



CITY OF SALEM

A public hearing of the Salem Planning Board was held on Thursday, November 2, 2023, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Bill Griset opens the meeting at 6:30 pm

I. ROLL CALL

Present: Bill Griset (Chair), Kirt Rieder (Vice-Chair), Carole Hamilton, Josh Turiel, Helen Sides, Tom Furey, Sarah Tarbet (7)

Absent: Zach Caunter, Jonathan Berk (2)

Also in attendance: Dan Laroe, staff planner

Prior to beginning the agenda, Chair Griset offered an update as to why 275 Lafayette Street and 40 Bridge Street were continuing to November 16. As the decisions were emailed late in the day, board members did not have adequate time to review the drafts. Chair Griset felt that as a volunteer board more notice was needed and asked for these two projects to be moved to the next meeting.

II. AGENDA

A. Location: 67 Derby Street (Map 41, Lot 0339)

Applicant: Joseph Correnti f/b/o Crowley Wind Services

Description: A continuance of a public hearing for all persons interested in the application of Joseph Correnti, Esq., f/b/o Crowley Wind Services, Inc., for the property located at 67 Derby Street, Salem, MA (Map 41, Lot 339) in the I Zoning District for Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with the Salem Zoning Ordinance section 9.5 Site Plan Review and section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to create an offshore wind (OSW) marshalling terminal where turbine components will be partially assembled and deployed to OSW farms. Freighters, barges and other marine vessels will be used to deliver the components to the marshalling terminal and to transfer the partially assembled turbines to OSW project locations for full assembly and installation. To support these efforts, renovations and improvements are proposed for the upland, shoreline, and watershed areas of the project site. This project is Phase 2 of the existing Planned Unit Development of this site.

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

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

Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit.

**** Request to continue to November 16, 2023****

A motion to continue to the November 16, 2023 regular Planning Board meeting is made by Josh Turiel, and seconded Helen Sides, and passes 7-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tabet	Y

B. Location: 275 Lafayette Street (Map 33, Lot 438)

Applicant: Scott Grover f/b/o MD Property Development Corp.

Description: : A public hearing for all persons interested in the application of Scott Grover, Esq., f/b/o MD Property Development Corp. located at 275 Lafayette Street (Map 33, Lot 0438) in the R1, R3, and ECOD Zoning Districts for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review.

The applicant specifically proposes to renovate an existing building to create five (5) residential units. In addition, construct a new three (3) story, five (5) unit residential building. Site development will include paved parking areas, landscaping, stormwater management systems, and utility installations.

**** Request to continue to November 16, 2023****

Attorney Grover is happy to continue as it gives the Applicant team more time to review as well.

A motion to continue to the November 16, 2023 Planning Board meeting is made by Carole Hamilton, and seconded Josh Turiel, and passes 7-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y

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

Sarah Tarbet Y

C. Location: 40 Bridge Street (Map 36, 0210)

Applicant: Scott Grover f/b/o 40 Bridge Realty, LLC.

Description: A public hearing for all persons interested in the application of Scott Grover, Esq., f/b/o 40 Bridge Realty, LLC. located at 40 Bridge Street (Map 36, Lot 0210) in the B2 zoning district and in the Entrance Corridor Overlay for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit.

The applicant specifically proposes renovations and a building addition to a hotel building at the Clipper Ship Inn. In addition, work includes concrete and paver walkways, parking and drainage improvements, a gravel sitting area, and landscaping.

**** Request to continue to November 16, 2023****

See Item B for comments.

- Ms. Sides is curious if there is still opportunity for sign review and wonders if the sign should have been referred to the Design Review Board (DRB) before a sign permit was issued.
- Attorney Grover states that the Entrance Corridor Overlay District (ECOD) gives the Planning Board the ability to refer the entire project to the DRB, not just the sign.

A motion to continue to the November 16, 2023 Planning Board meeting is made by Carole Hamilton, and seconded Sarah Tarbet, and passes 7-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	Y

A motion to refer the sign only to the DRB is made by Helen Sides, seconded by Sarah Tarbet, and passes 7-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y

Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	Y

III. OLD/NEW BUSINESS

A. 4 Franklin Street

- Mr. Laroe provides the requested update. The building will be demolished at the end of November. There has been difficulty locating the utilities on the site and the utilities that have been located do not have the capacity to perform correctly for the work needed.
 - Mr. Furey states that we, as a population, are desensitized to the blight. He requests that the city allow for a sunshine ordinance for use by the Planning Board. He feels the Planning Board is a “toothless tiger” and that the city should be able to tear down buildings like this and that something should be put into writing to avoid this in the future.
 - Mr. Laroe says that the City Solicitor is looking into this.
 - Mr. Rieder says that the Board is desensitized regarding the community center property too. It isn’t just about clearing the site; it is about projects going away.
 - Ms. Hamilton states that Planning Board doesn’t have the right to demolish a building. That is something the building inspector can require by declaring a building condemned. A sunset ordinance doesn’t get a building removed.
 - Mr. Furey says that the least they could do was to send a letter.
 - Mr. Griset asks Mr. Furey to explore this if the building is at the end of the November.
 - Mr. Rieder ask if they can have applicants return for extensions or re-permitting.
 - Mr. Laroe will ask Beth Rennard about a sunshine ordinance.
 - Chair Griset offers himself and Mr. Rieder for attendance in this conversation.

B. Meeting Format

- The Governor has extended the remote meeting format until March 2025.
- Chair Griset offers that the Board has three (3) different meeting format options. Fully remote via zoom, hybrid, and fully in person. Hybrid would require the Chair and a quorum in the room. Being fully in person would result in a couple of members needing to step down.
 - Chair Griset would like to remain fully remote for as long as the Board is able. He has not heard from public regarding Zoom or in person.

- Ms. Sides asks if there are any boards that do hybrid meetings? She thinks Planning Board should stay consistent with other boards. Via Zoom works well, particularly as the tourist season is growing beyond October.
- Mr. Rieder agrees with Helen and likes the zoom features that allow annotation of the plans presented.
- Mr. Turiel is comfortable with the in-person idea but fine on Zoom and agrees with Mr. Rieder on the tech advantages. One advantage of in person is going through materials and relating to others in person. Mr. Turiel acknowledges that Zoom has increased public participation
- Mr. Furey thinks now is the time to go hybrid. He doesn't want to lose any board members with a fully in person schedule.

IV. APPROVAL OF MINUTES

A. Approval of the October 12, 2023, Regular Planning Board minutes

Motion to approve the October 12, 2023 Regular Planning Board Minutes is made by Josh Turiel, seconded by Kirt Rieder, and passes in a 7-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	y

ADJOURNMENT

Motion to adjourn made by Kirt Rieder, seconded by Sarah Tarbet, and passes in an 7-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Helen Sides	Y
Tom Furey	Y
Sarah Tarbet	y

Adjourned at 7:03 pm
Minutes approved on December 7, 2023