



CITY OF SALEM PLANNING BOARD

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Planning Board will be held on Thursday, July 9, 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. 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)

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. In addition to the proposed changes to conditions related to the condition and repairs of the culvert, the applicant requests to amend the landscape plans.

C. 56 Margin Street, 54 Margin Street, 7 High Street, 20 Endicott Street (Map 25, Lot 597), 24 Endicott Street (Map 25, Lot 595)

Applicant: Harborlight Homes and Lifebridge North Shore

Description: A public hearing for all persons interested in the application of Harborlight Homes and Lifebridge North Shore at 56, 54 Margin Street, 20 Endicott Street, 7 High Street (Map 25, Lot 597) and 24 Endicott Street (Map 25, Lot 595) in the Residential Two-Family District (R2), Coastal Resilience Overlay District (C-ROD), Flood Hazard Overlay District (FHOD), and Smart Growth Overlay District (SGOD) for Smart Growth Overlay Plan Review and Coastal Resilience Overlay Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 7.4 Smart Growth Overlay District and Section 8.9 Coastal Resiliency Overlay District. Specifically, the applicant proposes the demolition of the buildings at 24 Endicott Street (Map 25, Lot 595) and 56 Margin Street (Map 25, Lot 597), the adaptive reuse of 54 Margin Street (Map 25, Lot 597), and the preservation of the façade of 20 Endicott Street (Map 25, Lot 597) to accommodate for a 22,806 square foot building comprised of 53 affordable homes, a shelter with 70 beds, and supportive programing space along with other site improvements. Thirteen parking spaces are proposed on site.

D. 57 Wharf Street Units UCB and UCC, and 201 Derby Street (Map 34, Lot 408)

Applicant: Christina Granese f/b/o Pickering Wharf Complex, LLC; Rockett Manag & Realty CO

Description: A public hearing for all persons interested in the application of Christina Granese f/b/o Pickering Wharf Complex, LLC; Rockett Manag & Realty CO at 57 Wharf Street Units UCB and UCC, and 201 Derby Street (Map 34, Lot 408) in the B5 Central Development Zoning District, Flood Hazard Overlay District (FHOD) and Coastal Resilience Overlay District (C-ROD) for Site Plan Review and C-ROD Site Plan Review in accordance with sections 9.5 Site Plan Review and 8.9 Coastal Resilience Overlay District of the Salem Zoning Ordinance. Specifically, the applicant proposes to demolish the second floor, third floor, attic, and roof of the existing building to accommodate 3 new floors with a total of 18 new dwelling units.

• **Old/New Business**

A. Discuss and Vote

252 Bridge Street (Map 26, Lot 408) and Map 35, Lot 24) decision extension request on Site Plan Review, Planned Unit Development Special Permit, Flood Hazard Overlay District Special Permit and Stormwater Management Permit decision dated January 12, 2023. The applicant requests to extend through July 17, 2026.

• **Review and Approval of Minutes**

A. Draft minutes from 6/25/26

• **Adjournment**