



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday March 16, 2023, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Griset opens the meeting at 6:30 pm.

I. ROLL CALL

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

Absent:

Also in attendance: Elena Eimert, staff planner, Beth Forrestal

II. REGULAR AGENDA

- A. Location: 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102)**

Applicant: Joseph Correnti f/b/o Canal Street Station, LLC

**** Request to continue to the March 30, 2023 meeting****

Description: A continuance of a public hearing for all persons interested in the application of Joseph Correnti f/b/o Canal Street Station, LLC, for the property located at 266 Canal Street (Map 32, 0038), 282 Canal Street (Map 32, Lot 0037), 286 Canal Street (Map 32, Lot 0036), 282 Rear Canal Street (Map 23, Lot 0144), and 2 Kimball Road (Map 32, Lot 0102) in the RC, B2, and I Zoning Districts for Site Plan 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, 8.2 Entrance Corridor Overlay District, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit.

The applicant proposes to redevelop portions of the parcels located at 266, 282, 282R & 286 Canal Street and 2 Kimball Road into a multi-use Planned Unit Development consisting of residential units, 20% of which will be affordable, commercial space along Canal Street, and over 9 acres of open space. The redevelopment of the property will include razing and removal of all existing buildings and infrastructure, construction of five new buildings, which total

approximately 73,615 square feet, 250 residential units, 117 surface parking spaces, 196 garage parking spaces, and supporting infrastructure.

Motion to continue to the March 30, 2023 meeting is made by Helen Sides, seconded by Kirt Rieder, and passes in 9-0 in a roll call vote.

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

III. OLD/NEW BUSINESS

A. Receive and File: Chapter 91 License Application Notification of the project located at 1 & 2 Leefort Terrace

- A Chapter 91 License Application has been filed with the state. Board members may comment as individuals to the contact person listed in the SharePoint file or as a board through Elena Eimert.

B. Discussion and vote on Planning Board's appointee to the Community Preservation Commission

- Carole Hamilton will continue in this roll as long as this meeting remains remote.

Motion to reappoint Carole Hamilton to the Community Preservation Commission is made by Kirt Rieder, seconded by Helen Sides, and passes in 9-0 in a roll call vote.

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

C. Updates from Staff

- Ethics Training
 - Three board members have completed this
 - Must use the @salem.com address
 - Several members cannot access their @salem.com emails
 - Elena will ask about these issues and asked that the board put the issues in an email for IT
- Subdivision Regulations will be ready for the March 30, 2023 meeting
- Remote Meeting Extensions
 - As of now the order ends at the end of March with Planning Board's first in person meeting on April 20, 2023
- Board member absences
 - Please let Elena know of any upcoming absences

IV. APPROVAL OF MINUTES

A. Approval of the March 2, 2023 regular Planning Board minutes

Motion to approve the March 2, 2023 regular Planning Board minutes is made by Helen Sides, seconded by Sarah Tarbet, and passes 9-0 in a roll call vote.

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

IV. ADJOURNMENT

Motion to adjourn made by Josh Turiel, and seconded by Carole Hamilton, and passes 9-0 in a roll call vote.

Bill Grisct	Y
Tom Furey	Y
Carole Hamilton	Y
Josh Turiel	Y
Zach Caunter	Y
Jonathan Berk	Y

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Helen Sides	Y
Kirt Rieder	Y
Sarah Tarbet	Y

Adjourned at 6:44 pm

Approved by the Planning Board on March 30, 2023