



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday, November 4, 2021, 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 6:34 pm

I. ROLL CALL

Present: Chair Bill Griset, Vice Chair Kirt Rieder, Tom Furey, Todd Waller, Noah Koretz, Carole Hamilton, Zach Caunter (7)

Absent: Sarah Tarbet, Helen Sides (2)

Also in attendance: Elena Eimert, Staff Planner; Cassie Moskos, Senior Planner; Hannah Martin, Clerk

II. UPDATES

A. **Salem Housing Roadmap**

Cassie Moskos shares a brief presentation and overview of the Salem Housing Roadmap. Shares opportunity for participation in Salem Housing Roadmap working groups.

Bill Griset: Affirms opportunity for those with concerns around housing to speak out and be heard. Along with having a hand in where we go in terms of housing. Welcomes input and encourages participation.

III. REGULAR AGENDA

A. Location: 9 and 11 Franklin Street (Map 26, Lot 375)

Applicant: 11 Franklin, LLC

Description: A continuance of a public hearing for all persons interested in the application of 11 FRANKLIN, LLC for the property located at 9 Franklin Street (Map 26, Lot 375) in the B1 and R2 Zoning District for a Site Plan Review and Flood Hazard Overlay District Special Permit 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. Specifically, the applicant proposes to construct twelve (12) townhouse style units located in three (3) buildings on the portion of the parcel known as 9 Franklin Street and consisting of approximately 36,450 square feet. The proposed buildings are three (3) stories. Six (6) surface parking spaces and twenty-four (24) garage parking spaces are proposed for a total of thirty (30) spaces. Proposed vehicular access to 9 Franklin Street will be provided through a twenty (20) foot wide drive aisle from the existing westerly curb cut. Proposed pedestrian access will be provided through a sidewalk extending from Franklin Street into the site.

****Anticipated Motion to Continue to November 18, 2021****

Attorney Scott Grover, attorney for Applicant, requests the continuance.

A motion to continue to November 18, 2021, is made by Kirt Rieder, seconded by Todd Waller and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Todd Waller	Yes
Noah Koretz	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Absent
Helen Sides	Absent

B. 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55)

Applicant: Joe Correnti f/b/o Berman Properties, LLC/Tropical Products

Description: A continuance of a public hearing for all persons interested in the application of JOSEPH CORRENTI f/b/o Berman Properties, LLC/Tropical Products for the property located at 373 Highland Ave (Map 7, Lot 58), 355 Highland Avenue (Map 7, Lot 46), 2 Cedar Road (Map 7, Lot 57), 3 Cedar Road (Map 7, Lot 47), 5 Cedar Road (Map 7, Lot 48), 6 Cedar Road (Map 7, Lot 56), and 10 Cedar Road (Map 7, Lot 55) in the B2 and BPD Zoning District for Site Plan Review in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, Section 8.2 Entrance Corridor Overlay District, and 8.3 Business Park Special Permit. The applicant specifically proposes to construct a warehouse with an approximately 70,000 square foot footprint and all associated improvements. The proposed work includes razing any existing improvements, construction of the new building, and pavement.

Attorney Correnti:

- Visited with DRB, obtained recommendations, project architect to share a brief presentation of changes, including improvements to sidewalk pavement areas.
- Peer review being released and will be available for future meetings
- Preparing ANR plan for review, likely ready at some point in December. Plan will highlight the division of lot.
- Plan reflecting the change of Cedar Road plan, originally from 1918. We will record a 2021 amendment to the plan to reflect the new realigned road.

Paula Thompson, architect, sharing a presentation highlighting changes to lot plan since previous meeting:

- Paneling updated to be all one color (charcoal), opposed to alternating dark and light grey paneling.
- Team feels strongly that the silver aluminum accents should remain, especially considering the darkening of the overall building.
- Working to confirm the trash compactor on the rear of the building will be dark grey/black.
- Added in granite curbing and stamped concrete to better define Cedar Road from the site.

- Ornamental trees across the front of the site have been changed to shade trees.
- Added concrete stairs and ramp to second entrance to increase accessibility. Additionally replicating concrete ramps at both entryways.
 - Kirt Rieder:
 - Can you speak on how trash compactor is accessed by vehicles? Is retaining wall restricting access? Does the pavement plan align?
 - Paula Thompson:
 - Retaining wall is on the north and east side of the site. Vehicle access to compactor is on the south side of the site. Paving plan aligns; trash compactor will be at the same level at the dock, will be accessed when vehicles are not at loading dock.
 - Kirt Rieder:
 - Wants to know about pedestrian access for future Cedar Road residents, concerned about how the sidewalk just ends before retaining wall.
 - Can you speak more about the stamped concrete and assessment of longevity and color?
 - Shares longevity concerns around stamped concrete opposed to brick or cobbles. Stamped concrete is cheaper but does not last as long. Surprised that permeable concrete or asphalt has not been considered.
 - Paula Thompson:
 - On sidewalk issue, this will need to be done by the developer of the Cedar Road sites, as current grade difference make infeasible to continue it to the end of site for now.
 - Retaining wall allows for Tropical Products to build to a lower level. Paula says road will slope down to the east.
 - Following a lot of soil testing, the soil below stamped pavement does not support infiltration, leaving stamped pavement to be the best option.
 - Attorney Correnti:

- Affirms that the soil within the site has been studied and that it would not support infiltration.

Carole Hamilton:

- Happier with the delineation of street from site.
- Has concerns around leaving the sidewalk on property for completion by someone else.
- Would like to include some sort of easement of record.

Attorney Correnti:

- Affirms that what Carole is pointing out is accurate.
- As the road continues to be built out there will need to be cooperation between property owners to finish the sidewalk.
- Affirms applicant has a legal obligation to have Cedar Road be built out and maintained for their use and abutters' use.
- Recorded easement is in place; meaning full road will eventually be built with sidewalk.

Kirt Rieder:

- Why has your advice to this applicant been to construct a wall at their own cost as opposed to having abutter pull back spoils pile on to their property?
 - Bill Griset:
 - Clarifies that Attorney Correnti will obviously not share advice he has shared with his client.
 - Attorney Correnti:
 - We agree that it would be simpler if the abutter was not there.
 - The land is in litigation - issues are being dealt with around ownership, unsure if anyone can currently do work on the site.
 - Moving dirt for us to put in a sidewalk is not one of the issues the abutter is currently worried about.

- To end the point, sidewalks will be built out. No one will have an expense to build sidewalks on our land except for us.

Kirt Rieder:

- Carole expressed comfort with the north/south stamped pavement, would you feel better about more of a “J” shaped continuation of the stamped pavement along the rear of the building?
- Carole Hamilton: Thinks that is a good suggestion. Take a look into extending stamped pavement at the rear of the building to help guide cars to stay on Cedar Road.

Public comments: N/A

A motion to continue to December 2, 2021, is made by Tom Furey, seconded by Carole Hamilton and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Todd Waller	Yes
Noah Koretz	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Absent
Helen Sides	Absent

C. Location: 1 Harmony Grove Rd (Map 7, Lot 58), 3 Harmony Grove Rd. (Map 7, Lot 46), 5 Harmony Grove Road (Map 7, Lot 57), 60 Grove Street (Map 7, Lot 47), and 64 Grove Street (Map 7, Lot 48)

Applicant: Joe Correnti f/b/o 116 Bennington Street Realty Trust

Description: A continuance of a public hearing for all persons interested in the application of JOSEPH CORRENTI f/b/o 116 Bennington Street Realty Trust for the property located at 1 Harmony Grove Rd (Map 7, Lot 58), 3 Harmony Grove Rd. (Map 7, Lot 46), 5 Harmony Grove Road (Map 7, Lot 57), 60 Grove Street (Map 7, Lot 47), and 64 Grove Street (Map 7, Lot 48) in the I, R2, and BPD Zoning

Districts for Site Plan Review in the Entrance Corridor Overlay 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 8.2 Entrance Corridor Overlay District, and 8.3 Business Park Special Permit. The applicant is requesting an amendment to a previously approved plan by reducing the number of units to 124 in three buildings, adding a fitness building, dog park, and basketball court. The proposed work includes razing any existing improvements, construction of the new buildings and amenities, and pavement.

****Anticipated Motion to Continue to December 2, 2021****

This item is heard second.

Attorney Kristin Kolick, attorney for Applicant, requests the continuance.

A motion to continue to December 2, 2021, is made by Kirt Rieder, seconded by Noah Koretz and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Todd Waller	Yes
Noah Koretz	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Absent
Helen Sides	Absent

IV. OLD/NEW BUSINESS

A. Receive and File Memo

Elena Eimert: Bob Leblanc, Tree Warden for the City of Salem, has agreed to move forward with proposed landscaping plan at 4 Franklin Street, as outlined by its Planning Board decision. Bob Leblanc is in contact with the applicant.

V. APPROVAL OF MINUTES

A. Approval of the May 20, 2021 Regular Planning Board Minutes

B. Approval of the June 3, 2021 Regular Planning Board Minutes

A motion to continue to approve all sets of minutes, with minor corrections, is made by Kirt Rieder, seconded by Noah Koretz and passes 7-0 in a roll call vote.

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Todd Waller	Yes
Noah Koretz	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Absent
Helen Sides	Absent

VI. ADJOURNMENT

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

Bill Grisct	Yes
Kirt Rieder	Yes
Tom Furey	Yes
Todd Waller	Yes
Noah Koretz	Yes
Carole Hamilton	Yes
Zach Caunter	Yes
Sarah Tarbet	Absent
Helen Sides	Absent

The meeting adjourned at 7:47 p.m.

Approved by the Planning Board on January 6, 2022.