



CITY OF SALEM

A public hearing of the Salem Planning Board was held on Thursday, February 1, 2024, 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, Kirt Rieder (Vice-Chair), Carole Hamilton, Josh Turiel, Tom Furey, Jonathan Berk, Zach Caunter (7)

Absent: Helen Sides, Sarah Tarbet (2)

Also in attendance: Dan Laroe, staff planner; Robyn Lee, staff planner

II. REGULAR AGENDA

A. Location: 301 Essex Street (Map 26, Lot 458)

Applicant: Scott Grover, Esq. f/b/o Jerry's, LLC

Description: A continuance for all persons interested in the application of Scott Grover, Esq., f/b/o Jerry's, LLC, for the property located at 301 Essex Street, Salem, MA (Map 26, Lot 458) in the B5 (Central Development) Zoning District for Site Plan Review of the Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes a 3.5-story addition to the existing building to create 18 residential units. The proposed site plan includes a driveway apron on Summer Street and 12 onsite parking spaces. The existing commercial space will remain on the first floor fronting Essex Street.

****Request to Continue to February 15, 2024****

Chair Griset informs the board that they will no longer require Applicants to be present for non-controversial continuations.

A motion to continue to the February 15, 2024, Planning Board Meeting is made by Jonathan Berk, seconded by Josh Turiel, and passes 7-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Tom Furey	Y
Jonathan Berk	Y

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

Zach Caunter Y

B. Location: 266 Canal Street (Map 32, Lot 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102)

Applicant: Joseph Correnti Esp. f/b/o The Residences on Canal Street, LLP

Description: A public hearing for all persons interested in the application of Joseph Correnti f/b/o The Residences on Canal Street, LLP, for the property located at 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102) in the RC, B2, and I Zoning Districts 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, 8.2 Entrance Corridor Overlay District, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit. Specifically, the applicant proposes to amend an existing Planned Unit Development Special Permit, Flood Hazard Overlay District Special Permit, Stormwater Management Permit, Entrance Corridor Overlay District, and Site Plan Review decision dated July 27, 2023. The applicant proposed to relocate the outdoor swimming pool, the creation of a new courtyard and open space, modifications to the connection to the rail trail, relocation of entrances to podium parking areas, changes in site grading and stormwater management, and modifications to the building facades (including materials and balconies). No reduction of dwelling units is proposed. An increase of one (1) parking space is proposed from 306 to 307 spaces.

Attorney Correnti is here for the Applicant Team. Chris Koeplin of the Residences on Canal Street LLP, Scott Cameron of the Morin-Cameron Group, Nancy Ludwig of ICON Architecture, and Bob Uhlig of Halverson Tighe and Bond LA are also present.

Attorney Correnti shares that the team has met with city staff for a review of Kimball Road and whether it is a public road, accepted street, properly accepted street and how the team can do something that meets the standards expected to expect and also address the abutters and their concerns. The city is looking into private/public Kimball Road. The road is not a properly accepted street. The previously shown plans are what is being discussed with staff and the team will close this out before the next meeting. There will be tweaks.

Mr. Rieder asks if Kimball Road will be an accepted street through this process or will it never be accepted? Attorney Correnti says that the current residents are never adversely affected and anything would be a vast improvement.

Ms. Ludwig focuses on Building A. Two distinct lines of concerns were the height and what the height was above the third-floor windows. Tonight the new drawings show a different solution to those discussed. An increase in the height of the third floor. It will now be twelve (12) feet high, giving the kind of height that was approved initially. There are changes to the windowing as well. There will be additional breaking up of the windows. On the right side, there is a tracing of the material pattern. The slide shown from January to today shows the ends of the building with more variety in window patterning and the taller third floor.

Mr. Uhlig reviews the landscape changes. First, the south end of Kimball Road and the carrying on of the sidewalk through to create further pedestrian conditions on the site. The café on the corner is now a crossing from Kimball Road and will host bike racks. The amphitheater has incorporated button lights in the upper level of the space.

Mr. Cameron shares updates from the civil peer review. The team has taken an in-depth look at the flooding of the watershed area (Rosie's Pond/Canal Street). They will remove historic fill to create more open flood storage. Mr. Cameron expects the review to be done soon.

Mr. Koeplin asks to advance the drawings and get the building permit filed as the team is up against a strict timeline. Chair Griset says that is out of the board's purview.

PLANNING BOARD QUESTIONS

Mr. Furey asks how much landfill in on the site. Mr. Cameron clarifies that it is "historic fill" that was brought in to build up the property for train-related industrial use. The main area is at the edge of the Salem Rail Trail (near Building D) and represents a huge amount of flood storage. There is another zone near the Kimball Road area near Building C that will have historic fill removed. Mr. Cameron says that this work is adding on to the existing Woodward & Curran report. Structural storage is being added to the buildings as well. After the work is done, the peak flood elevations will be less. Mr. Rieder clarifies that adding means subtracting. *Adding storage by subtracting fill.*

Mr. Rieder asks if signs will be reviewed by the Design Review Board (DRB) or just the Sign Review Committee. Attorney Correnti says that the DRB has asked to see the sign package. Mr. Rieder asks who will drive the approval of the art on the site. Attorney Correnti believes it is part of the Planning Board process. Mr. Turiel reminds everyone that the city has a public art commission and that is likely the best venue for this. Mr. Rieder asks if the board can make that a condition as the art

visually impact the public right of way. Attorney Correnti says that the art along the side of the Brix on Washington Street went through the Public Art Commission. Mr. Rieder ask about Building A, west, how the will natural ventilation continue now that the lattice work has been removed. Mr. Koeplin says that the garages are now mechanically ventilated. Mr. Rieder asks about the dimension of the tree lawn; Mr. Cameron says that it is three and a half to four (3.5-4) feet and that it is fitting into an existing condition. Mr. Rieder asks that the teamwork with the Tree Warden to fit four (4) street trees into this area. Mr. Cameron says that they will have to check as there is a gas main in that area. This area is all asphalt and we are adding into existing conditions. Mr. Rieder confirms that the entrances to the garages are unit pavers. Mr. Rieder agrees with the Tree Warden's memo regarding adding tulip trees along the rail trail. Mr. Uhlig say there is a blend there with a mutual benefit for both sites.

Mr. Berk states that the architects on the Planning Board are not in attendance and would like them to have the ability to comment before the February 15, 2024 meeting. Chair Griset asks Mr. Laroe to make that request of Ms. Sides and Ms. Tarbet.

PUBLIC COMMENT

Poly Wilbert
7 Cedar Street

Is curious about entrance near Building A. and the distribution of deliveries and packages with the limited amount of parking. Is there capacity for delivery trucks to the mail room. Mr. Koeplin says that the parking will ebb and flow with space for truck in the vicinity of the space to go. Ms. Ludwig says that packages and mail are centralized in Building A. Ms. Wilbert comments that Amazon is at her complex multiple times a day and they are "creative" with parking.

PLANNING BOARD COMMENTS, Redux

Mr. Rieder states that according to the drawings, the overhead wires stop on 'd' in Kimball Road. And can see two (2) smaller trees in blue house and two (2) larger trees before the turn. Mr. Cameron looked up the utilities and remains concerned with the gas line. They may need flexibility if the gas main is marked out. Mr. Rieder says to focus on bigger trees where they can then. And that they should submit a drawing for this.

A motion to continue to the February 15, 2024, meeting is made by Kirt Rieder, seconded by Josh Turiel, and passes in a 7-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Tom Furey	Y
Jonathan Berk	Y
Zach Caunter	Y

C. Location: 266 Canal Street (Map 32, Lot 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102)

Applicant: Joseph Correnti Esp. f/b/o The Residences on Canal Street, LLP

Description: Form B/Preliminary Subdivision Application

Mr. Rieder states that the City Solicitor has cited case law for this to be allowed.

III. OLD/NEW BUSINESS

A. Update from Staff regarding approval “sunset” language.

Chair Griset and Vice Chair Rieder had a meeting in December with the City Solicitor. The City Solicitor has been working with outside counsel on appropriate language for a Sunset Provision. Draft language was read into the record and will be updated.

B. Update from Staff regarding status of previously approved projects.

Chair Griset requests that this item remain under Old/New Business for the foreseeable future.

Mr. Laroe states that the city does not keep a list of approved projects but that there is a list of approved housing projects and shares on the screen.

IV. APPROVAL OF MINUTES

A. Approval of the January 18, 2024 Planning Board Minutes

A motion to approve the January 18, 2024 meeting minutes is made by Carole Hamilton, seconded by Tom Furey, and passes 7-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Tom Furey	Y

Jonathan Berk	Y
Zach Caunter	Y

V. ADJOURNMENT

A motion to adjourn is made by Josh Turiel, seconded by Jonathan Berk, and passes in a 7-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Tom Furey	Y
Jonathan Berk	Y
Zach Caunter	Y

Adjourned at 7:31 pm
Minutes approved by the Planning Board on February 15, 2024.