



CITY OF SALEM ZONING BOARD OF APPEALS AND PLANNING BOARD

A joint public hearing of the Salem Zoning Board of Appeals and the Salem Planning Board was held on Monday May 16, 2022, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Mike Duffy opens the meeting at 6:33 pm

I. ROLL CALL

ZBA: Mike Duffy (Chair), Peter Copelas (Vice Chair), Paul Viccica, Carly McClain (4)
Absent: Rosa Ordaz

Planning Board: Bill Grisct (Chair), Kirt Rieder (Vice Chair), Zach Caunter, Carole Hamilton, Sarah Tarbet, Todd Waller, Helen Sides, Tom Furey (8)
Absent: (0)

Also in attendance: Elena Eimert, Dan Laroe, Cassie Moskos, Beth Forrestal (4)

II. REGULAR AGENDA

A. Location: 1 Leefort Terrace (Map 41, Lot 249) and 2 Leefort Terrace (Map 41, Lot 242) (R2 Zoning District)

Applicant: BC Leefort Terrace Lane Communities, LLC

Description: A joint public hearing for all persons interested in the petition of BC LEEFORT TERRACE LANE COMMUNITIES, LLC AT 1 LEEFORT TERRACE LANE (MAP 41, LOT 249) AND 2 LEEFORT TERRACE LANE (MAP 41, LOT 242) (R2 Zoning District), for a Comprehensive Permit pursuant to M.G.L. Chapter 40B, to construct one hundred twenty-four (124) new units. Fifty (50) of those units will be replacing the current units at Leefort Terrace.

- Mike Duffy: This is a Comprehensive Permit Application proceeding on Leefort Terrace starting tonight. We'll turn it over to Attorney Grover to present the materials
- Attorney Grover: Pleased to be here to present this is an exciting new affordable housing development project. Dan Laroe is sharing a screen and Courtney Koslow will display our presentation materials. I want to

thank all of the attendants participating and the additional time the boards have committed. This will be a high-level review of the development. I will talk briefly about the Comprehensive Permit process and then Cathy Hoog, executive director of the Salem Housing Authority, will explain how the relationship between the Salem Housing Authority and Beacon Communities, the developer, evolved. Cathy will talk about the existing conditions at Leefort Terrace. Ben Phillips of Beacon Communities will speak about the experience his company has in developing and managing affordable housing communities. Courtney Koslow, also of Beacon Communities, will speak on the in-depth community engagement process that they have undergone. Courtney will also be presenting the details of the proposed development. Michelle Apigian, architect, with Icon Architecture; Mark Wixted, Bohler Engineering, is the civil engineer on the project; Monique Hall, BCS, will discuss landscape plans. Finally, Giles Ham, Vanasse and Associates, will discuss the traffic study he has conducted, Anne Marton from LEC Environmental is the environmental consultant and is here to answer questions.

This is an application that has been filed under CH.40B. This is the state's affordable housing statute. This is unusual in Salem as the city exceeds the threshold of 10% of housing units as affordable. We cannot be compelled to do this. But the city is committed to providing affordable housing and the city is agreeing to accept this as a friendly 40B application. The benefits are that this consolidates into a single proceeding in a comprehensive permit for ZBA. The process still rigorous. The review process is similar to Planning Board reviews on Planned Unit Development or performing a Site Plan Review. The members of the Zoning Board will be a little less familiar with this process. It is less formal – there are not specific findings you need to make. You are asked to waive a variety of requirements otherwise imposed by ordinances or regulations. The waivers requesting are change from one nonconforming use to another, building height, lot per dwelling unit, side setbacks, in addition to zoning waivers, waivers of Site Plan Review, Flood Hazard Overlay District, and the Stormwater Management Permit. Other waivers include Waiver of Demolition Delay Ordinance, waiver of the Board of Health ordinances, waiver of the sign permit ordinance and the local wetlands ordinance. The Conservation Commission retains jurisdiction under the state wetlands protection act. Ann Marton will be in front of Conservation Commission tomorrow night to present. Like to turn it over to Cathy Hoog.

- Cathy Hoog: Leefort Terrace is a Salem Housing Authority property, one of the oldest, it was built in 1958 and is home to 50 units of state public housing for elderly and disabled households. All units are ground level,

garden style units on a coastal flood plain. They are functionally and financially obsolete. There are dire needs for upgrades, including ventilation and flood mitigation. Not accessible when there is flooding. We are subsidized by the state and funding is never enough to keep up with the needs of any of the Salem Housing Authority properties. We are doing the best with maintenance needs and capital needs. Leefort Terrace is not a situation where we can remodel. The state has provided specialized pools of money to housing authorities to be creative to leverage funds to redevelop obsolete public housing sites. We issued an RFP in 2020 to explore the redevelopment. Beacon was chosen. We have jointly applied for two (2) funding opportunities. In 2020, we were awarded funding to explore feasibility of redeveloping the site. We have spent the better part of 2020 and 2021 exploring the site, the conditions, engaging with residents, and figuring out what is feasible. We are excited about project and partnership. Just submitted another funding application to the state.

- Carly McClain: Is this a RAD conversion or state centered?
 - Cathy Hoog: State centered. RAD is a program for Federal housing and this is a property entirely funded by the state.
- Peter Copelas: What the reasoning, the benefits, or the disadvantages to partnering with private company?
 - Ben Phillips: Senior Vice President of Development for Beacon Communities. Exclusively with local jurisdictions to leverage private capital. Nearly all national public housing is public/private. We do expect substantial funding from state, but private capital required. Housing Authorities don't have the risk reward or financial means to do so. The land remains under Housing Authority, and they are involved in project planning, etc.
 - Cathy Hoog: It's a commonly mistaken term to call the housing authority a city or state agency. We are a quasi-government entity. We are funded by federal resources. Often private developers provide benefits we don't have the funding to provide. It gives us ability to provide services that a typical housing authority cannot provide.
- Ben Phillips: A little about Beacon, based in Boston, properties in New England, Mid-Atlantic and Midwest. We have properties in Melrose, Lynn, Chelsea, working on something in Beverly. The team covering this region is really excited. *Examples show on screen of public housing partnerships.* The scale of the development and type of operation are all combined in a substantially, more heavily staffed property. On-site staff full time and fully staffed. A property this size would yield the following type of staffing: Property Manager, Maintenance Supervisor, Maintenance Technician,

Certified Occupancy Specialist, Resident Service Coordinator. Resident Services Coordinator is integral to effective management of affordable housing. It goes beyond typical property management and covers the kind of counseling and resources needed. Typically they have a Master of Social Work. Already establishing community relationships so we are bringing resources residents need to reach life goals. We want to use local initiatives.

- Courtney Koslow: Development Director, Beacon Communities. More on timeline. Feasibility study in fall 2020 until spring and we got to understand concerns and the design through surveys and soil testing, etc. Started robust community process. We have met with 50 individuals between residents, abutters, city officials, Salem Willows Neighborhood Association. leefortterrace.com has most recent information about the project. We held 3 large community meetings. We are beginning the permitting process tonight! Funding and permitting will take us to about this time next year. Once funding is in place – construction will commence in 2023 with completion planned in winter 2025. Community process: We needed to step back and reevaluation how we approach this. Regenesi, an environmental remediation research company was brought in – takes a holistic systems-based approach. We want this development to be part of the system, not one point in the system. We can use the project to start conversation about climate change, affordable housing, etc. It's about connecting with people. What we learned from kitchen table conversations: Salem is helpful, a small town with big city amenities, mix of settings (downtown, willows, South Salem), neighborhoods are different but cohesive. Climate change, coherence with density/tight neighborhoods. Principals created: We created a story of place. You can see the presentation at leefortterrace.com. Thought about history and construct of the natural environment. Nature-based techniques. Engage Salem as a healthy living system. Sustainability goals guiding the whole project. The team was selected because of their commitment to sustainable building. We are building in a flood plain but will do so in climate resilient ways. Parking will be above the current flood plain. Environmentally positive to reduce greenhouse gases. Net zero and carbon neutral. Materials will make healthy air quality. Universally accessible, there isn't a separate wheelchair route from an able-bodied route.
- Michelle Apigian, Icon Architecture: Regenesi process and story of place helped us hone values to weave through the design process. 124 units, all affordable, 1, 2, and 3 bedrooms. One (1) building with parking at lowest level. Residential units are well above flood plain. 100 parking spaces in

“garage” level. Amazing performance goals related to sustainability. PassiveHouse, all electric building, etc. Adding passive solar to the roof to offset our load. It’s a 4-story building that drops down before the end. Trying to tighten up the overall footprint of the building to give more abutters breathing room. It’s intended to be a high-performance building – energy, but healthy and wellness. Thinking about indoor air quality. Universal designs indoors and out. We are building in density, and it is a tight footprint. We can provide program space for the community. What can we do on the exterior for sheltered and open spaces? Large open space to the north open to the public. Making more welcoming to the neighborhood. Idea is that the building has a wood like quality but more contemporary. Flat roof for mechanical, etc. so not visible. Images of an older rendering. The approach to the building is from Fort Avenue. There is a lot of setback to give abutters breathing room. *Various images shown to illustrate how the building will look from different angles.*

- Mark Wixted: Civil Engineer, Bohler Engineering. Engineering peer review will be ongoing that will review all of our work. Site grades from South to North from Fort Avenue (elevation 10) to Szetela Lane (elevation 7.5). Current drive is lower than that and would be completely underwater in a 100-year storm. Raised ground floor to 10.5 (parking) and trying to make all driveways accessible to storm events. Improving stormwater – reducing impervious area by 9000 sq ft reducing runoff and forcing natural infiltration. Parking under building will improve stormwater – that run off goes to sanitary. Some outside parking in central area – treated as a raingarden as infiltration and filtration. Small area by drive has conventional catch basins. Utilities: Stormwater piping will go from Fort Avenue to Szetela Lane. All utilities but 1 off Fort Avenue. New domestic water and fire protection lines, new electric, new sanitary services.
- Monique Hall: Landscape Architect with BSC Group. Canopy trees to stay in place, we have shifted things to keep the root zone. Tree buffer existing. Plant trees under pine trees – native flowering trees. All new trees will be native. Pink trees show understory tree and bright green shows new native canopy trees. Sight line will be more understory trees than canopy trees. Limit lawn areas – standard lawn areas take water and maintenance. We would like to reseed with native grasses and pollinator friendly native perennials – encourages deeper roots. Lawn between building wings – multi-use area that can be programmed or informal. Fire lane with 6 ft walking path with two 5 ft. turf lanes to allow fire access along Szetela Lane. Majority of plantings will be ornamental plants and grasses. Raingarden areas - pretreatment to capture toxins before in stormwater conveyance system. Front entrance courtyard. Parking offers

opportunities too (informal bocce court?). Existing west trees with under plantings to make shade garden with a more private feel. South can provide community/victory gardens. Public Open Space: Thought this would be a rolling kind of landscape to mimic the waves off Collins Cove. Focused on how to we bring the community in the public space. Plant pallet keeps local habitat in mind. A food forest for pollinators and birds, looking forward to having a conversion with community to activate this space.

- Giles Ham: Vanasse & Associates, traffic planner. They have completed a comprehensive traffic study. The Traffic and Parking Department have already given comments. Traffic counts in February (adjusted up for COVID – 10% up in am and 16% in pm): Current volumes 250 cars/hour on Fort Avenue. Webb Street higher: 623 cars/hour on Webb Street in the morning; 573 cars in the evening. The new development will generate 27 trips during 1 hour in am and 39 trips during 1 hour in evening, this is inclusive of existing traffic. Parking: 100 spots (86 under the building), ratio of 0.8 cars/unit. Affordable units typically experience low auto ownership. At Leefort today, 0.5 cars per unit right now. 0.75/unit at other Beacon North Shore properties. Transit is a short walk, but census data says 20% reduction in traffic levels. The area has capacity to accommodate this project.
- Courtney Koslow: Changes made thus far: Initial thoughts were to have over 200 units, this seemed big, and the community agreed so we are down to 124 units. 1, 2, and 3 bedrooms. Lowered the original height to 3 and 4 stories. We thought 1 long building at first, but now 2 wings surrounding a courtyard. Initially the plan was for this to be a mixed income development but now switched to 100% affordable, via long term deed restrictions. Age restrictions – There was a desire for Leefort community to stay together. The development will be intergenerational. There will be age restrictions for 50 units that are Leefort Terrace replacement units. 1 and 2 bedrooms units will cluster to one side of the building. Existing Leefort residents will have first choice of units and we expect many will choose that side. There are no age restrictions on particular units. We have heard feedback from residents and may have further adjustments in the future.
- Mike Duffy: Will note for the record that we have some materials submitted. Traffic and Parking submitted a letter with comments on traffic and parking study. Project eligibility letter. Letter in the file from Mayor Driscoll to DHCD urging them to approve the application. Also a letter of support from the Affordable Housing Trust Fund.

- Mike Duffy: Members of my board with questions? Please feel free to dive in.
 - Paul Viccica: There are currently 50 units with residents. What happens to residents during construction?
 - Courtney Koslow: They will be relocated off site temporarily and we will work with the Housing Authority and outside sources to find out needs of residents for their temporary unit. Hope that most will stay in the Salem Housing Authority portfolio. There is a chance will have to find market units but will do our best to keep residents in Salem. 100% of cost absorbed, there is no cost to the residents.
 - Paul Viccica: Does this include a rent increase if they are relocated?
 - Courtney Koslow: There will be no rent increases in interim – no changes.
 - Carly McClain: When you talk about long term affordability, how long is that?
 - Courtney Koslow: I think it is 50 years.
 - Carly McClain: Then rents could potentially be renegotiated.
 - Courtney Koslow: We are the long-term managers and owners and all of our project we continue on affordability at the appropriate milestones and will continue affordability.
 - Ben Phillips: The Salem Housing Authority is the property owner. At the end of our ground lease term, improvements revert to the Housing Authority
 - CK: Long term affordability is 99 years in this case, not 50.
 - Carly McClain: Will there be a local preference for filling rest of units?
 - Ben Phillips: We are working on that. Some state funding sources run against setting local preference particularly if you can't demonstrate that a local preference wouldn't be discriminatory to a protected class. The Housing Authority has a series of preferences in their plan. We will have 65 project-based vouchers (Section 8) which we expect will have administrative plan preferences. This includes the 50 replacement units. It's an area of negotiation with public funding sources.
 - Carly McClain: Is tenant selection through Beacon or the Housing Authority?

- Ben Phillips: The list will be developed and maintained by Beacon, but we will need to work with the Housing Authority's administration plan.
- Carly McClain: What is the role of the Housing Authority? In my experience it is to do the work that you all are going to do. Where does that leave Housing Authority? As owners of land they have no control over?
 - Ben Phillips: They will be our counterparty in documents, and they will be the landowner. They will administer the project-based vouchers for the project. We anticipate working closely with the Housing Authority with regard to resident programs they desire to continue at the property. You are correct that we provide services ourselves, but it is in coordination with existing community resources.
- Cathy Hoog: We do have resident service coordinators in Salem, but not enough. We share the few across 23 properties and they aren't full time. We are looking for money to fund those positions. We are spread thin so the opportunity to have this program for these residents is a bit of a dream.
- Paul Viccica: Ch 91 limiting where the building can be relative to cove and the distance to it. But the school and existing building are in that zone now. Can someone go through why the buildings are sited in this location and what the restriction has caused at this location?
 - Ann Marton: LEC Environmental. It's complicated. Because the land is owned by the Housing Authority, a quasi-government agency, the filled tide lands are Commonwealth tide lands they are held to a higher standard and because there is a public way between the cove and the property, the tidelands extend 250 feet from the shoreline. There is a complicated avenue to place building within that area but would need public accommodations on first floor which would complicate this project. This is difficult to do. It is exceptional circumstances to do this and that is not the goal of the project.
- Paul Viccica: It's more knowing why the buildings are sited the way they are, and the restrictions. Pushing the buildings forward, it comes to mind it would push away the existing abutters, not that I am advocating that – just making sure it is public why the buildings are sited as they are. I am in support of utilizing that piece for public land. This site is unique for any project. Pollinator gardens are wonderful but there is a place for marsh/seabird/small

mammal/insect habitat. As you discuss that landscape, think about what is more in tune with the area.

- Mike Duffy: Does the Planning Board want to contribute?
 - Bill Griset: I would turn it over to the Planning Board for questions or comments.
 - Tom Furey: Was 10 years old when Leefort Terrace was built. It had a major impact on neighborhood, a positive impact. That neighborhood has changed so much, it is an exciting impact. In 36 years of campaigning, I could see over the years that Leefort Terrace was a dinosaur. This development will have a community atmosphere, as it is segmented now. I remember growing up with the old smokestack. This is a 21st century project. Residents will be much better off. Current units are not meant for the 21st century.
 - Kirt Rieder: I have observations. Planning Board has just this one opportunity to provide comment.
 1. Project relies on green space and outdoor amenities. This seems engineered first and landscaped second. There is room for improvement, specifically in site circulation. Fire access off Szetela Lane is determining a lot of the layout. It could look more pedestrian first rather than firetruck first. Can accommodate both.
 2. Public Park to be designed. Not clear to me what the boundary is for construction. Or if it from back of curb Szetela Lane to Memorial Drive. Is the public park part of Beacons?
 - a. Ben Phillips: That may be a holdover. Open space won't be a park. It is Beacon Community Property.
 3. Not sure you showed continuous sidewalk, please do.
 4. ADA access. Illustrate what is fully accessible in future reviews. Anything over 5%.
 5. Vehicular drives diving down. Didn't see topography in civil drawing. So not going steeper than 10%, if you are a - a problem.
 6. 7-9 ft. of soil up against the building. It's interesting to see rolling terrain (really compelling) yet not translating that into the not quite a park open space and how it intersects with the building. Potential to shape the earth in a meaningful way. Something more elegant and solve issues. Will help with the mass of the building.
 7. Flood Elevation wasn't illustrated. Would make different commission/boards and neighbors more at ease if this was illustrated.

8. Reach out to the Tree Warden for 2 trees you want to salvage. Should they really stay? It might be better to remove them. Are you changing the existing terrain in a way that may make them have to go away? He's the guy to go to for this.
9. Not clear how many caliper inches you are removing and what the tree warden can or will make you replace.
10. Native plants – seems to be a check box to make people happy. It is important to use adaptable species for saltwater condition in an area with coastal flooding. If it works in New Jersey, it will work here because things are changing.
11. Most trees removed are shade trees. We are trying to have as many shade trees as many as possible. Invert to 85% shade, 15% ornamental (not 85% ornamental/15% shade). View corridor is supported by shade trees, interrupted by ornamentals.
12. Tree Commission will want uniform planting on Szetela Lane. Then you can do the raingarden. Don't want to see 5 or 6 flowering trees at back of curb.
13. Main entry raingarden. Parking v. landscaping not in agreement in drawings. For people (pedestrians and bikes) first, not about cars.
14. Pollinator garden – transect with lower topography that may be wetter with gradation up to the pollinator garden.
 - Mark Wixted: Grading plans show most of the grades. The parking lot is at grade, not below. The first floor of units is 1 floor above. It is generally flat when you drive in.
 - Kirt Rieder: Someone said parking is above current flood plain, no ramping up or down.
 - Mark Wixted: Maybe minor, but not 7%. Ramp down to Szetela Lane is 5% slope. We can add more elevations to show various flood elevations.
 - Kirt Rieder: Hatching is preferable to spot elevations.
 - Monique Hall: There are adjustments to the fire lane we can make that could make it more pedestrian friendly. We need it to be a consistent dimension from the building. All sidewalk routes are under 5%. Rolling terrain is at the building only because it is a public open space, want to have community dialogue for open space – this could be extended. I think more landforms to accent the rolling waves makes sense. Regarding areas not being raised, raingardens and a swale. This will help using natural rainwater for irrigation. We can work with tree commission to balance shade and ornamental trees. The plantings are native, but everything within Ch. 91 tidelands are salt tolerant. We did take a few

things off CZM plant and pushed boundaries inland. Not everything is drought tolerant - we have trees and plants that like to have wet feet. We are thinking about how far we want to push the limits of marshes and wetlands but respect that the property has to be maintained. We are being realistic about how we will maintain the property.

- Helen Sides: Which image represents what it will look like?
 - Courtney Koslow: 2 different sides were shown. One Szetela Lane other was the courtyard. They do have different treatments.
 - Michelle Apigian: *Describes the images of the different views. The building is far setback to accommodate Chp. 91 requirements, and we have "wings" with a recess in between so it feels like 2 buildings. Second image: The courtyard off of Fort Avenue, south facing.*
 - Helen Sides: That helps because there was an image shown that was entirely different.
 - Ben Phillips: The cover shows another project.
- Zach Caunter: Is there any sort of breakdown on the how many units are 1, 2, 3 bedrooms?
 - Courtney Koslow: In the plans we have 66 1-bedroom, 34 2-bedroom, and 24 3-bedroom units.
- Zach Caunter: This is an interesting and exciting project. Wondering if there is any discussion about connecting this development with transit? Via or skipper will service here but is there any discussion for any other modes of transportations?
 - Courtney Koslow: We have mostly focused on what exists already. Are you thinking about the T?
 - Zach Caunter: Like Blue Bikes, other types of shuttles. I feel that area is a little underserved.
 - Courtney Koslow: We have brought Blue Bikes into other projects, can explore that here.
 - Zach Caunter: Glad the focus will be away from autos, focused on more on people.
- Sarah Tarbet: 1. Is there a community space within the building? Is it intended to be used by the wider community? Maybe make it visible from public park? 2. Consider making the community gardens open to neighbors. 3. Love seeing resiliency and sustainability elements. Hope that you are considering Mass timber or CLT to use as a building structure.

- Kirt Rieder: One of the topics we discuss all the time is bike storage. I didn't hear any mention of that tonight. This is an opportunity for you to integrate and maximize and set the standard for multifamily housing for the city. I think I'm reacting to the renderings that have a lot of asphalt so maybe use a different color to delineate. Not suggesting unipavers, but anything to indicate that this is a shared space, so everyone is aware of the shared pedestrian/bike/car space at the entrance.
- Kirt Rieder: Ch. 91 question – the building set back is because of Ch. 91?
 - Ben Phillips: Primarily.
- Kirt Rieder: So the not quite public space is within the purview of Ch. 91?
 - Courtney Koslow: It is public open space.
 - Kirt Rieder: It is publicly accessible through Ch. 91. We are hyper interested in you stating so that you are on the public record as being public accessible space. Our expectation is that we won't see signs the current team didn't intend to put up. I am overly aggressive about this, but it is important to split hairs on this process.
 - Courtney Koslow: Invite everyone to come and help plan that space for the community.
 - Ann Marton: These are not private tidelands – these are Commonwealth tidelands. It is mandated by Ch. 91 Law that it is opened to the public. Ch. 91 will mandate signage in multiple places on the site.

Mike Duffy: Let's turn it over for public comment.

Public Comment

Donald Bates

31 Settlers Way

Was on City Council 30 years ago. Voted for 35-foot height limit. Look at this building and can see why. Likes the housing project but going from 50 units to 124 units. How much is the sq. ft? Families moving in. Need a place to live and there will be an increase in activities.

Jeff Cohen

12 Hancock St.

W5 City Councilor.

Was the vice chair of Sustainability Energy and Resiliency Committee and wrote the first generation of the green building ordinance. I am in the process of writing an ordinance for all non-municipally owned properties. Impressed with the resiliency. PassiveHouse is in the Green Building Ordinance as an option and the projection of raising parking and residences above flood plain is significant. I have talked to Pioneer Terrace and Bertram Terrace about this project. They have questions. The amount of affordable units is really significant. Rare instance of super resilient sustainable project and increased affordability for the city. It checks a lot of the boxes to address a lot of housing and climate crisis. The existing residents will be given preference in the new development.

Thomas Cote
12 ½ Rear Fort Avenue

Directly across the entrance/exit. I think the board should look in the functionality and obsolescence of current units. We are taking Beacon and Salem Housing Authority at their word. Saying they have to be turned down is irresponsible. It says that the residences are the ground floor. The residences are on a berm. So it's incorrect. I think the 124 units is too big for the neighborhood. The building is too high for the area. There is nothing around that is similar to that. Mostly single family and 2- family homes. All those developments that Tom Furey referenced, none were even close to this. Pictures from across cove are inaccurate. They say Beacon meets with community, but I have been to meetings, and I've seen nothing. Forum a failure. Salem Housing Authority should not be joining with an outside, for-profit organization. What does the Salem Housing Authority do in the meantime? Sit back and coast? Having mixed families with seniors is a recipe for disaster – disturbance calls left and right. Why can't we make it all seniors?

- BG: Heading towards 67 years old and I live on Fort Avenue. Not sure what the speaker meant by mixed families in with seniors. This creates a neighborhood. I have to speak in favor of the concept as it is put forth.
- Ben Phillips: Not everyone is happy with this proposal. We have made substantial changes in response to the process. Will continue to meet with people for further feedback.
- Courtney Koslow: Regarding the financial impact comment. There is another agency that reviews pro forma. You don't need take that into consideration.

Seth La Pointe
18 Webb Street

Lot of things. Tom nailed it - agree with him. I face that proposed potential park. There have been various industries there. Have you done soil testing for contamination? Can you speak to what is going to happen with the park? It seems like they aren't really doing anything and starting at 7 am and going to the evening. Want to understand better – this is a private company, incentives by a tax credit to have affordable housing. You are for-profit, and we are living here.

Ilene Collins
12 Webb Street

It is her son that has questions. Doesn't like the proposed project. Comparison to a "patchwork citadel dominating the skyline." The more attractive parts of the installation are left to be decided. I.e., landscaping and the park. They haven't been promised or confirmed in any way. This is a variable that cannot be left undecided.

Ilene Collins: What is the plan for the plot that abuts the bike path on Szetela Lane?

- Ben Phillips: That is offsite and not part of this project. We want it improved too.
- Ilene: So what is the construction?
 - Mike Duffy: Not the work of this meeting.

Gina Velonis
15 Settlers Way

Has lived here a year. Commends Beacon on the building and it being green and sustainable. What I would like to comment on is I am a registered nurse and I have worked in senior housing for 11 years. I can speak on pandemics effect on seniors and what social isolation can do. Want Beacon to keep in mind that accessibility to outside space is so important. Hate to see this building be isolated. You should think about how many steps to the elevator, how many floors to go up and down? On the ends of the wings, are there outdoor verandas?

- Ben Phillips: Yes, a variety of indoor and outdoor gathering spaces. Exterior balconies on some units. As Monique pointed out, there are primary and secondary gathering places.
- Gina Velonis: I am most happy that they were on the ground level. I do want to say that multigenerational living is excellent. So good for so many. Seniors love it. It makes them feel younger.

Also unhappy with the conflicting signage at Settlers Way.

Cindy Jerzylo
17 Bay View Ave

58-year resident. Chair of the Willows Neighborhood Association. Had meeting with Beacon with 40 residents. Unfortunately, the current amendments don't make the project suitable to the neighborhood. It will make the neighborhood overpopulated. It will infiltrate the tight community. Board members not interested in that. The scale of the project doesn't fit the neighborhood. It's oversized. We feel the project is being pushed through because of COVID. We stressed that the garden style is 1 bedrooms, 50 residents. It's quiet now and fits in neighborhood. And the drawing is massive. What is the precedent to getting the waivers approved? It sounds like a done deal. Residents don't have a fair share. Board isn't listening to what we are concerned about.

Lilly Jerzylo

17 Bay View Avenue

As a young person in the Willows, it is disconcerting that the residents are not being heard. Not against affordable housing but the sheer size is overwhelming. For Beacon's surrounding amenities, lots of buzzwords, do they conduct resident surveys?

- BP: We do conduct resident surveys, happy to share results.

Melissa and Eric Nowak

19 Columbus Avenue

For the Salem Housing Authority: In choosing Beacon you had a process. What was the process? For the Civil Engineer: drains in garage to sewer system? We are being charged on sewer bills to take care of rainwater into sewer system. Adding this is counterintuitive to the city spending money on this. This could be against the Massachusetts code.

- Cathy Hoog: Salem Housing Authority issued RFP publicly to choose the developer. Proposals were reviewed and ranked with different factors. Then voted on contract.
Mark Wixted: This is a small volume relatively. We wouldn't be contributing to inflow and infiltration problems. We will be reviewing with Engineering. I meant it is a positive for stormwater.

Amy VanDoren

1 Essex Street

Lived here 20 Years. Next to bike bath. Love the neighborhood. In favor of the project. Need for housing is immense. Airbnb also a problem. Positive changes in 20 years. A good area to share with more people. Density doesn't hurt people. It is a greater opportunity for community.

Andy Varela

W7 City Councilor

23 Cedarcrest Avenue

Supports project. 74 additional units a benefit. We need to embrace private/public partnerships. Current buildings don't meet ADA requirements. I understand hesitancy about the process. Having intergenerational community is a benefit.

Elizabeth Kavanaugh

48 Webb Street

4-year resident. My concern is on the recording of parking spots and the traffic. I don't understand how you don't think adding 124 units will not impact traffic. More than one car or visitors. They will park on the very limited side streets in the neighborhood. And very limited snow emergency parking. All for renovating but

don't understand 124 units in a small space with 1 main road in and out of the area.

- Courtney Koslow: 19 out of 50 Leefort Terrace residents have a car. It is rare for residents of affordable housing to have 2 cars.
- Giles Ham: That's what I would say. A good handful of the tenants will not have a car. Traffic Parking has reviewed this, and we will provide their responses
- Mike Duffy: The parking and traffic study is available at the city. Part of what goes in the reports in engineering standards.
 - Elizabeth Kavanaugh: What if the assumptions for parking are wrong?
 - Mike Duffy: It's a good question. Can't predict the future so we make decisions on existing data
 - Ben Phillips: Site v. building. In 40 years, the building will look similar, but the land could easily change over time. It won't sit there without change.

Flora Cordoleani
52 Webb Street

Regarding existing trees next to Szetela Lane. Wondering why you are removing trees? How long will it take for new trees to grow to same height?

- Monique Hall: We looked at existing trees to preserve them.

Peter and Jennifer Gaffney
18 ½ Webb street

Jennifer: In favor of affordable housing and walk by Leefort Terrace all the time. Love garden style housing. Renderings are disturbing. It is huge, and we have lived here 25 years and have seen lots of changes. There is a lot that you don't take into consideration with traffic: the Willows, walks/runs, October. I don't know what to say except that I feel like you are giving residents the brush off. Intergenerational is great. It's just too big.

Peter: We were here when the leather tannery was torn down - 4 condos built. Polish Club yielded 3 condos. Traffic is crazy. Its over built. This is the first meeting we have known about. This is ridiculous and typical of the last 10 or so years. We are already over 10%, why do we need more?

Diego Fellowes

Not against new affordable housing but against developers taking advantage of what is actually a stated need. We've heard a lot of residents engaged but not seeing this come back to us in designs or plans for property. When first approached, there were examples of housing communities that had already been built that were more in-line with the surrounding architecture, but this doesn't resemble the community it will be built in. In addition, it is troubling that we were excited about lowering building height from 5-6 to 4-5, maybe 3-4, but images

shown are 4-5 stories high. It is misleading and concerning to me. I would say that we should be respectful to the neighborhood.

Richard Roderick
7 Sutton Avenue

At the meeting with the Willows and as Cyndy stated, not one person was in favor of the project. I think any housing built should tie in aesthetically. The fact that its 65 feet high and the ceiling is 36 feet. What about the abutters, can they go that high? 81 years old and only in the last 10 years, projects come up and are done.

- Michelle Apigian: Height and aesthetics are not entirely set yet. Trying to understand how to manage multiple needs. The height is likely not changing, will try to step down. Open to dialog on the aesthetics. Looking at it newly again in response to that conversation. What are the ways we think about Salem feeling like Salem. We can do a lot to mitigate the size, but it will be a bigger building.

Angie Madison
29 Leefort Terrace

Concerned about when the project starts. Say a lot about hurrying up. I don't think transition is easy and I think that when you mention the public space aspect, I hope you mean it. We have picnic tables now. I hope that you will take that into consideration. People like to have window AC. Will windows be designed for fans? Parking is an issue all over Salem. People have complained about parking at different tenant meetings. Salem Housing Authority has part in this, getting into Leefort Terrace is a process.

- Michelle Apigian: Ventilation is so critical. We are thinking something that will make it more comfortable, Engineers are designing systems.
- Courtney Koslow: You won't need a window unit as there will be central air and fresh air circulated and filtered out.

Angie Madison: When will construction start and when will we come back?

- Courtney Koslow: Aug 2023 and complete winter 2025.

Angie Madison: How long at the temporary place?

- Courtney Koslow: 18 months to 2 years. Working with resident services and community engagement teams.

Lori Stewart
7 Barnes Road

In favor of project. Understand private/public concerns but this is the way it is going. Likes a lot about this project. Beacon has a management model. I like that the Leefort residents engaged and respected and promised a lawyer to help them. Like the sustainable and resiliency for this. Like the relaxing of standards for this.

Richard Stafford
30 Boardman Street

Sent letter later this afternoon. Sustainability and resiliency are environmentally great. Specific questions - Height clear, but not horizontal dimensions.

- Michelle Apigian: There are dimensions on some drawings. We can make them available to you.

Richard Stafford: Scaling, only comparable 72 Flint Street. I hope the board can see the real time scale. I believe the height dimension for the waivers is 38 ft and the height here is 66. Massing is inappropriate to the neighborhood. What are the dimensions and square foot for each unit?

- Michelle Apigian: There isn't one set dimension, and it hasn't been established. We have minimums that the state considers appropriate. They are still in flux.

Richard Stafford: The indicated average was 900 sq ft. What are you using for the dimensions?

- Michelle Apigian: The average is based on 1, 2, and 3 bedrooms. It's an average across the building. Can follow up as we dig in more deeply.

Richard Stafford: Can you give me a range? Not tonight but in the next few days. Wondering current make up on waitlist of veterans, seniors, disabled and families?

- Cathy Hoog: I don't have specifics. Can circle back. We have 14,000 on the family waitlist and 7500 on the elderly, disabled list.
- Courtney Koslow: There will be a new list for this project.

Richard Stafford: Criteria?

- Courtney Koslow: Income requirements, and be in good standing and deemed an eligible candidate
- Richard Stafford: Based on Boston's medium income?
- Courtney Koslow: Salem medium income

Richard Stafford: Been through Leefort Terrace often, it has a real neighborhood feel. It hasn't lost that feel. Want to know if Salem people will be prioritized.

Scott, you have said the city has accepted the 40B proposal?

- Attorney Grover: The city is above the 10% threshold so they can't be compelled to entertain the 40B application. ZBA has allowed us to engage in this process here. They are not rejecting it
- Richard Stafford: Who would have rejected it?
 - Attorney Grover: The Board of Appeals.

Richard Stafford: The public hearing will be continued beyond tonight?

- Attorney Grover: This will be reviewed extensively. This is just the first step.

Patti Morsillo
W3 City Councilor, City Council President
53 Broad Street

Read a prepared statement strongly supporting the project, commented on how raising grade is very costly, could not do it to replace the 50 units alone. Will get Leefort Terrace out of the flood zone.

Bob McCarthy
148 Bay View Avenue
W1 City Councilor

Thanks team and Cathy Hoog and the public. This is just the first part and people need to know we are just at the beginning. Whatever we can do with the size/mass and soften the structure. I think it is important. Don't like the boxiness of it of it. Reiterate that I am in favor of this. Regards to the questions that have come up: size/massing I think it's important to get renderings showing exactly the height proposed. Important to understand housing as it exists – on knolls now. Project has a lot of merit.

Cindy Jerzylo
17 Bay View Avenue

Question on board precedent for waiving application

- Mike Duffy: Not easy to answer. It is moving through a different process. Not variance or special permit. There haven't been many 40Bs that have come through the board. Precedent is tough but it doesn't matter much, we have to consider the project on its merits and as its presented to us as a board.

Cyndy Jerzylo: Unanswered questions

- Mike Duffy: Stay involved and keep up with the materials as revised and hopefully more answers as we go forward.

Mike Duffy: Can someone fill me in on the timeline for the Civil Engineer peer review?

- Cassie Moskos: Waiting for the funds from the applicant to initiate the peer review. Will reach out to the selected firm after we have funds. Reached out to the city procurement office to expedite the process. I believe the firm we chose would get review completed in a month or so. Then back and forth with city, peer review, and the applicant.

Mike Duffy: So, the soonest we would see the peer review from the civil engineer would be 60 days, is that fair?

- Cassie Moskos: Probably. Likely your July meeting. If there are things for your applicant to address at June meeting, you can.

Mike Duffy: Curious on time to clarify some of the questions on traffic, design, etc. Would our membership like a site visit?

- Courtney Koslow: The timing on our end. Design changes in the coming weeks could be ready for the June meeting.

Mike Duffy: June meeting is June 15.

- Courtney Koslow: Continue on regular meeting or a separate meeting?

- Mike Duffy: That is what I am trying to understand.
- Attorney Grover: sounds like the civil engineering peer review won't be done until July. The June meeting could be productive for some of the other concerns. Cassie?
 - Cassie Moskos: Hoping to transition to regular ZBA meetings to help with quorums and scheduling, and a regular schedule for the public as opposed to wrangle a date each meeting. Much smoother process.

Peter Copelas: If these discussion transition, will the Planning Board be attending? Or is that for today only?

- Mike Duffy: Only planned for today. But members welcome to continue to participate.

Paul Viccica: Is someone insinuating that all changes will occur by June?

- Mike Duffy: No, civil engineer and feedback not back in June but we could hear back on traffic and further clarification on design points that are in flux.
- Paul Viccica: Materials are due several weeks before June meeting. I heard a lot of we are going backwards. There is a lot that needs to be rethought. People on tonight will want to be a part of meetings in future, the design and landscape review

Mike Duffy: Maybe only a few items in June but take up later for others

Peter Copelas: I hope our liaison in Planning will be aware of this as the July agenda starts to come together, we have the time now to manage the July agenda.

- Mike Duffy: Schedule management will be an issue for sure.

Cassie Moskos: Before we close the meeting, I need to know if you, as a board, are going to be able to approve, or approve with conditions, or deny? Need to give determination to the applicant within 15 days.

- Mike Duffy: We will assess this project on its merits.

Mike Duffy: We will see people back in June on some elements. If it turns out that we won't be productive, let us know ASAP. Thank you to everyone. Extremely helpful process.

Attorney Grover: Do you need a motion to continue?

Motion to continue to June 15, 2022, meeting made by Carly McClain, seconded by Paul Viccica. Motion passes 4-0 in roll call vote.

Peter Copelas	In favor
Paul Viccica	In favor
Carly McClain	In favor
Chair Duffy	In favor

III. ADJOURNMENT

Motion to adjourn made by Peter Copelas, seconded by Paul Viccica, and passes with a show of hands.

Meeting adjourned at 9:42 pm
Approved by the Planning Board 6/2/2022.