



CITY OF SALEM PLANNING BOARD

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CITY CLERK
SALEM, MASS

Site Plan Review Decision
120 Washington Street (Map 35, Lot 4)

June 21, 2017

On Thursday, June 1, 2017, the Planning Board of the City of Salem opened a Public Hearing regarding the application of Peabody Block LLC, RCG LLC for a Site Plan Review pursuant to Section 9.5 of the Salem Zoning Ordinance, for a fourteen-unit residential development located at 120 Washington Street (Map 35, Lot 4). The project includes the renovation of the existing offices on third and fourth floor of 120 Washington Street into fourteen residential units.

The Public Hearing was closed on June 15, 2017. At a regularly scheduled meeting of the Planning Board held on June 15, 2017, the Board voted by a vote of Six (6) in favor (Chair Ben Anderson, Vice Chair Matt Veno, Carole Hamilton, Kirt Rieder, Noah Koretz, and Bill Griset) in favor and none opposed, to approve the application as complying, subject to the following conditions:

1. Conformance with the Plans

a. Work shall conform to the following plans:

- i. Survey prepared by Hancock Associates entitled, "Alta Land Title Survey," dated March 7, 2006, and
- ii. Plans prepared by RCG entitled, "120 Washington Street" (Sheets PR-00, PR-01, PR-03, PR-04, PR-05, EX-06, PR-06, PR-07, and PR-08) dated May 15, 2017 and revised June 9, 2017.

2. Transfer of Ownership

a. Within five (5) days of transfer of ownership of the site, the Owner shall notify the Board in writing of the new owner's name and address. The terms, conditions, restrictions and/or requirements of this decision shall be binding on the Owner and its successors and/or assigns.

3. Amendments

a. Any amendments to the site plan shall be reviewed by the City Planner and if deemed necessary by the City Planner, shall be brought to the Planning Board. Any waiver of conditions contained within shall require the approval of the Planning Board.

4. Landscaping

- a. Prior to issuance of a Certificate of Occupancy, the applicant shall donate \$2000.00 to the City Council to fund two street trees on Washington Street, in front of the subject property.
- b. Maintenance of all landscaping on the site shall be the responsibility of the Applicant. The Applicant, his successors or assigns, shall guarantee all trees and shrubs or be replaced as necessary.

5. Lighting

- c. No light shall cast a glare onto adjacent parcels or adjacent rights of way.
- d. After installation, lighting shall be reviewed by the City Planner, prior to the issuance of a Certificate of Occupancy.

6. Fire Department

- a. All work shall comply with the requirements of the Salem Fire Department.

7. Building Inspector

- a. All work shall comply with the requirements of the Salem Building Inspector.

8. Board of Health and Health Department

- a. All work shall comply with the requirements of the Salem Board of Health and Health Department.
- b. Adequate trash storage must be provided based on the number of units and collection frequency.
- c. Adequate recycling storage must be provided based on the number of units and collection frequency.

9. Utilities

- a. Underground utility installation shall be reviewed and approved by the City Engineer prior to the issuance of a Building Permit.

10. City Engineer

- a. All work shall comply with the requirements of the City Engineer.
- b. Prior to issuance of a building permit from the City, the applicant shall submit a plan showing any proposed roof leaders, sump pumps, driveway drains or additional storm water control measures. Where new connections are proposed to be made to City infrastructure, or to private conduits connected to City infrastructure, applicant have a Licensed Professional Civil Engineer provide a letter to the Engineering Department stating that the proposed piping and/or grade changes will not adversely affect existing drainage and groundwater conditions, which would affect the public health, safety and welfare of any public way or adjoining real property. A permit fee of \$100.00 shall be paid at the time that an application for a drainage permit is filed.

c. Prior to issuance of a building permit from the City, the applicant shall demonstrate that the City's water and sewer systems have the capacity and condition to accommodate the flow requirements for the proposed change in use. The applicant shall provide letters demonstrating adequate capacity and condition for each system, prior to issuance of a building permit by the City. Any deficiency identified in any system, shall be corrected by the applicant, at the applicant's expense, to the satisfaction of the Engineering Department.

a. Water System

- i. A Licensed Plumber shall provide a letter to the Engineering Department stating the condition of the existing water service pipes on the property are adequate to be reused for the proposed change in use.
- ii. A Licensed Plumber shall evaluate the existing and proposed potable water demand (for consumption, fire protection, and/or requirements) and confirm existing is, or recommend new water meter(s), of appropriate size. The Applicant shall confirm/propose location and sizing of residential and commercial meter(s) as applicable to the new change in use.
- iii. A Licensed Professional Civil Engineer shall provide a letter to the Engineering Department stating that the City watermains to serve the proposed development have adequate flow and pressure. Back-up data, including engineering calculations and the results of hydrant flow tests, shall be included in the letter.

d. Sewer System

- iv. A Licensed Professional Civil Engineer shall provide a letter to the Engineering Department stating that the City Sewer System to serve the proposed change in use has adequate condition and capacity to accommodate existing and proposed sewer flows. Back-up data, including engineering calculations and the results of all sewer inspections and existing sewer flow measurements, shall be included in the letter. Continuous flow measurements and/or a video inspection of the sewer system may be necessary to understand the current capacity of the sewer system. A copy of the any flow measurements, video, and logs shall be submitted with the letter.
- e. In the event that any of the above inspections and/or reporting find inadequacies in the existing property or supporting City infrastructure, the applicant shall submit to the Engineer for review and approval, appropriate mitigation or improvement measures to the property and/or City infrastructure.

11. Maintenance

- a. Refuse removal, ground maintenance and snow removal shall be the responsibility of the developer, his successors or assigns.

12. Construction Practices

- a. All construction shall be carried out in accordance with the following conditions:
- b. All provisions in the City of Salem's Code of Ordinance, Chapter 22, Noise Control, shall be strictly adhered to.

- c. All reasonable action shall be taken to minimize the negative effects of construction on abutters. Advance notice shall be provided to all abutters in writing at least 72 hours prior to commencement of construction of the project.
- d. Drilling and blasting shall be limited to Monday-Friday between 8:00 AM until 5:00 PM. There shall be no drilling or blasting on Saturdays, Sundays, or holidays. Blasting shall be undertaken in accordance with all local and state regulations.
- e. All construction vehicles shall be cleaned prior to leaving the site so that they do not leave dirt and/or debris on surrounding roadways as they leave the site.
- f. All construction shall be performed in accordance with the Rules and Regulations of the Planning Board, and in accordance with any and all rules, regulations and ordinances of the City of Salem.
- g. All construction vehicles left overnight at the site must be located completely on the site.

1. As-built Plans

- a. As-built plans, stamped by a Registered Professional Engineer, shall be submitted to the Planning Department prior to the issuance of the final Certificate of Occupancy.
- b. The As-Built plans shall be submitted to the City Engineer in electronic file format suitable for the City's use and approved by the City Engineer, prior to the issuance of the final Certificate of Occupancy.
- c. A completed tie card, a blank copy (available at the Engineering Department) and a certification signed and stamped by the design engineer, stating that the work was completed in substantial compliance with the design drawing must be submitted to the City Engineer prior to the issuance of the final Certificate of Occupancy; as well as, any subsequent requirements by the City Engineer.

13. Violations

- a. Violations of any condition shall result in revocation of this permit by the Planning Board, unless the violation of such condition is waived by a majority vote of the Planning Board.

I hereby certify that a copy of this decision and plans has been filed with the City Clerk and copies are on file with the Planning Board. The Site Plan Review shall not take effect until a copy of this decision bearing the certification of the City Clerk that twenty (20) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, is recorded in the Essex South Registry of Deeds and is indexed under the name of the owner of record is recorded on the owner's Certificate of Title. The owner or applicant, his successors or assigns, shall pay the fee for recording or registering.



Ben J. Anderson
Chairman