



CITY OF SALEM PLANNING BOARD

***REVISED* NOTICE OF MEETING**

Notice is hereby given that a meeting of the Salem Planning Board will be held on Thursday, June 25, 2026, at 6:30 p.m. via remote participation in accordance with Section 30A of Chapter 20 of the Acts of 2021, as amended by Section 40 of Chapter 2 of the Acts of 2023, and further amended by Section 1 of Chapter 2 of the Acts of 2025.

Kirt Rieder, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

Watching the Public Meeting:

- Go to the website link:
<https://us02web.zoom.us/j/87460376527?pwd=R3ZHWW9wM3k3QXRtSTAzWWdPWVF6dz09> or
- Go to the website link www.zoom.us/join and enter **meeting ID # 874 6037 6527**, followed by **meeting password 999036**, if directed to do so on screen, or
- Dial toll-free phone number 877-853-5257. When prompted enter **meeting ID # 874 6037 6527**, followed by **meeting password 999036** if directed. Those dialing in only will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at [this link](https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4luDlqWrUC8UoCYBv2pwr4dBfkRaaUILXEgnog?e=AKzvGG)
(<https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4luDlqWrUC8UoCYBv2pwr4dBfkRaaUILXEgnog?e=AKzvGG>) or
- Watch the meeting live on Salem Access Television Channel 22.

Providing Public Comment During the Meeting:

Members of the public attending this meeting virtually will be allowed to make comments during the portion of the hearing designated for each agenda item. Members of the public will be asked to use the virtual “Raise Hand” function in Zoom to indicate that they would like to provide comment.

- Dial *9 on your phone’s dial pad to raise your hand if you are using the toll-free phone number.
- Click the “raise hand” button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname or the last 3 digits of their telephone number and will then unmute them. The moderator will then request that the attendee unmute their device to provide their full name and address if they would like it included in the record and comment for the record. The moderator will ensure all public comments are subject to the same time limit.

The moderator will go down the list of attendees with their hands raised in the order presented by the Zoom application. The attendee list is ordered in the order that participants raise their hands.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to: planningboardcomments@salem.com

Familiarizing Yourself with Zoom

We encourage members of the public to install and familiarize themselves with Zoom in advance of the meeting.

If you plan on providing public comment and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than 2 business days before the meeting, program, or event.

The zoom meeting will open 15 minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions

MEETING AGENDA

- **Regular Agenda**

A. **8 Harrison Road (Map 31, Lot 327), 9 Harrison Road (Map 31, Lot 340), 262 Loring Ave (Map 31, Lot 1), and 266 Loring Ave (Map 31, Lot 341), Salem, MA**

Applicant: Joseph C. Correnti, Esq. f/b/o WinnDevelopment Companies, LLC

Description: A continuance of a public hearing for all persons interested in the application of Joseph C. Correnti, Esq. f/b/o WinnDevelopment Companies, LLC for the property located at 8 Harrison Road (Map 31, Lot 327), 9 Harrison Road (Map 31, Lot 340), 262 Loring Ave (Map 31, Lot 1), and 266 Loring Ave (Map 31, Lot 341) in the R1 (Residential One Family), RC (Residential Conservation), SGO (Smart Growth Overlay District), ECOD (Entrance Corridor Overlay District), and C-ROD (Coastal Resiliency Overlay District) Zoning Districts for Smart Growth Overlay District Plan Review and C-ROD Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 7.4 Smart Growth Overlay District, Section 8.9 Coastal Resiliency Overlay District, and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit. Specifically, the applicant proposes a total of up to 145 dwelling units through the adaptive reuse of three (3) existing Salem State University South Campus buildings (Harrington, Academic, and Alumni buildings) and the construction of one (1) new four-story residential building along Harrison Road. No changes are proposed to the footprints of the existing buildings. Site improvements will also include approximately 159 off-street surface parking spots and a connective network of landscaped common areas and pedestrian paths. This project is the second phase of a two-phase project known collectively as the Forest River Residences, to be located at 8 Harrison Road (Map 31, Lot 327), 9 Harrison Road (Map 31, Lot 340), 262 Loring Ave (Map 31, Lot 1), and 266 Loring Ave (Map 31, Lot 341)

B. **50 Washington Street, Salem, MA (Map 35, Lots 23 & 23-1)**

Applicant: Beacon Communities Services LLC

Description: A continuance of a public hearing for all persons interested in the application of Beacon Communities Services LLC for the Tabernacle Congregational Church property located 50 Washington Street (Map 35, Lots 23 & 23-1) in the B5 (Central Development) Zoning District for Site Plan Review and a Special Permit in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 7.3 Planned Unit Development Special Permit. Specifically, the applicant proposes to renovate the existing building and construct two (2) additions within the existing parking lots to create 48 studio apartments for veterans. The project includes nine (9) car parking spaces as well as other site improvements, including utilities and landscaping. Existing church uses will be maintained within the building.

- C. **73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), 315 Derby Street (Map 34, Lot 444), 9 Peabody Street (Map 34, Lot 232), and 15 Peabody Street (Map 34, Lot 435)**

Revised to include request to continue to July 9, 2026

Applicant: Scott Grover, Esq. F/b/o North Shore Community Development Corporation (NSCDC) and North Shore Community Health Center (NSCHC)

Description: A continuance of a public hearing for all persons interested in the application of Scott Grover, Esq. F/b/o North Shore Community Development Corporation (NSCDC) and North Shore Community Health Center (NSCHC) for the property located at 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), 315 Derby Street (Map 34, Lot 444), 9 Peabody Street (Map 34, Lot 232), and 15 Peabody Street (Map 34, Lot 435) for amendments to a Site Plan Review, Planned Unit Development Special Permit, Drive-Through Special Permit, and Flood Hazard Overlay District Special Permit for a project in the B-5 and Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 7.3 Planned Unit Development; Section 6.7 Drive-Through Facilities; Section 8.1. Specifically, the applicant proposes to amend an existing Site Plan Review, Planned Unit Development Special Permit, Drive-Through Special Permit, and Flood Hazard Overlay District Special Permit decisions dated January 24, 2023 and amended May 3, 2024. The amendment includes changes to conditions 14g and 14h related to the condition and repairs of the culvert.

- **Old/New Business**

- A. **Discuss and Vote**

- Appoint a Planning Board Member to the Community Preservation Committee.

- B. **Staff Update *Revised to include Staff Update***

- **Review and Approval of Minutes**

- A. Draft minutes from 6/4/26

- **Adjournment**