

JANUARY 26, 2016

**JOINT PUBLIC HEARING OF THE CITY COUNCIL AND PLANNING BOARD
AND
RELATIVE TO 297-305 BRIDGE ST. AND 311 BRIDGE ST.
FORMER UNIVERSAL STEEL SITE**

A Joint Public Hearing of the City Council and Planning Board was held in City Council Chambers on Tuesday, January 26, 2016 at 6:30 P.M. for the purpose discussing amending an Ordinance relative to the Zoning Map for 297-305 Bridge Street from R-2 Residential two-family to be rezoned to B-4 Business Wholesale and Automotive per M.G.L. Chapter 40A Section 5. Notice of this meeting was posted on January 20, 2016 at 2:30 P.M.

Councillor Ryan arrived late.

Council President Josh Turiel presided.

In attendance were the following: Lynn Duncan City Planner, Planning Board and Mayor

(#4) - JOINT PUBLIC HEARING WITH THE PLANNING BOARD
**RELATIVE TO AN ORDINANCE TO AMEND AN ORDINANCE RELATIVE TO THE
ZONING MAP FOR 297-305 BRIDGE STREET FROM R-2 TWO FAMILY TO BE
REZONED TO B-4 BUSINESS WHOLESALE AND AUTOMOTIVE.**

Mayor Driscoll welcomed all present and said that we should try and talk it out and try to brief. There will be a presentation. The site was abandoned and is a brownfield. It was taken by tax title. We made it a temporary parking lot and the residents wanted it temporary. One message was clear it was temporary, and an RFP would go out. We could have auctioned it off. We are surprised at the level of hostility. Webb wanted to expand. The feelings we got from meetings that people were alright with this. The cleanup was only commercial there is a lot more cleanup to be done. This took a lot of work to put together something that would work. We could be respectful of the historical neighborhood. Webb has been here since 1940, this would mean more jobs. I hope people will be open to listen.

Lynn Duncan City Planner – This is a rezoning proposal of 3 parcels, 311 Bridge Street, Beckford Way and 297 Bridge Street. Only a portion of Beckford Way. Universal Steel processed scrap metal. It was abandoned and EPA notified since 2007 that the site needed to be cleaned up. In 2012 it was abandoned. WE met with the neighbors and toured River Street. The Parking lot was opened in 2014 while the MBTA Garage was being built to aid in parking. In 2015 the RFP went out. The intent was to redevelop the

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site. It is not a big box store plan. It is currently zoned R-2. There are a number of businesses on the existing corridor. R-2 allows single family/two family, childcare and religious purposes. B-4 allows Bank, personal service wholesale Warehouse. Once the public hearing is closed there will be no more public comment. This enhances the area and it will keep a local business in Salem, increase in tax revenue and employment. There are deed restrictions on the property. It cannot be residential due to the toxins. She then introduced the F.W. Webb Team.

Attorney Joseph Correnti 63 Federal Street – representative for F.W. Webb, Sun King LLC stated we support this project and give an overview of concept and history of F.W. Webb. He introduced the following:

Bob Mucharoni – Executive for Webb
Bob Matachuk – Manager
Andy McBeth - Greenleaf Construction

There was a power point presentation by Bob Matachuk for F.W. Webb.

Mr. Matachuk is the store manager for F.W. Webb. He stated the vision for Universal Steel site. The History of F.W. Webb first opened up near the police station in 1944 and then moved to its current location on Bridge Street in the 1960's. The business was started in 1892. In 1920 the business grew as a one story and 20 foot in length building. Two years ago the building was refurbished and a new roof was put on. In the present building we can't do a showroom. It is a five story warehouse and we have 14 employees. A new facility would have a showroom and we could add 8-10 new employees. This would be a single story building.

Andy McBeth – Greenleaf Construction, stated Alpha Auto and Universal Steel and part of Beckford Way would become one site. Customer parking, gated in the back, there is a notch for the loading dock and you would continue pedestrian and vehicular traffic on Beckford Way. The new building docks will be further away from neighbors. Truck traffic would allow for 3-4 tractor trailers. There would be no truck traffic on the weekends. The first floor of the new building would be for products and the second floor would be a showroom. The benefits to the City would be an increase in taxes and new jobs.

Councillor Sargent asked for an explanation of the T.I.F. When will the city see the revenue.

Mayor Driscoll stated we accept a reduced amount but it's a long process.

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Councillor Sargent stated that he is just trying to get to a final price.

Mayor Driscoll stated that it is six figures. If Council doesn't support the T.I.F. there won't be one. We have provided relief to expanding businesses before like Jaqueline's Cookies.

Councillor Sargent stated there have been a lot of clean ups around the City and what is the cost to clean up. He stated he wouldn't want the city to be in the negative on tax the back of the tax payers

Mayor Driscoll stated we have a good idea what's in the ground but we don't have the figure for the cost of clean-up. The T.I.F. we have given to businesses for relief. We are not anticipating being on the hook for the clean-up.

Councillor Sargent stated he is just worried we get a million and it cost \$500,000 for clean-up. This would be a liability.

Mayor Driscoll stated we are collecting a million. WE took this as tax title property. And we will be collecting tax revenue. It won't be a negative.

Councillor Ryan questioned the Mayor, from day one it was a temporary parking lot. With probate court opening up will we need more parking?

Mayor Driscoll this will enhance parking is always a plus. We have 2,000 spaces in the downtown area. Not all parking is currently being used up. Two times when they are full is during snow emergencies and October Haunted Happenings. The best use for this lot is not a parking lot. Enhancing this corridor and the tax revenue as discussed is a plus.

Councillor Ryan asked if we left it as a parking lot would we have to clean up more?

Mayor Driscoll stated we would have to look at drainage and it's not allowed in R-2. We go by the appraised value.

Councillor Eppley stated this is a joint public hearing we are only talking zoning and open to the public

Councillor McCarthy asked why B-4 the max height of the building.

Lynn Duncan Planner – the RFP is R-2 we have to work with Webb to rezone the site. Webb's proposal was for B-4 which allows 45 feet Wholesale and warehouse. The allowed height in B-2 the max is 32 feet in height.

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Councillor Milo – In the B-2 is there a design review required?

Planning Board member – asked is rezoning contingent on the sale of the property?

Lynn Duncan Planner – this meeting is for the planning board decision. And the Council will vote to sell.

Mayor Driscoll – If the property doesn't get rezoned it won't be sold.

Planning Board member – the contamination of the site the AUL precludes not allowing residential use in the R-2

THE PUBLIC HEARING WAS OPENED TO THE PUBLIC

Lou Seriani of Botts Court stated he will come back to speak

Josia Fisk of Essex Street asked about the dimension of this project regarding the rezoning he is concerned with the scale of the building. There is not a lot of information on the site. The powerpoint shows a new building being proposed. It looks like a large presence and large scale surrounded by park across the street, train station and in back and to the right residential. The comparison adjacent height of largest house nearby on the same footprint 24 houses could fit in this space. All of the houses on River Street and abutters to abutters.

Councillor Eppley – Question it would encompass 24 houses on the footprint of the proposed building?

Mr. Fisk – I am a business owner and a home owner. I have a lot of respect for Webb and want to keep them in Salem but this is not the right location.

Councillor Dibble – Thank you for the presentation but the scale of the picture is wrong.

Mr. Fisk stated it is to scale

Mr. Siriani – 6 Botts Court stated as a citizen and a tax payer there are zoning and planning issues. The proposed 40,000 square foot is $\frac{1}{2}$ the size of Target and $\frac{3}{4}$ of the size of Market Basket. This fall within the NRCC. R-2 and NRCC is mixed use. The NRCC master plan has not been talked about. I encourage you to read the NRCC Master Plan. Two other points esthetic improvements residential development would preserve the

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neighborhood. There could be other things built. Webb's proposal is not allowed in the NRCC. We need to be careful of B-4 Zone. You could have a McDonalds on this site. This contradicts 1013 vision points of the plan. This will set precedence for future historic districts erosion.

Attorney Carr the procedural points – the administration talked one hour twenty minutes. On January 6th the public was not allowed to speak. Informational meeting on January 6th was 45 minutes long. One of thirteen people served on the NRCC Committee. WE recommended to Council the basis to deal with the blighted area up to the Peabody line. We had a leading architect in those 3 ½ years. We got 95% adopted. R-2 was all the way back to original zoning. The T.I.F. starts at dollar 1. And the 990,000 is in escrow. Zoning issues for Webs plan are they will be going to dig down ten feet at five feet they hit the water table. We have a capped brownfield, this must be compatible with the neighborhood.

Alex Marks who signed up to speak is not here.

Darrow Lebovici - 122 Federal Street – This is high density which is not good. We want Webb to stay in Salem but this is not the right area. This doesn't belong in a residential historical area. B-4 is spot zoning here. It is damaging to the neighborhood. The NRCC to facilitates blighted areas and it has to be consistent with the surrounding neighborhood. This is not good zoning.

Meg Twohey - 122 Federal Street – stated she is opposed to the proposal but wants Webb to remain in Salem. This is spot zoning it is illegal. The AUL precludes what Webb wants to do. You can only be on the property 16.3 hours a week. There are no provisions for design review in B-4 or B-2. It is contingent on a T.I.F.

Carol Carr – 7 River Street – stated she bought her house in 1973. Councillor Sargent was in my class. I taught at Salem High School starting in 1972. When we bought the house they were run down, no trees and hot top sidewalks. This project is not compatible with the neighborhood.

Tim Jenkins – passed out pictures of aerial views of Webb buildings around the state, 25-27 facilities are located near residential areas.

Linda Jenkins – passed around a letter from Barbara Cleary and read about changing zoning.

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Chuck VonBruns – 3 River Street - deferred to the next speaker.

Jeremia Jennings – 18 River Street -deferred to the next speaker.

Jane Stauffer – 28 Beckford Street - deferred to the next speaker.

Jan Chosia – 5 River Street – Chose Salem to live. The house backs up against the blighted area on Bridge Street. I found out about the NRCC and our area is zoned R-2. It could be an attractive boulevard. What is the vision for Bridge Street? The NRCC doesn't allow warehouses. I do not want to lose Webb but I don't think we should rezone to accommodate.

Fred Blebesheimer 17 ½ River Street – stated he has seen improvements to Bridge Street. By selling the land we may lose an opportunity.

Lisa Spence – 17 ½ River Street - state she is opposed to the rezoning. She stated she has her Master's Degree in Environmental Health. Human Health risks of uncapping and distribution cause three problems it's highly contaminated the EPA stopped the clean up because they ran out of money, not because it was clean.

Jim Kearney – 1 ½ Cambridge Street – This is the wrong place for this project. Maybe people have bought property adjacent to Universal Steel site. You will be subjecting residents to toxic elements when Webb uncaps the property.

Justin Whittier – 10 River Street – As a company would like to see Webb expand but not on this site. I don't believe this zoning is allowed Whole sale / Retail is not allowed by B-4.

Andrew Carr – 7 River Street – They say this is not a big box store. But a big box store is a chain. It is a big box store. He showed a video for scale of the proposed building.

Elizabeth Nugent – 12 River Street – Stated she is a direct abutter, she asked don't sell the land to Webb. It's a quality of life issue. Leslie's retreat park didn't happen over-night. It was hard work to preserve this area. Improve this corridor.

Peter Nugent – 12 River Street – He doesn't agree with changing the zoning. Traffic with trucks will be worse. His driveway is on Bridge Street. There is already a flooding issue.

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Dan Ratigan – 14 River Street – He apologized for his outburst at the January 6th meeting. Zoning if F.W. Webb stays in Salem, is a specialized store. Nothing against F.W. Webb but this is not an appropriate project for this area. Hold out for something better.

Teasie Riley-Goggin – 9 Wisteria Street – This zoning is not good.

Rob Juliani – owner of Coffee Time – he stated he realized the resident's concerns but he is in favor of the project.

David Shapiro – Peabody Resident – he works for Webb and is in support of this zoning.

Flora Tonthat – resident and business owner is in support of F.W. Webb. Wants to see area cleaned up and move Salem forward.

Ann Whittier – 10 River Street – stated she respects F.W. Webb but a good neighbor considers their neighbor's quality of life.

Councillor Sargent – said he has been interested in zoning since he was a kid. He has great respect for past planners and Council, they zoned it R-2 for a reason. This project should go to an industrial area.

Councillor Sargent motion to keep public hearing open was not seconded.

Councillor Eppley Moved the hearing be closed seconded by Councillor Furey. It was so voted.

Councillor McCarthy Moved the matter be referred to the Planning Board for their recommendation. Seconded by Councillor Furey. It was so voted.

**(#5) - PUBLIC HEARING OF THE CITY COUNCIL
RELATIVE TO DECLARING A PARCEL OF LAND AS SURPLUS LOCATED AT 297-305 BRIDGE STREET LOT 1 CONTAINING 52,491 SQUARE FEET, PARCEL B CONTAINING 1,260 SQUARE FEET AND PARCEL A CONTAINING 2,036 SQUARE FEET.**

Councillor McCarthy moved the hearing be continued to February 4, 2016 at 6:30 P.M.

Seconded by Councillor Gerard It was so voted.

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**(#6) - PUBLIC HEARING OF THE CITY COUNCIL
ON THE DISCONTINUANCE OF A PUBLIC WAY KNOWN AS BECKFORD WAY
(A.K.A. BECKFORD STREET EXTENSION)**

Councillor McCarthy moved the hearing be continued to February 4, 2016 at 6:30 P.M.

Seconded by Councillor Gerard It was so voted.

**(#7) - PUBLIC HEARING OF THE CITY COUNCIL
TO CONVEY A PORTION OF 297 BRIDGE STREET, 1,260 SQUARE FEET KNOWN AS
PARCEL- B TO SUN KING LLC FOR THE SUM OF \$10,001.00 WITH A PERMANENT
PEDESTRIAN AND VEHICULAR ACCESS ON THE ENTIRE PARCEL FOR THE
BENEFIT OF 30-32 BECKFORD STREET.**

Councillor McCarthy moved the hearing be continued to February 4, 2016 at 6:30 P.M.

Seconded by Councillor Gerard It was so voted.

**(#8) - PUBLIC HEARING OF THE CITY COUNCIL
ON LAND DISPOSITION AGREEMENT AND CONVEY A PORTION OF 297 BRIDGE
STREET 52,491 SQUARE FEET (FORMER UNIVERSAL STEEL) AND 311 BRIDGE
STREET 2,015 SQUARE FEET TO SUN KING LLC AFFILIATE OF F.W. WEBB CO.
FOR THE SUM OF \$990,000.00**

Councillor McCarthy moved the hearing be continued to February 4, 2016 at 6:30 P.M.

Seconded by Councillor Gerard It was so voted.

On the motion of Councillor Furey moved that the meeting adjourned at 10:40 P.M.

ATTEST:

CHERYL A. LAPOINTE
CITY CLERK