



DOMINICK PANGALLO
MAYOR

CITY OF SALEM ZONING BOARD OF APPEALS

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

NOTICE OF MEETING

Revised October 15, 2026

Notice is given for a Zoning Board of Appeals open public meeting held remotely on **October 21, 2026, at 6:30pm**. 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

1. **Location:** 7 Burnside Street and 5 Skerry Street Court (R2 Zoning District)
Applicant: Graham Wing (formerly Graham Hines)
Description: The petition of GRAHAM WING (formerly Graham Hines) at 7 BURNSIDE STREET and 5 SKERRY STREET COURT (Map 36, Lot 0157; Map 36, Lot 0149) (R2 Zoning District) for Variances per *Section 4.1.1 Dimensional Requirements* and *Section 5.1.8 Required Parking* of the Salem Zoning Ordinance to divide an existing merged parcel and construct a two-family house at 5 Skerry Street Court, with five parking spaces where six spaces are required. The proposal would create a 4,393-square-foot lot at 7 Burnside Street with a 2,196-square-foot lot area per dwelling unit and two parking spaces, and a 3,820-square-foot lot at 5 Skerry Street Court with a 1,910-square-foot lot area per dwelling unit, three parking spaces, a thirty-seven-foot frontage, and insufficient front, side, and rear setbacks.
2. **Location:** 31 Cedar Street (R2 Zoning District)
Applicant: 31 Cedar Street, LLC and Salem Residential Properties, LLC, through Michael Becker
Description: The petition of 31 CEDAR STREET, LLC and SALEM RESIDENTIAL RENTAL PROPERTIES, LLC, through MICHAEL BECKER, at 31 CEDAR STREET (Map 34, Lot 0052) (R2 Zoning District) for Variances per *Section 3.2.4(3) Accessory Structures*, *Section 4.1.1 Dimensional Requirements*, and *Section 5.1.6(2) Parking Setbacks* of the Salem Zoning Ordinance to permit the separate development of two existing record parcels; retain the existing two-family dwelling at 31-33 Cedar Street; and relocate the historic dwelling at 259 Washington Street to 27-29 Cedar Street, retain the existing garage, and construct an addition to create a 2.5-story, two-family dwelling. Relief under Section 4.1.1 is requested for lot frontage, lot width, lot area, lot area per dwelling unit, lot coverage, and front and side setbacks on both parcels. Relief under Section 3.2.4(3) is requested for the side and rear setbacks of the existing detached accessory garage on 27-29 Cedar Street. Relief under Section 5.1.6(2) is requested to allow the surfaced shared driveway and parking-access areas to extend to the common lot line.

III. REGULAR AGENDA

3. **Location:** 1-3 East Collins Street (R1 Zoning District; Coastal Resiliency Overlay District)
Applicant: Charles Knight

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

Description: The petition of CHARLES KNIGHT regarding the property located at 1-3 EAST COLLINS STREET (Map 36, Lot 0277) (R1 Zoning District; Coastal Resiliency Overlay District) to appeal the Building Commissioner's decision to permit a building over thirty-five feet tall, and a dumpster located less than four feet from the abutting property line.

IV. OLD/NEW BUSINESS

1. **Location:** 75 North Street, 2 Commercial Street, and 3 South Mason Street (North River Canal Corridor Neighborhood Mixed Use District; Coastal Resiliency Overlay District)

Applicant: 75 North Street LLC

Description: The petition of 75 NORTH STREET LLC at 75 NORTH STREET, 2 COMMERCIAL STREET, and 3 SOUTH MASON STREET (Map 26, Lot 0058; Map 26, Lot 0057; Map 26, Lot 0054) (North River Canal Corridor Neighborhood Mixed Use District; Coastal Resiliency Overlay District) for a six-month extension to rights granted by the Board in a decision dated December 11, 2023, for Variances per *Section 4.1.1 Dimensional Requirements, Section 8.4.9 and 8.4.9(c) Parking Requirements, and Section 8.4.13(4) Transitional Overlay District* to construct a sixty-unit, four-story, mixed-use development with relief requested for lot area per dwelling unit, one-to-one parking ratios, and 100-foot and fifty-foot buffer entrance and landscaping requirements.

2. Introductions for Associate Member Samantha Stringfellow.
3. Staff updates on the Board's application requirements and standard conditions.
4. Board vote on updated application requirements and standard conditions.

V. APPROVAL OF MINUTES

1. Draft minutes from September 9, 2026.
2. Draft minutes from September 16, 2026.

VI. ADJOURNMENT

This agenda is subject to change.