



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday May 18, 2023, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Griset opens the meeting at 6:30 pm.

I. ROLL CALL

Present: Bill Griset (Chair), Tom Furey, Carole Hamilton, Jonathan Berk, Helen Sides, Josh Turiel, and Sarah Tarbet (7)

Absent: Kirt Rieder, Zach Caunter(2)

Also in attendance: Elena Eimert, staff planner

II. REGULAR AGENDA

- **Location: 50 St Peter Street, Salem, MA (Map 35, Lot 179)**
Applicant: Scott Grover, Esq., f/b/o Iron Bar LLC
Description: A public hearing for all persons interested in the application of Scott Grover, Esq., f/b/o Iron Bar LLC, for the property located at 50 St Peter Street, Salem, MA (Map 35, Lot 179) in the B5 Zoning District for an amendment to a Planned Unit Development Special Permit in accordance with the Salem Zoning Ordinance sections 7.3 Planned Unit Development. Specifically, the applicant proposes to amend an existing Planned Unit Development Special Permit decision dated December 12, 2006, and amended by Amended Decisions dated April 22, 2008; July 28, 2008; March 19, 2009; October 19, 2015; and February 9, 2016. The amendment would allow the conversion of the approximately 3,200 square foot space formerly used as a restaurant to three (3) residential dwelling units. The existing three (3) on-site parking spaces dedicated to the former restaurant will serve the three new dwelling units. There are no proposed changes to the exterior appearance of the building and no changes to the site, including landscaping, lighting, and utilities.
- Attorney Scott Grover is here for the Applicant. Steve Feinstein of Symes Associates is also in attendance. Project was approved as aa PUD in 2006. Residences, restaurant space, artist space (affordable unit), and an exhibit on the history of the site. The owners have been trying to find another restaurant after Bit Bar left 2 years ago but to no avail. The owners would like to convert restaurant space to 3 residential units. The 3 parking spaces created for the restaurant would be assigned to the 3 units. This petition is

similar to a previous petition in 2015 regarding the same issue and was approved.

- Steve Feinstein shares drawings on the screen to illustrate that one unit is up/down and the other 2 are one story. The 3rd unit will be entered from an existing doorway behind the building. This entrance was previously used for staff and deliveries. No changes will be made to the exterior of the building, The owners all feel it is important to maintain the “historical” nature of the site.
- Helen Sides asks how this affects the PUD. Attorney Grover says that it maintains the mixed-use of the PUD by having the live/work artist’s space and the exhibit space.
- Steve Feinstein says that they have been marketing space for about 3 years now. Hired a restaurant broker and let local brokers know. It’s a tough site for a restaurant. The city did a nice job adding the parking lot, but it still hasn’t allowed for business.
- Elena Eimert lets the board know that the percentage requirements for businesses in PUDs are only in Business Park Development (BPD) zones.

PLANNING BOARD QUESTIONS

Tom Furey: Really nice that this will be all residential. Anything in the complex relating to jail history?

- Steve Feinstein: The current residential entrance has a small museum. And there are original bars throughout the building.

Sarah Tarbet: Hates to see it removed from the PUD. Had you looked at any site alterations to address the access?

- Steve Feinstein: Access is tough, it’s a tight site. The historical nature and topography of the site would make it hard to alter.

PUBLIC COMMENT

No written public comments

No public comments

Motion to close the public hearing is made by Carole Hamilton, seconded by Helen Sides, and passes in a 7-0 roll call vote.

Bill Grisct	Y
Tom Furey	Y
Carole Hamilton	Y
Jonathan Berk	Y

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

Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y

Elena Eimert shares the amended decision on screen. [Decision_50 ST Peter amendment_05192023.pdf](#)

Attorney Grover asks that sub paragraph 3, where it indicates based on the environmental impact and plans... be removed as this isn't new, and they weren't required to file a new EIS as it has already been approved.

The City Engineer reviewed the project and asked for 3 conditions to be applied (section 1.3 of the decision).

Motion to approve the amended decision to approve made by Helen Sides, seconded by Tom Furey, and passes in a 7-0 roll call vote.

Bill Grisct	Y
Tom Furey	Y
Carole Hamilton	Y
Jonathan Berk	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y

III. OLD/NEW BUSINESS

A. Receive and file: Issuance of Chapter 91 Waterways License, 16 Franklin Street, Salem

B. Receive and file: Issuance of Draft Chapter 91 Waterways License, 1 Leefort Terrace, Salem

- There is a public comment period associated with this.

C. Receive and file: Issuance of Draft Chapter 91 Waterways License, 21 Hemenway Road, Salem

- There is a public comment period associated with this.
 - Helen Sides: Are they putting in a dock
 - i. Elena Eimert: I believe so

D. Receive and file: Chapter 91 Waterways License Application, Recreational Fishing Pier, Salem Willows Park Salem Willows Park, 200 Fort Avenue, Salem

E. Updates from Staff

- Two board members need to complete ethics and board member training.
- Elena is leaving the City of Salem. Her last Planning Board meeting will be June 8.

IV. APPROVAL OF MINUTES

A. Approval of the April 20, 2023, regular Planning Board minutes

Motion to approve the April 20, 2023 regular planning board minutes made by Helen Sides, seconded by Sarah Tarbet, and passes in a 7-0 roll call vote.

Bill Grisct	Y
Tom Furey	Y
Carole Hamilton	Y
Jonathan Berk	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y

B. Approval of the May 4, 2023, regular Planning Board minutes

Motion to approve the May 4, 2023 regular planning board minutes made by Helen Sides, seconded by Sarah Tarbet, and passes in a 7-0 roll call vote.

Bill Grisct	Y
Tom Furey	Y
Carole Hamilton	Y
Jonathan Berk	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y

IV. ADJOURNMENT

Motion to adjourn made by Helen Sides, and seconded by Carole Hamilton, and passes 7-0 in a roll call vote.

Bill Grisct	Y
Tom Furey	Y
Carole Hamilton	Y
Jonathan Berk	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y

Adjourned at 7:11 pm
Approved by the Planning Board on July 20, 2023