



CITY OF SALEM

A public hearing of the Salem Planning Board was held on Thursday, December 7, 2023, 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 6:32 pm

I. ROLL CALL

Present: Bill Grisct (Chair), Kirt Rieder (Vice-Chair), Carole Hamilton, Josh Turiel, Helen Sides, Tom Furey, Sarah Tarbet, Jonathan Berk, Zach Caunter (9)

Absent: (0)

Also in attendance: Elena Eimert, Senior Planner

II. AGENDA

A. Location: 67 Derby Street (Map 41, Lot 0339)

Applicant: Joseph Correnti f/b/o Crowley Wind Services

Description: A continuance of a public hearing for all persons interested in the application of Joseph Correnti, Esq., f/b/o Crowley Wind Services, Inc., for the property located at 67 Derby Street, Salem, MA (Map 41, Lot 339) in the I Zoning District for Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance section 9.5 Site Plan Review and section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to create an offshore wind (OSW) marshalling terminal where turbine components will be partially assembled and deployed to OSW farms. Freighters, barges and other marine vessels will be used to deliver the components to the marshalling terminal and to transfer the partially assembled turbines to OSW project locations for full assembly and installation. To support these efforts, renovations and improvements are proposed for the upland, shoreline, and watershed areas of the project site. This project is Phase 2 of the existing Planned Unit Development of this site.

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.

Attorney Correnti is here with the Applicant team, Crowley Wind Services. The Applicant has been working on the lighting peer review. HSH will be presenting the traffic peer review as well.

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

Glen Heinmiller with LAM Partners is in attendance to present the lighting design peer review. The writeup is in the public SharePoint folder. Mr. Heinmiller says that the Applicant has accepted the comment and recommendations. The lighting as it is presented, with revisions from the peer review comments, is appropriate for the site and minimizes light trespass/pollution as much as possible. Mr. Heinmiller looked at the light trespass on Derby Street and made recommendations to the team to reduce the light levels. There is one further recommendation left. The light trespass is controlled but the light levels at night are higher than necessary, though not over lighted. The color temperature, warmer light with less blue wavelengths that are disruptive to wildlife and the skyglow. The control system will allow targeted dimming of all fixtures. Mr. Heinmiller recommends that the Planning Board pay attention to the after-hours – evenings with no operations light level. Crowley showed models where it isn't that low, but he assumes that the light is there for security and surveillance. THE IS recommendation is one-foot (1-foot) candle average for port activity. Half-foot (½-foot) candle average is the standard of urban park/college campus. With the dimming system, they can set the light level to what is deemed appropriate by the board. The Planning Board will need to decide if a curfew is feasible. There are things that need to be put into documents to ensure that the site is built the way it is expected.

PLANNING BOARD QUESTIONS

Mr. Rieder asks Mr. Heinmiller to speak to the impact to the trees on Derby Street due to light trespass – do they help? Mr. Heinmiller says that they will help, but not in the winter; he also points out that the AECOM models have no trees. There is a sight-line issue, will you see the poles? Probably? The shielding on the poles is good though. Mr. Rieder asks if the rotation of the shield is diminishing the trespass. Mr. Heinmiller says that the fixtures have different optical systems to distribute light. Asymmetric distribution and a shield on the light. The computer models are good. Mr. Rieder asks what is the candle spill on to the center line of Derby Street? Mr. Heinmiller says that it should be lower than .2. Mr. Rieder asks what LAM's assessment to site security is based on? Mr. Heinmiller say that It is relative. The human visual system is adaptive. Cambridge Common security mode is a .25-foot candle but that is not a wind terminal and the Applicant has liability obligations they may have to meet. Because of the control system, they should be able to select what area has more light versus others. This is a longer conversation between the Planning Board and the Applicant. The Applicant may need to install and then set the light levels. Mr. Rieder asks about the output plots five-foot candles below the high mast and then average over the entire thing is 1%? Mr. Heinmiller say that is a question for AECOM. Mr. Rieder ask about the remote sensor control and if it is that part of the dimming operation? Proximity control? The lights will turn on where the activity is happening. The report says it wasn't fleshed out. Mr. Heinmiller say that there is no proposal of occupancy sensing controls, all time-based

controls. What needs to be provided is a sequence of operations for the lighting control system, what is automatic, what is manual, and what prevents the lights from coming on and staying on when there isn't any operation going on. Footcandle averages are on the photometric report.

Mr. Berk asks if having lower lights impacts the light bleed into the neighborhood. Mr. Heinmiller says that yes, this would lead to less light trespass. Mr. Berk asks if the fixture is normal height secondary light. Is there anything that can be changed on that side of the site? Mr. Heinmiller says that the two poles on Derby Street are 50-foot instead of 120-foot. The problem is that the poles have to be high because the light has to cover a long distance. Lower poles may not properly light the site. Chair Griset asks if there was a secondary light source at nonoperational times and is that something that is feasible to reduce lighting issue? Mr. Heinmiller says yes, but just as effective is to just dim the lights or shut them off in the security mode. The 50-foot poles are not the biggest problem. The high mast poles are contributing as much or more to Derby Street as they have to be oriented perpendicular. Mr. Rieder clarifies that you would need more poles? Mr. Heinmiller says that in security mode, maybe not and that it is probably not better than just turning out the lights.

Ms. Tarbet asks if Mr. Heinmiller is recommending a lower amount of light for security and if Crowley good with that? Mr. Heinmiller says the photometric documentation had 3 scenarios. All the levels were shown. He thinks the lighting is currently higher than necessary. David Simpson from AECOM interactions with the security installations. The system can go from 0-100. It can be set lower if that is adequate coverage. Mr. Rieder asks if you can select a camera more sensitive to have less illumination? Ms. Tarbet has the same question. Attorney Correnti says that they are still wrestling with this. The models can be tweaked but we have to actually switch-on at some point – we expect there to be testing and a comprehensive look. Ms. Tarbet asks if there is a sequence of operations. Mr. Heinmiller says that there is a document to be produced for the controls. Mr. Heinmiller says that this is usually part of the construction documents. Mr. Simpson confirms that this will be part of the winter terminal's operation plan. Mr. Rieder says that it sounds like it would be useful to think about decision language starting now so the Planning Board could address this as a moving target as the system is variable. The Planning Board should try and tune it for something appropriate to this site.

Mr. Heinmiller recommends that, in the future, the applicant explains what Mobile Lighting Systems are and how they would be used and how often.

Mr. Rieder would like more information. Mr. Simpson the control system will allow for a fine level of detail across the site. Uniform and dimmer light arrangement is less impactful and safer.

Christa Lucas from HSH for response to traffic peer review. Three things: 1. Construction trips – recommend that construction management plan gets updated if large facility construction material do not come by barge. Pedestrian path/ferry walkway recommend more details Make sure on delineation; 3. Bike Racks – confirm if it is 5 bike single racks or 5 racks for 10 bikes.

1. Crosswalk will be added to the final set of plans and will share ASAP
2. Bike Rack – 5 bike rack
3. Ferry Walkway – will be updated.

Facility Construction materials – should the plan change, or a diff number come by road, and the construction management plan needs to change there should be a way to review that.

Mr. Rieder say that he didn't see Krista's letter so her topics are new. Mr. Caunter says the same. The board is surprised that the aggregate would be coming by truck. Ms. Lucas defers to Crowley. Attorney Correnti said the team would need a chance to review. Mr. Kemp says that is how we read it as well. Ms. Lucas says that her understanding was that everything was coming by road but facility construction materials. Mr. Kemp says that the wind components will come by the sea. Mr. St. Pierre says that their intent is for things to be brought in by barge but have to determine what the most cost-effective way to do that. Mr. Rieder states that the volume of aggregate coming onto the site is vast. The HSH letter arrived Monday afternoon. It wasn't in the submittals folder but it was in on time.

PUBLIC COMMENT

Jamie Kelley
11 Cousins Street

Appreciates the conversation about the security settings. Understands that there will be operations at night as needed. Can you speak to the amount of glare and light trespass when it is in full operational mode. Also noticed that there was a memo regarding trailers on the site but no conclusive remarks. Attorney Correnti says that there won't be any trailers on the site, but there will be modular office and a storage facility. These structures will be set up to be permanent but can be moved if necessary within the site. There will be poured concrete pads and will be set up with utilities, like at the port terminal on Blaney Street. They are designed to be permanent fixtures but able to move. Mr. Rieder ADA toilets but not plumbed to sanitary lines? Mr. Kemp assures us that they will be. Ms. Eimert says that both the Building Inspector and The City Solicitor have looked at this and are satisfied that modular offices are not temporary structures. Mr. Heinmiller jumps in on the lighting question; when the lights are on at full, the light levels will be below the available standards for light trespass for these sites. But right now there are no lights across the street. They are doing the best they can. But in security mode, really low light trespass.

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

Polly Wilbert

7 Cedar

Clarify agenda item C – nothing going to be said? Usually that happens at the beginning of the meeting and I want that clarified. Chair Grisette says yes.

Betsy Frederick

93 Canal Street

Has there been any additional modeling to look at the effects on the abutters with respect to high intensity/short duration storms. Mr. Kemp responds that the flood report has been reviewed but didn't have the specifics but the team will follow up. Mr. Simpson says that they look at the site arrangement and how to control stormwater within the site. We are not shedding water on to the neighboring street or the abutters. Ms. Frederick clarifies that she is asking about the results of the Woods Hole Group study that shows that the two-foot (2-foot) raised buffer that shows the water now going westward into Collins cove. She hopes the Planning Board doesn't rely on the Woods Hole Group modeling. Interested in hearing if the city has a hydraulic model for the impact.

PLANNING BOARD COMMENTS II

Mr. Rieder questions about stormflow and wonders if it is something Bill Ross of NEC discussed and ask if it would be good to have him speak to that topic. Ms. Eimert says that Mr. Ross and NEC have a scope for their project and she will defer to the Engineering department for that determination. Ms. Hamilton thinks this is an important question to have answered, regardless of if it is or is not in the scope.

A motion to continue to the December 21, 2023 Planning Board Meeting is made by Kirt Rieder, and seconded by Helen Sides, and passes 9-0 in a roll call vote.

Bill Grisette	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	y
Jonathan Berk	Y
Zach Caunter	Y

B. Location: 16, 18, 20R Franklin Street (Map 26, 0400, 0401, and 0402)

Applicant: Joseph Correnti Esp. f/b/o Juniper Point Investment Co, LLC.

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 Joseph C. Correnti, Esq., f/b/o Juniper Point Investment Co, LLC, located at 16, 18, and 20R Franklin Street (Map 26, Lots 0400, 0401 and 0402) in the North River Canal Corridor (NRCC) and Flood Hazard Overlay District (FHOD) for an amendment to the Flood Hazard Overlay District, Section 8.1 of the Salem Zoning Ordinance, North River Canal Corridor Neighborhood Mixed Use District, Section 8.4 of the Salem Zoning Ordinance, and Site Plan Review, Section 9.5 of the Salem Zoning Ordinance. Specifically, the applicant proposes to amend the decision dated May 18, 2020, to allow for revisions to the approved plans. The amendment proposes changes to the building aesthetic, including revisions to the roof line, window layout, and addition of raised planters at the front elevations, as well as changes in the color scheme and orientation of the siding materials. No changes are proposed to the location or footprints of the buildings, number of units, parking spaces or any of the approved site improvements including landscaping, lighting, and utilities.

Attorney Correnti is here for the Applicant. The team is ready to look at a decision.

PUBLIC COMMENT
No public comment

A motion to close the public hearing is made by Jonathan Berk, and seconded Kirt Rieder, and passes 9-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	y
Jonathan Berk	Y
Zach Caunter	Y

Ms. Tarbet says that part of the Design Review Board (DRB) decision had follow up on architectural drawings and wants to know the status of the drawing updates? Attorney Correnti asks for the letter to be pulled up. Mark Yanowitz says they submitted plans last week. Attorney Correnti confirms that it was through the online portal Viewpoint Cloud (VPC) to the Planning Board.

Ms. Tarbet says that it wasn't submitted to the DRB as it was supposed to be.

Mr. Rieder asks Mr. Correnti to speak to the status of the tree removal permit. Attorney Correnti says that there have been meetings. Mr. Tranos say that plans have been updated and sent to the Tree Warden today.

Ms. Eimert says that the DRB chair received and reviewed the revised plans.

Ms. Eimert pulls up the draft decision for review. Mr. Rieder asks about the sign package and Attorney Correnti says that will be submitted separately down the road.

Motion to approve the decision is made by Helen Sides, seconded by Jonathan Berk, and passes in a 9-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	y
Jonathan Berk	Y
Zach Caunter	Y

C. Location: 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102)

Applicant: Joseph Correnti Esp. f/b/o Juniper Point Investment Co, LLC.

Description: A public hearing for all persons interested in the application of Joseph Correnti f/b/o The Residences on Canal Street, LLP, for the property located at 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102) in the RC, B2, and I Zoning Districts 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, 8.2 Entrance Corridor Overlay District, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit. Specifically, the applicant proposes to amend an existing Planned Unit Development Special Permit, Flood Hazard Overlay District Special Permit, Stormwater Management Permit, Entrance Corridor Overlay District, and Site Plan Review decision dated July 27, 2023. The applicant proposed to relocate the outdoor swimming pool, the creation of a new courtyard and open space, modifications to the connection to the rail trail, relocation of entrances to podium parking areas, changes in site grading and stormwater management, and modifications to the

building facades (including materials and balconies). No reduction of dwelling units is proposed. An increase of one (1) parking space is proposed from 306 to 307 spaces.

*****This item will open its hearing on December 21, 2023, due to a noticing issue*****

Ms. Eimert asks if the Planning Board is amenable to this project attending the December 20, 2023 DRB meeting without a formal referral from the Planning Board.

III. OLD/NEW BUSINESS

A. Staff update on discussions with the City Solicitor regarding signage and decision expirations

Chair Grist, Vice Chair Rieder, and Amanda Chiancola, Deputy Director of Planning and Community Development (DPCD) will meet with the City Solicitor on Monday, December 11, 2023.

B. Discussion on updating RC Zoning

Mr. Rieder says that zoning is something that should evolve and we have worked to changes ordinances through time, i.e., the Tree Ordinance. He thinks there is a need to reassess the Residential Conservation (RC) zone as a zoning code. The RC zone was created in the 1960s with the thought that if you cannot build on it, then let's consider it conservation. He would like the code clarified so that conservation is its own thing and residential are in R1, R2, R3, or create a new zone. Wants to make sure that we are increasing the residential but not at the expense of using land that is better for conservation or park. And the city doesn't have a park zone. We have the Flood Hazard Overlay District (FHOD) ordinance that we must refer to. Ms. Sides asks what the intention of the RC zone originally was. Mr. Rieder say that no one really knows. It makes him think if no one knows what it is achieving then we should redefine it. Ms. Sides asks if there is existing property in the city? Mr. Rieder says yes, the Forest River adjacent are. Mr. Turiel says that conservation land is defined this way in suburban and rural communities and that is likely the intention here. Mr. Rieder wanted to raise the topic and feels this is something that the Planning Department should flesh out. Mr. Furey applauds Mr. Rieder for bringing this up. Ms. Sides ask if this harkens back to the map of buildable land? Mr. Rieder say that is part of it. Chair Griset would like to move this topic to the new year.

Ms. Sides asks if everyone is in attendance for the December 21, 2023 meeting. Chair Griset is not.

IV. APPROVAL OF MINUTES

A. Approval of the November 2, 2023, Regular Planning Board minutes

Mr. Rieder asks that sunshine to sunset under the discussion about limits on the planning board decisions.

Mr. Berk asks that the minutes be changed to reflect that he was not at the November 2, 2023 meeting.

Motion to approve the November 2, 2023 Regular Planning Board Minutes with correction is made by Helen Sides, seconded by Tom Furey, and passes in a 9-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	y
Jonathan Berk	Y
Zach Caunter	Y

B. Approval of the November 16, 2023, Regular Planning Board minutes

Mr. Rieder asks that sunshine to sunset under the discussion about limits on the planning board decisions.

Motion to approve the November 16, 2023 Regular Planning Board Minutes is made by Helen Sides, seconded by Josh Turiel, and passes in a 9-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	y
Jonathan Berk	Y
Zach Caunter	Y

Ms. Eimert shares that she will be providing staff support for the December 21, 2023 meeting and asks for Mullins on the meeting materials.

V. ADJOURNMENT

Motion to adjourn made by Josh Turiel, seconded by Sarah Tarbet, and passes in an 9-0 roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	y
Jonathan Berk	Y
Zach Caunter	Y

Adjourned 8:19 pm

Minutes approved on January 19, 2024