



# CITY OF SALEM PLANNING BOARD

2019 FEB 21 PM 2:32

CITY CLERK  
SALEM, MASS

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, February 21, 2019 at 7:00pm at City Hall Annex,  
First Floor Public Meeting Room,  
98 Washington St., Salem, MA*

*Ben J. Anderson, Chair*

## REVISED MEETING AGENDA

### I. ROLL CALL

### II. REGULAR AGENDA

- A. **Location:** 84 Congress Street (Map 34, Lot 218)  
**Applicant:** Gregory Investment Group LLC  
**Description:** The applicant has requested a continuation to the regularly scheduled meeting on March 7, 2019 of the public hearing for all persons interested in the application of GREGORY INVESTMENT GROUP LLC for the property located at 84 CONGRESS STREET (Map 34, Lot 218) for a Site Plan Review in accordance with the Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes to demolish existing automotive service station and construct a four-story wood-frame structure containing twelve (12) residential units, a fitness space, first-floor commercial space, and fifteen (15) covered parking spaces. Associated improvements including landscaping and utility work are also proposed.
- B. **Location:** 81 Highland Ave; 108 Jefferson Ave; Old Rd; 1 Dove Ave; 79 Highland Ave; 55 Highland Ave; and 57 Highland Ave (Map 24, Lots 1, 2, 88, 19, 216, 218, and 220; and Map 14, Lot 129)  
**Applicant:** North Shore Medical Center, Inc.  
**Description:** The applicant has requested a continuation to the regularly scheduled meeting on March 7, 2019 of the public hearing for all persons interested in the application of NORTH SHORE MEDICAL CENTER, INC. for an Amendment to the previously approved Site Plan Review decision and Stormwater Management Permit for the property located at 81 Highland Avenue (Map 24, Lot 1); 108 Jefferson

Avenue (Map 24, Lot 88); Old Road (Map 24, Lot 19); 1 Dove Avenue (Map 24, Lots 216 and 218); 79 Highland Avenue (Map 14, Lot 129); 55 Highland Avenue (Map 24, Lot 220); and 57 Highland Avenue (Map 24, Lot 2). The applicant proposes changes to the area in front of the Davenport Building and Surgi-Center, where the old campus utility plant was located. Proposed improvements include changes to grading, additional parking spaces, and landscaping and creation of an accessible, multi-vehicle drop off and pick-up area. New signage is also proposed.

- C. Location:** 73-75 Wharf Street (Map 34, Lot 408)  
**Applicant:** Pickering Wharf Complex LLC  
**Description:** An application of Pickering Wharf Complex LLC for the property located at 75 Wharf Street (Map 44, Lot 62) for a Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance Section 8.1. Specifically, the applicant proposes to demolish the upper two stories and construct three stories above the existing structure.
- D. Location:** 162 Federal Street  
**Applicant:** 162 Federal Street, LLC  
**Description:** Planning Board discussion and vote on the request to allow a certificate of occupancy to be issued prior to completing the landscaping plan. The owner proposes to provide a \$14,000 performance bond to the city as assurance that the trees will be planted in the spring.

### **III. OLD/NEW BUSINESS**

- A. Location:** 57 Marlborough Road/Osborne Hills  
**Applicant:** Osborne Hills Realty Trust  
**Description:** Planning Board signature of the Osborne Hills Realty Trust's Triparty Agreement.
- B.** Planning Board member appointment to serve on the Tree Commission.
- C.** March 5<sup>th</sup> Housing Forum Announcement

### **IV. APPROVAL OF MINUTES**

- A.** Regular Planning Board meeting minutes held on February 7, 2019.

### **V. ADJOURNMENT**

This notice posted on "Official Bulletin Board"  
City Hall, Salem, Mass. on **FEB 21 2019**  
at **2:32 PM** in accordance with MGL Chap. 30A,  
Sections 18-25.