

NOVEMBER 16, 2016

**JOINT PUBLIC HEARING
OF THE CITY COUNCIL AND PLANNING BOARD**

A Joint Public Hearing of the City Council and Planning Board was held in the Council Chamber on Wednesday, November 16, 2016 at 6:00 P.M. for the purpose of discussing an amendment to the Zoning map to include Jefferson Avenue and Paradise Road to the Entrance Corridor Overlay District.

Notice of this meeting was posted on November 9, 2016 at 11:39 A.M. and advertised in the Salem News on November 2, 2016 & November 9, 2016.

Councillor Eppley was recorded as absent.
Councillors Ryan arrived at 7:15 P.M., Councillor Milo arrived at 7:20 P.M. and Councillor Gerard arrived at 7:25 P.M.

President Josh H. Turiel presided.

President Turiel introduced the members of the Planning Board.
Ben Anderson, Carole Hamilton, Bill Grisct, Helen Sides, Tony Matarakas.
Noah Koretz arrived at 7:20 P.M.

Also present was City Solicitor Elizabeth Rennard.

#490 - Zoning Map Amendment to include Jefferson Avenue to the Entrance Corridor Overlay District.

APPEARING IN FAVOR WERE THE FOLLOWING:

Councillor Lovely – author of the Ordinance, stated Jefferson Avenue is a heavily traveled street which is in need of repair. There is potential for development. It will enhance the entrance to the city. There is more traffic than expected. Current businesses should be grandfathered in, there is a lot of work being done on Canal Street. Would be happy to answer any questions.

Councillor Dibble – agrees with the previous councilor. Over time it will make the area look better. He echos his comments.

Councillor Furey – asked is there a possibility of a new train stop, this would impact Jefferson Avenue. This is a good time to bring this up.

APPEARING IN OPPOSITION WERE THE FOLLOWING

Tom Warwick – owns property on Jefferson Avenue is concerned with the structure of this change. These lots were for industrial properties, now they are small properties. He is concerned this doesn't coincide and could affect these lots, and property values.

Councillor Sargent asked would it stop parking?

Mr. Warwick – additions of buffer zones

Councillor Sargent what about tree buffer

Councillor Dibble defer to the Planning Board

Ben Anderson Planning Board Member – There is not a huge impact or cost of lot. We will look at the requirements.

Mr. Warwick – three (3) feet all around the lot – 20/30 foot set backs

Ben Anderson – from area of street edge

Councillor Turiel – We have other areas that are Overlay Districts with no set backs

Councillor Sargent – Crosbys Market has a small island of trees. Not impeding set back.

Mr. Warwick – Applies to new buildings and new renovations.

Councillor Lovely – asked which property Mr. Warwick owns.

Mr. Warwick stated 4 Jefferson Avenue -Storage and 1 Jefferson Avenue near the Police Station.

Councillor Lovely – most of Jefferson Avenue is residential, cleaning up things isn't asking to much. Planning Board will take up your issues.

Ben Anderson – I have the Ordinance in front of me. He read the Ordinance and what is allowed. He agrees with City Council relative to beautification.

Mr. Warwick – asked do you have set backs for Industrial Zones

Councillor Lovely stated the current set backs apply.

Councillor Furey asked how do you envision this in the future

Councillor Lovely – lift curbs, trees, paving, the traffic is backed up in the morning and in the evening. The Hospital will have a new entrance off of Jefferson Avenue which will affect Jefferson Avenue.

Councillor Dibble – stated 30 years ago he was in charge of drawing the lines of the Zoning Map for the industrial area. They are grandfathered in. He stated he strongly encourages to pass this.

Councillor Famico – question where are we with the Hospital plans.

Councillor Lovely – I believe they are ahead of the curve.

Ben Anderson – The Hospital has submitted revisions.

Councillor Famico – Are their current plans going with this?

Ben Anderson – we requested some changes near Jefferson Avenue

Councillor Lovely moved that the hearing be closed. It was so voted.

Councillor Lovel moved that the matter be referred to the Planning Board for their recommendation. It was so voted.

#544 - Zoning Map Amendment to include Paradise Road to the Entrance Corridor Overlay District.

APPEARING IN FAVOR WERE THE FOLLOWING:

Councillor Dibble – this was an oversight, the is a section of Route 1A. There is a beautification committee already being formed to improve this area.

Councillor Sargent – It is beautification, entrance corridor regard of use like liquor licenses.

NO ONE APPEARING IN OPPOSITION

Councillor Dibble Moved that the hearing be closed. It was so voted

Councillor Dibble Moved that the matter be referred to the Planning Board for their recommendation. It was so voted.

On the motion of Councillor Furey the hearing adjourned at 6:35 P.M.

ATTEST:

CHERYL A. LAPOINTE
CITY CLERK