



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday June 8, 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 XX:XX pm

I. ROLL CALL

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

Absent:

Also in attendance: Elena Eimert, staff planner; Daniel Laroe, staff planner

II. REGULAR AGENDA

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 here for the Applicant. Michael Whitmore, project architect, Rondelle 47 ; Mike Page, Griffin Engineering; Nick Betts, landscape architect, Meridian Associates.
- The team has incorporated a number of changes into the plans based on input from various city departments. Waiting for the city's engineering department to conduct a site visit in the next week for further engineering comments.

- Michael Whitmore shares his screen. The team took the idea of moving the project to more natural materials and have proposed going to a red cedar natural shingle that will be durable and weather nicely over time. The previous board and batten panels are now red cedar. Comments from Traffic and Parking have been incorporated into the civil engineering edits and landscaping edits.
- Mike Page presents the civil engineering plan updates. A walkway has been put along the parking area near the entrance to the existing building. An infiltration trench has been included to capture the runoff. Regarding the utility plan, the gas service has been located within the building and determined where it came out of the building but cannot find where it exits from the street.
- Nick Betts added sidewalks and crossings which had the plantings adjusted. The formality of the plantings near the existing building have been broken up. Some edging has been maintained but broke up the massing. Bike racks have been added on the southern side of the driveway. Added shade trees around the existing field, 5 trees added in total.

PLANNING BOARD QUESTIONS

- Helen Sides really likes the material changes on the exteriors. Was wondering about the trim on the windows and hopes it isn't white. Doesn't want it to look like an outline. Does the metal on the roof need to be a light tone or can you go darker?
 - MW: We are looking at how this affects solar heat gain and want to keep it a natural material, either copper or zinc.
- Tom Furey wonders if this will be an opportunity to redesign Winter Island Road.
 - Attorney Grover says that the volume of traffic will not increase.
- Josh Turiel hadn't realized that one of his clients is Griffin Engineering and has filed a disclosure form with the city solicitor. Loves the site and the improvements being made. If the gas line extension is only to power a range, then they might be better off using a commercial induction range. This would require no extension of the gas line.
- Sarah Tarbet are you sure you won't be hitting ledge with the heat pump? Agrees with Helen on the window trim. Is there any consideration to use timber and the pedestrian circulation. Had talked about connecting the walkways to Winter Island Road.
 - Mike Whitmore says they are looking to address the sustainability of the range. As far as the potential for mass timber is concerned, they are taking a more residential approach to the project as it is so small scale. As far as the connection to Winter Island Road, this is private property. And a challenge is pedestrian traffic that meanders onto the site from Winter Island Road. The goal for us is to establish a collector for the parking area and visitors have a safe path.

- Nick Betts sidewalks on one side of the lot is to do with stormwater management.
- Kirt Rieder finds that stormwater management is not a reason to not have a sidewalk. Forest River had a solution to make it work. Frowns upon the conciliatory nature to traffic and parking. Feels that the current project says that residents need to be reliant on vehicular transport. It seems that there is an avoidance to connect to the multi-use path.

PUBLIC COMMENT

No new written public comments

Polly Wilbert

7 Cedar Street

Sees the attractive adjacent courtyard. Wonders about the amenity for the young people to eat outside. And is the courtyard large enough to accommodate a grill and tables, etc.

- Nick Betts shares that the basketball court is actually a multi-use area and available for outdoor dining with various furniture configurations.

Ms. Wilber thinks that the project team should be sensitive to the things you can make this more homelike. There is value to a softness with the home, like being able to plant a vegetable garden or flower.

- Nick Betts says that there is an existing vegetable plot and there are opportunities for future use of the site.

Nicole McLaughlin, Plummer Youth Promise, addresses pedestrian safety concerns. One of the biggest struggles is that the public uses the property all the time. The kids provided input on the project and asked that there be ways to make sure that people aren't walking in. If we extend out further to the street, it invites people in, and we don't want to put a gate as it adds to the institutional quality of the site. There is an obligation to care for kids and not have strangers walking around.

- Kirt Rieder has no counter arguments to this but wonders how we can work on other institutional projects that have connections. Stunned that we can't make a connection that makes residents feel part of the community, not separate from it.
- Helen Sides looking at it from the property feeling intentionally separate then is a better connection to the community to venture out versus the public coming in? If the connection is provided, would the enjoyment outside the gate be greater.
- Bill Griset, are these programmatic decisions? The extent of connectivity is programmatic.
 - Kirt Rieder: But this is private property connected with the public realm and its very close.

- Kirt Rieder wants to know about the vehicular gate
 - Michael Whitmore says that it is a simple bar, so they don't get into an institutional appearance.
 - Kirt Rieder: The current plan is to remove trees at the entrance which will make this a more open view to the ocean.
 - Michael Whitmore says that they have considered adding trees and we don't want to hang panels. We would use canopy PV panels with parking underneath and will not increase impervious surface on the location.

Attorney Grover would like to continue to the July 6, 2023 meeting but is curious if there will be quorum at this meeting. Elena Eimert has 7 members present for that meeting as of now.

A motion to continue to the July 6, 2023 meeting is made by Helen Sides, and seconded by Jonathan Berk, and passes 9-0 in a roll call vote.

| | |
|-----------------|---|
| Bill Grisct | Y |
| Kirt Rieder | Y |
| Zach Caunter | Y |
| Tom Furey | Y |
| Carole Hamilton | Y |
| Sarah Tarbet | Y |
| Helen Sides | 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.
- Scott Cameron, Morin-Cameron Group, civil engineer, shares his screen. Upgrades to the Kimball Road right of way include upgrading utilities, sidewalk connection, regrading the road, stormwater management and treatment. Have eliminated a parking area and transformed it into a park, this will help with stormwater management and flood plain management. Eliminated the garage exits to buildings C & E to distribute the traffic more uniformly around the site. The entrance corridor of B & D has been updated and parking opportunities are outside as well. Sidewalks connecting to the rail trail are now extended further along the rail trail with a crossing. The city installed a flood weir system in this area. Significant changes were made to the vertical perspective. 3.2. feet of vertical added above the flood elevation. A combination of surface grading adjustment (lowering parking and landscaping areas) to capture flood. We didn't lower the building elevations but rather created a flood galley system. This helps balance the design costs. Retaining walls have been eliminated so the back of the buildings will be lower for maintenance access. We also eliminated all the wetland filling. Still providing the same amount of wetland replication.
- Jonathon Matz, Halverson Design. The Corner of Canal Street entry is still a gateway plaza entry to the site with a pedestrian centric corridor. The crossings to the buildings are now raised, like speed tables. Still showing 4 at each entry. Pull-offs in the boulevard. Building C entry is switched to the south and E is to the north to create an amenity space. Created a slight change in the layout of the handle of the rail trail using the set of rails most west in the configuration and infilling with stone dust to create a path. Chose far west rails to minimize tree removal. The central greenspace focused on impervious surface and providing a place for residents to get outside. From a planting standpoint, flood storage – open space native plantings/seed mix along with robust canopy trees. The site on Canal Street will be greened up. A mix of native species of shrubs, groundcover throughout the site. Trees on building B to take

advantage of sun exposure. Groupings of trees along the rail trail off property will be built up a little.

PLANNING BOARD QUESTIONS

Kirt Rieder asks where the raised crosswalks are. Scott Cameron draws on screen to show the low points. This will prevent speeding through the site.

Kirt Rieder is not looking for symmetry but would like the team to add 3 or 4 trees to better break down the scale of the presence of buildings C & E. Just to make it more comfortable for the pedestrian experience.

Jonathan Berk is still concerned with the rail trail connection at Canal Street. Is this something that can be worked on with transportation to make it more seamless rather than the current zig zagging.

Josh Turiel likes the changes to the flood control measures. Wonders how practical it is to allow one section of the parking lot to be sacrificed to water. How seriously will people take the cautions of not leaving their cars there. Regarding the pool area, will the kids not have a place to be, a recreational area, i.e. a playground area, better off with that than a pool. Still has concerns for building A being generic. This is an opportunity to improve the streetscape. Scott Cameron qualifies that its only about 12 inches into the flood zone. The Property will be managed, and notices will be sent out in advance. It is a good use of the area.

Kirt Rieder follows up with he cannot determine the property line for the owners and asks Scott Cameron to trace the line. The property is 12 acres, mostly Rosie's pond (owned by owners but not part of the PUD). It follows the limit of historic filling. Mr. Rieder asks what the required offset is? Mr. Cameron says that going back to the Conservation Commission, they petitioned that the 25 and 30 setbacks are intended to protect natural buffer zones not previously disturbed buffer zones. The team does not believe the buffers apply as the footprint is in previously disturbed land.

Kirt Rieder asks Mr. Cameron to describe the louvers. How does this not fill up with debris, animals, undesirables. Mr. Cameron says that there is no more than 2 feet of opening. FEMA requires 80% of it as open. The cover will likely be a grate with the inside access for maintenance.

Sarah Tarbet thinks the retention structures are great and a cool solution. She is wondering how the water gets to B & D. Where are the louvers? Mr. Cameron say that they are a mirror of buildings E & C. And shows that the entire property

is in a flood zone if there is a flood. This system creates half an acre of flood storage.

PUBLIC COMMENT

There are no new written comments

Polly Wilbert
7 Cedar Street

Believes the pool came after there was a plea for family amenities but echoes Josh Turiel's concerns.

Bill Ross, the city's civil engineering peer reviewer on the project, give a brief summary of the ongoing peer review.

Chris Koeplin, Canal Street Station. The pool is intentional for market rate housing. The thought is to use the area year-round with grills, etc. Typically properties like this are 1 in 30 units with kids. Generally that is not what we see.

Attorney Correnti reminds the board of the Applicant team's contractual obligation is to complete permitting by the end of July and the team would like a decision by the July 20, 2023 meeting.

Motion to continue to July 6, 2023, made by Kirt Rieder, seconded by Tom Furey, and passes in an 9-0 roll call vote.

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

III. OLD/NEW BUSINESS

A. Notice of presentation of draft Open Space and Recreation Plan to the Parks and Recreation Commission – June 20, 2023

- Consultant is presenting to Parks and Recreation on June 20, but Planning Board approves the updates for this plan. The ask is to clarify how many members are free to attend the June 20 meeting. We will need a quorum for this event.

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

- Would like to have at least 1 board member in attendance.

B. Updates from Staff

- Board members are asked to be proactive with meeting availability to better facilitate project review.
- Dan Laroe will be the interim Planning Board staffer as this is Elena's last meeting

IV. APPROVAL OF MINUTES

A. Approval of the May 18, 2023 regular Planning Board minutes

Motion to approve the May 18, 2023 Planning Board minutes made by Helen Sides, seconded by Sarah Tarbet, and passes 7-0 in a roll call vote with two abstentions.

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

V. ADJOURNMENT

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

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

Adjourned at 8:34 pm
Approved by Planning Board July 20, 2023