

A photograph of a three-story yellow building with a black door and a fenced-in area to the left. The building has horizontal siding and several windows. A utility pole is visible in the foreground. The text is overlaid on the bottom half of the image.

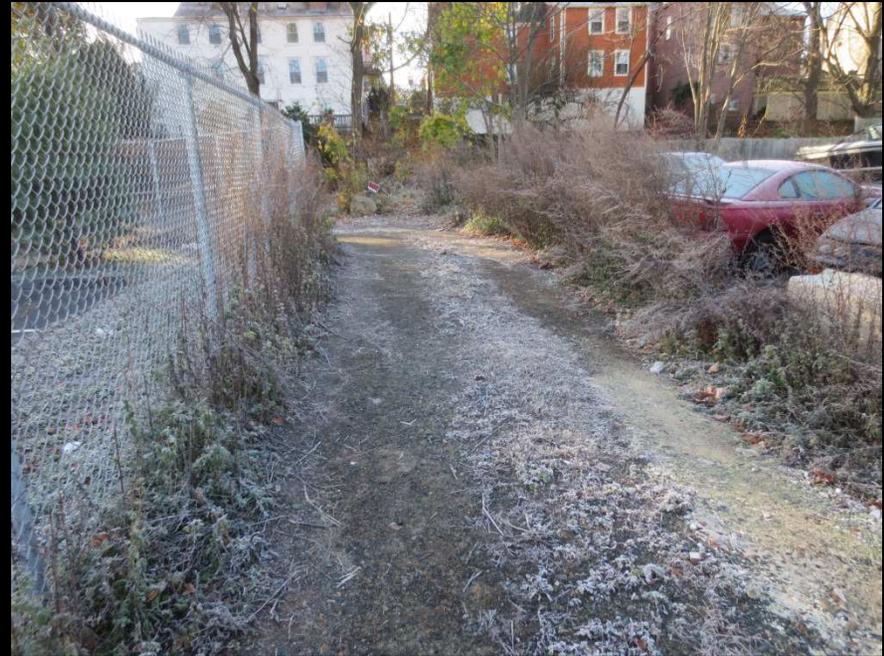
**Redevelopment Universal Steel
Rezoning Public Hearing
January 26, 2016**

Three parcels to be rezoned





297 Bridge Street



Beckford Way Extension

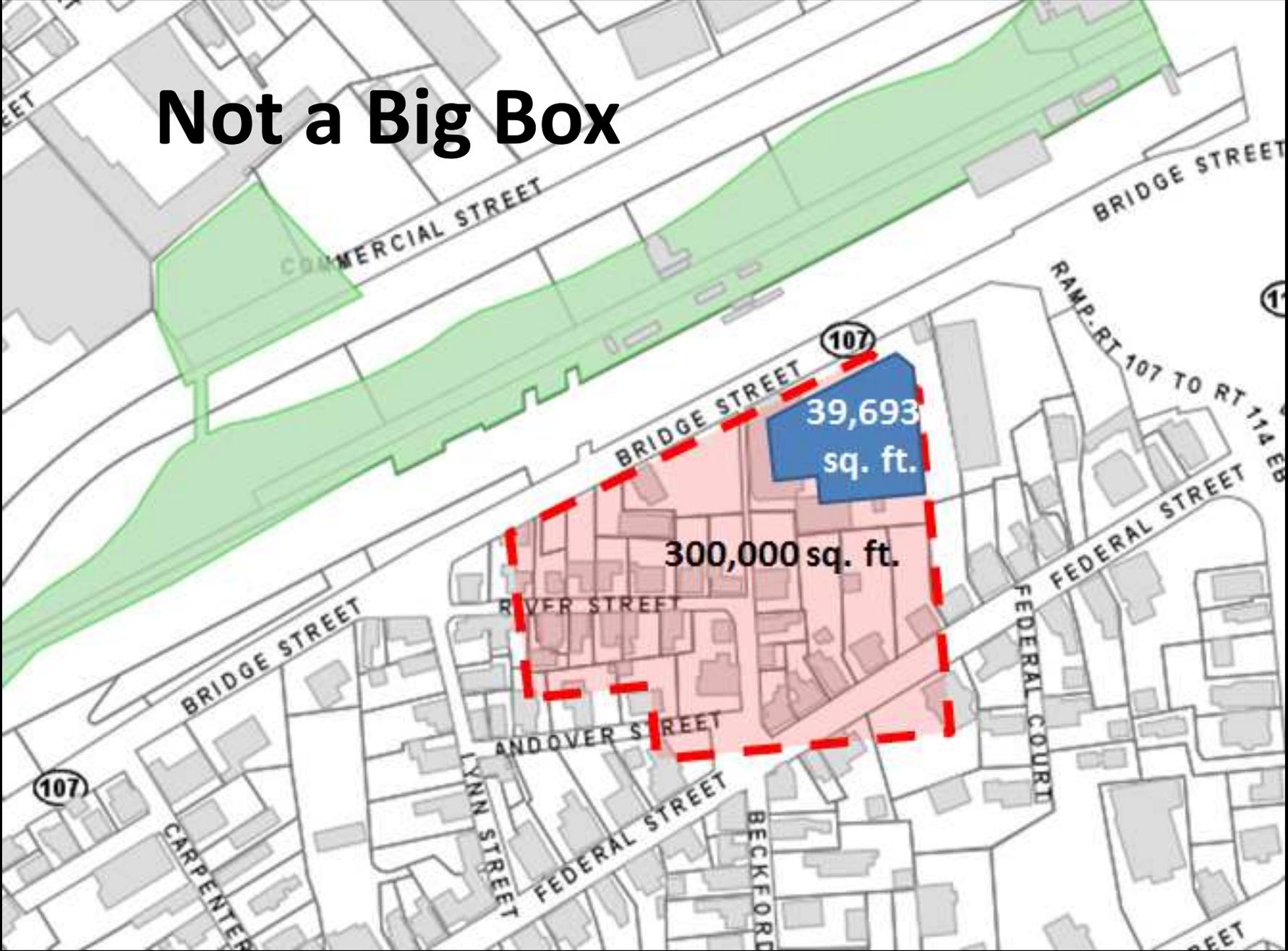


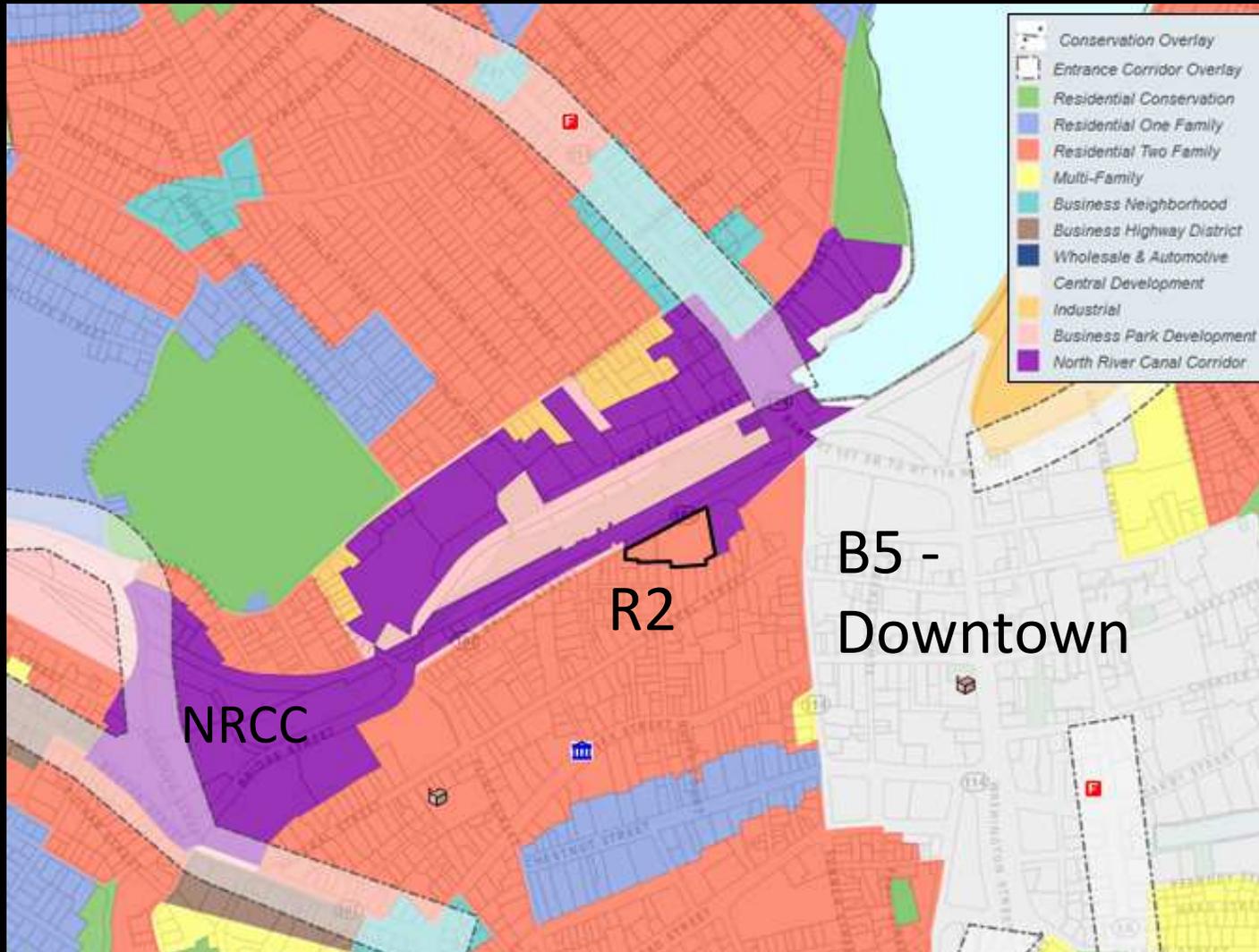
311 Bridge Street

- Universal Steel and Trading Company stored and processed scrap metal on site.
- Contaminated with PCBs, metal, and petroleum
- Site was abandoned and in tax title
- City has been working with multiple agencies on clean up and redevelopment since 2007.
- Final tax foreclosure June, 2012
- 3 public meetings held to discuss clean up and reuse

- EPA completed remediation work September 2013
- Parking lot - a temporary use
- RFP issued February 2015.
- Sun King LLC, affiliate of Webb's – only response
- Proposal is an expansion of the existing Webb's facility to include a showroom, warehouse and office
- Includes utility, pedestrian and vehicular access easements

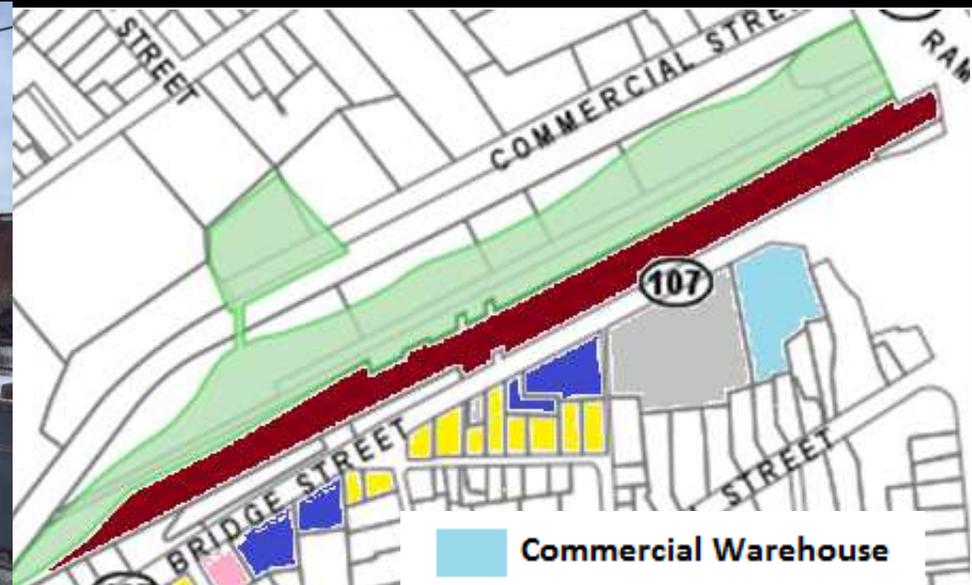
Not a Big Box





Zoning in the area

Bridge Street Corridor Land Use Map



- Commercial Warehouse
- Vacant
- Auto Repair/parts
- Religious Institution
- Residential
- Factory
- Retail/Service
- MBTA Railroad
- Restaurant

Bridge Street parcels



293-295 Bridge



311 Bridge Street



331 Bridge Street



335 Bridge Street



337 Bridge Street

R2 Zoning v. B4 Zoning

R2 Allowable uses

By right

- single family home
- two-family home
- child care
- agriculture
- education
- religious purposes

B4 Allowable uses

By right (partial listing)

- bank and professional office
- personal service
- restaurant (no alcohol)
- retail store
- wholesale, warehouse or distribution facility
- vehicle light service and sales
- sale/storage building supplies



- After the close of the public hearing, the Planning Board has 21 days to vote on a recommendation to Council.
- Note that when the Planning Board deliberates after the close of the hearing, no further public comments can be entertained.

Reasons to Rezone – Community Benefits

- Commercial redevelopment in an old industrial area
- Keeps a local business in Salem and enhances their operation
- New growth = tax revenue (\$3,000,000 +)
- Adds vibrancy and activity to city through provision of services to contractors and residents
- Job retention and creation - provides employment opportunities
- Improves this section of Bridge Street
- R2 zoning does not work given the prohibition of residential uses (AUL)
- Consistent with 1996 Master Plan

F.W. Webb Team

Robert Mucciarone – Treasurer, F.W. Webb

Robert Matvichuk, Manager, F.W. Webb

Andrew McBeth – President, Green Leaf
Construction

Attorney Joseph Correnti – Serafini, Darling, and
Correnti