



## CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday May 19, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Bill Grisct opens the meeting at 6:30 pm

### I. ROLL CALL

*Present:* Bill Grisct (Chair), Kirt Rieder (Vice-Chair), Tom Furey, Carole Hamilton, Zach Caunter (5)

*Absent:* Helen Sides, Sarah Tarbet, Todd Waller (3)

*Also in attendance:* Elena Eimert, staff planner, Beth Forrestal (2)

### II. REGULAR AGENDA

#### A. **Location: 5 Broad Street (Map 25, Lot 0546)**

##### **Applicant: Charing Cross Realty Trust**

**Description:** A continuance of a public hearing for all persons interested in the application of CHARING CROSS REALTY TRUST for the property located at 5 Broad Street (Map 25, Lot 0546) for a Site Plan Review and Municipal or Religious Reuse Special Permit in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 6.11 Municipal or Religious Reuse Special Permit. The applicant specifically proposes conversion of the former City of Salem Council on Aging building to 16 new residential units. This involves the interior demolition and renovation of the existing 3-story building. The new work shall include but not limited to new framing, electrical, mechanical systems, structural systems, interior partitions and finishes throughout. Exterior work to the building will include windows, roofing, trim, re-pointing and sealing of existing brick facade. Associated improvements will be made to the parking lots, site access, utilities, and landscaping. Applicant proposes 28 parking spots for the residential units.

##### ***Request to continue to the June 2 Meeting***

*Item heard second. The Applicant was not in attendance. Elena Eimert stated that the board can vote to continue the item without the presence of the Applicant.*

Motion to continue to June 2, 2022, made by Carole Hamilton , seconded by Zach Caunter, and passes in an 5-0 roll call vote.

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

**B. Location: 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), and 9 Peabody Street (Map 34, Lot 232)**

**Applicant: North Shore Community Development Corporation (NSCDC) & North Shore Community Health Center (NSCHC)**

**Description:** A continuance of a public hearing for all persons interested in the application of NORTH SHORE COMMUNITY DEVELOPMENT CORP (NSCDC) and NORTH SHORE COMMUNITY HEALTH CENTER (NSCHC) for the property located at 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), and 9 Peabody Street (Map 34, Lot 232) for a Site Plan Review, Planned Unit Development special permit, and Flood Hazard Overlay District special permit for a project in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 7.3 Planned Unit Development; Section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes a project that will consist of three buildings, two of which will occupy the corner at Lafayette and Derby, and a third at the nearby site at 9 Peabody. At 73 Lafayette Street the applicant proposes a 6-story mixed-use building with commercial space on street level. Along Derby Street, the applicant proposes a new approximately 41,500 sf community health clinic. The applicant proposes that North Shore Bank will remain in its current ground floor location. Along Lafayette Street there will be 50 units in approximately 48,200 sf of age restricted affordable housing with commercial storefront, resident lounge, pharmacy, urgent care, and art gallery space. At 9 Peabody Street the applicant proposes an approximately 38,300 sf arts and non-profit space, as well as 6 residential units.

**Revised Project Description:** The above properties will be purchased by a collaborative joint venture between NSCDC and NSCH. Specifically, the applicant proposes a project that will consist of three buildings, two of which will occupy the corner at Lafayette and Derby, and a third at the nearby site at 9 Peabody. At 73 Lafayette Street the applicant proposes a 6-story mixed-use

building with commercial space on street level. Along Derby Street, the applicant proposes a new approximately 41,500 sf community health clinic. The applicant proposes that North Shore Bank will remain in its current ground floor location. Along Lafayette Street there will be 18 units of age-restricted affordable housing, 6 compact studios and support for artists, with commercial storefront, resident lounge, pharmacy, urgent care, and art gallery space. At 9 Peabody Street in lieu of the original approximately 38,300 sf arts and non-profit space, as well as 6 residential units, they are now proposing 29 units of age-restricted affordable housing, 2 micro commercial storefronts, parking, and an art gallery. All buildings have been reduced in massing.

***Request to Continue to June 16, 2022***

Item heard first.

Attorney Scott Grover: On behalf of the Applicant. Asking to continue the matter. They have submitted a large volume of engineering related information to the city's peer review consultant but it will take weeks for Woodward and Curran, the city's peer review consultant, to present a peer review letter to the board.

Bill Griset: Mentioned to Elena that he will be unavailable for the June 16 meeting. Requests a motion to continue the item to the June 16, 2022, meeting.

*Motion to continue to June 16, 2022, made by Kirt Rieder, seconded by Tom Furey, and passes in an 5-0 roll call vote.*

Bill Griset	Y
Kirt Rieder	Y
Zach Caunter	Y
Tom Furey	Y
Carole Hamilton	Y

**III. OLD/NEW BUSINESS**

**A. Discussion and vote on Planning Board's appointee to the Tree Commission**

*Motion to appoint Kirt Rieder as the Planning Board representative to the Tree Commission made by, Bill Griset, and seconded by Carole Hamilton, and passes in an 5-0 Roll Call Vote*

Bill Griset	Y
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Kirt Rieder	Y
Zach Caunter	Y
Tom Furey	Y
Carole Hamilton	Y

## **B. Updates from Staff**

- Elena Eimert: Shares the release of remote participation for open meetings policy. Will go into effect on July 15, 2022. If the Planning Board chooses to hold hybrid meetings, they would need a physical quorum in person. The Chair cannot participate remotely and must be present in the meeting room. If the Chair cannot be physically present, then there needs to be an acting Chair in the room. We need to think about how to treat applicants – will they be allowed to participate remotely?
  - The board overwhelming prefers to stay remote as long as possible for a variety of reason, including: Covid positivity rates are trending upwards; there is no indoor mask mandate required for public meetings; The public participation in remote meetings is increased significantly with the remote options with participation being up across the city boards and commissions.
  - Carole Hamilton is unable to attend in person meetings at all and strongly objects to the requirement for a board member to be in-person in the meeting room to be part of the quorum.
  - Discussion on whether or not the public can be required to mask. They cannot, merely suggest that masking while attending the meeting
  - Discussion on location of the in-person meetings. Community Life Center great room or City Hall Annex first floor large conference room were mentioned. Elena Eimert confirmed that Planning Board is guaranteed the first-floor conference room in the Annex. All conference rooms have been upgraded technologically to support hybrid public meetings.
  - Bill Griset concerned that the Chair is effectively mandated to be in the room and feels this would have been appropriate months ago, but not now.

Jeff Cohen

12 Hancock Street

Ward 5 City Councilor, liaison to the Planning Board

Confirms some of these requirements come from the Attorney General, no local ability to change them. We have had council hybrid meetings. We did a test, 2 in person meetings. There were some technical difficulties.

Sometimes it is difficult for people to be heard. It used to be we had to stand when we spoke, we have relaxed that. Just a handful of public at the in-person two meetings and some remote public participation. Not ideal. It can be awkward with a crowded room. There needs to be a setup by the city to get us where we need to be. Most subcommittees are still remote. The city has statistics about remote meeting attendance – about 700% more

#### **IV. APPROVAL OF MINUTES**

##### **A. Approval of the March 31, 2022, Regular Planning Board Minutes**

Kirt Rieder: page 4. Rather than Rider, add an e.

*Motion to approve the March 31, 2022, Planning Board minutes with corrections made by Kirt Rieder, seconded by Tom Furey, and passes 5-0 in a Roll Call vote*

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

##### **B. Approval of the April 13, 2022, Joint Public Hearing Minutes**

Kirt Rieder: Page 2 – conversation about root ball – bullet point 4 – root ball at minimum caliper size would not otherwise fit in space.

*Motion to approve the April 13, 2022, Joint Public Hearing minutes with corrections made by Carole Hamilton, seconded by Tom Furey, and passes 5-0 in a Roll Call vote*

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

##### **C. Approval of the April 14, 2022, Regular Planning Board Minutes**

*Motion to approve the April 14, 2022, Planning Board minutes made by Kirt Rieder, seconded by Carole Hamilton, and passes 8-0 in a Roll Call vote*

Bill Griset	Y
Kirt Rieder	Y
Zach Caunter	Y
Tom Furey	Y
Carole Hamilton	Y

## V. ADJOURNMENT

Motion to adjourn made by Carole Hamilton ,seconded by Tom Furey , and passes in an 5-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Zach Caunter	Y
Tom Furey	Y
Carole Hamilton	Y

Adjourned at 7:06 pm  
Approved by the Planning Board 6/02/2022.