



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday, January 20, 2022, 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: Chair Bill Grisct, Vice Chair Kirt Rieder, Tom Furey, Carole Hamilton, Zach Caunter, Helen Sides, Sarah Tarbet, Todd Waller, Noah Koretz (9)

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

II. OLD/NEW BUSINESS – SECTION HEARD THIRD

A. 57 Marlborough Road/Strongwater Crossing/Osborne Hills: Review and approve request for bond reduction for Phases 4 and 5

Elena Eimert: Related to Osborne Hills/Strongwater subdivision. Was initially approved in July 2006, has since received an amended decision in May 2021. Clerk of the Works, Stantec, has certified work done for Phases 4 and 5 and has come before the board to approve the bond reduction.

Kirt Rider: How are we able to translate 5.6 each of street trees and grass plots? How do you break that into fractional decimal units?

- Ugo DiBiase: Submitted bond request on a percentage, which is how Stantec then evaluated. 15% for phase 4 and 30% for phase 5. Believe this is a good representation of what still needs to be installed on site.

A motion to approve, is made by Kirt Rieder, seconded by Sarah Tarbet and passes 9-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Carole Hamilton	Yes

Zach Caunter	Yes
Sarah Tarbet	Yes
Helen Sides	Yes
Todd Waller	Yes
Noah Koretz	Yes

B. 57 Marlborough Road/Strongwater Crossing/Osborne Hills: Endorsement of plans entitled “Modified Definitive Subdivision Plan of Strongwater Crossing Formerly Known as Osborne Hills, Salem, Massachusetts”

A motion to endorse, is made by Carole Hamilton, seconded by Kirt Rieder and passes 9-0 in a roll call vote.

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

C. **94 Washington Square East Landscape**

Kirt Rieder: Topic is the installation of artificial grass at a prominent location facing the Salem Commons. Did not come through the board for approval. Information provided this afternoon, presentation likely coming at a later date.

Helen Sides: Seems this should become an agenda item to be discussed so there would be public comment allowed.

D. Staff to share upcoming Public Meetings.

Elena Eimert shares upcoming public meetings, all of which are listed on City of Salem website for registration.

III. REGULAR AGENDA – SECTION HEARD SECOND

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

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

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

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

Staff Correction, following the meeting: Please note that the above Location and Description erroneously identify the Map and Lot identification numbers for the property addresses related to the project. The correct list is as follows: 1 Harmony Grove Rd (Map 16, Lot 377), 3 Harmony Grove Rd. (Map 16, Lot 239), 5 Harmony Grove Road (Map 16, Lot 378), 60 Grove Street (Map 16, Lot 237), and 64 Grove Street (Map 16, Lot 236).

****Request to Continue to February 3, 2022****

Attorney Correnti: Still have not received peer review comments from the city. Still some outstanding issues that need to be addressed.

A motion to continue to February 3, 2022, meeting, is made by Kirt Rieder, seconded by Todd Waller and passes 9-0 in a roll call vote.

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

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

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

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

Item heard fifth.

Attorney Correnti: We have received comments on both civil and traffic peer reviews. Want to go over responses to traffic peer review this evening.

Andrew Arseneault: Going over notable comments and responses to traffic peer review:

- Why roundabout was not assessed? Traffic impacts were limited, delays would be very limited and not worth analyzing.
- Hours of operation? 7a.m. - 7 p.m. Monday through Friday. Plus occasional limited Saturday hours.
- Bike parking? Provided.
- Construction period? Working on a temporary traffic control plan, forthcoming during MassDOT review.
- Curb cuts and how we came about doing those? Curb cuts are in line with MassDOT requirements.

Bill Griset: Maybe we should turn to the members of the board for questions?

Sarah Tarbet: One note about vehicles that would have to mount the curb based on the radii shown. Unclear what response was and what that really means. I do appreciate the recommendation that a bus shelter be constructed there. Very nice addition to project.

- Andrew Arseneault: Provided a turning template that shows the path a vehicle will take as they enter and exit site.
- Paula Thompson: Trucks directed to southern entry first. Shows path of vehicle tires and body. Also shown on exit.

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

- Kirt Rieder: So trucks are going into the far left lane in both scenarios?
- Paula Thompson: Yes. Meets the MassDOT requirements.
- Kirt Rieder: Questions about the bus shelter? Can you speak to where that might go? Making sure approved trees are not displaced.
- Andrew Arseneault: Open to working with the city and MBTA to determine location.
- Paula Thompson: Right now the sign for the bus stop is right where the existing Cedar Road is.
- Kirt Rieder: Can you identify what color the stamped concrete will be? Would be good if there was contrast. Preferably colored concrete.
- Paula: Noted. Not sure if it has been picked yet. Will check with the landscape architect.

Attorney Correnti: Would like to take a few minutes to discuss rock crushing.

Jay Connolly: A lot of internal discussions around rock crushing for this project. This project is quite different from others that have happened in this area. A private project for this business. Needs to get up and operating as quick as possible. Not something that is going to linger from beginning to end. Going to be done in a quick and organized manor.

- Zach Caunter: Wondering about steps to mitigate possible noise during rock crushing?
- Jay Connolly: Not sure I have a great answer here. Sound mitigation is not very well perfected in the industry. It is simply a project that makes a lot of noise.
- Kirt Rieder: I appreciate the honesty. From what I understand, applicant team is relying on speed of removal and setting realistic parameters on when this is happening.
- Attorney Correnti: That is the mitigation. Limiting truck trips by crushing on site and limiting the time frames that crushing happens.
- Kirt Rider: Cannot be overstated how clear it is that it is to the benefit of the abutters that truck trips will be limited.

Public comment:

Dennis Colbert:

- In the agenda, both map and lot numbers are the same for items A and B of the regular agenda.
- Referring to the plans released for this meeting. On sheet 3.1, looking at the continuation of Cedar Road, looks like it is narrower coming out of this property than in the original plan?

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

- In the same area (at the back of the site), a retaining wall goes across Cedar Road. Also currently using part of Cedar Road for snow storage.
- With the relocation of Cedar Road, will all of the utilities be moved for those in the back plots?

Paula Thompson:

- Regarding the width, we are carrying a 40ft width. Roadway is 24ft, which is the minimum.
- Retaining wall is being added during construction. When abutters land is eventually cut down and road is continued, retaining wall will be removed. Sidewalks will also be continued.
- Snow storage can certainly be moved. There are plenty of areas on the site.

Kirt Rider: Can you speak to the retaining wall? What is it? Height?

- Paula Thompson: Suggesting a segmental wall so it can easily be put in and taken out. Height varies based on elevation. No more than 4ft.

Attorney Correnti: On the question of utilities. We are not taking utilities off of the relocated Cedar Road. We are taking them from Highland Avenue directly. We are not putting them in Cedar Road. That will certainly be the way the back parcels can pull their utilities through, as it will remain a utilities and sewer easement (as indicated on the plans). Available for them but we will not be using.

- Carole Hamilton: I don't understand relocating a road and not putting any utilities in it. Basically asking someone to come in and tear up your property to put in utilities.
- Attorney Correnti: Not proposing to put in anything that's not going to be used. If/when back parcels want to access, we will accommodate that.
- Paula Thompson: To clarify, there are only a few old stubs in the current Cedar Road. An old water line and sewer stub. Did not go all the way back to begin with.

Additional public comment:

Laura Lee Stewart, 7 Barnes Road: Very sorry to hear the board is considering allowing rock crushing on this site. Another site nearby has just started rock crushing. Going to be getting rock crushing from both sides. Mr. Connolly backs up our concerns. There were some other neighbors that were going to speak but think they were confused with the items taken out of order.

Dennis Colbert:

- Existing stubs would be available to back properties?

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

- For the relocations of Cedar Road, will there be enough blasting done so that there won't need to be more to put in future utilities?

A motion to continue to February 3, 2022, meeting, is made by Helen Sides, seconded by Todd Waller and passes 9-0 in a roll call vote.

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

C. 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 person 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.

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

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.

****Request to Continue to February 17, 2022****

Item heard second.

Attorney Grover: Requesting a continuance to allow city's peer review to be completed. Making good progress but would like more time to allow for more progress/completion.

A motion to continue to February 3, 2022, meeting, is made by Sarah Tarbet, seconded by Helen Sides and passes 9-0 in a roll call vote.

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

D. 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

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

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.

****Request to Continue to February 17, 2022****

Item heard third.

Attorney Grover: Peer review still underway. Waiting for comments from the city's engineering department. Requesting continuation to allow for sufficient time for that to happen.

A motion to continue to February 17, 2022, meeting, is made by Todd Waller, seconded by Carole Hamilton and passes 9-0 in a roll call vote.

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

E. 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.

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

****Request to Continue to February 17, 2022****

Item heard fourth.

Attorney Grover: Waiting for comments from engineering department. Involves traffic peer review as well.

A motion to continue to February 17, 2022, meeting, is made by Helen Sides, seconded by Sarah Tarbet and passes 9-0 in a roll call vote.

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

IV. APPROVAL OF MINUTES

A. Approval of the November 16, 2021, Joint Public Hearing Minutes

A motion to approve the November 16, 2021, Regular Planning Board Minutes, is made by Helen Sides, seconded by Tom Furey and passes 7-0 in a roll call vote.

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

B. Approval of the November 18, 2021, Regular Planning Board Minutes

Kirt Rieder: Comment on page 9. Content is correct, one missing part. Believe I offered applicant to reference end of Chestnut Street for reference materials.

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 November 18, 2021, Regular Planning Board Minutes, is made by Helen Sides, seconded by Noah Koretz and passes 9-0 in a roll call vote.

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

V. ADJOURNMENT

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

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

The meeting adjourned at 8:03 p.m.

Approved by the Planning Board on March 3, 2022.