



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday March 2, 2023, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Vice Chair Kirt Rieder opens the meeting at 6:30 pm.

I. ROLL CALL

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

Absent: Chair Bill Griset

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

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.

****Request to continue to March 16, 2023****

- Kristin Kolick is here for the Applicant.

Motion to continue to the March 16, 2023 meeting is made by Zach Caunter, seconded by Jonathan Berk, and passes in an 8-0 roll call vote.

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

B. Location: 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: Joseph Correnti f/b/o Berman Properties, LLC

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 an amendment to 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. Specifically, the applicant proposes to amend an existing Business Park Development District Special City of Salem Planning Board Agenda for March 2, 2023 Page 4 of 4 Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033. Permit, and Stormwater Management Permit, and Site Plan Review decision dated February 23, 2022. The applicant specifically proposes to revise the site layout to add a concrete pad and propane tanks in the rear of the building, the relocation of accessible parking spaces, changes to the building facade, rooftop screening for mechanicals, addition of a concrete walkway from Highland Avenue to the building, adjustment of tree planting locations, minor reconfiguration of the vehicular entrances off Highland Avenue, and revisions to the site grading, drainage, and utilities.

- Kristin Kolick is here for the Applicant along with Brandon Kubik and Paula Thompson.

- Tom Furey continues to be concerned about the safety of propane to the neighborhood. Paula Thompson states that there is a propane farm at the Northeast Animal Shelter directly adjacent to the Tropical Products site.

PUBLIC COMMENT:

No new written public comment.

No public comment in the audience.

Motion to close the public hearing is made by Josh Turiel, seconded by Tom Furey, and passes in an 8-0 roll call vote.

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

- Elena Eimert shares the amended decision on screen for review [373 Highland Avenue Decision Amendment](#)
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Motion to approve the amended decision is made by Helen Sides, seconded by Tom Furey, and passes in an 8-0 roll call vote.

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. Location: 65 Washington Street (Map 35, Lot 600)

Applicant: 65 Washington Street, LLC

Description: Discussion of the decision for the application of 65 WASHINGTON STREET, LLC for the property located at 65 Washington Street Salem, MA (Map 35, Lot 600). The application is for an amendment to a Planned Unit Development Special Permit and a Site Plan Review in accordance with the Salem Zoning

Ordinance sections 7.3 Planned Unit Development and 9.5 Site Plan Review. Specifically, the applicant proposes to amend an existing Planned Unit Development Special Permit and Site Plan Review decision dated April 4, 2018. The applicant proposes to revise the lower garage level of the development and reduce the number of parking spaces from 61 to 59 spaces. No changes are proposed to the exterior of the development.

- Kristin Kolick is here for the Applicant as is the development team for 65 Washington Street.
- Carole Hamilton asks that the amended decision reflect the change to the number of units in the building. Kristen Kolick, attorney for the Applicant and the team have reviewed the draft language and are fine with it as it. Ms. Kolick also stated that there is always the possibility of the number of units returning to 61 in the future and would like the decision to be approved as written.
- Carole Hamilton remains concerned about the zoning around the parking. Ms. Kolick reminds the Planning Board that this project was permitted as a Planned Unit Development (PUD) and the Planning Board is able to make the decisions around parking. Carole Hamilton is amenable to this, with the concern remaining that there was a lot of time spent on the parking plan and there were concerns that it wouldn't work, and it didn't. Kirt Rieder follows up with the reminder that the project team was working with a given foundation and the constraints have changed so the occupants are simply taking advantage.

Elena Eimert shares the amended decision on screen for review. [65 Washington Street Decision Amendment](#)

Motion to approve the amended decision is made by Jonathan Berk, seconded by Tom Furey, and passes in an 7-0 roll call vote with one recusal.

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

III. OLD/NEW BUSINESS

A. Updates from Staff

- Reminder for the Board to complete the conflict of interest/ethics training.
- The Subdivision Regulation update will be on the March 30 agenda.
 - Kirt Rieder would like to see the tree lawn area.
- The Massachusetts State House of Representatives has passed a bill for further extension of public meetings through May 2025. The Senate hasn't voted. Our first hybrid would be April 20, 2023.
- Kirt Rieder asks about the status of changes to the Flood Hazard Overlay District (FHOD). Elena says that they are still pending, and staff is working with the consultants.
- Tom Furey gives a shout out to Elena for all her help and technical savvy.
- Elena requests that Board members let her know of any upcoming absences, particularly in regard to returning in person.
 - Kirt Rieder asks that the meeting be kept at 6:30 or reverted back to 7:00 if in person.

IV. APPROVAL OF MINUTES

Sarah Tarbet asks the difference between abstaining and recusing. Elena will follow up with Amanda on the difference.

A. Approval of the February 16, 2023 regular Planning Board minutes

- Sarah asks for abstention to be changed to recusal.
- Board members are allowed to vote on minutes as long as they have read them, even if not at the meeting.

Motion to approve the February 16, 2023 regular Planning Board minutes is made by Helen Sides, seconded by Sarah Tarbet, and passes 8-0 in a roll call vote.

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 Carole Hamilton, and seconded by Helen Sides, and passes 8-0 in a roll call vote.

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

Adjourned at 7:02 pm

Approved by the Planning Board on March 16, 2023