



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday, November 18, 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, Todd Waller, Noah Koretz, Carole Hamilton, Zach Caunter, Sarah Tarbet, Helen Sides (9)

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

II. DEVELOPMENT UPDATE

A. Update on Clark Avenue (Map 6, Lots 7, 8, and 9) – Woodlands Subdivision

Tom Rice shares project update, highlighting the completion of South Ridge Circle and recent work on Woodlands Road. Recent work includes sidewalks, curbing and planting of fixed trees. Three units remain unfinished. As well as public trail, which should be done just before Thanksgiving. Project scheduled for final paving as soon as weather breaks in the spring.

III. REGULAR AGENDA

A. Location: Palmer Cove Park and Playground (30 Leavitt Street) and Pioneer Terrace (Corner of Salem & Lafayette Place) (Map 33, Lots 528 & 529)

Applicant: Amanda Chiancola

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

This item is presented second.

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

Amanda Chiancola shares brief presentation of approval not required request. Plan proposes to transfer a portion of land from the City of Salem to the Salem Housing Authority.

Kirt Rieder: Can you elaborate on the project a little?

Cathay Hoog: The Salem Housing Authority applied for a placemaking grant which promotes creating a sense of community, enhancing public space, etc. The vision is for Palmer Cover Harbor Walk project to marry the on-going city project with Pioneer Terrace. While Housing Authority has always managed the land, it is technically not under the Housing Authority's ownership. Therefore, the Housing Authority cannot fund any projects on the land.

Helen Sides: Exciting! Looks Terrific. It is nice to see that the park is being fixed up. What is happening directly across the street from the Saltonstall School?

Kirt Rieder: The Community Garden was moved over there.

Sarah Tarbet: The new Community Garden is all done and looks great.

A motion to approval, is made by Carole Hamilton, seconded by Tom Furey and passes 9-0 in a roll call vote.

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

B. 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.

This item is presented first.

Attorney Grover shares brief update on project. Noting that the peer reviews are still in very early stages and there is not enough substance to discuss with the Planning Board.

Updates include the decision to demolish the historic facade in order to lift the building and avoid flooding. Continuing the conversation with the SRA and Historic Society.

Helen Sides: The DRB is also meeting tonight. To them this project is being withdrawn and later resubmitted.

Attorney Grover: That was not our choice to do that. The city requested so it would go back to the SRA regarding demolition of the facade.

Helen Sides: If it has to be withdrawn from SRA, would it now be withdrawn from us as well?

Attorney Grover: Two totally different permits and processes. This is Urban Renewal and this is the PUD special permit.

Anticipating a request to continue to December 16, 2021.

A motion to continue to December 16, 2021, is made by Kirt Rieder, seconded by Tom Furey and passes 9-0 in a roll call vote.

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

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

Applicant: ANTHONY GUBA

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

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.

This item is presented fourth.

Anthony Guba shares a quick overview of project. Portion of property lies on a riverfront area. No proposing any improvements, just some grading and removing of existing pavements in the area.

Changes since last presentation include: sidewalk along Barcelona Avenue and EV charging stations added. An additional EV charging station has been requested. Applicant happy to donate money to the city if there is another location where it will get more use.

Tom Furey: I commuted on Highland Avenue for years. There is a long strip with no gas station. Think Mr. Guba has done a very good job here. This project will be an asset to the area. May even take the toll off of Swampscott Road. Looking forwarding to using the gas station!

Helen Sides: Grateful for your willingness to install charging stations. Interested in the options to donate to the city and locating where it makes the most sense in the city. Can we leave this as an option?

Kirt Rieder: Can we make a recommendation in the motion?

- Bill Grisct: Do you have proposed language?
- Kirt Rieder: Do we prepare that tonight? Are we not moving towards a motion tonight? Worth trying to figure that out for the next meeting for approval.
- Bill Grisct: Continue to next meeting for EV charger.

Anthony Guba: Suggests when putting together condition to include that the infrastructure will be installed or monetary value will be donated to the city to be used elsewhere. Roughly \$7,500 for charging equipment.

Kirt Rieder: One follow up to site plan. Can you speak to the function of the retaining wall along Highland Avenue?

- Anthony Guba: The main function is so the drainage within the area stays in the lot.
- Kirt Rieder: Can see it working without the retaining wall. In the long-term, not a great look for this property. Would prefer all landscaping.
- Anthony Guba: A matter of aesthetic preference. We have had so much reduction in the off site flow that I don't believe it will be an issue to update.

A motion to continue to December 16, 2021, is made by Kirt Rieder, seconded by Helen Sides and passes 9-0 in a roll call vote.

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

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 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.

This item is presented fifth.

Attorney Grover: Applicant has agreement to purchase from owner, 38 Norman Street LLC. Engineering and traffic peer reviews are still in progress. Here to share issues brought up in October meeting. Including traffic, recycling methods, design changes, etc.

Philip Sima shares presentation. Major changes include trash and recycling plans. Removed parking space to create more of a lot for trash and recycling. Moved away from abutting properties.

Nick Campanelli:

- Heard you last time about pushing trash away from property lines. Moved trash under the buildings.
- Size of bins increased to 96 gallon capacity.
- Exterior is solely recycling. No longer recycling and trash.
- Transformer additionally moved to underground vault. No longer surface vault.
- One bike rack added, two bike capacity.
- Four trees on Norman Street have been adjusted.
- Pavers at corner have been reverted back to match existing pavers.

Philip Sima: Additionally updated color of fence to a naturally weathered shade. Working with abutter to match the height.

Noah Koretz: If I am standing at Norman Street right in front of the vault, what am I seeing? Is it a bed of decorative stone at ground level?

- Kirt Rieder: When you speak of decorative stone bed, are we talking white marble, black river stone, etc.?
- Nick Campanelli: Granite stone bed, natural colors, likely greys and browns. Want the bed to recede.
- Kirt Rieder:
 - Wondering if there is too much brown if it will look like construction debris.
 - Wondering if the fence should be pulled forward so this doesn't become a place to let the dog go or to park bikes.
 - Can you explain how recycling is emptied?
- Philip Sima: Lobby layout has been updated to accommodate this. Series of double doors at the bottom of elevator for drop off. Parking aisle for private

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company to pick up. Will be very back of house.

Kirt Rieder: Can you speak on the requirement to have a handicap parking space since this one has been deleted?

- Philip Sima: The handicap spot has not been deleted, just moved over. We just reduced the overall number of spots to accommodate.

Kirt Rieder: Are you anticipating any sort of temporary barrier between Norman Street and the potential seating area? Do you see the need to delineate?

- Nick Campanelli: Actually hidden under property line. Barrier will be visually transparent, separation between public and property.

Sarah Tarbet: Any more presentation or is this it?

Philip Sima: This is the majority. Some additional material slides have been updated to be more specific. Trying to keep this historically inspired contemporary look. Everything is maintaining a super clean and simple look.

- Past comments around window bays - we still like the idea of the bays with some sort of reflectivity. Open to suggestions.

Sarah Tarbet: I respect your evaluation of the window bays. The examples you've shared are really beautiful. Thank you for considering my comments. Some additional thoughts about the plan:

- Like the fence being in line with the street edge of the building.
- Slightly concerned about trash and recycling but if building manager is handling that is a non-issue.
- Thinking about bike capacity. If resident storage is in the basement, maybe more than two ground floor bike racks would be beneficial. If there is room that would be nice.

Philip Sima: Would love to talk more about this. First update has at least 6 spots. We decided we liked the green area facade more and so reduced them.

- Kirt Rieder: Share Sarah's concern about bike parking, but also understand your instinct to keep vegetation. Maybe we could settle on 4 spots?
- Noah Koretz: Question of who is the bike parking for?
 - Looks like very short-term parking for the commercial tenant and residents.

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- Not sure of logistics for the transformer vault. Could that potentially become an intentional spot for bike parking?
- Problem with resident basement storage is that bikes will just end up in the hallway.
- Kirt Rieder: Are we able to hang bikes under the building? How can you make it comfortable and encouraging to the residents.
- Philip Sima: We can look into a lot of creative options, including hanging wall racks. Definitely an opportunity for that in rear of building.
- Kirt Rieder: Salem is not determining how you must deploy X amount of bike spaces. We are flexible and interested in how you are best able to fit more.
- Noah Koretz: People are going to want bikes under overhang; vertical storage could be an elegant answer

Noah Koretz: Note on materials shown. Think we should stick to the two over two windows for a clean look. This board has a clear preference to avoid things that look too fancifully historic. Prefer to stick to clean and modern looking elements.

- Kirt Rieder: Back to the transformer vault cover.
 - Very much does not like the idea of any brown mixed in here.
 - Recommending something black/dark blue.
 - Could additionally consider cobblestone or black granite cobblestone – look to end of Chestnut Street.
 - Looking for something complimentary but not exactly matching. Something that recedes visually.

Public Comments:

Richard Willis: Lives at 16 Crombie Street, abuts the proposed building.

- New building will put entire garden in the shade.
- Would like to see outdoor dining area (in front of building) done away with. Allowing building to be brought right up to the street like others in the area.
- Would bring more parking and solve neighbors' concerns.

A motion to continue to December 16, 2021, is made by Tom Furey, seconded by Helen Sides and passes 9-0 in a roll call vote.

Bill Grisct

Yes

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

E. 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.

****Anticipating a request to continue to December 16, 2021.****

This item is presented fourth.

Attorney Grover: A lot further along with peer review than previous project. Civil peer review has been submitted to the project's civil engineer. Scott Cameron and Bill Ross are in the process of creating a set of conditions. Not quite ready for planning board yet.

A motion to continue to December 16, 2021, is made by Helen Sides, seconded by Sarah Tarbet and passes 9-0 in a roll call vote.

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

IV. OLD/NEW BUSINESS

Tom Furey brings up safety and aesthetic concerns of various halted development sites – 4 Franklin Cataldo site especially.

Board discusses leeway they have to impose temporary conditions to ensure developments actually happen and have minimal aesthetic impact on surrounding community while under construction.

Bill Grisct: Need to find a way to deal with this while simultaneously discouraging what we are concerned about. One is more long range to prevent; one is more what we can do right now.

- A. Salem Housing Roadmap** - Brief reminder of November 30th meeting shared.
- B. Schedule of 2022 Planning Board Meetings** - Including updated submission deadlines.

A motion to approve 2022 meeting schedule and update submission deadlines, is made by Helen Sides, seconded by Noah Koretz and passes 9-0 in a roll call vote.

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

V. APPROVAL OF MINUTES

- A. Approval of the June 17, 2021, Regular Planning Board Minutes**

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

A motion to approve the June 17, 2021, Regular Planning Board Minutes, is made by Carole Hamilton, seconded by Helen Sides and passes 9-0 in a roll call vote.

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

B. Approval of the July 8, 2021, Regular Planning Board Minutes

A motion to approve the July 8, 2021, Regular Planning Board Minutes, is made by Sarah Tarbet, seconded by Helen Sides and passes 9-0 in a roll call vote.

VI. ADJOURNMENT

A motion to continue to adjourn, is made by Kirt Reider, seconded by Helen Sides and passes 9-0 in a roll call vote.

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

The meeting adjourned at 8:14 p.m.

Approved by the Planning Board on January 20, 2022