombie St: 3 houses north of the site. Spoken at a handful of meetings and submitted letters. Main concern is the loss of natural light for neighbors at 18 and 16. What is the owner and design team doing to address this? Lesser concerns include the potential congestion as cars are waiting for the garage. Don't want to make downtown traffic worse. Site being a former service station, so we know what is underneath? Going to be excavating and neighbors have concerns.

- Scott Grover: DRB meeting presented a video analysis of the shadow study. Available to public in the planning board file. This project is much smaller than what is allowed in the B5 zoning district. Originally was a 6 story building and has been reduced to 4 to help with loss of light. Building has been placed closer to front of lot, as well as upper floors being set back even further.
- Ryan Wittig: Conducted both phase 1 and 2 Environmental Site Assessments. There are no remaining storage tanks. Soil reports no contaminants at levels requiring remediation or reporting.

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- Scott Grover: Cars idling on Crombie St is one of the reasons we moved trash pickup/deliveries to the front of the building was to avoid this. Individual cars pulling in should be fairly quick and fluid.
- Robert Michaud: Likely a fob activated, high speed door. Time measured in seconds. Roughly 5-8 seconds at most. Should not be creating a queuing problem on Crombie St.

Chris Drucas, attorney representing abutters at 16 and 18 Crombie St: Primary concern is the loss of light. Scott was nice enough to have an additional shadow study done. If we look at the study 16 Crombie St will have virtually no sunlight October-March. 18 Crombie St will also suffer some loss within the winter months. 18 Crombie St also has installed solar panels on the roof to provide electricity. This function will be less effective, further costing him. Not sure the potential of moving the building further forward is enough. Allowing project to go forward as-is is potentially a basis for moving forward and filing a formal complaint. Would like to see a second look/peer review of the shadow study conducted by the planning board to visually see the effect it will have on my clients.

Richard Willis, Roberta Husey, 16 and 18 Crombie St: Would like to correct one point from our attorney. House with solar panels is 16 Crombie St. House completely blocked from sunlight all winter is 18 Crombie St. Building being moved out to the sidewalk would solve the solar panel issue. Regarding the planned use for the space directly in front of the building, when you start putting large commercial vehicles in that space, safety issues and other problems will arise.

A motion to continue to March 31, 2022, meeting, is made by Helen Sides, seconded by Kirt Rieder 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. Location: 9 and 11 Franklin Street (Map 26, Lot 375)

Applicant: 11 Franklin, LLC

Description: A continuance of a public hearing for all persons interested in the application of 11 FRANKLIN, LLC for the property located at 9 Franklin Street (Map 26, Lot 375) in the B1 and R2 Zoning District for a Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to construct twelve (12) townhouse style units located in three (3) buildings on the portion of the parcel known as 9 Franklin Street and consisting of approximately 36,450 square feet. The proposed buildings are three (3) stories. Six (6) surface parking spaces and twenty four (24) garage parking spaces are proposed for a total of thirty (30) spaces. Proposed vehicular access to 9 Franklin Street will be provided through a twenty (20) foot wide drive aisle from the existing westerly curb cut. Proposed pedestrian access will be provided through a sidewalk extending from Franklin Street into the site.

****Request to Continue to March 17, 2022****

Scott Grover: Meeting between applicant and engineer is being held this week. We are making significant progress with some pretty significant engineering issues. Hopefully the last continuance.

A motion to continue to March 17, 2022, meeting, 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
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

III. OLD/NEW BUSINESS

A. Zoning Ordinance Amendment, Landscaping in the ECOD

Draft language ready to share with the board for approval. Has been reviewed by Councilor Cohen and the City Solicitor.

Councilor Cohen: Was in attendance for the initial LORAX (Leaf-oriented Resiliency and

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Arboricultural Expansion Taskforce) meeting. Defer to the experts on this board. The board having flexibility will result in more compliance and more appropriate trees based on the situation. Will gladly co-file with the board when ready.

Kirt Rieder: Motivation on tree commission is to plant as many new and replacement shade trees for all the length list of reasons shade trees are good for the city.

Interest by the planning board to consider this at a joint public hearing in April.

Motion to co-file this proposed amendment with the council and Council Cohen, is made by Kirt Rieder, 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. Receive and File Chapter 91 License Application Notification of the project located at 16, 18, 20R Franklin Street

Notification that project located at 16, 18 & 20R Franklin St has filed for Chapter 91. The board declines to submit a group comment.

C. Upcoming Joint Public Hearings

Elena Eimert shares details of upcoming joint public hearings, including Monday, March 3 and Tuesday, March 15.

IV. APPROVAL OF MINUTES

A. Approval of the January 6, 2022, Regular Planning Board Minutes

A motion to approve the January 6, 2022, minutes, is made by Helen Sides, seconded by Sarah Tarbet and passes 8-0 in a roll call vote.

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

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Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

B. Approval of the January 20, 2022, Regular Planning Board Minutes

A motion to approve the January 20, 2022, minutes, is made by Helen Sides, 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
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

C. Approval of the February 3, 2022, Regular Planning Board Minutes

A motion to approve the February 3, 2022, minutes, is made by Helen Sides, seconded by Sarah Tarbet 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

D. Approval of the February 17, 2022, Regular Planning Board Minutes

A motion to approve the February 17, 2022, minutes, is made by Helen Sides, 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
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes

V. ADJOURNMENT

A motion to adjourn, is made by Carole Hamilton, 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

The meeting adjourned at 7:45 p.m.

Approved by the Planning Board on March 17, 2022.