



CITY OF SALEM

A Special Meeting of the Salem Planning Board was held on Monday, December 4, 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 6:33 pm

I. ROLL CALL

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

Absent: Carol Hamilton

Also in attendance: Dan Laroe, Staff Planner; Elena Eimert, Senior Planner

II. AGENDA

A. Deliberate and vote on a recommendation to the City Council on Zoning Ordinance Amendments relative to Inclusionary Housing

- Elena Eimert of the City of Salem provides a timeline of the previous actions. The Inclusionary Housing (IH) ordinance was filed with the City Council in October of 2023; there was a Joint Public Hearing (JPH) held between the City Council and the Planning Board on November 20, 2023. The public hearing was closed on November 20 and the matter was referred to the Planning Board for its recommendation. Previous related filings and presentations are available in the public SharePoint for the Planning Board and interested members of the public. Ms. Eimert is in attendance this evening to clarify any issues the board may have; Ms. Eimert notes that no new information can be introduced as the public hearing on this matter has been closed.

Should the Planning Board vote to not recommend the Inclusionary Housing ordinance be adopted by the City Council, the motion must be made in the affirmative and fail.

• Planning Board Discussion

Ms. Sides, Mr. Caunter, and Chair Griset all voice support of the ordinance.

Mr. Berk agrees and asks staff if there has been discussion on how to measure distance. Ms. Eimert advises that staff are currently working on a recommendation to the City Council on questions raised during the JPH, including how measurements will be taken, but has been advised against sharing this information with the Planning Board by the City Solicitor as it could be considered introducing new material following close of public hearing. The Planning Board is to note their suggestions, if any, in this recommendation.

Mr. Turiel and Mr. Rieder state an interest in “futureproofing” the ordinance with regard to how to best measure the half-mile distance from the transit service. They would like to identify the origin of measure as the midpoint edge of the boarding platform versus property address, so that in the future, should IH be expanded to include bus stops, that the less of the language of the ordinance would need to be amended.

Mr. Furey is in favor of the ordinance but advises against Planning Board recommending too many changes.

Mr. Berk asks staff if the recommended changes should be broad or specific. Staff defer to the professional expertise of the Planning Board. Mr. Turiel advises that the City Council may or may not consider specific content of the recommendation, in essence, the City Council does not need to follow the recommendation so there is no harm in being granular. Mr. Berk advocates for a broad recommendation on measurement with the preferred outcome being the largest catchment area. Mr. Rieder voices his overall support and that he has come around to this broad approach.

The Planning Board drafts its recommendation.

Motion to recommend City Council adopt the Inclusionary Housing ordinance, with recommendation as written, is made by Helen Sides, seconded by Tom Furey, and passes in an 8-0 roll call vote

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

III. ADJOURNMENT

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

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

The meeting adjourns at 7:04 pm

Ms. Hamilton appears after the vote to adjourn, hellos all around.

Minutes Approved January 19, 2024.