



CITY OF SALEM PLANNING BOARD

City of Salem Planning Board Meeting Minutes, January 21, 2021

Chair Ben Anderson calls the meeting to order at 6:30pm.

A public hearing of the Salem Planning Board was held on Thursday, January 7, 2021 at 6:30 p.m. via Remote Access. Public participation was possible via zoom video and conference call.

I. ROLL CALL

Those present were: Chair Ben Anderson, Vice Chair Kirt Rieder, Carole Hamilton, Helen Sides, DJ Napolitano, Tom Furey, Bill Griset, Noah Koretz (8)

Absent:

Also in attendance: Mason Wells, Staff Planner, Tom Devine, Senior Staff Planner

Recorder: Stacy Kilb

I ROLL CALL

II. REGULAR AGENDA

A. Location: 57 Marlborough Road / Osborne Hills

Applicant: Osborne Hills Realty Trust

Description: ** The applicant has requested to continuation to the regularly scheduled meeting on February 4, 2021* of the public hearing for all persons interested in the application of OSBORNE HILLS REALTY TRUST for a Definitive Subdivision Plan and Cluster Residential Development Special Permit for the property located at 57 Marlborough Road (Map 09, Lot 0001) and currently shown as Phases 6, 7, 8, 9, and 10 of the “Definitive Subdivision of Osborne Hills Realty in Salem, Massachusetts” dated November 2, 2006 as approved under the Subdivision Control Law by the Salem Planning Board, comprising Lots 88 through 131. Specifically, the applicant proposes to modify the previously approved Subdivision and Special Permit to change the lot area and lot frontage of 44 lots that are situated in the Residential Conservation (RC) zoning district and to construct the roadways and utilities to service the construction of these modified phases.

Carole Hamilton requests a discussion of item (B) first.

A motion to continue to the Feb. 4, 2021 meeting is made by Carole Hamilton, seconded by DJ Napolitano, and passes 8-0 in a roll call vote.

Ben Anderson	Yes
Kirt Rieder	Yes
Carole Hamilton	Yes

Helen Sides	Yes
DJ Napolitano	Yes
Tom Furey	Yes
Bill Griset	Yes
Noah Koretz	Yes

- B. Location:** 57 Marlborough Road / Osborne Hills
Applicant: Osborne Hills Realty Trust
Description: Planning Board vote on a written extension to the deadline for action on the Form C/Definitive Subdivision application.

This item is reviewed first.

Mason Wells gives an overview. There were some delays and the necessary actions cannot be taken by Jan. 29th. The appropriate date for the extension is discussed. Carole Hamilton would prefer to have more time to ensure everything is properly prepared. Bill Griset and Kirt Rieder agree that the Board may need more time. Upcoming agendas are discussed.

Ugo Dibiasi of Osborne Hills Realty Trust has no problem pushing the extension out to the end of March. The Applicant does expect to submit Traffic Peer Review responses next week. Mason Wells will ask the Applicant to prepare a written request for an extension to March 31 but the Board will vote

A motion to grant an extension of the deadline to March 31, 2021 is made by Kirt Rieder, seconded by DJ Napolitano, and passes 8-0 in a roll call vote.

Ben Anderson	Yes
Kirt Rieder	Yes
Carole Hamilton	Yes
Helen Sides	Yes
DJ Napolitano	Yes
Tom Furey	Yes
Bill Griset	Yes
Noah Koretz	Yes

III. OLD/NEW BUSINESS

A. Draft Planning Board Affordable Housing Policy. Vote on adoption of draft Affordable Housing Policy

Mason Wells provides a review of changes previously discussed. Tom Furey expresses his appreciation to all who worked on this policy.

The item is opened to the public, but there are no comments.

A motion to adopt the Affordable Housing Policy is made by Helen Sides, seconded by DJ Napolitano, and passes 8-0 in a roll call vote.

Ben Anderson	Yes
Kirt Rieder	Yes

Carole Hamilton	Yes
Helen Sides	Yes
DJ Napolitano	Yes
Tom Furey	Yes
Bill Griset	Yes
Noah Koretz	Yes

IV. APPROVAL OF MINUTES

A. Special Planning Board meeting minutes for November 12, 2020.

Tabled until the next meeting

B. Regular Planning Board meeting minutes for November 19, 2020.

Tabled until the next meeting

C. Joint Meeting of the Planning Board and Affordable Housing Task Force Board minutes for December 1, 2020.

A motion to approve the above minutes is made by Helen Sides, seconded by Tom Furey, and passes 7-0 in a roll call vote.

Ben Anderson	Yes
Kirt Rieder	Yes
Carole Hamilton	Yes
Helen Sides	Yes
DJ Napolitano	Yes
Tom Furey	Yes
Bill Griset	Yes
Noah Koretz	Abstain

D. Regular Planning Board meeting minutes for December 3, 2020.

Tabled until the next meeting

E. Regular Planning Board meeting minutes for December 17, 2020.

Tabled until the next meeting

V. ADJOURNMENT

A motion to adjourn is made by Kirt Rider, seconded by Noah Koretz, and passes 8-0 in a roll call vote.

Ben Anderson	Yes
Kirt Rieder	Yes
Carole Hamilton	Yes
Helen Sides	Yes
DJ Napolitano	Yes
Tom Furey	Yes
Bill Griset	Yes
Noah Koretz	Yes

The meeting ends at 6:55PM.

For actions where the decisions have not been fully written into these minutes, copies of the decisions have been posted separately by address or project at: <https://www.salem.com/planning-board/webforms/planning-board-2021-decisions>

Respectfully submitted,
Stacy Kilb, Recording Clerk

Approved by the Planning Board on 5/6/2021