



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday, December 16, 2021, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Bill Grisct opens the meeting at 6:31 pm

I. ROLL CALL

Present: Chair Bill Grisct, Vice Chair Kirt Rieder, Tom Furey, Carole Hamilton, Zach Caunter, Helen Sides (joined late), Sarah Tarbet (7)

Absent: Todd Waller, Noah Koretz (2)

Also in attendance: Elena Eimert, Hannah Martin (2)

II. REGULAR AGENDA

A. Location: 342 Highland Avenue (Map 8, Lot 15) and 2 Barcelona Avenue (Map 8, Lot 14)

Applicant: ANTHONY GUBA

Description: A continuance of a public hearing for all persons interested in the application of ANTHONY GUBA for the property located at 342 Highland Avenue (Map 8, Lot 15) and 2 Barcelona Avenue (Map 8, Lot 14) in the B2 Zoning District for Site Plan Review in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.2 Entrance Corridor Overlay District, and 6.3 Motor Vehicle Light Service Station. The applicant specifically proposes to construct an approximately 3,353 square foot Convenience Store and a 12 fuel position Gas Station and all associated improvements. The proposed work includes razing existing asphalt, construction of the new store, fueling islands and canopy, underground tanks, utilities, and pavement.

Anthony Guba: Peer review and revisions have been submitted. Though we have not had enough time for feedback yet. Would make sense to continue until everything can be reviewed together.

- Bill Griset: Agreed that it makes the most sense to continue. What do we think of January 6, 2022?
- Anthony Guba: Sounds good.

A motion to continue to January 6, 2022, meeting, is made by Kirt Rieder, seconded by Tom Furey and passes 7-0 in a roll call vote.

Bill Griset	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

B. Location: 1 Harmony Grove Rd (Map 7, Lot 58), 3 Harmony Grove Rd. (Map 7, Lot 46), 5 Harmony Grove Road (Map 7, Lot 57), 60 Grove Street (Map 7, Lot 47), and 64 Grove Street (Map 7, Lot 48)

Applicant: Joe Correnti f/b/o 116 Bennington Street Realty Trust

Description: A continuance of a public hearing for all persons interested in the application of JOSEPH CORRENTI f/b/o 116 Bennington Street Realty Trust for the property located at 1 Harmony Grove Rd (Map 7, Lot 58), 3 Harmony Grove Rd. (Map 7, Lot 46), 5 Harmony Grove Road (Map 7, Lot 57), 60 Grove Street (Map 7, Lot 47), and 64 Grove Street (Map 7, Lot 48) in the I, R2, and BPD Zoning Districts for Site Plan Review in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.1 Flood Hazard Overlay District, Section 8.2 Entrance Corridor Overlay District, and 8.3 Business Park Special Permit. The applicant is requesting an amendment to a previously approved plan by reducing the number of units to 124 in three buildings, adding a fitness building, dog park, and basketball court. The proposed work includes razing any existing improvements, construction of the new buildings and amenities, and pavement.

****Request to continue to January 6, 2022****

Attorney Correnti: As previously discussed, tonight's meeting is more of a formality to request continuation until the January 6, 2022, meeting.

A motion to continue to January 6, 2022, meeting, is made by Sarah Tarbet, seconded by Tom Furey and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

C. Location: 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55)

Applicant: Joe Correnti f/b/o Berman Properties, LLC/Tropical Products

Description: A continuance of a public hearing for all persons interested in the application of JOSEPH CORRENTI f/b/o Berman Properties, LLC/Tropical Products for the property located at 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55) in the B2 and BPD Zoning District for Site Plan Review in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.2 Entrance Corridor Overlay District, and 8.3 Business Park Special Permit. The applicant specifically proposes to construct a warehouse with an approximately 70,000 square foot footprint and all associated improvements. The proposed work includes razing any existing improvements, construction of the new building, and pavement.

Attorney Correnti: We are here to go through the civil peer review. Responses have been identified, addressed and sent.

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

Bill Ross:

- Suggested conditions are being reviewed by engineering department.
- Most modifications are around the storm water system
 - Adjusted size of water connections to meet city standards

Paula Thompson:

- Engineering department suggested water connections should be to new pipes. New pipes would feed into Highland Ave, requiring a Mass DOT permit.
- One comment requesting triple valve. This would require shutting down part of the water main. Teams have not met to further discuss yet.
- Engineering requires inspection and cleaning of sewer connections. Large portion is in easement and looks challenging. Could potentially be large and challenging for project to accommodate.

Attorney Correnti: Can we share some of the suggested conditions that we have agreed to?

Paula Thompson: Agreed conditions include irrigation design and plumbing plan designed and submitted as part of building permit, grant of locations, etc.

Kirt Rieder: A couple questions for Mr. Ross. Is there any confirmation regarding vehicular curves at changes of property? Can the team take another look at this? Also wondering if a potential future road would require a stop sign.

- Bill Ross: Pavement must be two feet away from the property line. Not sure about the stop sign requirement but will look into it.

Kirt Rieder: Lastly wondering about the transition from state route to private way. Which may also double duty as a public way in the future. Would like to hear from peer review of the split declaration.

- Bill Ross: The entire entrance will need to be approved by MassDOT.
- Attorney Correnti: We previously requested and were granted the width of the driveway. The City of Salem says 24ft. We have maybe 58ft. This design meets the MassDOT standard for tractor trailers.
- Paula Thompson: Minimum MassDOT commercial width is 30ft. We have to ensure that tractor trailers aren't turning into site from other travel lanes. That is what the be radius is for. Allows trucks the ability to swing.
- Attorney Correnti: All will be reviewed and permitted by MassDOT.

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

Tom Furey: What do you think will eventually go behind the property? Housing? What is your professional guess?

- Attorney Correnti:
 - A challenging question. We do not represent those owners. Have some minimal knowledge on the situation.
 - Previous residential project is not going forward.
 - We believe that our project can assist. A new manufacturing distribution site on Highland Ave might spur a similar type of use behind us.
 - This type of use might also have an easier time permitting and developing versus a residential project.
 - We are not speaking for those owners or anyone else. A residential project could always be possible. Seems pretty challenging right now.

Kirt Rieder: When your team constructs are you obligated to provide the abutter with access to the property? Looks like retaining wall goes 20ft into the right of way.

- Attorney Correnti: We will build to property line. The right of way can be continued. Our obligation is that Cedar Rd is open and maintained. Obligation is clear in property deeds.
- Paula Thompson: We should look at the detail within the deeds and make sure the right of way has the full 40ft width.
- Kirt Rieder: No criticism on my end. Simply trying to figure out what happens after the site opens.

Public Comments:

Dennis Colbert, 37 Clark Street, received 12/13/2021.

Lorelle Stewart, 7 Barnes Road: I understand there is going to be significant blasting on this site. At the last meeting the applicant had been asking to waive the no rock crushing condition. I believe the condition came about because of my neighborhood. A group of neighbors came before the board multiple times to try and control unchecked blasting and rock crushing. Most of us are in support of project. Strongly suggest the board not remove the no rock crushing condition. It is very disruptive to peoples lives.

Kirt Rieder: Mr. Correnti, can you please summarize the tradeoff between rock crushing on site and amounts of trucking?

Attorney Correnti:

- If we don't crush on site an additional 2000 truckloads will be necessary.

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

- If we crush on site and use the material, it would take roughly 45-50 days.
- We acknowledge what the commenter said.
- Crushing would be located at the farthest point from neighbors.
- Believe that trees around property may act as a buffer and help mitigate some noise.

Zach Caunter: Wondering if all rock that is being crushed on site is being used for construction?
Looking for what the 2000 trucks represent.

- Attorney Correnti: Not all of it is being used. Some will be exported regardless. But it will not be crushed on site if it is not being used. It would be removed as boulders.
- Zach Caunter: Also wondering if there is any sort of sound proofing to help mitigate sound?
 - Attorney Correnti: Great question. We have not seen this in our experience but will ask and report back.
 - Bill Ross: It is possible that the processed material on site could create a little bit of a sound barrier.
 - Attorney Correnti: We will look into this. In combination with trees we could certainly come up with something that could help.

A motion to continue to January 6, 2022, meeting, is made by Tom Furey, seconded by Kirt Rieder and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

- D. Location:** 38 Norman Street (Map 26, Lot 0464)
Applicant: Christina Granese f/b/o 38 Norman Street LLC
Description: A continuance of a public hearing for all persons interested in the application of CHRISTINA GRANESE f/b/o 38 Norman Street LLC for the property located at 38 Norman Street (Map 26, Lot 0464) in the B5 Zoning District for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and 7.3 Planned Unit Development Special

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

Permit. The applicant specifically proposes to construct a four-story mixed-use building with approximately 1,583 square feet of retail space on the first floor and 1,419 square feet of related commercial space in the basement and 20 residential units above the retail space. The proposed work includes razing any existing buildings and improvements, construction of the new building, and pavement.

****Anticipated request to continue to January 20, 2022****

Scott Grover: We are requesting a continuance to January 20, 2022. Engineering peer review, response letter and revised plans have been submitted. Still waiting for the city to engage the traffic peer review consultant. Waiting for everything to be complicated for the sake of everyone's time.

- Bill Griset: I appreciate the thoughtful approach.

A motion to continue to January 20, 2022 meeting, is made by Carole Hamilton, seconded by Helen Sides and passes 7-0 in a roll call vote.

Bill Griset	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

E. Location: 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), and 9 Peabody Street (Map 34, Lot 232)

Applicant: North Shore Community Development Corporation (NSCDC) & North Shore Community Health Center (NSCHC)

Description: A continuance of a public hearing for all persons interested in the application of NORTH SHORE COMMUNITY DEVELOPMENT CORP (NSCDC) and NORTH SHORE COMMUNITY HEALTH CENTER (NSCHC) for the property located at 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433),

and 9 Peabody Street (Map 34, Lot 232) for a Site Plan Review, Planned Unit Development special permit, and Flood Hazard Overlay District special permit for a project in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 7.3 Planned Unit Development; Section 8.1 Flood Hazard Overlay District.

Specifically, the applicant proposes a project that will consist of three buildings, two of which will occupy the corner at Lafayette and Derby, and a third at the nearby site at 9 Peabody. At 73 Lafayette Street the applicant proposes a 6-story mixed-use building with commercial space on street level. Along Derby Street, the applicant proposes a new approximately 41,500 sf community health clinic. The applicant proposes that North Shore Bank will remain in its current ground floor location. Along Lafayette Street there will be 50 units in approximately 48,200 sf of age-restricted affordable housing with commercial storefront, resident lounge, pharmacy, urgent care, and art gallery space. At 9 Peabody Street the applicant proposes an approximately 38,300 sf arts and non-profit space, as well as 6 residential units.

Revised Project Description: The above properties will be purchased by a collaborative joint venture between NSCDC and NSCH. Specifically, the applicant proposes a project that will consist of three buildings, two of which will occupy the corner at Lafayette and Derby, and a third at the nearby site at 9 Peabody. At 73 Lafayette Street the applicant proposes a 6-story mixed-use building with commercial space on street level. Along Derby Street, the applicant proposes a new approximately 41,500 sf community health clinic. The applicant proposes that North Shore Bank will remain in its current ground floor location. Along Lafayette Street there will be 18 units of age-restricted affordable housing, 6 compact studios and support for artists, with commercial storefront, resident lounge, pharmacy, urgent care, and art gallery space. At 9 Peabody Street in lieu of the original approximately 38,300 sf arts and non-profit space, as well as 6 residential units, they are now proposing 29 units of age-restricted affordable housing, 2 micro-commercial storefronts, parking, and an art gallery. All buildings have been reduced in massing.

****Anticipated request to continue to January 20, 2022****

Scott Grover:

- This is a complex project.
- We are working with the city to define the scope of the peer review. We are at the very beginning of the peer review process.
- Requesting continuance to allow for peer reviews to proceed.
- Noting that January 20, 2022, may not be enough time. We would still like to continue to January 20, 2022, to see where we stand.

A motion to continue to January 20, 2022, meeting, is made by Helen Sides, seconded by Carole Hamilton and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

F. Location: 9 and 11 Franklin Street (Map 26, Lot 375)

Applicant: 11 Franklin, LLC

Description: A continuance of a public hearing for all persons interested in the application of 11 FRANKLIN, LLC for the property located at 9 Franklin Street (Map 26, Lot 375) in the B1 and R2 Zoning District for a Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to construct twelve (12) townhouse style units located in three (3) buildings on the portion of the parcel known as 9 Franklin Street and consisting of approximately 36,450 square feet. The proposed buildings are three (3) stories. Six (6) surface parking spaces and twenty-four (24) garage parking spaces are proposed for a total of thirty (30) spaces. Proposed vehicular access to 9 Franklin Street will be provided through a twenty (20) foot wide drive aisle from the existing westerly curb cut. Proposed pedestrian access will be

provided through a sidewalk extending from Franklin Street into the site.

Scott Grover: This project is in a similar position as the previous. Engineering peer review is complete. Responses and revised plan has been submitted. Awaiting traffic study to be submitted. Ideally a peer review won't be needed here due to the small scale.

Bill Ross: There were a number of changes within the engineering peer review, including:

- Additional narrative around the request of exemption from peak run off standard.
- Connection to water main in street. Agreed on triple valve connection on Franklin St.
- Change storm water quality system to flap gate. Follows concerns around high tide flowing back through system.
- Fire hydrated requested and agreed on.
- Curbing revised to be granite instead of cement.
- Additional site drainage to not promote flow over a sidewalk
- Along with other typical conditions.

Scott Grover: There has been a lot of progress here. Our team has accommodated most requests thus far. A continuation to January 6, 2022, would allow us to reduce engineering issues and submit traffic study.

A motion to continue to January 6, 2022, meeting, is made by Sarah Tarbet, seconded by Helen Sides and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

III. OLD/NEW BUSINESS

A. Almeda Subdivision - Deliberate and vote on signing Triparty Agreement, Covenant, and the endorsement of plans.

Applicant requests to continue to January 6, 2022, for deliberation and vote. Applicant had a surprise conflict and would like to be present.

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

Carole: Is there any need for a continuation? Don't think a vote is needed because this is old business.

Board agrees.

B. Update to Planning Board on current conditions of Cataldo Ambulance Site (4 Franklin Street) and procedural options to discourage future projects from deteriorating into attractive nuisances between permitting and construction.

Amanda Chiancola shares updates with the Planning Board, noting:

- Current conditions of the Cataldo Ambulance Site:
 - MEPA certificate received in October.
 - Next step is an Order of Conditions from the Conservation Commission. On agenda for next week's meeting.
 - After that, project must apply for Chapter 91 license.
 - All of this must be complete before applying for a building permit.
- Plan for site security:
 - Inspectional Services Department has control over these kinds of issues. Deals with protection and preservation.
 - Building inspector visited and looped in police department.
 - Police escorted people seeming to be living there from the property.
 - Building cannot be demolished until Chapter 91 issue is resolved. Police and building inspector will continue to monitor.

Kirt Rieder: Are there any penalties for the owner not keeping the site secure?

- Amanda Chiancola: Owner must address issues once notified or they will be fined. Fines would come from building inspector.
- Kirt Rieder: Think this is how we should proceed.

Amanda Chiancola continues update:

- How to make sure this doesn't happen to future projects between permitting and construction:
 - Sometimes we can tell ahead of time. When we know it will take longer, that is easier to address.
 - City solicitor recommends reaching out to other communities to learn best practices.
 - No boiler plate conditions yet. Will continue to research and come up with a set of conditions for future projects.
 - Urges board to keep this in mind for projects with a large gap.

Elena Eimert: Preliminary feedback from nearby communities has focused on aesthetic interventions like fencing.

- Kirt Rieder: Recommend reaching out to the Cambridge Planning Board. Know they have a low tolerance for these kinds of issues.

Helen Sides; comment on Broad St., former Senior Center: Because this is not a project before us, my previous comment was instead presented to the city as a private citizen complaining about the condition of the building. Was told they check in on it but don't believe it is being checked enough.

New Business:

Kirt Rieder: Reached out to City Solicitor about Pickering Wharf changing alignment of harbor walk. Not approved by the city. City is in the process of speaking with the owner. Not something for applicants or landowners to move at their own digression.

IV. APPROVAL OF MINUTES

A. Approval of the April 15, 2021, Regular Planning Board Minutes

Sarah Tarbet: I am included in the Bagel World applicant conversation. Recused myself for this project, that should be reflected in the minutes.

A motion to approve the April 15, 2021, Regular Planning Board Minutes, is made by Helen Sides, seconded by Tom Furey and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

B. Approval of the September 9, 2021, Regular Planning Board Minutes

A motion to approve the September 9, 2021, Regular Planning Board Minutes, is made by Helen Sides, seconded by Tom Furey and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

C. Approval of the September 23, 2021, Regular Planning Board Minutes

A motion to approve the September 23, 2021, Regular Planning Board Minutes, is made by Carole Hamilton, seconded by Helen Sides and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

V. ADJOURNMENT

A motion to adjourn, is made by Helen Sides, seconded by Carole Hamilton and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Absent
Noah Koretz	Absent

The meeting adjourned at 8:15 p.m.

Approved by the Planning Board on February 3, 2022.