

City of Salem
Notice
Joint Public Hearing
of the City Council and Planning Board
Monday, June 12, 2017 6:00 P.M.

The City Council will hold a joint public hearing with the Planning Board on Monday, June 12, 2017 at 6:00 P.M. in the City Council Chambers, City Hall, 93 Washington St., Salem, MA for all persons interested in the proposed amendments to the City of Salem Zoning Ordinance for the purpose of deleting Section 9.5.2 Applicability, Section 9.5.3, Application and Section 9.5.6 Review Criteria of the Salem Zoning Ordinance in their entirety and replacing with the following new sections:

9.5.2 Applicability. Site Plan Review shall be required for: 1) Nonresidential structure or premises exceeding (10,000) gross square feet; or 2) Residential structure containing one (1) or more residential dwelling units. 3) Salem Redevelopment Authority Development Project Reviews 4) Planned Unit Developments.

9.5.3 Application. Any application for approval of a site plan review under this section shall be accompanied by fifteen (15) copies of a site plan, which shall be at a scale to be established by the Planning Board and, according to the size of the development, shall include fifteen (15) copies of all information required for a Definitive Plan under Section III B of the Subdivision regulations of the Planning Board of the City of Salem, and such petition shall also be accompanied by fifteen (15) copies of an environmental impact statement as set out in Appendix A of the subdivision regulations of the Planning Board of the City of Salem, as requested. The plan shall contain the following information:

1. Location and dimensions of all buildings and other construction;
2. Location and dimensions of all parking areas, loading areas, bicycle racks or bicycle storage areas, walkways and driveways; Plans shall clearly identify pavement grade changes exceeding 5% and any vegetated slopes steeper than 1V:3H, identify all pedestrian and vehicular pavement materials
3. Location and dimensions of internal roadways and access ways to adjacent public roadways;
4. Location, function, photometric intensity, color temperature, and fixture type of external lighting;
5. Location, type, dimensions and quantities of landscaping and screening; This shall include: retaining walls, fences, utilities such as drain inlets, manholes, drainage tanks, back flow preventers
6. Current and proposed locations and dimensions of utilities, wireless communication facilities, hydrants, security cameras, signage, gas, telephone, electrical, communications, water, drainage, sewer, HVAC-related mechanicals, transformers, switchgears, generators, storm water, intake and exhaust features including: ventilation, stacks, fans, louvers, steam, and recycling and other waste disposal locations;
7. Location and dimensions of snow storage areas;
8. Location of all existing natural features, including ponds, brooks, streams, wetlands, street trees, and existing vegetation within 25' of the project boundary
9. Topography of the site, with one foot contours;
10. Conceptual drawing of the buildings to be erected, including elevations, showing architectural styles.

9.5.6 Review Criteria. The Planning Board shall review such submitted information in accordance with the accepted site planning standards and attempt to promote such standards and make certain that the development, if approved, takes place in a manner which shall in all aspects be an asset to the City. The Planning Board shall request changes in such plans and information be submitted to promote the quality of the development and its

impacts upon the health, convenience, and general welfare of the inhabitants of the City. The Planning Board shall review and amend all such submitted plans in accordance with the following criteria:

1. Adequacy of parking facilities and number of parking spaces proposed for each development;
2. Adequacy of loading facilities;
3. Adequacy of traffic circulation system for all modes of transit, consistent with Salem's Complete Street policy;
4. Adequacy of access point and routes to and from the land parcel to adjoining streets and ways;
5. Adequacy of type and amount of external lighting to be providing on the parcel;
6. Adequacy of type, quality, and quantity of landscaping to promote an aesthetically pleasing environment and to properly screen the development from adjacent land uses;
7. Adequacy of type, quality and quantity of vegetative screening to protect adjacent and nearby land parcels from structures not aesthetically pleasing or wholly compatible with such parcels;
8. Adequacy of the methods and storage dimensions for disposal of sewage, refuse, recycling, and other waste;
9. Adequacy of the method of surface drainage across and from the site;
10. Adequacy of the method of water distribution to and from the parcel and its structures;
11. Adequacy of pedestrian circulation systems to and from parking areas and structures consistent with the City of Salem's Complete Streets policy;
12. Adequacy of protection or enhancement of natural areas;
13. Compatibility of the architecture of structures with architecture of surrounding or nearby buildings;
14. Subsections 3 and 4 set forth above shall be subject to review and approval of the City of Salem Parking and Traffic Commission.

The proposed zoning ordinance amendments are on file and available for review during normal business hours at the City Clerk's Office, Room 1, 93 Washington Street, Salem MA or at the Department of Planning & Community Development, 3rd floor, 120 Washington Street, Salem, MA.

Attest:

Cheryl A. LaPointe
City Clerk

Ben J. Anderson, Chair
Planning Board

Ad to run on: May 29, 2017 and June 5, 2017