



CITY OF SALEM PLANNING BOARD

2017 JUL 24 PM 12:19

Report to City Council

CITY CLERK
SALEM, MASS

July 24, 2017

At its meeting on July 20, 2017 the Planning Board voted six (6) in favor (Matt Venno, Kirt Rieder, Noah Koretz, Dale Yale, Helen Sides, and Bill Grisett) and one (1) opposed (Chair Ben Anderson) to recommend:

Denial of the Zoning Amendment to change the zoning designation of 204, 206, 214 & 222 Derby Street to Central Development (B-5), because changing the zoning without changing the urban renewal area presented two primary concerns: the lack of both design and demolition oversight. However, at such time the urban renewal area is extended, the Planning Board would be in favor of the rezoning 204, 206, 214 & 222 Derby Street to Central Development (B-5).

In their discussion, the Planning Board unanimously supported the B-5 zoning designation. The motion to deny the B-5 zoning designation carried by a majority vote because six of the seven board members felt that it is important for the four parcels to be included in the urban renewal area prior to the rezoning to ensure there will be design and demolition oversight. It was unclear what mechanism could be used to ensure the rezoning would not go into effect until the urban renewal area was expanded. As a result, a majority felt it was best to expand the urban renewal boundary first.

In making this recommendation the Planning Board noted they are not supportive B-1 district due to the onsite parking requirements, particularly if preservation is a goal. The Planning Board provided Dominos and a T-Mobile store as examples of the type of commercial development with parking in front that could occur on small lots with minimum parking requirements. Said development is not what the Planning Board would like to see on these parcels.

As an aside to the recommendation on the rezoning of the four parcels, the Planning Board discussed their concerns with the requirement of onsite parking for commercial uses in a neighborhood commercial environment. The Board suggested that the issue of requiring onsite parking in the B-1 District be evaluated.

If you have any questions regarding this matter, please feel free to contact Tom Daniel, AICP, Director of Planning & Community Development, at 978-619-5685.

Yours truly,

Ben Anderson, Chair
CC: Cheryl LaPointe, City Clerk