



DOMINICK PANGALLO
MAYOR

CITY OF SALEM ZONING BOARD OF APPEALS

CITY HALL ANNEX 2ND FLOOR, 98 WASHINGTON STREET, SALEM MA 01970

NOTICE OF MEETING

Notice is given for a Zoning Board of Appeals meeting held remotely on **June 17, 2026, at 6:30 p.m.** The City is authorized to conduct remote meetings of its public bodies through special acts of the Massachusetts State Legislature.

Nina Vyedin, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. If 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 after the meeting.

Individuals may participate remotely using a remote participation platform called Zoom. Members of the public can access the remote meeting in any of the following ways:

Attending the Virtual Public Meeting:

- Go to Website link:
<https://us02web.zoom.us/j/83427530365?pwd=GqYiOJHxKonVjQUFuWQgPFRiqV4Mh2.1>
or go to the website link <https://zoom.us/join> and enter the meeting ID #**834 2753 0365** followed by meeting password **011324** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID #**834 2753 0365** followed by meeting password **011324** if directed. Those calling in will not have access to the direct video feed of the meeting but can follow along with the project materials available for download at <https://www.salemma.gov/877/Zoning-Board-of-Appeals>.
- Watch the meeting live on Salem Access Television Chanel 22.
- Project materials are available for download at (<https://tinyurl.com/SalemZBA>)

Providing Public Comment Before the Meeting:

Members of the public can email their comments before the start of the meeting to zoningboardcomments@salem.com.

Providing Public Comment During the Meeting:

Members of the public attending this meeting virtually will be allowed to make comments when the Chair opens the hearing for public comments. 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 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. Phone numbers are ordered first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone.

Familiarizing Yourself with Zoom:

We encourage members of the public to install and familiarize themselves with Zoom before the meeting. The Zoom meeting will open fifteen minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

If you plan on providing public comments 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.

People 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 two business days before the meeting, program, or event.

MEETING AGENDA

I. ROLL CALL

II. CONTINUANCES

III. REGULAR AGENDA

1. **Location:** 11 Vinnin Street (R1 Zoning District)
Applicant: Turnstone II, LLC
Description: The petition of TURNSTONE II, LLC at 11 VINNIN STREET (Map 30, Lot 0001) (R1 Zoning District) for a Special Permit per *Section 3.3.2 Nonconforming Uses* of the Salem Zoning Ordinance to change from a nonconforming medical office to another nonconforming retail and gourmet shop with on-site preparation of baked goods and other food products.
2. **Location:** 17 Lincoln Road (R1 Zoning District)
Applicant: Kayla Dorst
Description: The petition of KAYLA DORST at 17 LINCOLN ROAD (Map 31, Lot 0188) (R1 Zoning District) for a finding per *Section 3.2.8 Accessory Dwelling Units (ADUs)* of the Salem Zoning Ordinance. The proposal would add an approximately twenty-five-foot by twenty-two-foot ADU to a nonconforming single-family house, with a proposed 13.3-foot front setback.
3. **Location:** 278 Lafayette Street (R3 Zoning District; Entrance Corridor Overlay District)
Applicant: Robert J. Willwerth, III
Description: The petition of ROBERT J. WILLWERTH, III at 278 LAFAYETTE STREET (Map 33, Lot 0369) (R3 Zoning District; Entrance Corridor Overlay District) for a Variance per *Section 4.1.1 Dimensional Requirements* of the Salem Zoning Ordinance to add two dwelling units on a property with six existing dwelling units, decreasing the lot area per dwelling unit from 3,683 square feet to 2,762 square feet where 3,500 square feet per dwelling unit are required.
4. **Location:** 6 Lawrence Street (R2 Zoning District; Coastal Resiliency Overlay District)
Applicant: Paul Caron
Description: The petition of PAUL CARON at 6 LAWRENCE STREET (Map 24, Lot 0173) (R2 Zoning District; Coastal Resiliency Overlay District) for a Special Permit per *Section 3.3.3 Nonconforming Structures* of the Salem Zoning Ordinance to add two additions to a nonconforming three-family house, constructing a two-story front porch and staircase with an approximate four-foot, four-inch front setback,

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

and a two-story rear porch and staircase with an approximate two-foot, eight-inch side setback.

5. **Location:** 12 Varney Street (R1 Zoning District)
Applicant: Adimir Toska
Description: The petition of ADIMIR TOSKA at 12 VARNEY STREET (Map 15, Lot 0350) (R1 Zoning District) for a Special Permit per *Section 3.3.5 Nonconforming Single- and Two-Family Residences* of the Salem Zoning Ordinance to construct a dormer on the top floor of a nonconforming single-family house. The dormer would be three feet from the front property line and 9.4 feet from the side property line, where fifteen feet and ten feet are required respectively.
6. **Location:** 35 Irving Street (R1 Zoning District)
Applicant: Scott Myers
Description: The petition of SCOTT MYERS at 35 IRVING STREET (Map 16, Lot 0273) (R1 Zoning District) for a Special Permit per *Section 3.3.5 Nonconforming Single- and Two-Family Residences* of the Salem Zoning Ordinance to reconstruct a nonconforming single-family house's front staircase and construct a two-story rear addition. The proposal would increase the property's front setback from zero feet to two feet, where fifteen feet are required, and construct a rear addition 6.5 feet from the side property line, where ten feet are required.
7. **Location:** 61 Memorial Drive (R1 Zoning District)
Applicant: Amy Pelletier
Description: The petition of AMY PELLETIER at 61 MEMORIAL DRIVE (Map 42, Lot 0014) (R1 Zoning District; Coastal Resiliency Overlay District) for a Variance per *Section 3.2.4 Accessory Structures* of the Salem Zoning Ordinance to construct a two-story, eight-foot by sixteen-foot shed with a gross floor area of approximately 256 square feet.

IV. OLD/NEW BUSINESS

V. APPROVAL OF MINUTES

1. Draft minutes from May 6, 2026.
2. Draft minutes from May 20, 2026.

VI. ADJOURNMENT

This agenda is subject to change.

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