



CITY OF SALEM

A public hearing of the Salem Planning Board was held on Thursday, October 12, 2023, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Bill Grisct opens the meeting at 6:31 pm

I. ROLL CALL

Present: Bill Grisct (Chair), Kirt Rieder (Vice-Chair), Carole Hamilton, Jonathan Berk, Josh Turiel, Helen Sides, Tom Furey, Zach Caunter (8)

Absent: Sarah Tarbet (1)

Also in attendance: Dan Laroe, staff planner

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

Attorney Kristin Kolick is present for the Applicant. John Berry is here to present from Crowley Wind Services.

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

Chair Griset suggests that the lighting conversation should be continued until a peer reviewer exists. Ms. Sides asks for clarification on what the peer review is and when it may happen for the members of the public who are here for the lighting conversation. Mr. Laroe says that requests are due on Tuesday.

Mr. Berry shares the presentation. AECOM representatives are here as well. Landscaping, hours of operation, and an update on peer review status will be discussed. Lorraine from AECOM team is here to discuss landscaping.

The walkway connector connecting Blaney Street to Derby Street will make its way along southern border to connect to the harbor walk across the parking lot. This will be slightly raised and will give a panoramic view into the site. Some elevated and some at the back of the curb. Will be ADA accessible. Looking at options for pervious material. Plantings for visual screening. The raised walkway will be 6 ft-8 ft. Tree plantings will be shifted to allow for a shadier pathway in the summer. The power plant edge will be softened with plantings. Looking at a similar plant palette as to what is already there. Looking at resin bound concrete as a pervious material.

Point Access Area will provide access to the waterfront and preassembly area. There will be gates to determine access points. Images shown in the presentation of how the path, etc. would look

Jared Kemp of Crowley Wind Services discusses hours of operation. Monday through Saturday 7 am – 5 pm for general activities. Extended hours will be needed for concrete pouring and dredging and for quieter activities as well such as deliveries. Extended hours that require lighting will utilize temporary construction lighting. These extended hours will avoid heavy traffic periods in the neighborhood. Large activities will be coordinated with the city.

Once in the operational phase of the site, the hours will follow a regular daytime schedule. As this is a Designated Port, it has the capability to run 24 hours a day. Vessel activities are tide specific and there will need to be flexibility regarding this. Additionally, a 2nd shift may need to be established, mostly assembly. All of these activities will be on the quayside.

Regarding peer review status, have received comments from New England Civil Engineering and will review; awaiting comments from the City Traffic and Parking Department ; The city will secure a peer review for the lighting.

PLANNING BOARD COMMENTS

Mr. Turiel asks if there is a way to extend the path when operations are minimal. Is there a way to get across the property? Mr. St. Pierre say that it is not conducive to having the public moving through this area. Mr. Turiel would like the applicant team to see the original Footprint decision. There may be issues with the path extension being binding.

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

Mr. Rieder shares that the precedent is that Hawthorne Cove allows public access during daylight hours. Mr. Rieder has questions about the overlook. A typical harbor walk width is 10 feet wide, this path will be tight. However, Mr. Rieder would rather see the connection made with Derby Street than require the path to be 10 feet wide. The pervious resin may be slippery. Mr. Rieder also states that the applicant should do what they need to do regarding plantings and should not need to consult the power plant. Mr. Rieder asks what the hours of operation will be for the overlook and understands that closures may be required due to cruise ship arrivals. Mr. St. Pierre says that there will be at least six cruise ships/year. Mr. Rieder would like to know the hours of when the gate will be open and shut and how high the fence will be along this stretch. Mr. St. Pierre say that on the sea side of the site, it will be less than six feet to match Blaney Street, there is a small around gate will be six feet and the rest of the fencing will be twelve feet. Mr. Rieder asks what the quality of the fence is. Mr. St. Pierre says that it will be an anti-scaling fence. Mr. Rieder asks why you would have different opacity? Mr. St. Pierre say that this is to satisfy the access to the site request. Mr. Rieder would like to see renderings with this. Mr. Rieder mentions that where was no conversation on the trees on the Derby Street edge.

Ms. Hamilton would like to know what the team is proposing for extended hours. Mr. Kemp says construction hours pouring and dredging. Longer than 12 hours but not likely a 24-hour day. Ms. Hamilton says that the board will need a limit so that people know when that limit is exceeded. Ms. Hamilton also says that as a peer reviewer has yet to be secured for the lighting review, there is much doubt that the team will be ready to discuss this at the November 2, 2023 meeting.

PUBLIC COMMENT:

Betsy Fredrick
93 Canal Street

Ms. Fredrick would like to know if there is an opportunity for the public to review peer review comments. Mr. LaRoe will look into this and reach out to Betsy.

Jamie Kelly
459 Woodlawn Estate Drive
Kirkwood, MO
Pleased to see that plans are continuing.

A motion to continue to the November 2, 2023 regular Planning Board meeting is made by Kirt Rieder, and seconded Jonathan Berk, and passes 8-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y

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Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	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.

****Continued to the November 2, 2023 meeting****

A motion to continue to the November 2, 2023 regular Planning Board meeting is made by Kirt Rieder, and seconded Carole Hamilton, and passes 8-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	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.

Attorney Scott Grover is here for the Applicant. Bob Griffin, of Griffin Engineering, Stephano Basso, principle architect, owners Peter Lutts, Pavel Espinal, and Michael Sjogren are present as well

Attorney Grover gives a brief update. begins with the civil engineering updates. The building cannot move closer to Bridge Street, the B2 is 30-foot setback, and the Bridge Street Neck Overlay District zoning is not an opt in conditionally zoning area. Along with this, the sewer line would need to be relocated. The existing sign will remain. The design work and approval was done before the site plan review was triggered. The approval for the sign is in accordance with the city sign ordinance.

Mr. Griffin discusses the civil plan revisions in the front of the new building on Bridge Street. Two exterior doors have been added. Basement access added too. AAB requirements required sidewalk revision. The gravel area to the right of the entry has been grassed over. There are minor elevation changes to the sidewalk in front of the existing building. Added wheel stops to office parking spaces.

Mr. Basso presents the landscape plan. Sidewalk on right-side of the drive aisle added. There have been a few planting changes as well. The Honey Locusts have been replaced with October Glory. London Plane trees will affront Bridge Street The low growing sumac has been changed to sea green juniper. This should provide some winter interest. Architecturally, the building not changed.

PLANNING BOARD COMMENTS

Mr. Rieder comments that sea green juniper grows too high and will not give the shrublike look they are trying to achieve.

Ms. Sides asks about the material of the walkways. Mr. Griffin replies that they are concrete sidewalks. Ms. Sides is disappointed about the sign remaining

Mr. Furey asks about the purchase of the liquor license from Bertini's and about where the food truck parking will be. Mr. Lutts responds that the applicants have purchased the Bertini's license, and it has been transferred to 40 Bridge Street. Their plan has not been fully fleshed out yet, but they are aiming to serve premade food and serve drinks. At their Rockport location they sell chips and sandwiches without the presence of food trucks. This is something the owner are looking to do in the spring. Chair Griset asks for the team to explain what the sale of alcohol will be like. Mr. Sjogren reiterates that they don't have a plan yet but there are two Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

options they are considering – a seasonal patio and a full bar in the clubhouse. They will plan to work with local vendors to sell prepared food.

PUBLIC COMMENT

There was no public comment.

A motion to continue to the November 2, 2023 regular Planning Board meeting is made by Josh Turiel, and seconded by Tom Furey, and passes 8-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	Y

D. Location: 301 Essex Street (Map 26, Lot 0458)

Applicant: Scott Grover Esq. f/b/o Jerry's, LLC.

Description: A public hearing for all persons interested in the application of Scott Grover, Esq., f/b/o Jerry's, LLC, for the property located at 301 Essex Street, Salem, MA (Map 26, Lot 458) in the B5 (Central Development) Zoning District for Site Plan Review of the Salem Zoning Ordinance section 9.5 Site Plan Review. Specifically, the applicant proposes a 3.5-story addition to the existing building to create 18 residential units. The proposed site plan includes a driveway apron on Summer Street and 12 on-site parking spaces and 10 off-site parking spaces. The existing commercial space will remain on the first floor fronting Essex Street.

Attorney Scott Grover is here for the Applicant. The owners Mike Becker and Carissa Vitas are here as well. Attorney Grover provides a little background. The first plans went to the SRA a year ago and the project went through an extensive review. It received schematic approval earlier this year, subject to a number of design recommendations. This is a mixed-use project with 1500 square feet of retail/commercial space on the first floor. There are 18 residential apartments; 10 in existing building and the other 8 in the addition. There are 12 covered parking spaces and access to these will be from Summer Street. 10 additional spaces will be off site. This complies with the 1.5 space per unit zoning requirements in the new space and the 1 space per unit in the existing building. This project is well within the scale and massing of the B5 district allowance.

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Dan Ricciarelli presents plans. The intention is to restore the existing façade. There will be a more historic restoration of wood. 10 units will be townhomes and they will be behind the parapet. The new construction. Want to maintain a street presence with a retail component. New vertical circulations and elevators. There is a 6000 sq. ft. basement. Behind the retail is parking. Parking has been studied. There is bike storage in the garage. There is pretty much 0 lot line. No setback requirements as it is Essex Street frontage. Setting back from Bon Chon is 8 feet for the new addition. The inter-floor will have terraces. Different elevations are shared. Dark brick was pushed back on, and the SRA asked for a more traditional brick. The brick reflects the more residential aspects of Summer Street. The retail space can be flexible, i.e., café windows can be added.

Ms. Sides comments that the board would like to see the red brick. Mr. Ricciarelli will share at the end of the presentation. This material wasn't submitted on time and he was waiting for the discretion of the chair to decide if it could be shown.

Mr. Griffin shares site plan. All of the site is occupied by all of the buildings. 5ft x 30ft extension that accommodates parking. Putting in a roof drain and a drain manhole. No changes to stormwater runoff. No change in impervious surfaces. Bring in new water line with water meter. Sewer line will be reused. Garage door entrance yields reconfigured sidewalk. Moving a streetlight down a bit. Existing trees near driveway, we can keep these. Will add a tree to the empty tree wall. 20 ft. aisle for parking. 9x19 spaces. Bike storage in back of garage and in the basement.

PLANNING BOARD COMMENTS

Mr. Berk is concerned with the parking ratio. Are you getting any variance and have you considered requesting parking variances or can we change the language around the parking. Mr. Grover says that the project is zoning compliant and will not be going to the ZBA. The SRA insisted on the project meeting the zoning requirement. Condition of the schematic approval is the ten (10) offsite spaces. The project was done through a Planned Unit Development (PUD) but this doesn't qualify for PUD. We could go to the Zoning Board of Appeals (ZBA) after final approval and see if they will go down to a 1:1 ratio.

Mr. Furey think that this will be a challenging garage to get in and out of as Summer Street is busy.

Mr. Turiel likes the project for the most part. Would think you would want more detail on the Bon Chon side of the building. Mr. Ricciarelli say that Bon Chon's future plans are unknown and the Applicant has struggled with how far to bring the treatment back. Mr. Turiel feels it should be double as far back as it is now.

Ms. Sides likes the renderings in red brick.

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Mr. Rieder is thrilled with the variety of drawings. Tree wells on Essex are now concrete. Mr. Ricciarelli say that nothing can touch anything for a number of years. Mr. Rieder suggests working with tree warden on this. Will the retail sign only be on Essex Street side and will Summer Street side have the building name? The retail sign will be in the same spot. Does the transformer go away?

PUBLIC COMMENT

Joan Powers
23 Francis Road
Salem, MA

Where will the off-street parking be?

Mr. Becker says that this will be finalized soon. Right now leasing from the church. But they don't have ten(10) spots available. Would like a parking variance if the ZBA is willing. Ms. Powers asks about breakdown of unit type. Mr. Becker says the townhouses are one (1) bedroom; the flats are two (2) bedroom; and the penthouse is two (2) bedroom, with two (2) units total affordable units.

Bob Dunham
7 Riverside Dr.
Marblehead, MA

Mr. Dunham owns 299 Essex street. The east wall of the garage abuts the structural wall of Bon Chon; this is a tight parking area and he is concerned about structural damage. Mr. Ricciarelli say that there is a 2.9 high bumper protection required.

A motion to continue to the November 16, 2023, regular Planning Board meeting is made by Josh Turiel, and seconded by Jonathan Berk , and passes 8-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	Y

E. Location: 16, 18, 20R Franklin Street (Map 26, 0400, 0401, and 0402)

Applicant: Joseph Correnti Esp. f/b/o Juniper Point Investment Co, LLC.

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

Description: A public hearing for all persons interested in the application of Joseph C. Correnti, Esq., f/b/o Juniper Point Investment Co, LLC, located at 16, 18, and 20R Franklin Street (Map 26, Lots 0400, 0401 and 0402) in the North River Canal Corridor (NRCC) and Flood Hazard Overlay District (FHOD) for an amendment to the Flood Hazard Overlay District, Section 8.1 of the Salem Zoning Ordinance, North River Canal Corridor Neighborhood Mixed Use District, Section 8.4 of the Salem Zoning Ordinance, and Site Plan Review, Section 9.5 of the Salem Zoning Ordinance. Specifically, the applicant proposes to amend the May 18, 2020 decision to allow for revisions to the approved plans. The amendment proposes changes to the building aesthetic, including revisions to the roof line, window layout, and addition of raised planters at the front elevations, as well as changes in the color scheme and orientation of the siding materials. No changes are proposed to the location or footprints of the buildings, number of units, parking spaces, or any of the approved site improvements, including landscaping, lighting, and utilities.

Attorney Kolick is here for the Applicant. Mark Tranos, Bob Griffin, Phil Terabelzy architect. Site work has begun. Garage building has been torn down and work is proceeding. Requesting changes to the aesthetic of the building, both Architecture and landscaping (motivated by city request to use diff species).

Mr. Terabelzy shares screen. There are four (4) buildings. A, B, and C are multifamily and D is townhomes.

Mr. Griffin says a lot of permitting work has been done. The team has gone through MEPA, Conservation Commission, received the water quality certificate, tree removal permits. The layout is faithful to the approved design. The area between the building and the shoreline is 1-2 feet higher. The 10-foot walk is moved in a few locations. Riprap shoreline still protecting from erosion. DEP asked that we add plants between walkway and shoreline. Trees and benches are there but lawn replaced with salt tolerant grasses. The tree warden recommended a few trees be swapped out. New Black Gum, Paper birch, Hawthorne and White Oak. Up to 10 shrubs from 2020n number. Planters in front of A, B, and C have been added reducing the mass of the building and enhancing the pedestrian experience.

PLANNING BOARD COMMENTS

Ms. Sides finds this a radical change and is not in favor. There was a lot of work to get it to the previous submittal and this is upsetting.

Mr. Turiel doesn't hate the new look but there are aspects that are issues. The landscaping seem positive but the look of the buildings... This goes too far in the other direction. Preferred the original window design.

Ms. Sides asks if this is being reviewed by the DRB. Ms. Kolick say that the team is hoping for a referral. Ms. Sides say that one of the design images is the clapboard warehouse.

Mr. Rieder say that it is workforce housing with the aesthetic of Flint Street. The previous plans were understated in their simplicity.

Mr. Furey thinks that this project has come a long way and thinks this is a positive. t

Ms. Hamilton agrees with Ms. Sides and finds the changes jarring.

Chair Griset asks what are the sizes of the porches in the far-left building? Mr. Tranos says that they are 7'x9'. Chair Griset asks what is driving the change of design. Mr. Terabelzy responds that it is the desire of the owner.

Mr. Tranos says that they wanted to have a better design. The previous architectural plan felt like it wasn't what we wanted to build there. Hoping to work with the DRB to make this something everyone is proud of. The colors can be toned down.

A motion to refer the project to the DRB October 25, 2023 meeting is made by Josh Turiel, and by Carole Hamilton and passes in an 8-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	Y

A motion to continue to the November 16, 2023 regular planning board meeting , is made by , seconded by , and passes in an 8-0 roll call vote

III. OLD/NEW BUSINESS

- A. Vote to reappoint Carole Hamilton as the Planning Board representative to the Community Preservation Committee for a term of three years.

A motion to reappoint Carole Hamilton as the Planning Board representative to the Community Preservation Committee is made by Kirt Rieder, and seconded by Josh Turiel, and passes 8-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	Y

IV. APPROVAL OF MINUTES

A. Approval of the September 21, 2023, Regular Planning Board minutes

Motion to approve the September 21, 2023 Regular Planning Board Minutes is made by Josh Turiel , seconded by Carole Hamilton, and passes in a 9-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	Y

Mr. Furey asks to address the following issues: The 4 Franklin Street site; the ability for the board to have a sunset ordinance on projects; moving from fully remote to hybrid or in-person meetings; and having the board receive invitations to attend community meetings.

Mr. Laroe says that city staff has had a meeting and it is up to Inspectional Services to issue tickets when sites are in disrepair. Chair Griset asks if the board can ask the project principal to return. Mr. Laroe will follow up with the City Solicitor. Ms. Sides say that the issue is looking at deadlines and when projects don't start and we are waiting and maybe we could require updates. Mr. Furey thinks they should have 2 years before sunseting.

Chair Griset is not ready for an impromptu poll on changing the in-person meeting format. There are health factors to consider versus the public input factors.

Mr. Furey says that he would like the board to attend community meetings and would like to know when they are happening. It would provide a wider perspective for the board. Mr. Griset doesn't know how this would happen. Mr. Laroe says that the developers organize the

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meetings and the city is not given notice of these. Ms. Sides says that she receives a weekly email from her city councilor, which includes any upcoming community meetings. Mr. Furey thinks that developer should tell the Planning Department, but Ms. Sides say that is cannot be something for the Planning Department to deal with.

ADJOURNMENT

Motion to adjourn made by Josh Turiel, seconded by Helen Sides, and passes in an 8-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	y

Adjourned at 9:00 pm
Approved by the Planning Board on November 2, 2023