



CITY OF SALEM

A public hearing of the Salem Planning Board was held on Thursday September 7, 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, Jonathan Berk, Josh Turiel, Helen Sides, Tom Furey, Sarah Tarbet (8)

Absent: Zach Caunter (1)

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.

****Request to continue to 9.21.2023****

A motion to continue to the September 21, 2023 regular Planning Board meeting is made by Jonathan Berk, and seconded by Sarah Tarbet, and passes 8-0 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

B. Location: 67 Derby Street (Map 41, Lot 339)

Applicant: City of Salem

Description: The Form a request is to divide lot 2 as shown on the recorded Plan, book 441 as plan 99, into two lots – Lot 2A, which consists of 37+ acres and Lot 28, which consists of 5+ acres.

- Kate Newhall-Smith from the city's Department of Planning and Community Development is present and shares screen. She is representing the owner, Salem Wind Terminal LLC., a.k.a., The Crowley Team would like to take the parcel and subdivide it, eventually becoming city ownership. There is adequate frontage on Derby street and can be accessed via Blaney Street as well. Mr. Rieder asks for clarification on the width of lot 2B. Ms. Newhall-Smith notes that it isn't buildable on its own but that it may be if combined with lot 2A. Mr. Rieder notes that the Planning Board was told that fill would be coming to the existing property line and would like to know if there will be construction in this area or will it be further to the right (see diagram shared on screen). Ms. Newhall-Smith doesn't know the details of the physical development of the property but does say that there will be lease documents between Crowley and the state and city. The parcel is to be used for offshore wind.
- Josh Turiel clarifies that section 2B is to be transferred to the city but that the city is leasing the parcel back to the commonwealth? That the state is involved with 2A but 2B can be reused down the road and the city still has the port.
- Jonthan Berk asks if this impacts what they are required to do with a buffer and the community path? Ms. Newhall-Smith says that there is a maintenance agreement in place that states that the operator of the port will maintain the infrastructure.

- Mr. Rieder revisit the width of parcel 2B. Is curious as to why it is not closer to the edge and why does Crowley want to keep the road when it may be better to be sunsetted.

Motion that approval under subdivision control is not required is made by Carole Hamilton, and seconded by Tom Furey and passes 8-0 in a roll call vote.

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

C. 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.

- Recusals: Carole Hamilton is recusing herself as she is an abutter. Discussion about Chair Grisct recusing self as he has worked with Dan Ricciarelli's wife on a business level. The consensus is that Mr. Grisct has made the disclosure and will remain in attendance.
- Attorney Grover is here for the Applicant. Dan Ricciarelli, Bob Griffin, Seth Berkowitz, Jack Dahlsted, and Drew Murphy were also in attendance.
- Attorney Grover discusses the history of the site. They will convert the chapel building into five residential units, and they will construct a new building with five additional units. The development team met with city heads through the one-stop process and had neighborhood meetings as well to garner feedback from abutters. The team has gone through the Zoning Board of Appeals (ZBA) for variances and a special permit; they have been in front of the Historical

Commission; and now the Planning Board for Site Plan Review as it is over 6 units. The team met with the Design Review Board last month and are currently in the process of incorporating DRB recommendations into the plans.

- Seth Berkowitz, landscape architect, shares the initial landscaping plans for Lafayette Street and Summit Avenue

BOARD COMMENTS:

- Kirt Rieder asks if each unit has the same mix of gravel and large pavers or are they different. Mr. Berkowitz replies that consistency is there, but materials could change. Mr. Rieder would like the team to add large shade trees, two on each side. Mr. Ricciarelli comments that the DRB made the same recommendation and that they are being actively incorporated into the future plans.

PUBLIC COMMENT

- **Polly Wilbert**
7 Cedar Street
Historic Salem, Inc.
Would like the sidewalk to be replaced with brick.
- Dan Ricciarelli, architect. This project will be five (5) units, two-bedroom configurations. Not much is changing on the existing building, there will be the addition of a few dormers. Activating the attic space. Picked up clues for detailing from the architecture of the neighborhood. New building is one-bedroom flats and townhouses. Two units will be entering off Summit Avenue, no more. Most are at the back of the new building
- Bob Griffin, civil engineer. The entire site is essentially paved. Landscaping will reduce runoff and provide good soil conditions for infiltrating stormwater runoff. Additional infiltration to help this happen. 1800 sq. ft. footprint of new building. Plenty of room for plantings and snow storage on Summit Avenue and by the entrance on Lafayette Street. Trash will be distributed around the site with individual containers by building 2 and similar for building 1. The Design Review Board (DRB) thought that “24-foot a lot for driveway” but this matches up with the required 20-foot driveway. High granite curbing along the entrance. Want cars to stay in roadway. Drainage along Lafayette, no significant changes to the sit for draining. Gas line is no longer necessary in order to comply with the city’s net zero policy. Lighting will be lantern style in the parking lot.
- Dan Ricciarelli. The team negotiated concealing mechanical with the Historical Commission. There will be no transformer on site and there will be pole mounted transformers with no rooftop units.

PLANNING BOARD QUESTIONS

Tom Furey asks if thought has been given to having a small community room to connect the buildings? Mr. Ricciarelli says that the buildings will be sharing the basement so there may be opportunity there.

Sarah Tarbet asks where the condensers will be. Mr. Ricciarelli says that each yard will have their own condenser at the existing building and the new building will be screened behind the building.

Kirt Rieder asks about the drywall rim that is set below adjacent property and the abutters grass is drained onto the property. **Mr. Griffin replies that if the drywell was exceeded, it may be to our neighbor, but we will reduce infiltration with the impervious ground. Will look again.**

Jonathan Berk is discouraged that this project has gone from fifteen (15) units to ten (10). Mr. Berk also asks if there is an opportunity for shared outdoor space. Mr. Ricciarelli say that it is tight, but we may introduce a bigger staircase in the front lawn to have a hang out space.

Josh Turiel is encouraged by the design. If the site is compatible, then the new building could be moved to create a community space between the buildings.

PUBLIC COMMENT

Jeff Cohen

12 Hancock Street

This development team is responsive.

PLANNING BOARD COMMENTS, 2

Mr. Rieder would like to have Mr. Berkowitz provide specific species for landscaping at the next meeting.

Motion to continue to September 21, 2023, made by Helen Sides, seconded by Sarah Tarbet, and passes in an 8-0 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

III. OLD/NEW BUSINESS

A. Receive and file Chapter 91 License for 21 Hemenway Road

B. Review and vote on an Extension Request of the Site Plan Review and Municipal/Religious Reuse Special Permit issued for 13 Hawthorne Boulevard

- Attorney Grover is here for the Applicant. Special Permits lapse after 2 years and they want to keep permits in effect and need a finding from the board for a good reason for the delay. They are seeking an extension until June 1, 2024.

Motion to extend the Site Plan Review and Municipal/Religious Reuse Special Permit is made by Helen Sides, and seconded by Carole Hamilton, and passes in an 8-0 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

C. Review and vote on an Extension Request of the Site Plan Review and Municipal/Religious Reuse Special Permit, and Flood Hazard Overlay District Special Permit issued for 160 Federal Street

- This was discussed in conjunction with item B.

Motion to extend the Site Plan Review and Municipal/Religious Reuse Special Permit is made by Helen Sides, and seconded by Carole Hamilton, and passes in an 8-0 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

- D. Review and vote on a revision, not an amendment to a Site Plan Review and Special Permits under the North River Canal Corridor Neighborhood Mixed Use District, Flood Hazard Overlay District, and Storm Water Management Permit issued for 16, 18, and 20R Franklin Street. The applicant specifically proposes to modify the project to include an industrial style aesthetic to the elevations of buildings A-D.**

**** Withdrawn ****

The applicant withdrew after conversations with staff and the City Solicitor.

IV. APPROVAL OF MINUTES

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

Motion to approve the July 7, 2023 Regular Planning Board Minutes is made by Kirt Rieder, seconded by Josh Turiel, and passes in a 8-0 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

B. Approval of the July 20, 2023 Regular Planning Board minutes

Motion to approve the July 20, 2023 Regular Planning Board Minutes is made by Josh Turiel, seconded by Tom Furey, and passes in a 8-0 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

PLANNING BOARD

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

Mr. Furey inquires about the Cataldo Ambulance site. The project is still with the Engineering Department and a meeting will be set up soon to move the project. Forward.

Mr. Furey would also like to have the discussion about switching to a hybrid meeting style. Mr. Griset would like to add this topic to the October 12 agenda.

Mr. Furey is interested in board members being able to attend community meetings that are set up by Applicant teams to engage the community in projects.

V. ADJOURNMENT

Motion to adjourn made by Helen Sides, seconded by Carol Hamilton, and passes in an 8-0 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

Adjourned at 8:05 pm

Approved by the Planning Board on September 20, 2023