



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday December 15, 2022, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Bill Griset opens the meeting at 6:31 pm

I. ROLL CALL

Present: Bill Griset (Chair), Kirt Rieder (Vice Chair), Tom Furey, Carole Hamilton, Zach Caunter, Jonathan Berk, Josh Turiel (7)

Absent: Helen Sides, Sarah Tarbet (2)

Also in attendance: Elena Eimert, staff planner, Beth Forrestal

II. REGULAR AGENDA

- A. 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), 315 Derby Street (Map 34, Lot 444), 9 Peabody Street (Map 34, Lot 232), and 15 Peabody Street (Map 34, Lot 435)**

Applicant: North Shore Community Development Corp (NSCDC) and North Shore Community Health Center (NSCHC)

Request to Continue until January 5, 2023

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), 315 Derby Street (Map 34, Lot 444), 9 Peabody Street (Map 34, Lot 232), and 15 Peabody Street (Map 34, Lot 435) for a Site Plan Review, Planned Unit Development special permit, Drive-Through 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 6.7 Drive-Through Facilities; Section 8.1 Flood Hazard Overlay District.

The above properties will be improved through 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 St., applicant proposes a 6-story mixed-use building with commercial space on street level and 19 units of 100% affordable, supportive housing for the elderly above. Along Derby St., applicant proposes a new approximately 41,500 sf community health clinic. At 9 Peabody St., applicant proposes 29 additional age-restricted units and a small gallery and commercial space. Additional site improvements include improvements to the underlying culvert, the harbor walk, and Peabody Street Park, the latter two of which the applicant would be responsible for ongoing maintenance.

**** This item was heard second****

Attorney Scott Grover is here for the applicant. The applicant team has submitted a revised civil engineering peer review and will be ready to submit the revised grading plans soon. Looking to get a draft decision before the board soon.

Motion to continue to the January 5, 2023 Planning Board meeting is made by Kirt Rieder, seconded by Jonathan Berk, and passes in a 7-0 Roll Call Vote.

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Jonathan Berk	Y
Josh Turiel	Y

B. Location: 132-134 Canal Street, 142 R. Canal Street, and 144 Canal Street (Map 33, Lots 5, 6, and 8)

Applicant: Scott Grover f/b/o Canal Street Warehouse LLC, Canal Street Realty Development LLC, and Canal Furniture LLC

Description: A continuance of a public hearing for all persons interested in the application of Scott Grover f/b/o Canal Street Warehouse LLC, Canal Street Realty Development LLC, and Canal Furniture LLC for the properties located at 132-134 Canal Street, 142 R. Canal Street, and 144 Canal Street (Map 33, Lots 5, 6, and 8) in the I and the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 7.3 for a Planned Unit Development, Section 9.5 for a Site Plan Review, Section 8.1 for a Flood Hazard Overlay District Special Permit, 8.2 Entrance Corridor Overlay District, Section 6.7 for a Drive-Through Special Permit, and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. The applicant is requesting an amendment to a previously approved Decision to remove certain automotive

uses from the site and to add 4 new residential units and 3 parking spaces in the area of the building formerly occupied by those uses.

Specifically, the applicant proposes to construct 4 residential units in a two-story addition above an existing one-story section of 142 Canal Street, with 3 covered parking spaces located at grade in the renovated one-story section of the building. There will be no expansion of the existing building footprint and no increase in the impervious area.

****This item is heard third****

There is one written public comment in the SharePoint File:

Jeff Cohen
12 Hancock Street
[Public Comment](#)

Motion to close the public hearing is made by Josh Turiel, and seconded by Carole Hamilton, and passes 7-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Jonathan Berk	Y
Josh Turiel	Y

- Elena Eimert shares the draft decision on screen. [132-134 Planning Board Decision](#)
 - Vice Chair Rieder had a question regarding the stamped concrete sidewalks facing the Starbucks part of the property. Steve Feinstein responded that the sidewalks match existing sidewalks on the property.
 - Elena Eimert: The decision was seen by the applicant team and there was an affordable housing language revision. This ensured that the market rate units can be rented while waiting for the state process for the 1 affordable unit. The Engineering Department reviewed supplementary material and found all their concerns have been addressed.

Motion to approve the decision with amendments is made by Carole Hamilton, and seconded by Zach Caunter, and passes 7-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y

Carole Hamilton	Y
Zach Caunter	Y
Jonathan Berk	Y
Josh Turiel	Y

C. Location: 252 Bridge Street (Map 26, Lot 0408 and Map 35, Lot 0024), 32 and 34 Federal Street (Map 35, Lot 621)

Applicant: WinnDevelopment Companies LLC

Request to Continue until January 5, 2023

Description: A continuance of a public hearing for all persons interested in the application of WinnDevelopment Companies LLC for the property located at 252 Bridge Street (Map 26, Lot 0408 and Map 35, Lot 0024) 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, 7.3 Planned Unit Development Special Permit, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit. The project will constitute Phase 1 of a two-phase project. Phase 2 will consist of the redevelopment and preservation of the historic County Commissioner's Building and Superior Court Building, located at 32 and 34 Federal Street (Map 35, Lot 621), which will be filed as an amendment at a later date. In Phase 1, the applicant specifically proposes to construct a mixed-use building with parking on the ground level, approximately 11,705 square feet of commercial and amenity space on the first level, and 120 residential units on the floors above. The proposed work includes razing any existing improvements and construction of the new building.

**** This item was heard first****

Attorney Correnti is here for the applicant. Had hoped to finish up the civil peer review. Unable to get the correspondence in final form tonight.

Motion to continue to the January 5, 2023 meeting is made by Josh Turiel, and seconded by Kirt Rieder, and passes 7-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Jonathan Berk	Y
Josh Turiel	Y

III. OLD/NEW BUSINESS

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

A. Updates from Staff

- EE: Reminder of the special meeting on Monday night via zoom on the ADU ordinance amendments. Direct comments on language to Amanda Chiancola.

B. Receive and File: Receive and file Chapter 91 License Application Notification of the project located at 2 Bridge Street

- The document is available in Sharepoint along with the timeline for giving public comment either as a board or an individual.

C. Receive and File Chapter 91 License Application of the project located at 21 Hemenway Road

- Similar to item B. The document is available in SharePoint along with the process/timeline for giving public comment either as a board or an individual.

IV. APPROVAL OF MINUTES

A. Approval of the November 30, 2022, Joint Public Hearing Minutes

Motion to approve the November 30, 2022 Joint Public Hearing Minutes is made by Josh Turiel, seconded by Tom Furey, and passes 7-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Jonathan Berk	Y
Josh Turiel	Y

The presentation from the Joint Public Hearing can be viewed here: [November 30, 2022 JPH - ADU ordinance](#)

The recording from the Joint Public Hearing can be viewed here: [November 30, 2022 JPH - ADU Ordinance Recording](#)

IV. ADJOURNMENT

Motion to adjourn made by Kirt Rieder, and seconded by Josh Turiel, and passes in an 7-0 roll call vote

Bill Griset	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Jonathan Berk	Y
Josh Turiel	Y

Adjourned at 6:57 pm
Approved by the Planning Board on January 5, 2023