

**City of Salem Planning Board
Approved Meeting Minutes May 2, 2019**

A public hearing of the Salem Planning Board was held on Thursday, May 2, 2019 at 7:00 p.m. at City Hall Annex, 98 Washington St., Large Public Hearing Room, First Floor, Salem, Massachusetts.

Kirt Rieder calls the meeting to order at 7:00pm.

I. ROLL CALL

Those present were: Helen Sides, Carole Hamilton, Kirt Rieder, Matt Smith, Noah Koretz, Bill Grisct, DJ Napolitano, Matt Veno (arrived at 7:18 pm; not present for 289 Derby Street agenda item)

Absent: Chair Ben Anderson;

Also in attendance: Mason Wells, Staff Planner

II. REGULAR AGENDA

A. Location: 289 Derby Street (Map 34, Lot 441)

Applicant: The City of Salem

Description: *Endorsement of a plan believed not to require approval under the Subdivision Control Law (ANR).*

Mason Wells describes the application. A city park is being built and will open shortly. This would create a second lot next to the adjacent building; it is not a buildable lot but has 20' of frontage along Derby St. Planning staff believes this merits an ANR recommendation. It does not go down to the river's edge, possibly in order to accommodate a future river walk extension. Kirt Rieder asks if any re-grading would be necessary; there would be no impact. The land would be transferred to the adjacent owners to be used as a patio. Kirt Rieder mentions that drainage may be an issue; typically drainage cannot be allowed to go onto a neighbor's property, but this may be germane to a future discussion.

Helen Sides notes that the building owner came to the Design Review Board (DRB) last week for approval of alteration of the storefront where the museum was; the corner would be wrapped to make one or two bays. They did not have information about the development to the left of the building. She is unsure why they would not come to the Planning Board. Kirt Rieder is concerned about alcohol control and physical barriers separating the park from the new property. The Board should provide guidance.

This would transfer ownership of the land to the adjacent property.

A motion to endorse the Plan is made by Carole Hamilton, seconded by Helen Sides, and passes in a roll call vote.

In favor (7)

Bill Grisct

Carole Hamilton

Noah Koretz

DJ Napolitano

Kirt Rieder

Helen Sides

Matt Smith

Opposed (0)

Absent (2):

Chair Ben Anderson

Matt Veno

III. OLD/NEW BUSINESS

A. Subdivision Regulations Update – Staff Report

Staff update on Stantec's memo and draft street section and stormwater management recommendations for the Subdivision Regulations Update. Opportunity for Planning Board discussion of project.

Mason Wells comments that street crossing sections and stormwater management are up for discussion. Protected bike lanes, along with more pedestrian friendly design, are submitted in the cross sections. There will be a conference call with Stantec next week; ideas will be brought to other relevant City committees.

Noah Koretz wonders about the options for inclusion in the regulations; required widths and a menu of options would be there, designed to meet needs onsite. The proposal will include all viable options, with a hierarchy of road types used. Matt Smith comments that this is a positive beginning.

Turning lanes may be narrower than travel lanes. Kirt Rieder feels tree grates are not desirable; flexipave is preferable. Matt Smith approves of shared use streets. Noah Koretz feels that subdivision developers should be required to install shared streets; if optional, they will by default choose neighborhood streets. Mason Wells will clarify who decides what level of street it is. Language should indicate that the Applicant should follow the Planning Board's recommendation.

The logistics of upcoming subdivisions is discussed; arterial streets within subdivisions are undesirable. Shared streets can help with circulation as well. Language should discuss why shared streets are recommended, and outline their benefits. Noah Koretz notes his desire for additional bicycle infrastructure, and that the regulations should indicate the Board's preferences, especially where conventional streets are proposed. In those cases, they should include bumpouts and bioswales.

How to incorporate standards into the regulations is discussed.

B. Receive and File: Design Review Board Recommendation Memo on 9 South Mason Street, Building 2

The Design Review Board notes their review and approval of design changes made to 9 South Mason Street, Building 2, as required for projects in the North River Canal Corridor (NRCC) Neighborhood Mixed Use District that require Site Plan Review by the Planning Board.

No action required by the Planning Board.

Matt Veno arrives at 7:18PM.

C. Receive and File: 16, 18, and 20R Franklin Street - Expanded Environmental Notification Form (EENF)

Form was submitted to the state MEPA Office on April 12, 2019 to redevelop the property from an auto salvage yard into a five building, 42-unit residential complex. The EENF requests permission from MEPA to file a Single Environmental Impact Report.

MEPA is hosting a consultation session on Friday, May 3, 2019 at 10:30 AM at the site (18 Franklin Street in Salem). This session is open agencies, officials, and community members.

- D. Receive and File: Notification of Combined Chapter 91 Permit/401 Water Quality Certification Amendment #1 for Forest River Park – Salem Harbor North Coastal Watershed**

IV. APPROVAL OF MINUTES

- A.** Regular Planning Board meeting minutes held on April 18, 2019.

A motion to accept the minutes, with minor corrections, is made by Helen Sides, seconded by Noah Koretz, and the motion carries with Bill Grisct abstaining.

Mason Wells notes that the problem of cars parking on the Boston St. sidewalk has been discussed. Engineering is discussing ADA compliance. Some curbing is not at the full 6" height; they know this and will have them installed at proper height, which should resolve the issue. The Traffic Dept. has been informed as well.

The Bertuccio Ave. lawsuit is ongoing; there are currently no updates.

Helen Sides notes that the DRB was informed that a light was installed on side of the Ice Cream Building (9 South Mason St.) project, but it was not approved there; it is very bright. She hopes the Applicant will return to the DRB. The owner stated he wanted to highlight the building.

V. ADJOURNMENT

A motion to adjourn is made by Helen Sides, seconded by DJ Napolitano (?), and the motion carries.

The meeting ends at 7:26PM.

For actions where the decisions have not been fully written into these minutes, copies of the decisions have been posted separately by address or project at: <https://www.salem.com/planning-board/webforms/planning-board-2019-decisions>

Respectfully submitted,
Stacy Kilb, Recording Clerk

Approved by the Planning Board on 05/16/2019

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.