



# CITY OF SALEM PLANNING BOARD

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## Report to City Council

November 29, 2017

At its meeting on November 16, 2017 the Planning Board (Chair Ben Anderson, Vice Chair Matt Venio, Helen Sides, Bill Grisct, and Kirt Rieder) discussed the proposed amendment relative to Design Review Board oversight of Site Plan Review applications in the Entrance Corridor Overlay District, Section 8.2.2, and Section 8.2.8 of the Salem Zoning Ordinance.

The Planning Board noted there is a scrivener's error under Section 3 of the proposed amendment, "oversite" should be "oversight". The Planning Board unanimously recommended that the City Council adopt the zoning amendment, with the correction of the scrivener's error.

In making this recommendation, the Planning Board notes the following for future consideration:

1. The Planning Board expressed concern that Section 9.5.2<sup>1</sup>, is interpreted as "new construction" and that Section 8.2.7<sup>2</sup> is limited to new construction. The Planning Board recommends that the City Council consider the initiation of an amendment to the site plan review applicability in Sections 8.2.7 and 9.5.2 to include the square footage of the existing structure, demolition, and new construction. In addition, the Planning Board recommends that "premises" should be defined to include the entire site, including new paving since a positive impact on permeable surfaces is desirable.

If you have any questions regarding this matter, please feel free to contact Tom Daniel, AICP, Director of Planning & Community Development, at 978-619-5685.

Yours truly,

Ben J. Anderson, Chair

CC: Cheryl LaPointe, City Clerk

<sup>1</sup> 9.5.2 Applicability. Site plan review shall be required for:

1. Nonresidential structure or premises exceeding ten thousand (10,000) gross square feet; or
2. Residential structure containing six (6) or more residential dwelling units.

<sup>2</sup> 8.2.7 Site Plan Review. All new construction over two thousand (2,000) square feet in nonresidential uses shall be required to be reviewed and approved under the provisions of site plan review by the Planning Board.