



CITY OF SALEM

A public hearing of the Salem Planning Board was held on Thursday September 21, 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 6:31 pm

I. ROLL CALL

Present: Bill Griset (Chair), Kirt Rieder (Vice-Chair), Carole Hamilton, Jonathan Berk, **Josh Turiel**, Helen Sides, Tom Furey, Sarah Tarbet, Zach Caunter (9)

Absent:

Also in attendance: Dan Laroe, staff planner

II. AGENDA

A. Location: 67 Derby Street (Map 41, 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 Joe Correnti is here for the Applicant. Joe St. Pierre, Jared Kemp, John Berry from Crowley are also in attendance. The team will discuss lighting tonight and a new feature – the “Derby St. Connection Path”.

Mr. Kemp shares a PowerPoint and begins with Site Lighting Overview shared. There will be 120-foot mast lighting and 50 ft. roadway/parking lighting. The lighting will be OSHA standard 1926.56. The lighting in the yard area will be the same as in New Bedford. The high mast lighting gets above equipment and shines down rather than out. High mast lighting will be on the edges. 3 on the Blaney Street edge, some on the jetty. and some on the powerplant/ grass side of the site. Lights are LED (MUSCO or Acuity Lighting). There will be guard on the light to keep the light from bleeding out. A photometric calculation plan is shared but only shows the lighting from the site and disregards light from the power plan and the streetlights.

Mr. Kemp continues on with the new feature: The Derby Street Connection Path. The city asked for the harbor walk to be connected to Derby Street. Not a lot of details right now. It will be ADA compliant and will be approximately 320-feet. The team will have to figure out how to connect with the existing drainage swale. A profile of the path is shown.

****Carole Hamilton and Josh Turiel joined the meeting during the presentation.****

PLANNING BOARD QUESTIONS

Sarah Tarbet would like to know what the hours of operation will be for the lights. The parking lot and path are shown as illuminated by the fixtures. Should there be a more human scale fixture? Have you studied the reflection of the light affect the water? Mr. St. Pierre states that they have changed the control system, so they are fixture specific an motion sensitive. The site will be illuminated when absolutely necessary. Full illumination while operational only. Other fixtures will be dimmed out what the minimum standard is. Ms. Tarbet counters that they don’t know operation times? Mr. St. Pierre says “no.” Mr. Kemp responds that the lights on the path are the 50-foot lights and that the high mast lights are only on the quayside. He continues that regarding the water, it has been looked at that and it is part of the idea of keeping the guards on the backs of the lights to make sure light is focused on focused areas.

Kirt Rieder asks about the LED optics that let you tailor lights. He also states that United States Coast Guard (USCG) standards for lighting terminals, but the site is abutting an historic neighborhood. Will you work with a lighting expert for this? You have two fixtures close to Derby Street. Mr. Kemp responds that the Derby Street lights are 50-foot. Mr. Rieder asks if this a 24-hour operation. Mr. St. Pierre responds that there will be minimum glow for safety and that they are working with industry folks and customers, but the limiting factors will be labor standards around the work (not economical). There will be instances where a ship needs to be brought in. Mr. Rieder would like the team to be open about the hours of operation as it is to their benefit. Footprint set the standard for this and created goodwill. Regarding the path,

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will there be a reconfiguration of the swale? Mr. Kemp says that they don't know how they are going to complete this yet and therefore cannot comment on that or the materials to be used. Mr. Rieder wants to know if the team will be using fill or decking. Mr. Kemp says that they don't want to move too far into the slope and have to manage a retaining wall.

Tom Furey asks about the safety of the high light fixtures. Mr. Kemp thinks they measure 6 feet in diameter at the base and that they go quite deep as they are so tall. Safety is factored in. Mr. Furey asks if any other facility use these lights. Mr. Kemp responds that this is similar to the New Bedford site. And any marine terminal.

Jonathan Berk asks about the multiuse path on Derby Street. It is decided that this is not part of the project so the team cannot speak to it.

PUBLIC COMMENT

John Hayes
13 Hancock Street
Sustainability Energy and Resiliency Committee (SERC) chair
Mr. Hayes would like to have data on the ambient lighting at night.

Jamie Kelly
459 Woodlawn Estates Drive
Kirkwood, MO
Interested in understanding the light fixtures more. Will they be Dark Sky approved? Will there be a generator on site for power outages and what will its fuel be? Mr. St. Pierre says there backup power, hopefully battery operated or a separate feed from National Grid. M. Rieder would like cut sheets as to whether it is or is not Dark Sky compliant. Attorney Correnti agrees.

Rinus Oosthoek
265 Essex Street
Salem Chamber of Commerce
Appreciates the professionalism of the meeting and wanted the board to know this is a win-win-win for the city.

Bonnie Bain
22R West Ave
Salem Offshore Wind Alliance (SOWA)
Would like to know if the marshalling yard can be seen from the path. Mr. Kemp does not believe so.

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PLANNING BOARD REDUX

Mr. Rieder wants the landscape architect to return. Mr. Correnti say yes and that he will be able to address the path then. Mr. Rieder is curious about civil interface with the power plant with regard to the existing swale. It is not clear where the new fence line will be.

A motion to continue to the October 12, 2023 regular Planning Board meeting is made by Sarah Tarbet, and seconded Helen Sides, and passes 9-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Sarah Tarbet	Y
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.

****Carole Hamilton recuses herself as she is an abutter****

Attorney Grover is here for the Applicant. Dan Ricciarelli, Seger Architects, starts the presentation. He is accompanied by Drewe Murphy, Jack Murphy, Jack Dalquist MD Property Development Corp. Mr. Ricciarelli touches on three points of feedback from the October 7 meeting. There will be two street trees on Lafayette Street and two on Summit Avenue. Consistency of patios – bluestone paver with gravel surround. A species list has also been submitted to the portal.

Mr. Furey would like to make this complex a village. Mr. Ricciarelli says that there is space in the existing building and if they want active space there, they can.

Mr. Rieder wants to know if the street trees will be through the tree warden or through their contractor. Mr. Ricciarelli, do we meet with the tree warden? Mr. Rieder suggest meeting with the tree warden, applicants have done this before. Mr. Rieder would like this to be done before the decision is issued.

Mr. Ricciarelli shares that the project has received Historical Commission approval. Only one unit accesses parking from summit avenue.

Mike Page, Griffin Engineering, civil engineering reports on the offsite flow from 277 Lafayette Street. Our existing pavement is slightly higher by a few inches. We are proposing curbing encompassing the pairing lot and we will be approximately a foot higher than 277 Lafayette Street in the end.

PLANNING BOARD COMMENTS

Mr. Rieder ask what happens when it can't get over curb? Mr. Page states that the water doesn't go over the curb right now and if anything, in an extreme situation, water from this property will go onto 277.

Helen Sides finds that this project fills a gap on Lafayette Street.

PUBLIC COMMENT

None

A motion to continue to the October 12, 2023 regular Planning Board meeting is made by Jonathan Berk, and seconded Helen Sides, and passes 8-0 in a roll call vote.

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

C. 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 Grover is here for the Applicant. This Site Plan Review (SPR) application does not extend to the whole site.

Also in attendance: Thad Siemasko SV Design, Mike Page of Griffin Engineering, and Matt Ulrich, landscape architect. Owners, Pavel Espinal, Mike Sjogren, and Peter Lutts are also in attendance.

Attorney Grover gives a brief recap of the project so far. There are two building; building one had a full interior remodel. Only a building permit was needed for this building. Building two is the older of the two buildings and requires more significant renovations including a 5-foot-wide extension along the north façade and a small two-story addition at the front of the building. This is a total of 4000 square feet of

Mr. Siemasko discusses that the goal was to upgrade the building and meet expectations, more of a suite rather than just a room. Added 5 feet to the face of building and moved office. Thought we would fill in the gap along the building. The site is 3 acres, in a B2 zone within the Entrance Corridor Overlay District (ECOD). We conform to setbacks/frontage/lot size, etc. Parking is 1 space/room and 1 space/employee. Trying to attract longer stays. Basic floorplan is now no corridor – line of rooms with central office and the addition is the piece up front more of street wall. Two story addition shown with gables. More attention paid to landscape once into the property. Gables along the linear building. Parking works with the room.

Mike Paige with civil plans. Building 2 the parking area reconstruction add landscape island with impervious, handicap parking provided. 43 spaces for building 2. Existing 40 foot wide will be 15-foot entrance and exit with a 9-foot landscape island. Parking aisles are 23-25 feet wide. Concrete walkways. Grading and draining. Grades adjusted to provide positive draining. There isn't an existing drain really, its next to

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building 1. It does overflow to Thorndike Street or Bridge Street. Soil on site is fine to medium sand. Ground water is 9-9.5 below grade. New stormwater management . Rain garden. Proposed site water management conforms to MassDEP standards. Utilities: 6-inch water service and 6-inch fire protection line. Fire hydrant on site will remain. Sewer system – 6-inch pipe.

Matt Ulrich, landscape designer. The plan is to open up the front of the building. Room for foundation landscaping and a place to have small ornamental trees and some buffer with an arborvitae hedge. Entering into the site with the island additions, it is a softened entrance with low plantings, columnar hornbeam. A generous landscaped bed and some evergreen hedges. The northside of the building, adding the islands breaks up the asphalt. Helps to give vertical scale. The combination of grow-low sumac and found grass. The island trees are Honey Locust as they are successful with harsh urban environment. Low foundation plantings and a paver accent strip butting up against the concrete. Plantings are drought tolerant and will do well in this environment.

PLANNING BOARD COMMENTS

Chair Griset finds this a welcome improvement.

Helen Sides asks about the large, wooded area on the property behind the L-shaped building. Mr. Lutts say that it is on the property and is about a ½ acre of land off of Thorndike Street. This bit of land is not being addressed right now; the focus is solely on the main hotel. Ms. Sides says that it is a nice asset or a space in the shade. Ms. Sides asks if the owners will be putting up a new sign. Mr. Lutts says yes, but they are keeping the structure. It will be the Cove at Salem. Ms. Sides states that the Planning Board has found signage lower to the ground to be mor constructive, like Halstead.

Tom Furey finds this to be an exciting project. He is curious if there was any neighborhood input. Mr. Lutts say that the team spoke with neighbors but did not have formal meetings since there are no major changes to the site. The neighborhood was glad that it wasn't going to be apartments or condominiums, they were supportive. Mr. Grover suggests a ribbon cutting of sorts when building one is completed.

Mr. Caunter finds this a marked improvement for Bridge Street.

Sarah Tarbet: Agrees a great project. Is this also in the Bridge Street Neck Overlay District (BSNOD)? Did you look at bringing the addition closer to the street? Mr. Grover say that he hasn't worked with BSNOD, but that Amanda Chiancola said you either opt into the zoning of the overlay district or you don't. There is no obligation

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to opt in. Mr. Siesmasko says that they required a 30 feet setback, and we are at 31.3. Ms. Tarbet says that you could add rooms or pull building away from the existing. Mr. Lutts believes the main sewer drain goes out that way, and Bridge Street is a state road. 10-feet might cause an issue. Mr. Page say that the sewer line is on top of the existing sewer line. Ms. Tarbet feels the point is to create more density consistent with the fabric of the neighborhood.

Ms. Tarbet asks if they considered onsite renewables like solar? And does it have any sustainable design features? Mr. Siesmasko says that Endless energy is doing a solar energy study. The goal is to add that system after the motel opens. There will be bike racks and charging stations. Ms. Tarbet asks what the mechanical system will be. Mr. Siesmasko says that the new heat pump is individually controlled. There is a basement with oil fired hot water system. But will change it over when it reaches the end of its life.

Mr. Rieder haven't seen demo plan or landscaping plan. You seem to be removing trees. When the sign comes out and you thin out the landscaping, it would be good if you put a street tree at the back of the sidewalk and another at the front. The renderings and plant list is heavy on herbaceous which will be mulch beds in the winter. Low, woody shrub material would be a welcome addition. Mr. Ulrich says that there is some winter interest, the greenway view around the foundation of the front building. In parking lot island, the fountain grass provides winter interest. Mr. Rieder asks if the DRB looks at signs in this area. Mr. Grover says that they will have to go to the sign committee for a recommendation. Mr. Rieder wants consistency with the signage throughout the site. Mr. Rieder would like clarification on the balustrades (they will be white). He continues with regard to the gravel seating area - it is unusable without any sort of shade. The effort to counteract the heat island consider Autumn Glory or October Blaze (improved shade).

Ms. Sides clarifies that the balustrade will be white. Would like it to remain black as white shiny plastic would be a concern. Mr. Siesmasko says that the white was to tie it into building one. Not a fan of the black but baby seal gray would be nice.

PUBLIC COMMENT

None

A motion to continue to the October 12, 2023 regular Planning Board meeting is made by Helen Sides, and seconded by Josh Turiel, and passes 9-0 in a roll call vote.

Bill Griset	Y
Kirt Rieder	Y
Carole Hamilton	Y
Sarah Tarbet	Y

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

III. OLD/NEW BUSINESS

There is no old/new business

IV. APPROVAL OF MINUTES

A. Approval of the September 7, 2023 Regular Planning Board minutes

Sarah Tarbet would like a correction reflecting that she abstained from the North Shore CDC vote at the September 7, 2023 meeting.

Motion to approve the September 7, 2023 Regular Planning Board Minutes with the change is made by Sarah Tarbet, seconded by Kirt Rieder, and passes in a 9-0 roll call vote.

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

Prior to adjournment, Mr. Furey brings up to the Cataldo Ambulance site on North Street. Mr. Laroe says that a preconstruction meeting is being scheduled. The board discusses if there is a way to have decisions sunset after a certain amount of time. Or if there could be a protocol to have the applicants return to the board. Mr. Laroe will contact the city solicitor and see if this is possible and will report back.

ADJOURNMENT

Motion to adjourn made by Kirt Rieder, seconded by Carole Hamilton, and passes in an 9-0 roll call vote.

Bill Griset	Y
Kirt Rieder	Y

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Carole Hamilton	Y
Sarah Tarbet	Y
Josh Turiel	Y
Jonathan Berk	Y
Helen Sides	Y
Tom Furey	Y
Zach Caunter	y

Adjourned at 8:43 pm
Approved by the Planning Board on October 12, 2023