



## CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday July 6, 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 6:30 pm

### I. ROLL CALL

*Present:* Bill Grisct (Chair), Kirt Rieder (Vice-Chair), Carole Hamilton, Zach Caunter, Jonathan Berk, Sarah Tarbet, Josh Turiel (7)

*Absent:* Helen Sides, Tom Furey (2)

*Also in attendance:* Daniel Laroe, staff planner

### II. CONTINUANCES

#### A. Location: 37 Winter Island Road (Map 44, Lot 0036)

**Applicant:** Scott Grover, Esq., f/b/o Plummer Youth Promise, Inc.

**Description:** A continuance of a public hearing for all persons interested in the application of Scott Grover, Esq., f/b/o Plummer Youth Promise, Inc., formerly known as the Plummer Farm School for the property located at 37 Winter Island Road (Map 44, Lot 0036) in the R1 Zoning District for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit. The applicant specifically proposes to sequentially construct a new residential building (Building 1), which will include two independent youth residential programs, family meeting space, exercise and therapy areas, and associated program space, and the renovation of the existing Building 2. Site development will include installation of a paved two-way driveway with circular turnaround, paved parking areas, a gravel service road, stabilized stone dust pedestrian walkways, landscaping, stormwater management system, and utility installations. An amendment will be filed at a later date that will consist of additional improvements.

- Attorney Scott Grover is present for the Applicant. Michael Whitmore, Rondell 47, architect; Bob Griffin, civil engineer, Griffin Engineering; and Nick Bets, Meridian, Landscape Architect are present from the Applicant team.
- The City Engineering Department has finished reviewing the project and the Applicant expects collaboration with the Engineering Department to add to the draft decision on the July 20, 2023 meeting.
- Mr. Whitmore shares his screen to discuss the changes recommended by the Planning Board. Will use a GAF slate line shingle going forward to keep with the residential qualities of the property. The natural gas link to the site as been eliminated and the project is now 100% electric.
- Mr. Betts shares the landscape plan. A sidewalk has been added to north side of parking lot for connection to Winter Island Road. The fenced entrance has been reoriented to make it less noticeable and less likely for trespassers but still achieves the pedestrian connection. Three red maples will be put in on the landscaping by the parking lot.
- Mr. Griffin, the landscaping changes have been incorporated into engineering plans.

#### **PLANNING BOARD COMMENTS**

Sarah Tarbet is glad to see the changes to pedestrian access and is pleased about the property being 100% electric, though preferred the original materials planned for the roof.

Kirt Rieder, happy to see the direction the pedestrian fence has been improved upon.

#### **PUBLIC COMMENT**

No public comments

*A motion to continue to the July 20, 2023 meeting is made by Carole Hamilton, and seconded by Kirt Rieder, and passes 7-0 in a roll call vote.*

Bill Grisct	Y
Kirt Rieder	Y
Zach Caunter	Y
Carole Hamilton	Y
Sarah Tarbet	Y

Josh Turiel	Y
Jonathan Berk	Y

**B. 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, f/b/o Canal Street Station, LLC.

**Description:** A continuance of a public hearing for all persons interested in the application of Joseph Correnti f/b/o Canal Street Station, LLC, 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.

The applicant proposes to redevelop portions of the parcels located at 266, 282, 282R & 286 Canal Street and 2 Kimball Road into a multi-use Planned Unit Development consisting of residential units, 20% of which will be affordable, commercial space along Canal Street, and over 9 acres of open space. The redevelopment of the property will include razing and removal of all existing buildings and infrastructure, construction of five new buildings, which total approximately 73,615 square feet, 250 residential units, 117 surface parking spaces, 196 garage parking spaces, and supporting infrastructure.

- Attorney Joe Correnti is here for the Applicant, Canal Street Station, LLC. Chris Koeplin and Marc Tranos are here as well. The Applicant has received variances for building height from the Zoning Board of Appeals (ZBA) and a Waiver of Demolition Delay (WDDO) from the Historical Commission. The team also made progress with the peer review process. The peer review process with the Conservation Commission (ConCom) has been completed. Many conditions from the various peer reviews have been met and others will need to be incorporated into the conditions of the decision. A few changes have been made to the plans and a new set of plans was filed on June 30, 2023.
- Mr. Koeplin shares his screen. Trees have been incorporated on the west side of the boulevard. This continues past the pool area where there are 3

additional trees. Peer Reviews also sought more articulation with the crossing on the rail trail. There was concern regarding how many trees would be removed. Created more details with an inland bank modification and calculations on the culvert section.

## **PLANNING BOARD COMMENTS**

Jonathan Berk asks if the team has addressed the issue with the trail zig zagging across Canal Street. Mr. Koeplin said that a slowdown point has been provided to cross Canal Street. There was concern was that original landscaping went straight to sidewalk with no room to go around the pole. Mr. Rieder comments that there is already asphalt beyond sidewalk.

## **PUBLIC COMMENT**

**Bonnie Bain**

**22R West Avenue**

Here on behalf of Salem Alliance for the Environment. Also associated with Salem Offshore Wind Alliance

In support of collaboration of the City, State and private developers

Excited about the project but are interested in centering this in environmental stability of the region and that it is focused on environmental justice. They do have a few concerns:

*Mr. Rieder interjects to confirm that Ms. Bain is in fact in attendance to offer comments on 67 Derby Street, **not** 266 Canal Street.*

**Darlen Melis**

**Salem Tree Commission**

Ms. Melis would like to know whether or not there is a city street tree in the sidewalk, and will the driveway cut through this tree? Mr. Rieder responds that there has not been a tree in the section of Canal Street for many years.

**Polly Wilbert**

**7 Cedar Street**

Looking at Salem State's University Square residential building and how obvious and unattractive the dryer vents are. Ms. Wilbert would like to know if the dryer vents will be hooded with 250 units. Mr. Koeplin states that they will be sidewall vented but will try to color match or color coordinate. There is a possibility for using flat

louvered vents, but they tend to clog easily creating a hazard. Chair Griset says that while everyone likes things to look nice, safety must come first.

**Jeff Cohen**  
**Councilor Ward 5**  
**12 Hancock Street**

Mr. Cohen commends the team on how they mitigated some of the flood requests and are still maintaining such a high level of affordability. Also pleased that the team has been respectful of all the requests of the boards recommendations.

**Ben Anderson**  
**10 Adams Street**

Concerned about the split system fan units and the noise they will produce. It will be loud, and he is curious to know if there will be any mitigation or manufacturers assurance on noise level.

Mr. Anderson is also concerned on the height of the buildings. Adams Street is south of the project and if there are solar panels put in place, with the height of the buildings, there is potential for glare off solar panels. Attorney Correnti agrees that potential solar glare would not be acceptable to anyone and there are ways to deflect the glare so that this doesn't impact the neighbors. It would be in the post constructions conditions, and the team is amenable to that. Same with the noise, we would be required to follow city noise ordinance and there are ways to test the noise level. Mr. Rieder would like to quantify the glare so that the condition has a measurable way to manage it.

*Motion to continue to July 20, 2023, made by Kirt Rieder, seconded by Jonathon Berk, and passes in an 7-0 roll call vote.*

Bill Griset	Y
Kirt Rieder	Y
Zach Caunter	Y
Carole Hamilton	Y
Sarah Tarbet	Y
Josh Turiel	Y
Jonathan Berk	Y

### III. REGULAR AGENDA

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

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

**Description:** 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. 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.

- Attorney Correnti is here for the Applicant, Crowley Wind.
- As this is the first time the project has been in front of the Planning Board, Mr. Correnti introduces the team. Joe St. Pierre, Crowley Wind Services. Bob Karl, Senior Vice President for Crowley Wind Services. John Berry, Director of Terminal Operations. Jared Kemp, Project Manager. Plus the various consultants - AECOM, engineering; RVA, community outreach; Tetra Tech for permitting, TS&K for government relations
- Attorney Correnti provides an overview of the project. Phase one of the site was a PUD on what is now the Footprint Power site. Phase 2 is the remaining site, which is in front of the Planning Board.
- Mr. St. Pierre shares background on Crowley. Crowley Wind Services has partnered with the City of Salem and will support offshore wind developers to construct offshore wind turbines.
- Mr. Kemp gives an overview of the site. Water access through the federal channel and land access through city streets. The site has unobstructed vertical navigation. 19 acres (of more than 42) of the site will be part of this

project. Mr. Kemp provides a detailed walkthrough of the site layout, both current and the plan for the project. There will be a staging area for wind turbine components (blades, towers, nacelles); 685-foot-long pile supported delivery pier and 660-foot-long pile supported loadout wharf; maintenance dredging is required, and material will be disposed of offshore; upland soil improvement will be made to increase loading capacities and raise grades; new site stormwater drainage improvements. Area where nacelles go will have electrical installed; trailers for offices; security; parking in parking area. Area A, another transformer will be added for power as well as a small operations office trailer. All laydown yard surfaces will be covered with densely graded aggregate (DGA).

- Attorney Correnti discusses the community benefits package, the job training and job creation for the area, the reuse of the maritime use of the site, and how the site will offer support for future windfarms.
- The existing and improved landscaping will be addressed at the next meeting with a landscape presentation.

#### **PLANNING BOARD COMMENTS**

Zach Caunter is looking forward to peripheral improvements. Mr. Caunter is wondering about the dimensions of the components of the turbines. How tall are the towers? Mr. St. Pierre says that the height depends on the manufacturers. Mr. Caunter would like to know if the tower sections come in 4 sections and if they will be stacked as they are prepared for off-loading.

Josh Turiel would like to know how many turbines will be staged at one time. Mr. St. Pierre states that the preassembly component is being worked through and there would be some vertical integration. Though the turbines would be in this stage for a little time as possible. Mr. Turiel asks how long it takes to put one together. Mr. St. Pierre clarifies that Salem is the preassembly point.

Mr. Griset asks if the vertical units are single or two pieces (referencing the background of Mr. St. Pierre). Mr. Berry responds that the tower sections are 100 foot per section and the site is based on the max site and that in the photo it is likely 1 stower section, though it is hard to tell. Mr. Griset requests a rendering of what it would look like if two tower sections were stacked.

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Kirt Rieder asks if when the tower sections are vertical on the boat, they are out for installation? Would like to have a plan drawing with a dash line indicating that the tower assembly is closer to the water side and not the neighborhood. He would also

like an explanation of the stability of the vertical towers in proximity to the neighborhood. Mr. Berry responds that there are tower stands with wide bases. The weight of the component makes it resistant to high winds.

Sarah Tarbet states that her first impression is that there is too little green space. She would like to hear thoughts on approaching sustainability of the site and any integration for flood resilience efforts. Mr. Berry says they are committed to the continuous robust community engagement and making the site available to the public for tours on a monthly basis. Mr. Kemp states that there is landscaping along the site and the ferry terminal. This wraps around and goes back to the Derby Street side of the site. And the existing green space will remain. The plan is to leave a section open so people can see inside the site. Ms. Tarbet would like the team to be looking for a more holistic approach to greenspace, i.e. flood retention. Mr. Kemp says that he will focus on that for next time.

## **PUBLIC COMMENT**

### **Charles Hildebrand 46 English Street**

The power plant stack is 250 feet. When the Blaney Street Wharf was built, the plan was for a T wharf at the end. Will this project prevent this from happening? Mr. Kemp says that they will stay within our boundaries. Regarding waterfront access, one of the goals of previous planning was ongoing public access. I.e., people accessing the fishing pier. The neighbors are leery of promises that don't have penalties associated with them. I.e., noise levels. Mr. Hildebrand would like to know if along the Derby Street greenspace there will be a berm? Mr. Rieder says that regarding the 2013 conversations about public access, the board did the right thing at the time, but the city's approval process was overridden by state level agencies.

### **Tom Czahor 66 Derby Street**

Would like to know the height of the turbines. Mr. Berry responds that 27 meters is the height of the highest blade stack on Derby Street. Mr. Berry also says that the maximum for stacking is 3. There are 3 blade sets for each turbine and sets are together on a rack.

Mr. Czahor would like to know how the site will be accessed from India Street and Webb Street. There was a slide with a view from Derby Street and would like to know how much further back the landscaping will be from the current line. He would like mature landscaping to be utilized to block the towers and mitigate sound. The team responds that grades will be raised. India street is the current access point for the water backflow preventer, and this will be moved closer to Derby Street. A portion of India street is part of martialing yard. Webb Street will remain as access point for larger deliveries, emergency access, etc. and will not be the main point of ingress or egress. There is currently



- a 12- foot-high fence along Derby Street putting landscaping too early depends on how construction falls together. Will let landscape architect get into the mature plantings.

**Bonnie Bain**

**22R West Avenue**

**Salem Alliance for the Environment (SAFE)**

SAFE is a big supporter of the offshore wind and they want to make sure this a revitalized waterfront. They also want the community to be part of the community benefit agreement. This is an expectation of this coalition. Ms. Bain then states that SAFE has other members present to speak.

**Jamie Kelley**

**459 Woodlawn Estates Drive**

**Kirkwood Missouri**

**Doesn't live in Salem at the moment but plans to move back soon.**

Ms. Kelley's mother lives on Cousins Street and as such she has reviewed the plans extensively and has concerns: 1. The fact that the flooding analysis presented in the SEIR indicated that the major flooding impact would relate to the 100-year storm. The review showed that Collins Cove would flood and that the water would recede over the current site. With the grade of the site being raised, that will create boundary conditions inundated the neighborhood with flooding. There is opportunity to install permeable pavement on the parking lot and bio spoils and rain gardens, etc. and other sustainable stormwater management. Plans show that deep sump catch areas and then the water is conveyed to pipes. From the point of view of site design, the buildings that are mentioned to be construction trailers and this is in violation of city ordinances. And these shouldn't be connected to the sewer. We would also like to see EV charging stations in the lot. Would like to be a partner with the city and be able to review construction drawings to maintain integrity throughout the process. Mr. Rieder interjects to say that while Ms. Kelley's comments are good, the point of the evening's meeting is the first overview of the project. Mr. Rieder asks that Ms. Kelley provide a written letter with her comments. Ms. Kelley states that SAFE has submitted their MEPA letter.

**Jeff Cohen**

**12 Hancock Street**

**Ward 5 Councilor**

The IPCC update decelerates the amount of time we have to get it together. We cannot get a wind farm running quick enough. Footprint's Community Benefit Agreements were a result of work by SAFE, the State, and the Conservation Law Foundation. He feels that Crowley has been very open to meetings.

**Polly Wilbert**

**7 Cedar Street**

Ms. Wilbert asks for a point of clarification as to peer review in this scenario. How do we plan for the eventuality of being a coastal community and the safety of this site? Coast exposure and high winds makes us need to be prepared. Attorney Correnti says that the project is currently in front of ConCom, and they are addressing many of the issues Ms. Wilbert raised. They are looking for a comprehensive peer review and have just started the process.

**Betsy Frederick**

**93 Canal Street**

Regarding Special Permit Process through the Flood Hazard Overlay District (FHOD), flood analysis is part of the SEIR and doesn't speak to the high intensity, short duration storms. Concerned the neighborhood can't deal with the impermeability of the site. Would like to know the emergency plans regarding the site.

**John Hayes**

**13 Hancock Street**

Mr. Hayes is a member of the Offshore Wind Research group of SAFE. He appreciates the comments of the board. The worry SAFE has is hurricane force winds. Also, has seen comments on the SEIR from SAFE and Sustainability, Energy, and Resiliency Committee (SERC). We have the worry of ocean-going vessels idling. How many ships will be there at one time? Mr. Berry says that it is standard procedure for ports to have a procedure for heavy weather, including hurricane force winds. We will be going through exercises with engineering. Regarding vessel activity, there won't be a "line. It may be 2 vessels at the berth with a 3<sup>rd</sup> vessel at the anchorage in the harbor.

*Motion to continue to July 20, 2023, made by Sarah Tarbet, seconded by Kirt Rieder, and passes in an 7-0 roll call vote.*

Bill Griset	Y
Kirt Rieder	Y
Zach Caunter	Y
Carole Hamilton	Y
Sarah Tarbet	Y
Josh Turiel	Y
Jonathan Berk	Y

**IV. OLD/NEW BUSINESS**

**A. Update on City of Salem Subdivision Regulations**

The updated Subdivision Regulation are currently sitting with the Legal Department and will be in front of the Planning Board again soon.

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

**B. Receive and file – 435 Lafayette Street Chapter 91 License/Permit # WW01-0000173**

**C. Open Space and Recreation Plan**

Tom Devine, Senior Planner with the City, is present to speak on the plan. This is a planning document to set priorities for spaces and programming to inform decisions. There is no mandate and there is no budget attached. It has been a yearlong process to get to this point. MAPC joined a year ago. We have done a lot of outreach. We have created a community advisory group, and we had 2 public forums. There were additional engagement activities and discussions at Public Art Committee (PAC), ConCom, and the Point Neighborhood Group. A member of the advisory group lead a trail walk to highlight an opens space around the Woodlands Subdivision. The city is required to have this in place by the state to maintain eligibility for certain grants. This plan needs to be updated every 5-7 years. The plan synthesizes public input and data analysis and is a broad document. Some main points are:

1. Continue to leverage private development to create and maintain open spaces. Ch. 91 is a tool that requires certain types of waterfront development to have public amenities to be maintained at the owners expense. The cities cluster subdivision ion special permit requires developments that seek that permit to develop public open space and public trails. Also the plan w
2. Evaluate the RC zoning district to determine if it should be better balanced between development and open space protection
3. Evaluate zoning districts that cover public parks to make sur the zoning doesn't preclude energy efficiency measures. I.E., ground mounted solar

A draft was published at the June Parks and Rec meeting. Additional public comments were added. City wants to submit the plan to the state by July 13, 2023. The Planning Board is required to provide a letter of review for the plan. Would like the board to vote to all Chair Griset to submit a letter.

**PLANNING BOARD COMMENTS**

Mr. Rieder read the document and sent suggestions to Mr. Devine. The draft in front of him is no different than the original. Mr. Devine says that the document is in 3 parts: a memo, a link to the updated plan, and the redlined version. Mr. Rieder is wondering if the RC (Residential Conservation) zoning questions are best to come from the ZBA or the Planning Board. Mr. Rieder would also like the plan to say that adjacent development to parks should not negatively impact city open spaces or other residences to maximize their solar gain.

*Motion to continue create a Planning Board Chair and Vice Chair concise message in support of the Open Space and Recreation Plan is made by Sarah Tarbet, seconded by Kirt Rieder, and passes in an 7-0 roll call vote.*

Bill Griset	Y
Kirt Rieder	Y
Zach Caunter	Y
Carole Hamilton	Y
Sarah Tarbet	Y
Josh Turiel	Y
Jonathan Berk	Y

**D. Updates from Staff**

None

**V. APPROVAL OF MINUTES**

**A. Approval of the June 8, 2023 Regular Planning Board minutes**

Chair Griset decides to move the approval of minutes to the next regularly scheduled Planning Board meeting.

**VI. ADJOURNMENT**

*Motion to adjourn made by Josh Turiel, seconded by Jonathon Berk, and passes in an 7-0 roll call vote.*

Bill Griset	Y
Kirt Rieder	Y
Zach Caunter	Y
Carole Hamilton	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Josh Turiel	Y

Adjourned at 8:58 pm

Approved by the Planning Board on September 7, 2023