



# CITY OF SALEM PLANNING BOARD

2017 AUG 31 PM 1:05

CITY CLERK  
SALEM, MASS

## NOTICE OF MEETING

*You are hereby notified that the Salem Planning Board will be holding a Public Hearing on  
Thursday, September 7, 2017 at 7:00pm at City Hall Annex, Room 313,  
120 Washington St., Salem, MA*

*Ben J. Anderson, Chair*

### MEETING AGENDA

#### I. ROLL CALL

#### II. REGULAR AGENDA

- A. Location:** 16, 18 and 20R Franklin Street (Map 26, Lots 400, 401 and 402)  
**Applicant:** JUNIPER POINT INVESTMENT CO LLC  
**Description:** A public hearing for a Site Plan Review, Flood Hazard Overlay District Special Permit, and Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 8.1 Flood Hazard Overlay District; Section 8.4 North River Canal Corridor Neighborhood Mixed Use District; and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. Specifically, the applicant proposes to replace the existing junk yard with a residential development consisting of forty-three (43) units in five (5) buildings with parking under each building, in addition to an independent garage and some surface parking resulting in 69 parking spaces. The project also includes landscaping throughout, and public access along the riverfront with walking paths.

#### III. OLD/NEW BUSINESS

- A.** Discussion on updates to the Site Plan Review Application Form  
**B.** FY18 Community Preservation Plan – Request for Comment/Input  
**C.** Discussion of a draft zoning amendment to include design review oversight in the Entrance Corridor Overlay District.

#### IV. APPROVAL OF MINUTES

- A.** Minutes of the Regular Planning Board Meeting held on July 20, 2017  
**B.** Minutes of the Special Planning Board & City Council Joint Meeting held on July 20, 2017

#### V. ADJOURNMENT

This notice posted on "Official Bulletin Board" City Hall, Salem, Mass. on AUG 31 2017 at 1:05 PM in accordance with Ch. 30A, Sections 18-25.