



# 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 6, 2021, at 6:30 p.m. via Remote Access. Public participation was possible via zoom video and conference call.

## I. ROLL CALL

*Those present were:* Chair Bill Grisct, Vice Chair Kirt Rieder, Carole Hamilton, Tom Furey, Noah Koretz, Todd Waller, Sarah Tarbet (7)

*Absent:* Helen Sides, DJ Napolitano (2)

*Also in attendance:* Mason Wells, Staff Planner

*Recorder:* Stacy Kilb

## II. REGULAR AGENDA

Bill Grisct is having technical problems and will rejoin the meeting once they are resolved.

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

**Applicant:** Z & M Realty Trust

**Description:** \*The applicant has requested a continuance to the regularly scheduled meeting on May 20<sup>th</sup> 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 Forest Avenue for a new drive through and parking lot layout.

John Bobrek, Bobrek Engineering requests the continuance.

A motion to continue to the May 20, 2021 meeting is made by Carole Hamilton seconded by Todd Waller, and passes 6-0 in a roll call vote.

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

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

Bill Grisct                      Absent

- B. Location:**    **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)**
- Applicant:**    **North Shore Community Development Corporation (NSCDC) & North Shore Community Health Center (NSCHC)**
- Description:** **\*The applicant has requested a continuance to the regularly scheduled meeting on June 3<sup>rd</sup>** 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.

Attorney Scott Grover represents the Applicants, who are requesting a continuance because they have been engaged in community outreach to obtain feedback on this project and decisions have been made to scale back the size/massing of the project. The architects are working on new designs.

*A motion to continue to the June 3, 2021 meeting is made by Carole Hamilton, seconded by Todd Waller, and passes 6-0 in a roll call vote.*

Kirt Rieder                      Yes  
Carole Hamilton                Yes

Noah Koretz	Yes
Tom Furey	Yes
Sarah Tarbet	Yes
Todd Waller	Yes
DJ Napolitano	Absent
Helen Sides	Absent
Bill Griset	Absent

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

**Applicant: CAS Salem LLC**

**Description:** \*The applicant has requested a continuance to the regularly scheduled meeting on May 20<sup>th</sup> 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 is 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.

An Applicant has requested a continuance, in writing, to May 20; they are still reviewing the project, which is also undergoing civil peer review. Civil peer review will be discussed at this Board's May 20 meeting.

A motion to continue to the May 20, 2021 meeting is made by Noah Koretz, seconded by Sarah Tarbet, and passes 6-0 in a roll call vote.

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

### III. OLD/NEW BUSINESS

- D. 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.

This is in the online folder; Board members have not seen it, but it can be reviewed at the next meeting. The Planning Department signed off on the wayfinding plan. They do anticipate coming back to the Planning Board this summer to discuss modifications to the entrance.

Kirt Rieder asks about the staff agenda memo, that typically has additional information. Other Board members did not receive a link. Mason Wells notes that the Agenda was sent out and noted that folks should check the SharePoint site; in the future members would prefer a hot link.

Bill Griset has overcome his technical difficulties and rejoined the meeting.

Kirt Rieder would like to discuss this at a future meeting, so the Board can see what the Department approved.

### IV. APPROVAL OF MINUTES

Board members have not yet reviewed the minutes, so they will not be voted upon tonight.

- E. Regular Planning Board meeting minutes for January 7, 2021.
- F. Regular Planning Board meeting minutes for January 21, 2021.
- G. Regular Planning Board meeting minutes for February 4, 2021.

### V. ADJOURNMENT

A motion to adjourn is made by Todd Waller, seconded by Carole Hamilton, and passes 7-0 in a roll call vote.

Kirt Rieder	Yes
Carole Hamilton	Yes
Noah Koretz	Yes
Tom Furey	Yes

Sarah Tarbet	Yes
Todd Waller	Yes
DJ Napolitano	Absent
Helen Sides	Absent
Bill Grisct	Yes

The meeting ends at 6:56PM.

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 6/3/2021