



CITY OF SALEM

MEETING AGENDA

A public hearing for the Salem Planning Board was held on Thursday, June 25, 2026, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Kirt Rieder calls the meeting to order at 6:30 pm

I. ROLL CALL

Present: Chair Kirt Rieder, Vice Chair Sarah Tarbet, Jonathan Berk, Carole Hamilton, Graham Wing, Josh Turiel, and Zach Caunter (7)

Absent: Helen Sides (1)

Arriving Late: Tom Furey at 6:34 pm (1)

Leaving Early: (0)

Also in attendance: Claudia Cunningham, Planner

II. 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

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and a connective network of landscaped common areas and pedestrian paths. This project is the second phase of 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).

Attorney Joseph Correnti is in attendance for the applicant. Steve Senna and Derek Hanson, WinnDevelopment, Jesse Johnson, Weston and Sampson, Mark Klopfer, KMDG, are also in attendance.

Mr. Senna states they have not submitted formal updated plans to the Planning Department but will be sharing updates tonight.

Mr. Senna discusses the Stormwater and MassDOT peer reviews. MassDOT asked Winn to capture and infiltrate all stormwater from Upper Campus drive. The team has sought MassDOT relief on this requirement. The new system is up the hill and underground and reducing from a 25-year storm to a 10-year storm. The team is seeking approval for two (2) plan options for stormwater plan and planting plan. There is indication that MassDOT may be amenable, but likely no approval from the state until Quarter 1, 2027. The team is willing to take some risks on moving forward with the 10-year system. The reduced footprint plan with the arborist report asks for a narrowing of the basin and sliding it up the hill.

Mr. Senna addresses the previous Planning Board comments. Regarding connection from Loring Avenue to the trailhead, it revolves around the position of the Conservation Commission (ConCom) on the connection. The connection could be viewed as prohibitive with the Wetlands regulations. Still working through the permitting with ConCom. There are impacts to the site plan: the west side of the Harrington gym and the existing sign off from the National Park Service (NPS) regarding the accessible ramps.

Mr. Klopfer shares his screen with the current site plan. Proposing same material on Upper Campus surface as the lower campus. They have cut back the pavement/driveway in front of the Alumni House and have also reduced pavement between the sidewalk and Alumni House through decreasing the footprint of the traffic island. The team has significantly eliminated pavement around the Academic Building. The pathway connection, as discussed with ConCom, proposing a trail from trailhead, outside of parking lot and squeezing out moving across the existing pathway and out to Loring Avenue. The parking lot moved toward building a bit; this will have trees in that area at a slightly steeper slope. Concom also requested weed mitigation and invasive species mitigation.

Mr. Correnti says the new path is from Loring Avenue to the dedicated trailhead. Mr. Senna says that coordinating the site visit with ConCom really helped this along.

Public Comment

There are two new [written public comments](#).

Barbara Warren
5 Hardy Street

Commends Winn and Avalon for listening to residents and addressing the concerns the public had.

Planning Board Comments

Mr. Rieder is glad the team found a responsive way forward. Asks for clarification on the width and material of the new proposed trail pathway. Mr. Klopfer says he would like it to be an earth path; hugs back of curb. Regarding the southern end of parking lot, there is a vehicularly unfunctional radius curb. Could it be changed without impeding vehicular circulation? Mr. Senna says that to put KMDG and Goddard, the Wetland Consultant, in a good position, tightened up the corner as much as they could to still allow fire trucks. Mr. Rieder asks if the team can thread the pathway in without removing trees; Mr. Klopfer says “yes” that the pathway will be, in most places, over the existing parking lot; the lot is moving east to accomplish this. The path is five (5) feet.

Mr. Rieder asks if there is potential to connect the path at the top of the hill? Mr. Klopfer says yes. Mr. Rieder finds that changes regarding the MassDOT portion to be positive.

Ms. Cunningham shares the draft letter to MassDOT. She also notes that some of the conditions requested by ConCom are within the Planning Board’s jurisdiction. Mr. Senna says that they have a draft of the Order of Conditions (OOC). Additionally, Mr. Rieder requests that the full draft of the OOC is distributed to the Planning Board for review prior to the July 9 meeting. Upon reviewing the letter to MassDOT, Mr. Rieder asks for the word “significant” to be added ahead “of clearing of mature vegetation.”

A motion to approve the letter to MassDOT is made by Tom Furey, seconded by Josh Turiel, and passes 8-0 in a roll call vote.

Kirt Rieder	Y
Sarah Tarbet	Y

Graham Wing	Y
Jonathan Berk	Y
Carole Hamilton	Y
Zach Caunter	Y
Josh Turiel	Y
Tom Furey	Y

A motion to continue to July 9, 2026, was made by Josh Turiel, seconded by Tom Furey, and passes 8-0 in a roll call vote.

Kirt Rieder	Y
Sarah Tarbet	Y
Graham Wing	Y
Jonathan Berk	Y
Carole Hamilton	Y
Zach Caunter	Y
Josh Turiel	Y
Tom Furey	Y

B. 50 Washington Street, Salem, MA (Map 34, 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 34, 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.

Attorney Christina Mihos Granese is in attendance for the applicant. She would like to discuss the resident parking section of the draft decision.

Public Comment

None

Planning Board

Mr. Berk doesn't think they need to speak on resident parking to avoid precluding a future group from having access to resident parking.

Ms. Hamilton agrees with Mr. Berk. Mr. Rieder thinks it is prudent to go case by case with this issue.

Ms. Cunningham shares the draft decision on screen and states that the Salem Redevelopment Authority (SRA) and the Design Review Board (DRB) will require final design review. Ms. Granese discusses section 7.c. of the draft decision; the Board is happy to strike this section. On section 7.d., Mr. Rieder asks it to be changed from "future" to "proposed." Ms. Cunningham says that forty-eight (48) bike parking spots would be in compliance with the bike parking guidelines and that the applicant requested thirty-six (36) permanent bike parking spaces, though forty-eight (48) permanent with twelve (12) short-term.

A motion to close the public hearing was made by Sarah Tarbet, seconded by Carole Hamilton and passes 8-0 in a roll call vote.

Kirt Rieder	Y
Sarah Tarbet	Y
Graham Wing	Y
Jonathan Berk	Y
Carole Hamilton	Y
Zach Caunter	Y
Josh Turiel	Y
Tom Furey	Y

Motion to approve the decision with changes is made by Tom Furey, seconded by Sarah Tarbet and passes 8-0 in a roll call vote.

Kirt Rieder	Y
Sarah Tarbet	Y
Graham Wing	Y
Jonathan Berk	Y
Carole Hamilton	Y
Zach Caunter	Y
Josh Turiel	Y
Tom Furey	Y

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

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Peabody Street (Map 34, Lot 435)

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

Description: 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.

Cassandra Witthaus, Northshore Community Development Coalition (NSCDC) is in attendance for the applicant. They are requesting continuance to July 9, 2026.

A motion to continue to the July 9, 2026, regular Planning Board meeting is made by Josh Turiel, seconded by Jonathan Berk, and passes 7-0 with one abstention.

Kirt Rieder	Y
Sarah Tarbet	A
Graham Wing	Y
Jonathan Berk	Y
Carole Hamilton	Y
Zach Caunter	Y
Josh Turiel	Y
Tom Furey	Y

III. OLD AND NEW BUSINESS

A. Discuss and vote on the Planning Board appointee to the Community Preservation Committee

Mr. Furey volunteers to fill this vacancy.

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

A motion to appoint Tom Furey as the Planning Board appointee is made by, seconded by Josh Turiel, seconded by Zach Caunter, and passes 8-0 in a roll call vote.

Kirt Rieder	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Carole Hamilton	Y
Zach Caunter	Y
Josh Turiel	Y
Tom Furey	Y

B. Other

Mr. Rieder asks Ms. Cunningham to check on the approved height and footprint of a massive enclosure at 160 Federal Street.

IV. REVIEW AND APPROVAL OF MINUTES

A. June 4, 2026, draft minutes

A motion to approve the draft minutes from the June 4, 2026, regular Planning Board meeting is made by Josh Turiel, seconded by Sara Tarbet and passes 8-0 in a roll call vote.

Kirt Rieder	Y
Sarah Tarbet	Y
Graham Wing	Y
Jonathan Berk	Y
Carole Hamilton	Y
Zach Caunter	Y
Josh Turiel	Y
Tom Furey	Y

V. ADJOURNMENT

A motion to adjourn was made by Josh Turiel, seconded by Carole Hamilton, and passes 8-0 in a roll call vote.

Kirt Rieder	Y
Sarah Tarbet	Y
Graham Wing	Y
Jonathan Berk	Y
Carole Hamilton	Y
Zach Caunter	Y

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Josh Turiel	Y
Tom Furey	Y

Adjourned at: 7:37 pm

Minutes Approved on: July 9, 2026 with changes