



## CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday June 16, 2022, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Vice Chair Kirt Rieder opens the meeting at 6:30 pm

### I. ROLL CALL

*Present:* Kirt Rieder (Vice Chair), Tom Furey, Sarah Tarbet, Helen Sides, Carole Hamilton, Zach Caunter (6)

*Absent:* Bill Grisct, Todd Waller (2)

*Also in attendance:* Elena Eimert, staff planner, Beth Forrestal (2)

### 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 342), 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 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), 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.

**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 July 7, 2022\***

- Cameron White, North Shore CDC Project Manager, representing the applicant.
  - Asks for continuance to July 7, 2022, meeting. Civil and traffic peer reviews remain in progress.

*Motion to continue to July 7, 2022, made by Helen Sides, seconded by Sarah Tarbet, and passes in an 6-0 roll call vote.*

Kirt Rieder	y
Tom Furey	y
Sarah Tarbet	y
Helen Sides	y
Carole Hamilton	y
Zach Caunter	y

**B. 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**

**Description:** 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.

**\*Request to Continue to July 7, 2022\***

- Kristin Kolick of Correnti & Darling LLP is representing the applicant.
  - The Salem Redevelopment Authority (SRA) referred the project to the Design Review Board (DRB). The DRB next meets on June 22, 2022, and they want to be in front the Planning Board after input from the DRB.

*Motion to continue to the July 7, 2022, made by Helen Sides, seconded by Sarah Tarbet, and passes in a 6-0 roll call vote.*

Kirt Rieder	y
Tom Furey	y
Helen Sides	y
Sarah Tarbet	y
Carole Hamilton	y
Zach Caunter	y

**III. OLD/NEW BUSINESS**

**A. Woodlands Subdivision, Clark Avenue (Map 6, Lot 7, 8, and 9) – extension request**

- Elena Eimert: Developer is to provide update on the outstanding work. The current extension expires June 30, 2022. The outstanding work includes the final overlay paving and the installation of streetlights and street signs.

- Nicolas Menino Jr. representing NST Realty Trust.
- NST Realty Trust requests 90-day extension on Woodlands Subdivision. They are 99% done.
  - National Grid needs to install the four remaining streetlights, which National Grid has said will occur in the next few weeks.

Staff prepared an extension decision that mirrors the second extension with the updated date of September 30, 2022, as the new extension date as well updating the language to reflect the process more accurately for any amendments. The board was offered the option to review the extension draft with the new date. They declined.

*Motion to extend to September 30, 2022, made by Zach Caunter, seconded by Tom Furey, and passes in a 6-0 roll call vote.*

Kirt Rieder	y
Tom Furey	y
Sarah Tarbet	y
Helen Sides	y
Carole Hamilton	y
Zach Caunter	y

- Councilor Morsillo is present in the audience for comment.
  - Comments:  
Councilor Patti Morsillo  
Ward 3 City Councilor.
    - Can Menino Construction indicate when street signs will be installed? Residents asked about this last fall, as did the City Engineering Department. People cannot get packages or food delivered easily.
      - Nicholas Menino: We had previously assumed DPW was providing signs. We have reached out to our sign subcontractor, and they will be installed in the next couple of weeks at the latest.

**B. Report from Staff: Working Group for Flood Hazard Overlay District Special Permit update**

- The City's Planning and Sustainability and Resiliency Departments have created a working group for rewriting the Flood Hazard Overlay District special permit. Kirt Rieder and Sarah Tarbet will represent the Planning Board on working group. This will help ensure that Salem properties will continue

to receive federal flood insurance. Elena Eimert, Kirt Rieder, and Sarah Tarbet will keep the board updated.

- The updated ordinance must reference the new FEMA flood maps and comply with MA Department of Conservation and Recreation's [new model ordinance](#)
- If the board has questions, they can reach out to Tom Devine in the Planning Department. Looking to have the updated ordinance done by November 2022.

**C. Updates from Staff**

- A reminder to save the date for a Joint Public Hearing with City Council on June 27, 2022, to hear more about the Halloween Parking Overlay District zoning amendment. This will be a hybrid meeting.

**IV. APPROVAL OF MINUTES**

**A. Approval of the March 17, 2022, Regular Planning Board Minutes**

Motion to approve the March 17, 2022, Regular Planning Board Minutes made by Helen Sides, seconded by Tom Furey, and passes in an 6-0 roll call vote

Kirt Rieder	y
Tom Furey	y
Helen Sides	y
Sarah Tarbet	y
Carole Hamilton	y
Zach Caunter	y

**B. Approval of the June 2, 2022, Regular Planning Board Minutes**

Motion to approve the June 2, 2022, Regular Planning Board Minutes made by Helen Sides, seconded by Sarah Tarbet, and passes in an 6 -0 roll call vote

Kirt Rieder	y
Tom Furey	y
Helen Sides	y
Sarah Tarbet	y
Carole Hamilton	y
Zach Caunter	y

Tom Furey spoke about Cataldo Ambulance site, 4 Franklin Street. Where are we in the permitting process? This is an eyesore in an entrance corridor.

Elena Eimert: They are continuing to pursue their Chapter 91 license. We haven't received a draft license, but Elena will out and ask for an update.

## V. ADJOURNMENT

*Motion to adjourn made by Carole Hamilton, seconded by Helen Sides, and passes in an 6-0 roll call vote.*

Kirt Rieder	Y
Zach Caunter	Y
Tom Furey	Y
Carole Hamilton	Y
Helen Sides	Y
Sarah Tarbet	Y

Adjourned at 6:49 pm

***Approved by the Planning Board on 07/07/2022.***