Redevelopment Universal Steel
Rezoning Public Hearing
January 26, 2016
Three parcels to be rezoned

Beckford Way

297 Bridge St.

311 Bridge St.
- Universal Steel and Trading Company stored and processed scrap metal on site.
- Contaminated with PCBs, metal, and petroleum
- Site was abandoned and in tax title
- City has been working with multiple agencies on clean up and redevelopment since 2007.
- Final tax foreclosure June, 2012
- 3 public meetings held to discuss clean up and reuse
- EPA completed remediation work September 2013
- Parking lot - a temporary use
- RFP issued February 2015.
- Sun King LLC, affiliate of Webb’s – only response
- Proposal is an expansion of the existing Webb’s facility to include a showroom, warehouse and office
- Includes utility, pedestrian and vehicular access easements
Not a Big Box
Zoning in the area

B5 - Downtown

R2

NRCC
R2 Zoning v. B4 Zoning

R2 Allowable uses  
By right  
• single family home  
• two-family home  
• child care  
• agriculture  
• education  
• religious purposes

B4 Allowable uses  
By right (partial listing)  
• bank and professional office  
• personal service  
• restaurant (no alcohol)  
• retail store  
• wholesale, warehouse or distribution facility  
• vehicle light service and sales  
• sale/storage building supplies
After the close of the public hearing, the Planning Board has 21 days to vote on a recommendation to Council.

Note that when the Planning Board deliberates after the close of the hearing, no further public comments can be entertained.
Reasons to Rezone – Community Benefits

• Commercial redevelopment in an old industrial area
• Keeps a local business in Salem and enhances their operation
• New growth = tax revenue ($3,000,000 +)
• Adds vibrancy and activity to city through provision of services to contractors and residents
• Job retention and creation - provides employment opportunities
• Improves this section of Bridge Street
• R2 zoning does not work given the prohibition of residential uses (AUL)
• Consistent with 1996 Master Plan
F.W. Webb Team

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