



CITY OF SALEM PLANNING BOARD

Chair Bill Grisct calls the meeting to order at 6:30pm.

A public hearing of the Salem Planning Board was held on Thursday, May 20, 2021, at 6:30 p.m. via Remote Access. Public participation was possible via zoom video and conference call.

I. ROLL CALL

Present: Chair Bill Grisct, Vice Chair, Kirt Rieder, Carole Hamilton, Tom Furey, Noah Koretz, Todd Waller, Sarah Tarbet, Helen Sides (8)
Absent: DJ Napolitano (1)
Also in attendance: Mason Wells, Staff Planner
Recorder: Stacy Kilb

II. REGULAR AGENDA

A. Location: 21 Crescent Drive (Map 15, Lot 563)
Applicant: Janet M. Fellows
Description: Endorsement of a Plan believed not to require approval under the Subdivision Control Law (ANR).

Applicant and homeowner Janet Fellows presents.

- Survey was done for installation of a fence; neighbor's property is encroaching on hers and they would like to purchase that property. She needs the ANR endorsed.
- Mason Wells notes the 2 pieces are reducing the square footage of an already nonconforming lot, which required ZBA approval. They are not buildable, and once parcels are created, they will move over to the other lot.
- This is an administrative matter – but Tom Daniel must also sign.

A motion to endorse the ANR and allow Tom Daniel to sign off, is made by Noah Koretz, seconded by Kirt Rieder, and passes 8-0 in a roll call vote.

| | |
|-----------------|--------|
| Carole Hamilton | Yes |
| DJ Napolitano | Absent |
| Helen Sides | Yes |
| Kirt Rieder | Yes |
| Noah Koretz | Yes |
| Tom Furey | Yes |
| Todd Waller | Yes |
| Sarah Tarbet | Yes |
| Bill Grisct | Yes |

B. Location: 4 Franklin Street (Map 26-0407)

Applicant: CAS Salem LLC

Description: A continuance of a public hearing for all persons interested in the application of CAS SALEM LLC for the property located at 4 Franklin Street (Map 26-0407) for a Site Plan Review, Flood Hazard Overlay District Special Permit, and Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 8.1 Flood Hazard Overlay District; Section 8.4 North River Canal Corridor Neighborhood Mixed Use District. Portions of the site are also in the Entrance Corridor Overlay District. Specifically, the applicant proposes the construction of a business office and ambulance facility with associated employee parking area, utilities, landscaping, and harbor walk path along the North River. The business office and ambulance facility are the first phase of site redevelopment and occurs on the Franklin Street side of the site. The second phase, the plan for which has not been developed, will occur on the North River side of the site.

In attendance for the Applicant:

Attorney Joseph Correnti

Bob Griffin, Civil Engineer, Griffin Engineering

Bill Ross, Peer Reviewer, New England Civil Engineering

Dave Stockless Architect, Icon Architecture

Attorney Joseph Correnti presents.

- Presented revised drawings at last meeting; building was relocated, reoriented, and other site improvements made.
- Have been to DRB (one meeting) and obtained additional feedback/suggestions, to which they have replied. Will return to DRB next Wednesday.
- Peer review comments have been received, reviewed, and many have been addressed.

Bob Griffin explains changes in the Plan made as a result of Peer review.

- Site Layout
 - Jog in building, no stairs from building to North St.
 - Retaining wall moved in, landscaping changes.
 - Plan clarified w/snow storage identified.
 - AC units called out and screening shown.
- Grading and Drainage
 - Need for cleanout on drain line clarified.
 - Revised water quality treatment devise, downstream defender unit has been upgraded and a duckbill tide gate added.
 - Grading along North St. is described.
 - Parking lot and building elevations remain the same.

- Water quality treatment is intended to be used for Phase II. Will need to check that downstream defender has the capacity for that, if inadequate, will need to replace with something else or provide a replacement unit.
- Groundwater infiltration: currently none is proposed, but it is not needed to meet DEP stormwater management requirements. Site is currently completely impervious but will have additional landscaped areas when project is complete. Mr. Griffin feels infiltration is not needed.
- Extended basins to hold structures in place.
- Utilities and Lighting
 - Water supply line size reduced to 1¼".
 - Demolition plan clarified that existing utility services will be abandoned and capped. Information on temporary hydrant use also now provided.
 - Test pit will be dug in Franklin St. at location of fire protection line.
 - Pipe materials now updated/clarified.
 - Sewer line measured at 18".
 - Provision of water and sewer to site: office use, not much needed.
- Revised Plant species
 - Irrigation system will be in place, additional info forthcoming.
 - Will be on sensors so as not to waste water.
 - 3 serviceberry trees proposed along North St. Side
 - Planting table has been updated; revised plant schedule is shown.

Bill Ross Peer Review:

- Not seen anything re phase II, stormwater management may change.
- Engineering Dept. has new extensive checklist of pre-permit review, looking to expand Peer review to include comments in that process so comments are longer this time around. They are looking for those comments to be put on plan so there is no argument later.
- Re groundwater: project has outfall to river; DEP says they do not need to do add'l recharge. DEP/mass stormwater, City MS4 if Applicant wanted to discharge to City system, would need to infiltrate more/discharge is stricter. Not applicable as they are discharging to river. Will need to revisit after water line test pit and sewer inspection on Franklin and North St.
- Addition of tide gate.
- Water quality unit.
- Buoyancy.
- Erosion control plan is now included.
- Peer review response letter discussed FHOD permit conditions, drainage alteration permit and FHOD must be submitted.

Dave Stockless, Icon Architecture, presents building changes.

- DRB meeting was productive.

- Office portion of building stepped back from garage portion to give building definition. Also allows breadth at intersection sidewalk.
- Elimination of stairway = better landscaping.
- Reoriented main entrance door to plan left rather than south, a more direct connection to parking area.
- Artist rendering: From Franklin/North St. Intersection.
 - Transition Hardie Plank to vertical metal panel.
- Revised from North St. Roof of garage flattened, creating a simpler structure. Architectural scale to façade has been provided, opaque windows on this side to provide daylight into garage. Entry from this view eliminated, walkway added.
- Franklin St. View. Tall feature lowered to align w/roof of office feature, not creating such a statement. Unique materials and color now identify entry. Provides scale and weather protection to entry. Lighting is described.
- View from Franklin St. Building has been simplified, more contemporary. DRB felt building should have a “civic” feel.
- Elevations also simplified. All signage brought down to meet signage ordinance.

Kirt Rieder

- Railing details? It is gray, but not completely designed yet, picket railing. Don't want to call attention to it. Kirt Rieder agrees, wants it to “disappear.”
- Lighting: full cutoff? This is confirmed.
- Slope on Franklin St.: 5:1. Franklin St. 4:1, North St. 5:1. What is distance from North St. façade to back of curb? This is 10', trees will be planted midway down the slope vs. against the building.
- Is anticipation that pedestrian access in Phase II will happen in City's travel way, or develop a walk on Applicant's property? Both are options.
- Asking about sidewalk so they can bake in the possibility to add a walk and not preclude it with position of wall on North St. 4' of space between wall and edge, so this is possible.

Sarah Tarbet

- Drainage during construction? Erosion controls will encircle the site, only building on half the site, will leave as gravel until loam and seed can be placed. Phase II area can be used during construction, keeping it as gravel will allow infiltration prior to paving and catch basin installation.
- Lighting on North St. side? None is planned; entry is lighted in canopy. Additional pedestrian lighting may be desirable, but Applicant wants to keep light on their property. Notes existing lights are on opposite side of drive on North St. Embankment.
- Kirt Rieder notes they need to be replaced by the City as they are “not awesome.”

Bill Ross

- Roof drainage –proposing to collect, represented by a single point/pipe, please make sure plumbing plan bears that out, roof is sloped to rear (was) but is now flat, will that be a problem?
- Bob Griffin: old plan, garage sloped back to gutter. New flat roof will have to be drains on the roof that will be piped/combined w/business office portion, will discharge to drainage system.

Bill Griset

- Is there another location they could tuck the air handling unit to make it less visible?
- Bob Griffin feels they will not be very visible. Material will match the building and 3 trees will screen, also Phase II will screen some of the view. Mr. Stockless has noted air handling units could also go on roof.
- Screening is discussed.

Helen Sides

- Appreciates the improvements.
- Commenting here and DRB, scale of vertical material should be enlarged to be in line w/pattern and scale of other materials, should also be slightly darker so as not to contrast so much with other materials. It should also be a matte finish and not reflective.
- Examples of materials will be provided.

Public Comment

Anne Sterling, 29 Orchard St.

- DRB requested “civic feel,” would they consider brick cladding?

Attorney Correnti: presentation is complete. Minor issues will be addressed, hoping for DRB recommendation at next week’s meeting, will come before PB the first week in June, hoping for a draft decision then.

A motion to continue to the June 3, 2021, meeting is made by Noah Koretz, seconded by Kirt Rieder, and passes 8–0 in a roll call vote.

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|-----------------|--------|
| Carole Hamilton | Yes |
| DJ Napolitano | Absent |
| Helen Sides | Yes |
| Kirt Rieder | Yes |
| Noah Koretz | Yes |
| Tom Furey | Yes |
| Todd Waller | Yes |
| Sarah Tarbet | Yes |
| Bill Griset | Yes |

C. Location: 203 Canal Street (Map 33, Lot 11)

Applicant: Z & M Realty Trust

Description: A continuance of a public hearing for all persons interested in the application of Z & M REALTY TRUST for the property located at 203 Canal Street (Map 33, Lot 0011) for a Site Plan Review, Drive-Through Facilities Special Permit, and a Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance Section 9.5, Section 8.2, and Section 8.1. Specifically, the applicant proposes removal of the vehicle entrance on Canal Street and creation of one entrance and exit off of Forest Avenue for a new drive through and parking lot layout.

Sarah Tarbet recuses herself from this project.

Present for the Applicant is Bill Jacob, Architect, Jones Architecture
John Bobrek, Engineer, Bobrek Engineering
Naomi Cottrell, Landscape Architect, Crowley Cottrell Landscape Architecture
Bagel World Team

Bill Jacob, Architect

- Primary reason was queuing of vehicular traffic. Adding proper drive through condition remediates that.
- Beyond those issues, site improvements integral to project that strengthen Canal St. Corridor:
 - 11 trees added, including city trees, 2 existing maintained.
 - 3000 sf of lawn and plantings added to site.
 - Improved drainage and runoff.
 - Reduced heat island effect.
 - 2 pedestrian crossings added.
 - Integral bike racks added.
 - 10 spaces removed.
 - Clear driving lanes, wayfinding added.
 - Efficiency and safety greatly enhanced.

Bagel World Team: Peter Kantorosinki

- Salem history goes back to his grandparents' relatives.
- Location was "Alice's Ice Cream," then a roast beef store.
- Reinvested in family's neighborhood, opened BW in 1995.
- Take pride in serving old neighborhood and all local communities.
- This corridor is challenging, especially with regards to water.
- BW challenges: World has changed, more cars, more students.
- "The Market Basket of Bagels" Promotes a quick respite to those who wish to stay, but need to keep space available to serve more customers. Started process w/Former Gov. Patrick flood mitigation project/minimal disturbance to Canal St. Corridor. Tabled.
- Describes process to development of thoughtful Plan. Desire to mitigate traffic AND beautify Canal St. Corridor.

- Drive up window: Originally the customer orders and receives from same place, like waiting in line at store. 2016-17 project, drive up for closed 5 months, internal improvements made.
- Respects visions of Board but feels this is as far as they can go. Reality is that customers are almost all college and south Salem residents, but still need to provide a safe and navigable site for those wishing drive through experience and adequate parking for employees, customers, deliveries. Project will provide improved experience for those with disabilities and quicker experience in drive through.
- Online ordering /HD speaker system added at other locations, hoping that they can do something similar here.

Bill Jacob, Architect

- Site Plan Layout
- Greenery added to rear of lot, "sea of asphalt" simplified.
- Secondary/tertiary layer of landscaping via lawn and island surrounded by curb, added; some parking removed. Islands expanded to 6' in depth.
- Stormwater infiltration trenches called out.
- Queuing of cars/redirection off Canal. Forest in/Forest Out. Queue lane is 10-car lengths long. Exit is at that point, allows customers abandoning drive through to exit onto Forest.
- Accessible parking tight against building.
- Rounded edge added at one curb island.
- Temporary snow storage proposed.
- Want to control and mitigate water through site.
- Add'l canopy of trees will help capture/redirect rain.
- Canal St. Primary bed has been bisected; bike rack moved to north side of pedestrian crossing.

John Bobrek, Engineer

- Shows previous plan.
- Grass swale contained w/granite to collect/recharge stormwater, perimeter will have pea stone treatment to buffer property line and fence.
- Bike rack is described.
- Landscaping plan is shown. Only one tree will be removed. 8 added in rear, several added around front, landscaping around entire property.

Bill Jacob: Architecture

- Only change is that modifications made to account for 4' height corridor setback requirement.
- Posts set on either side of trees to provide symmetry/visual and to allow panels to act independently and not be disturbed by roots.
- Outdoor dining component maintained.

Kirt Rieder

- Wall/street tree pit/structural soil for honey locust? Wall is low lying, 1' high, standard details indicate structural soils are already installed.
- Kirt Rieder: root zone must continue under wall into snow storage area. John Bobrek: root ball will be against back of retaining wall. KR: create a hole in wall foundation so root ball can communicate with snow storage on other side. This detail can be added.
- This project will be transformative but at the same time it is "business as usual," with a reduction in parking spaces. PB's goal was not to drag them through for no apparent reason, but PB input has benefitted the project.
- Discussion re dominance of parking spaces when Applicant did not seem to adequately utilize on-street parking, it struck Board that going from 4-5 queued cars in an unsafe area. to 21 seemed like overkill, but the contentious back and forth has been worth it, and he will vote in favor of project.

Chair Bill Grisct echoes Mr. Rieder's sentiments.

Tom Furey

- Thanks the owner for reinvesting and staying in Salem.
- No perfect solution to traffic problem but appreciates the effort.

Helen sides

- Appreciates landscape changes.
- Not a fan of drive-throughs, does not approve of 21 cars idling, some towns in US pass ordinances to limit amount of time a car can idle. Some cars shut off when still.
- This is a behavioral issue. People would rather sit in a running car than go in.
- Understands and appreciates they are solving the safety issues on Canal St.

Councilor Josh Turiel, Ward 5 238 Lafayette St.

- Thinks 10-11 cars is more likely in drive through.
- Reality is that if you have 4-5 cars in existing drive up, that is a good day for the street, b/c 10 cars queuing now go onto street.
- A little better than before Canal St. Project.
- This makes it more usable, with sufficient parking to accommodate those coming in, he hopes available seating will be used now that cars are not so close.

Jeff Cohen, 12 Hancock St.

- Flood mitigation almost done at "Lake O'Keefe," will mitigate issues.
- Kantorosinki family and PB process, he is impressed, a good example of cooperation between good business good neighbors and the city.
- Especially looks forward to tree canopy mitigating the heat zone.

Matt Veno, 20 Forest Ave. Former Planning Board member and City Councilor, frequent BW customer

- Supports proposed improvements.
- Appreciates work of PB to improve the plan/decrease impervious surface/increase green space.
- Not a “transformative” project but not fair to expect it to be, as it is not a tear-down/rebuild reimagining use of site. A modest but important effort to improve Canal St. Traffic flow, a problem noted.
- Moving entrance onto Forest Ave. will make an enormous difference and improve safety for drivers, those coming in, and pedestrians.
- A more efficient, traditional drive through w/order window will allow diminished need for parking.
- Traffic flow presented is as best as can be expected.
- Addition of front outdoor seating will be a nice amenity that will be used.
- BW team has been responsive to concerns of Board, made improvements, a good example of business owner and team working w/City and neighbors.
- As former PB member, neighbor, and customer he supports the petition as presented. Work of PB has improved the project.
- Thanks the PB for service to City and neighborhood.

Noah Koretz

- Notes he will vote in favor of project as presented.
- Does not share “warm fuzzy feelings” b/c current conditions are such a safety hazard that a vote against would be to maintain status quo, so he won’t withhold his vote based on existing conditions.
- Cares deeply about all and this small business, but our duty on the PB is to look out for the safety and welfare of the community at large. At a certain point, everyone talks about building for people, not cars, but in individual decisions we do the same thing over and over again. This site is next to the single largest concentration of young people in the City, many of whom do not have cars.
- Short walk from downtown, improvements have been made, short walk from neighborhoods, also a possible future transit stop.
- Look to the future, not the past. This is NOT investing in the future, this is maintaining the status quo, and we can do better.
- Not a grudge, will still patronize the business, but for those of us charged with improving the physical environment of Salem, this is the elimination of a safety hazard and nothing else, it is not envisioning what “could be” to vastly enhance the ability of small businesses like this to do well.
- Appreciates Matt Veno’s comments but if we care about health, happiness, environment, and the ability to live and prosper in Salem in the long run [things need

to change]. We existed for hundreds of years without cars, and we will have to do so again. Must look forward. Cannot keep planning cities the same way.

Chair Bill Grisct

- Does not share as strongly Noah Koretz's sentiments, but feels that his holding their feet to the fire has improved many projects, hopes Mr. Koretz does not feel discouraged as he moves the PB in the right direction.

A motion to close the public hearing is made by Kirt Rieder, seconded by Helen Sides, and passes 8-0 in a roll call vote.

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|-----------------|---------|
| Carole Hamilton | Yes |
| DJ Napolitano | Absent |
| Helen Sides | Yes |
| Kirt Rieder | Yes |
| Noah Koretz | Yes |
| Tom Furey | Yes |
| Todd Waller | Yes |
| Sarah Tarbet | Recused |
| Bill Grisct | Yes |

The draft decision is reviewed.

- Differences from previous drafts include updates to procedural history.
- p. 2 changes made by Applicant: 5' landscape strip.
 - Kirt Rieder: ensure SBSS connection between Canal St. Street tree and snow storage behind site wall. Language will be finalized, captured, and included.
- Language added to make sure tree commissioner included in pre-construction conference.
- Other items are reviewed without comment.
- Sarah Tarbet's name will be removed as she is recused, and DJ Napolitano will also have to sign an affidavit.

DJ Napolitano has joined the meeting

A motion to approve the draft decision is made by Kirt Rieder, seconded by Tom Furey, and passes 8-0 in a roll call vote.

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|-----------------|---------|
| Carole Hamilton | Yes |
| DJ Napolitano | Yes |
| Helen Sides | Yes |
| Kirt Rieder | Yes |
| Noah Koretz | Yes |
| Tom Furey | Yes |
| Todd Waller | Yes |
| Sarah Tarbet | Recused |

Bill Griset Yes

OLD/NEW BUSINESS

A. Update on Clark Avenue (Map 6, Lots 7, 8, and 9) – Woodlands Subdivision

Tom Rice, Project Manager, represents the project.

- 16 sf homes sold and occupied.
- 6 are under agreement and construction. Foundations are in. Looking to finish and enclose over summer and fall.
- 3 remain. Hoping to form foundations and frame up in summer/fall.

Noah Koretz:

- Is this item just being heard now b/c it's new business? It is a small item, and Mr. Rice had to sit through 2 hours of long projects. Next time, can we move such items to the beginning of the agenda? This can be done.
- Bill Griset had thought Mason Wells would provide update and did not realize Applicant was present.
- Mason Wells clarifies the timeline before the extension request for July 30.
- Attorney Joe Correnti will request extension at the June Meeting. Extension will be for final surfacing of road, curbing, etc.
- How many days of rock hammering remain? None, they had not done any for months then hit something in foundation hole, they had not blasted deep enough to crack ledge in some basement floors, must hammer if excavator can't break. Turned out to be 3 hours of hammering, hoping there won't be more.

Dennis Colbert, 37 Clark St.

- Points out puddling/drainage issue in front of 14-16 Clark St.
- Many potholes along Clark Ave. Whose responsibility is it to patch? It must be addressed.
- Understood trails to be installed around perimeter, when will this be done?
 - Mr. Rice: will investigate puddling on Clark St.
 - Potholes: Bill Ross and Nick Meninno, owner/developer, will review scope of paving/pothole repair. This is outlined as a condition in the extension. Will happen shortly but no timeline yet.
 - Trails: more of a right of way for people to go through, not paved/maintained trails, he will investigate it. Mr. Colbert says they were to lay out trails/prune scrub and brush to make it accessible.
- Kirt Rieder: Mulch trail or hard packed earth? It does have a mulch component. Will be as working their way out of the project, a final piece of the puzzle. Mr. Rice will discuss.
- Mr. Colbert asks if there will be a stop sign at the intersection of Woodland and Clark Ave. There has been no discussion with Mr. Rice or Mr. Meninno on stop

signs, only street signage. Their own signs are in place so packages can be delivered as it is not in GPS yet, and no idea where South Ridge Circle was off Clark Ave.

B. Receive and File: Letter from the Planning Director Regarding the Salem Hospital Wayfinding Plan Required per condition 8.b. of the Planning Board Site Plan Review Decision dated December 22, 2016.

Letter has now been shared. Board questions and comments may be taken. Board should expect a future phase of development shortly.

C. Resumption of in person meetings

Mason Wells outlines the changes

- June 15 emergency order allowing remote participation will be lifted.
- Will be expected to have in person quorum, no more than 1 board member can participate remotely.
- Concerns/questions can go to Tom Daniel/Mayor.
- Expectation is that we must come back to in person meetings, open to members of public but will be a hybrid model so public can participate via call in (to be worked out).
- City's more formal policy is anticipated next week.

Discussion:

Bill Griset

- Asked to add this as discussion item. Feels we must comply with state and city laws but is concerned and asked Mason Wells to share his concerns w/mayor's office. He is fully vaccinated and healthy but is still not eating inside restaurants, and many are "not quite there yet" either, so the idea to have a physical quorum present and only one can participate remotely is a challenge.
- Add members of the public who we want to have access to our work, but he is not ready to be inside unmasked w/50 people yet, if we are back June 15, he will probably be masked and would encourage others to do so.
- We may be done with it, but it's not done with us, he prefers to err on the side of caution. Kirt Rieder agrees.
- Noah Koretz: Discussion happening w/every board in every City, not exclusive to us. There is a lot of confusion/concern, and he asks that Mason Wells makes sure the mayor is in communication with legislative delegates, and that there is discussion of how if this law changes going forward.
- If the law requires an in-person quorum, he feels the same as Bill Griset, and would be more comfortable in a room with Board members than with many public members. If hybrid public comment is allowed, but the legal requirement is an in-person quorum, is it possible to have the Board have in person quorum but require that the public attend via zoom? He would be more comfortable with this.

- Does not love being on zoom all the time, but it has helped with diversifying voices supplying public comment. In person, a core group would show up a lot, and Board members knew what they would say. We still want to hear them but with zoom, many people who never showed up before, with different opinions, had an easier time accessing the Board. This is especially the case for people with young children. It is hard for them to get to in person meetings, and other sections of the community can access it, so it would be a shame to lose the wider variety of voices.
- Bill Grisette agrees with Noah Koretz, noting that while overall it was an awful ordeal, some changes brought about by COVID have been positive.
- Helen Sides: Is much more comfortable being with others, not as wary of getting together, especially not among Board members. We live in a progressive city, and while she appreciates the suggestion that the public remain on zoom until a higher level of comfort is achieved, she is excited to move on.
- Carole Hamilton is not ready to wholeheartedly enjoy her fellow people in person. She is OK w/PB but thinks the public should be remote to start.
- Noah Koretz notes that previous meetings where large crowds were anticipated have been held upstairs in Old Town Hall, but the space was not air conditioned. If the law requires us to be in person, it would be good for the city to consider alternate venues either outdoors, or larger rooms with more circulation.
- Mason Wells notes ideas should be shared and he will pass them on.
- Could the Board require mask at public meetings? No, that would be a compliance issue.
- Straw poll: comfortable with meeting in person, with a potential large public audience of unknown vaccine status, not masked:

| | |
|-----------------|-----|
| Carole Hamilton | No |
| DJ Napolitano | |
| Helen Sides | Yes |
| Kirt Rieder | No |
| Noah Koretz | No |
| Tom Furey | |
| Todd Waller | |
| Sarah Tarbet | |
| Bill Grisette | No |

Most will accept Board members in person but not the public. This will be passed along.

Noah Koretz re Strongwater Crossing:

- Agrees w/Kirt Rieder, views/trails are “surprisingly awesome.” Not a location you would consider hiking, but “you absolutely should,” notes Kirt Rieder.
- We require cluster developments to have public space amenities, and having a professional consultant come on board (as this Applicant did) should be the gold standard.

- He notes there were many dyspeptic conversations re Barcelona Ave connections, but he noticed b/c it is closed off, with only cul-de-sacs and no street grid, if you are in your car and no one knows who you are, you get "those looks."
- Notes he is a suburban looking white guy, so if he is getting looks, part of the general welfare we need to protect is that urban design should be such that everyone feels welcome everywhere. This small cluster cul-de-sac design means that outsiders are viewed suspiciously, and feeds into these problems.
- Traffic patterns are a huge problem, but we must consider, as a diverse city, do we want to build neighborhoods that don't connect to others, so it is not normal to see those who don't live on the street passing through? It should not arouse suspicion, or even a second glance.

Helen Sides:

- Discussions about driving through neighborhoods, even when connected, residents object to added traffic through their neighborhood, this is related to this idea that new people aren't "allowed" there.
- Not just cars/traffic, it's about excluding people from these public areas. That is the whole point of designing neighborhoods that way, notes Noah Koretz, adding that Mr. Dibiase stated that he guaranteed exclusivity to the people who bought there, though it is undocumented.
- Noah Koretz: Ordinances say we need to consider general welfare. This is just food for thought. We don't want to promote developments that would make an "outsider Salem resident" feel uncomfortable going there, even though trails are public. Residents don't want the public going there.
- Not just about site itself, but its edges and its integration into the systems and circulation of rest of City.
- Kirt Rieder wanted signage to say "The public is welcome to move through this area." Makes a difference to those who have just arrived/aren't familiar with the area. The Willows was the opposite.
- Previously, for the past 20 years in fact, the waterfront access via the condo across from school was open, but recently a sign was posted stating "You can only be there from 9-9". The gate was unlocked. The original Chapter 91 drawings say it is tidelands, so how did they get around that in order to limit access?

Kirt Rieder

- Previously discussed was that the Cinemaplex site was clear-cut, as the owners they could make profit, but that didn't happen.
- South of Clark Ave on Lynn Ave, the owner cut trees, brought in fill, put downed trees and slopes onto abutters, and is trying to sell property. Is there a mechanism to control clearcutting/erosion/inappropriate side slopes before a project is permitted? It's not even about saving the trees, but owners must be responsible with how properties are developed.

Helen Sides re meeting notes:

- Agenda and staff memo, meeting notes to be reviewed are easily connected, but these can't be found/aren't read, now there is a long list, seems impossible to take them on, does not want to postpone but could not find.
- Bill Grisette suggests, five days in advance of the next meeting, separately email a link to all members of Board for their review, identify as for review and approval.

Other items:

- Flat roof on Goodhue St. This was shown in PB and DRB plans but slipped through. Renderings looked like a regular roof, but elevations showed a flat roof. It was misleading.

APPROVAL OF MINUTES

Tabled until the next meeting.

1. Regular Planning Board meeting minutes for January 7, 2021.
2. Regular Planning Board meeting minutes for January 21, 2021.
3. Regular Planning Board meeting minutes for February 4, 2021.
4. Regular Planning Board meeting minutes for February 18, 2021.
5. Regular Planning Board meeting minutes for March 4, 2021.
6. Regular Planning Board meeting minutes for March 18, 2021.
7. Special Joint Planning Board & City Council meeting minutes for March 30, 2021.
8. Regular Planning Board meeting minutes for April 1, 2021.
9. Regular Planning Board meeting minutes for May 6, 2021.

III. ADJOURNMENT

A motion to adjourn is made by Kirt Rieder seconded by Helen Sides/Noah Koretz and others and passes 8-0 in a roll call vote.

| | |
|-----------------|--------|
| Carole Hamilton | Yes |
| DJ Napolitano | Absent |
| Helen Sides | Yes |
| Kirt Rieder | Yes |
| Noah Koretz | Yes |
| Tom Furey | Yes |
| Todd Waller | Yes |
| Sarah Tarbet | Yes |
| Bill Grisette | Yes |

The meeting ends at 9:00PM.

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/planningboard/webforms/planning-board-2021-decisions>

Respectfully submitted,

Stacy Kilb
Clerk, Salem Planning Board

Approved by the Planning Board on 6/17/2021

DRAFT