

**City of Salem  
Joint Planning Board & City Council  
Special Meeting Approved Minutes  
Wednesday, November 16, 2016**

A special meeting of the Salem Planning Board was held on Wednesday, November 16, 2016 at 6:00pm at City Hall, 93 Washington Street, Council Chambers, Salem, Massachusetts

President Turiel calls the meeting to order at 6:00pm

**I. ROLL CALL**

*Those present were:*

Planning Board Members: Chair Ben Anderson, Carole Hamilton, Helen Sides, Tony Mataragas, Noah Koretz (arriving late), and Bill Grisct.

City Council: President Turiel, Councillors: Sargent, Furey, Lovely, McCarthy, Dibble, Gerard (arriving late), Milo (arriving late)

*Also present:* Amanda Chiancola, Staff Planner; Beth Rennard, City Solicitor, Cheryl LaPointe

**II. REGULAR AGENDA**

**A. A joint public hearing with the City Council on the proposed Zoning Map Amendment to add Jefferson Avenue as a designated corridor in the Entrance Corridor Overlay District.**

Councilor Lovely has put in this Order and describes his reason for requesting this change. Upcoming potential developments should be subject to the enhancements dictated by the Entrance Corridor Overlay District (ECOD).

Councillor Dibble is also in favor of the designation, echoing the sentiments of Councilor Lovely and speaks about Rt. 1A/Paradise Rd, which he suggests should also be ECOD.

No audience members speak in favor of the change.

Todd Wallace, who owns various properties on Jefferson Ave is concerned about the proposal as it affects many of his lots. Mr. Wallace explains that Jefferson Ave is mainly an industrial area and when area was initially zoned, the lots were for large swaths of lands for large industrial enterprises, but have become smaller. He is concerned that restrictions imposed on the smaller lots could unfairly affect the dimensional requirements of the lots. He feels the value of the properties will be reduced.

Councilor Sargent asks for clarification. Mr. Wallace responds that additions of buffer zones will affect the dimensional requirements.

Chair Anderson clarifies that the setback requirements would not be changed. He states that the ECOD requirements are mostly aesthetic. While he does not think that the lot sizes or dimensional requirements will be impacted, he explains that the Planning Board will further review the ordinance and its potential impacts before making a recommendation.

Councillor Ryan arrives at 6:14PM.

Additional discussion occurs and several Councilors opine that businesses will not be adversely affected by improvements to the aesthetics of the area. Councillor Lovely asks about properties owned by Mr. Wallace; he says, that he is about to acquire one on Jefferson Ave but has owned others in the past. Councillor Lovely also speaks to the makeup of properties on Jefferson Ave, and does not feel that “cleaning up” the area will adversely affect businesses there. Certain things like parking large trucks overnight would not be allowed, but the intent is to improve the look without adversely affecting businesses. President Turiel cites the 335 Lafayette Site Plan Review in the ECOD that the Planning Board recently approved, and explains that it is a small property and while it needed a small planting buffer it was not required to have an extreme setback.

Elaine Milo arrives 6:17pm as does Noah Koretz.

Chair Ben Anderson reads the text of the ordinance to clarify. Curb cuts, mechanical equipment, fences, refuse receptacles, parking areas of more than 12 spaces, trees, size of plant beds; planting strips are included in the requirements of the ordinance. He feels that the beautification is a benefit to the City. Mr. Wallace asks for clarification and Mr. Anderson elaborates. Councillor Lovely says the underlying zoning (if industrial for example) would still remain in effect. He notes that variances may be sought in the case of a hardship.

Councillor Furey asks what Councillor Lovely’s vision is for Jefferson Ave. in the future and Mr. Lovely outlines improvements he hopes would be voluntarily made. Repaving, curbs, addressing traffic bottlenecks are what he hopes to address. Closure of the hospital in Lynn will also cause an increase in traffic there. He outlines other potential developments.

Beth Gerard arrives at 6:23PM

Councilor Dibble reiterates that the ECOD designation has to do with aesthetics, affecting only how the streetscape will look as individual properties get redeveloped. He feels this will have an impact over the long term.

Planned improvements to Salem Hospital are also discussed. Councillor Famico asks about the progress of the Hospital plans and how the rezoning would affect them, if it is approved. Chair Anderson responds that he is not prepared to speak about what changes they’ve made as the petitioner for they have just recently submitted revised plans. The Board had requested some changes along Jefferson Ave. regarding the parking area, and on the other leased side of the street. President Turiel asks the City Solicitor to confirm that if the ECOD is approved before the hospital, the hospital would not be subject to the ECOD since their plans are already submitted. The City Solicitor confirms yes, that is correct.

Councillor Lovely moves to close the public hearing, and the motion passes unanimously.

Councillor Famico asks the President to outline the procedure so the audience is aware of the next steps. The President explains that the public hearing is closed, so no public comment will be taken at the Planning Board meeting.

Councillor Lovely moves to refer to Planning Board, and the motion passes unanimously.

**B. A joint public hearing with the City Council on the proposed Zoning Map Amendment to add Paradise Road as a designated corridor in the Entrance Corridor Overlay**

Councillor Dibble describes that the reasoning for this petition is the same as for Jefferson Ave, and the fact that not including this section of Jefferson Ave as ECOD was an oversight. Many residents are preparing a beautification committee for Vinnin Square; had this been in place, that block would look better currently.

No members of public speak in favor or opposed to the designation.

Councillor Sargent reiterates to the Planning Board that the ECOD is purely an aesthetic issue.

Councillor Dibble moves to close public hearing, and the motion passes unanimously.

Councillor Dibble moves to refer to Planning Board, and the motion passes unanimously.

Councilor Furey motions to adjourn, and the motion passes unanimously.

The meeting ends at 6:35pm.

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: <http://www.salem.com/planning-board/webforms/planning-board-2016-decisions>

Respectfully submitted,

Stacy Kilb, Recording Clerk

Approved by the Planning Board on 12/1/2016

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