



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday November 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: Bill Griset (Chair), Kirt Rieder (Vice Chair), Tom Furey, Sarah Tarbet, Carole Hamilton, Zach Caunter, Helen Sides, Jonathan Berk (8)

Absent: Josh Turiel (1)

Also in attendance: Elena Eimert, staff planner, Beth Forrestal

II. REGULAR AGENDA

A. Location: 252 Bridge Street (Map 26, Lot 0408 and Map 35, Lot 0024), 32 and 34 Federal Street (Map 35, Lot 621)

Applicant: WinnDevelopment Companies LLC

Request to Continue to November 17, 2022

Description: A continuance of a public hearing for all persons interested in the application of WinnDevelopment Companies LLC for the property located at 252 Bridge Street (Map 26, Lot 0408 and Map 35, Lot 0024) 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, 7.3 Planned Unit Development Special Permit, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit. The project will constitute Phase 1 of a two-phase project. Phase 2 will consist of the redevelopment and preservation of the historic County Commissioner's Building and Superior Court Building, located at 32 and 34 Federal Street (Map 35, Lot 621), which will be filed as an amendment at a later date. In Phase 1, the applicant specifically proposes to construct a mixed-use building with parking on the ground level, approximately 11,705 square feet of commercial and amenity space on the first level, and 120 residential units on the floors above. The proposed work includes razing any existing improvements and construction of the new building.

Attorney Joe Correnti is here for the applicant to request a continuation to the November 17, 2022, meeting.

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

| | |
|-----------------|---|
| Bill Grisct | Y |
| Kirt Rieder | Y |
| Tom Furey | Y |
| Carole Hamilton | Y |
| Zach Caunter | Y |
| Sarah Tarbet | Y |
| Helen Sides | Y |
| Jonathan Berk | 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), 315 Derby Street (Map 34, Lot 444), 9 Peabody Street (Map 34, Lot 232), and 15 Peabody Street (Map 34, Lot 435) Applicant: North Shore Community Development Corp (NSCDC) and North Shore Community Health Center (NSCHC)

Applicant: North Shore Community Development Corp (NSCDC) and North Shore Community Health Center (NSCHC)

Description: 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), 315 Derby Street (Map 34, Lot 444), 9 Peabody Street (Map 34, Lot 232), and 15 Peabody Street (Map 34, Lot 435) for a Site Plan Review, Planned Unit Development special permit, Drive-Through 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 6.7 Drive-Through Facilities; Section 8.1 Flood Hazard Overlay District.

The above properties will be improved through 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 St., applicant proposes a 6-story mixed-use building with commercial space on street level and 19 units of 100% affordable, supportive housing for the elderly above. Along Derby St., applicant proposes a new approximately 41,500 sf community health clinic. At 9 Peabody St., applicant proposes 29 additional age-restricted units and a small gallery and commercial space. Additional site improvements include improvements to the underlying culvert, the harbor walk,

and Peabody Street Park, the latter two of which the applicant would be responsible for ongoing maintenance.

Attorney Scott Grover is here for the Applicant along with Megan Altendorf, Therese Graf, and Jonathan Evans of Mass Design Group, and Ilene Vogel of the North Shore Community Development Coalition.

Sarah Tarbet recuses herself. For the record: Jonathan Berk has filed a conflict-of-interest form with the Mayor's Office and the City Clerk's office but will not be recusing.

Attorney Scott Grover speaks to withdrawal of the application in July while waiting for a full Planning Board to move forward with the project. As this is not a new project, Attorney Grover and the applicants declined to repeat the project summary. While working with the different city boards and departments, the plans have changed significantly since first presented. The Salem Redevelopment Authority (SRA) and Design Review Board (DRB) unanimously approved the plans on a schematic level. Well underway with the state with Chapter 91 and MEPA and have begun to receive comments that are reflected in tonight's presentation. The Applicant has spent time working with the Parks and Recreation Commission on the improvements to the Peabody Street Park and has developed a right of entry agreement with the city for the reconfiguring, use, and maintenance of the Peabody Street Park. Expect to be before Parks and Recreation Commission later this month and have the right of entry agreement in place before the end of the year. The traffic and parking peer review is completed and are well underway with the engineering peer review which should be ready for the next Planning Board meeting on November 17, 2022. Hope to have this voted on by the Planning Board by the end of the year.

Attorney Grover discusses the first few slides of the presentation, highlighting the complexity of the plan as it is comprised of 7 parcels owned by different entities: the Lafayette Street and Derby Street location (parcel 2,3,5) is owned by the Applicant, The South River Partnership LLC; parcel 1 is owned by the City of Salem and the Applicant has easement rights; Parcel 4 is owned by National Grid, with a long-term ground lease to the applicant; parcel 7 is the address 9 Peabody Street, owned by the Applicant; and parcel 6 is the Peabody Street Park.

Ilene Vogel, Director of Real Estate for the North Shore Community Development Coalition (NSCDC) gives a brief summary on the impact the NSCDC has had on Salem and its neighborhoods. When developing this project, they realized that the North Shore Community Health Center (NSCHC) was in need of a larger space to better accommodate its patients. The health center will more than double in size and be able to add urgent care and expand its behavioral health and dental services. The combination of the expanded health center and the affordable senior housing on, to be managed by the NSCDC, will create a synergy in the neighborhood that will further connect the Point Neighborhood to the downtown area.

Jonathan Evans, Principal, Mass Design Group discusses how they have raised the building 4 feet above sea level to account for climate change and rising tides. Looking at a chance to build on the Harbor Plan and celebrate the harbor. The Lafayette/Derby building is the health center with some housing and commercial space. 9 Peabody is largely residential with gallery space. Worked on how

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to make the site work with the existing structure and paying homage to the existing building. Want to make a building that has texture and warmth and creates more connectivity to the site and to the river and respects the scale of downtown. There really isn't a back to any of the buildings – each property has street or river as the back of the property.

Therese Graf, Senior Landscape Designer, Mass Design Group. Some of the key feedback they heard was regarding the connection of the Point Neighborhood to the city and the downtown, increasing feelings of safety with upgrades, reinvigorating the area with access to the waterfront, more space for gathering and event accommodations, more art and sculpture, and prioritizing pedestrian access. Trying to increase resiliency by increasing the grading. The applicant is trying to keep the healthy trees currently on the property and is trying to make Lafayette Street the gateway to the site. The landscaping will also be used to increase social spaces and reduce the project's carbon footprint. When looking at Peabody Street Park, there is some functionality left to it. But the ultimate goal is to connect the community to and through the South River. The "themes" of the project remain Art, Health, and Ecology. Art will allow canvases for local artists; Health will focus on intergenerational play in the social spaces; Ecology will focus on increasing the resiliency of the site. **The Lafayette Street and Derby Street** side of the property is the part that engages directly with the rest of the city. Will be maintaining the existing sidewalks with an added green buffer of plantings along Lafayette Street that offers more protections and potential stormwater control methods. Car access to the property will be from Lafayette Street with the exit on Derby Street. The existing bank drive thru is being shifted to the southwest and will have 2 drive thru lanes and an additional bypass lane. This allows for better access for a drop-off lane for healthcare patients and residents. Integrating parking along the eastern edge of the drive. Creating new gateways, which are just entries into the site. The "gateway" from Lafayette Street will have clear site lines with new vegetation, creating a beautiful and welcoming entry. The boardwalk on the riverfront will be expanded and will have greater opportunities for usage for residential and community programming as well as seating at the waters edge. **The Peabody Street Park** site will have a more modern feel to it with a widened middle portion for more picnicking and playing opportunities. It will also provide and extension off the gallery space for event hosting. The project will be looking at increased resiliency across the board. With the biggest being an increase in the grading of the site and the raising of the base levels of both buildings. The site will now gently slope upwards, offering protection from general flooding and going above current projections for the 100-year flood. In regard to plantings, the current status is of very worn plantings, turf, and non-native plants. The project will move forward building off the local ecology with low maintenance and durable plants.

Jonathan Evans offers further information on the bank drive thru and planned parking for the site. The project currently proposes 15 spots for visitor parking with another .3 spot/tenant for age restricted affordable housing at the Peabody Street site. The project is currently undergoing a MEPA review and is working through the required 100-foot setbacks from the waters edge and the required public access. In regard to the drive thru, it will be moved closer to Lafayette Street. The drive thru itself sees little vehicular traffic and at its heaviest volume will see 5 cars at 1 time.

Planning Board Questions

- Jonathan Berk: Is the parking at the back is at grade or is it set like a separate parking lot.
 - Therese Graf: The lot is designed to allow for activities and early planning has been around how to transform from a lot to an activity space.
- Kirt Rieder: Are the soffits painted on the Derby Street side?
 - Jonathan Evans: It is likely to be a light projection that can be varied and changed.
- Kirt Rieder: And under where the bank teller is now. Is it permanently pink?
 - Jonathan Evan: Anything pink is a placeholder and would be a spot for the NSCDC to design. It is a permanent canvas for receiving art.
- Kirt Rieder: Does the stair egress overlap with 2 parking spaces?
 - Jonathan Evans: No. Nothing is covered by the stairs, likely a drawing hiccup. *The civil plan is brought up on screen to confirm.*
- Kirt Rieder: Will everything in Peabody Street Park be cut and tossed? The soil is terrible.
 - Therese Graf: It will be a general surface treatment with a redesign of the hardscape. In meeting with the tree warden and most trees are in decent health. Some are small and we may try to move those within the site. We will be keeping some of the mounds but limiting the activity.
- Kirt Rieder: Will you be keeping the new crosswalk on Lafayette? There is one nearby at the Wendy's.
 - Jonathan Evans: It is aspirational but did come up in the traffic and parking review.
- Kirt Rieder: Would like to see an improvement on the grading drawings by the next meeting.
- Tom Furey: Please explain, in layperson terms, how this building will be protected in a 100-year storm?
 - Jonathan Evans: We have raised the buildings 4-feet above the sidewalks. Historic data indicates this is more than enough for the 100-year flood.
 - Therese Graf: Lafayette Street and Derby Street will have integrated seawalls and the goal is to keep the site open during flood events. The Peabody Street site will be susceptible to flooding versus the Lafayette Street and Derby Street site.
- Kirt Rieder: Worried about cars parking where they shouldn't and about the accessible parking spot adjacent to the crosswalk. Will bollards be added?
 - Therese Graf: We will look into that in the next phase. We want to repurpose materials from the site for vehicular parking and add options with graphic qualities, i.e., surface treatments.

Public Comment

There are not written public comments and no members of the public attending the meeting with comments.

Motion to continue to the November 17, 2022, meeting is made by Kirt Rieder, and seconded by Helen Sides, and passes 7-0 with one recusal in a roll call vote.

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|-----------------|---|
| Bill Griset | Y |
| Kirt Rieder | Y |
| Tom Furey | Y |
| Carole Hamilton | Y |
| Zach Caunter | Y |
| Sarah Tarbet | R |
| Helen Sides | Y |
| Jonathan Berk | Y |

III. OLD/NEW BUSINESS

A. 16, 18, 20R Franklin Street (Map 26, Lots 400, 401, and 402) - Vote on an Extension request.

This item was heard 2nd

Attorney Joe Correnti is here for the applicant to request a six-month extension. The Applicant is waiting for their final state permit and are dealing with DEP on a superseding order of conditions. They issued a second request for information. DEP and CZM are reviewing this now. They were interested in our armoring the bank along the river and the type of stone used. Once the superseding order is resolved, they will sign-off on the Chapter 91 license.

The current extension runs until November 21, 2022.

Motion to extend until Monday, May 22, 2023, is made by Helen Sides and seconded by Tom Furey, and passes 8-0 in a roll call vote.

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|-----------------|---|
| Bill Griset | Y |
| Kirt Rieder | Y |
| Tom Furey | Y |
| Carole Hamilton | Y |
| Zach Caunter | Y |
| Sarah Tarbet | Y |
| Helen Sides | Y |
| Jonathan Berk | Y |

B. Receive and File: Request for feedback on landscaping plan for General Glover redevelopment located at 2 and 4 Vinnin Street.

- Elena Eimert summarizes that this is a development that borders Marblehead, Swampscott, and Salem and that no structures will be built on the Salem part of the development. Marblehead and Swampscott have asked that the City of Salem provide comments on landscaping. There is a legibility issues with the drawings and the Planning Board will revisit offline and provide comments.

C. Receive and File, Notification of Filing, Expanded Environmental Notification Form for the Salem Wind Port (67 Derby Street) in Salem, MA

- Elena Eimert summarizes that this is a notification of the expanded environmental form filing as part of their MEPA review and the document is available in SharePoint. Comments can be directed to Elena or the MEPA contact in the document.

D. Review and vote on the 2023 Planning Board Meeting Schedule

- Elena Eimert summarizes that there are changes based on feedback from the board: if there is a return to in-person meetings, the start time will move to 7:00 pm; with March being a 5-week month, having 3 meetings on the every other week schedule will allow applicants to keep their meeting deadlines rather than have two back-to-back meetings in April.

Motion to approve the 2023 Planning Board Meeting Schedule as amended is made by Kirt Rieder, and seconded by Helen Sides, and passes in an 8-0 roll call vote.

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|-----------------|---|
| Bill Grisct | Y |
| Kirt Rieder | Y |
| Tom Furey | Y |
| Carole Hamilton | Y |
| Zach Caunter | Y |
| Sarah Tarbet | Y |
| Helen Sides | Y |
| Jonathan Berk | Y |

E. Updates from Staff

- 4 Franklin Street has received their Chapter 91 license and can now solicit bids for construction. Planning Board approval says that they need to submit an easement to Planning and Engineering. They hope to resolve this before applying for a building permit.

- The Joint Public Hearing for the Accessory Dwelling Unit (ADU) ordinance will be on November 30, 2023, at 6:30 pm. A zoom link will be sent to Planning Board members. The text is available in the SharePoint file. The date for the January Joint Public Hearing is still up in the air.

IV. APPROVAL OF MINUTES

A. Approval of the October 20, 2022, Regular Planning Board Minutes

Motion to approve the October 20, 2022, Regular Planning Board Minutes is made by Kirt Rieder, seconded by Helen Sides and passes 8-0 in a roll call vote.

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|-----------------|---|
| Bill Griset | Y |
| Kirt Rieder | Y |
| Tom Furey | Y |
| Carole Hamilton | Y |
| Zach Caunter | Y |
| Sarah Tarbet | Y |
| Helen Sides | Y |
| Jonathan Berk | Y |

IV. ADJOURNMENT

Motion to adjourn made by Kirt Rieder, and seconded by Sarah Tarbet, and passes in an 8-0 roll call vote

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|-----------------|---|
| Bill Griset | Y |
| Kirt Rieder | Y |
| Tom Furey | Y |
| Carole Hamilton | Y |
| Zach Caunter | Y |
| Sarah Tarbet | Y |
| Helen Sides | Y |
| Jonathan Berk | Y |

Adjourned at 8:29 pm
Approved by Planning Board on November 17, 2022