



CITY OF SALEM PLANNING BOARD

JOINT MEETING WITH THE DESIGN REVIEW BOARD MEETING AGENDA

A joint public hearing of the Salem Planning Board and the Design Review Board was held on Thursday, July 23, 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 6:32 p.m.

Chair Rieder introduces Elena Eimert as a new Planning Board member and gives thanks to Carole Hamilton for her help and her many years of service. Ms. Chiancola echoes what Mr. Rieder said and states that the Mayor has awarded Ms. Hamilton a City Seal. Mr. Furey echoes the preceding words.

I. ROLL CALL

Planning Board

Present: Chair Kirt Rieder, Vice Chair Sarah Tarbet, Jonathan Berk, Zach Caunter, Elena Eimert, Tom Furey, Helen Sides, Josh Turiel, and Graham Wing, (9)

Absent: (0)

Arriving Late: (0)

Leaving Early: (0)

Design Review Board

Present: Sarah Tarbet, Paul Durand, Catherine Miller, Daniel Estes, Elizabeth Murray, Marc Perras

Absent: (0)

Arriving Late: (0)

Leaving Early: (0)

Also in attendance: Claudia Cunningham, Planner, and Stephanie Owens, Senior Planner.

II. AGENDA

A. 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 continuance of a public hearing for all persons interested in the application of Harborlight Homes and Lifebridge North Shore at 56, 54 Margin 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 programming space along with other site improvements. Thirteen parking spaces are proposed on site.

Ms. Eimert discloses that she has submitted an appearance of conflict of interest form with the Mayor's Office given her connection to the development of the 40R zoning. and will not be voting on this project.

Andrew DeFranza, Harborlight Homes and Stefano Basso, SV Architects, are in attendance for the Applicant.

Mr. DeFranza recaps the project overview. Mr. Basso runs through changes based on feedback. They have decreased the number of siding changes and matched the brick of the church as much as possible; streamlined the roofs and carried flat cornice line through. Incorporated a precast stone based and kept the storefront curtain wall. Eliminated sloped roofs on Endicott Street and incorporated more Italianate features. There has been discussion among the project team to have a pop of color on some sort of detail. Memorial Park area with bricks, bell, and benches; the bell is to be moved to front of the church.

Public Comment

[Written Public Comment](#)

Joe Cultrera
Prescott Street

Compliments Mr. DeFranza on the new look of the building; it seems to fit the block better. Still concerned that it is wall to wall buildings and there is no space for clients to hang out. Concerned about people walking past that block when there is no place for anyone to hang out. Glad peaks are gone and that the color is better. Says that the neighborhood has never been consulted about the design of the project despite promises from previous ward councilors. Does not think the bell outside the church is the proper place for it; thinks it will be damaged.

Steve Kapantais

23 Wisteria Street

Tells Mr. Rieder that there is a possible meeting violation regarding Ms. Eimert as having a conflict of interest and remaining in the room when the proper procedure is considered that the member recuses themselves and not be in the room, potentially influencing the decision. Asks that Chair Rieder report the violation to the Ethics Commission.

Polly Wilbert

7 Cedar Street

Hopes the DRB will consider that the development is a “bridge site” between downtown and the post-fire residential neighborhood. The development must transition from the hard edges of downtown to the soft edges of the neighborhood. Favors gables to help with the transition and break-up the massing. Hopes people have looked at the designed standards for the 40R. Doesn’t like the box/panel construction design. Post fire construction is a detail and characteristic that should be respected.

Mark Stevens

69 Summer Street

Submitted photos of what his view is of the property. He is concerned about the façade. What will Pratt Street look like? It looks like 2 windows so he will look at a wall of siding and there is no bump out on the rendering and there is no setback on the street. There is opportunity to put sidewalk in place. On 2nd floor floorplan, looks like a tree is being planted. Wonders what the HVAC will look like to him. What about lighting? Is the stairwell exiting on Pratt Street for emergency use only?

Barbara Mann and Bob Femino

29 Endicott 32 Endicott

Wants to see the plan for 24 Endicott Street. Ms. Cunningham reminds that the public comment period is for comments, not discussion. Mr. Femino says they couldn’t see view from Endicott Street. Mr. Rieder asks for a clarification on plan or rendering. Mr. Basso says that there isn’t a rendering of Endicott Street. Ms. Mann clarifies that she only cared about peaks on Endicott Street. Still curious about HVAC condensers

and what they will look like on the roof, the garage, and the memorial yard. Why a 13 car garage when there are available spaces at Riley Plaza. Mr. Femino agrees with Ms. Wilbert regarding the roof. Understands that some prefer the changes, but they [the neighborhood] were never brought to the table regarding what they would like to see. The height matters, gables take away sun and breeze. Eliminating the garage would preserve the memorial. Ms. Mann invites everyone to visit the site.

Mr. Rieder re-welcomes Ms. Eimert and thanks her for recusing herself from voting on this project. Mr. Rieder says that it is typical for those who have a conflict of interest step away for that agenda item and he invites her to do so. Ms. Eimert removes herself from the meeting for the remainder of the discussion.

Planning Board Comments

Mr. Furey commends the revised version of the plan. He reminds everyone that there is a human face to homelessness, that Salem is a welcoming city of neighborhoods, and this whole complex is part of the neighborhood onto Riley Plaza. This new facility is a positive for the people.

Ms. Sides commends the team for responding with vast improvements and is looking forward to seeing the other elevations.

Mr. Rieder calls an audible and invites James Z. to speak as he was unable to join during the public comment period.

James Zaviglia
25 High Street

Reiterates what others have said about the memorial park and the bell. The Italian Club was built by the people in the neighborhood. The memorial is important because of the names on the bricks. Appreciates that change happens but would like some of the past preserved.

Ms. Tarbet agrees with Ms. Sides. Encourages the team to seek a complimentary brick rather than a brick match. Likes the introduction of color on the base and agrees with the public comment on the screening of the roof HVACs. Wonders if there is room to locate the bell and memorial closer to its original location and if the team could work with the community to do this.

Mr. Rieder is familiar with the area. Echoes the need for renders of Endicott Street and Pratt Street. In the previous presentation the thirteen (13) parking spaces were stated for employees. Is there potential for parking in Riley Plaza? Echoes the issue with placing the bell in the front. The rendering makes the bell seem ill at ease; the

tri-fold interpretative board is also an issue. In the last meeting, Chair Rieder commented on the removal of trees so that the Applicant could replace the soils and plant new species, does not think Honey Locust is a good choice for this area. Agrees with Mr. Cultrera on the lack of open space.

Design Review Board Comments

Mr. Perras thinks the project is moving in the right direction. He would like to see a true elevation, especially going up Endicott Street to see the context. This will allow the DRB to have a better contextual understanding. Wonders how far back the connector pieces between the brick massing can be pushed. Could they be pushed back to create green space? Does not love the pop of color idea. Does not love the big cornices at the top.

Ms. Miller clarifies that the DRB has not seen the full presentation and she happened to attend the last Planning Board meeting. It is hard to assess design when they don't know program and entries. The first rendering is better than the second. Feels that if you are a person who needs a place to live, you want it to look like a normal looking apartment. Interested in seeing a developed landscape plan.

Mr. Rieder confirms with Ms. Cunningham that the project has not been referred to the DRB.

Mr. Estes agrees that the project is moving in the right direction and there is a need for green space. There is a massive HVAC unit on the center block.

Ms. Murray lives in the neighborhood and appreciates the work done from the original plans to now. Agrees with Ms. Tarbet on the brick.

Mr. Durand agrees with previous comments. Prefers this massing. Recommends investigating brick matching sooner rather than later. Concerned with HVAC screening. Would like to see the Endicott Street elevation as well. Feels the bell at the front of the building will suffer from vandalism. Also does not like the white on the side.

Mr. Rieder agrees with Mr. Perras on the pop of color. There is no tree in the traffic island [as shown on the rendering]. Doesn't know how you can reduce parking to allow for more open space. Imperative to have a set of true elevations on at least the three (3) primary sides. Astonished that Mr. Furey has not recommended that Mr. DeFranza meet with the neighborhood. These neighborhood meetings reduce tensions in public meetings and reduce the fear of the unknown.

A motion to refer the project to the Design Review Board is made by Helen Sides, seconded by Sarah Tarbet and passes 8-0 in a roll call vote.

Jonathan Berk	Y
Zach Caunter	Y
Tom Furey	Y
Kirt Rieder	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y
Graham Wing	Y

III. ADJOURNMENT

A motion to adjourn the Design Review Board from the Joint Public Hearing is made by Marc Perras, seconded by Catherine Miller, and passes 6-0 in a roll call vote.

Paul Durand	Y
Sarah Tarbet	Y
Catherine Miller	Y
Daniel Estes	Y
Elizabeth Murray	Y
Marc Perras	Y

A motion to adjourn the Planning Board from the Joint Public Hearing is made by Tom Furey, seconded by Helen Sides, and passes 8-0 in a roll call vote.

Jonathan Berk	Y
Zach Caunter	Y
Tom Furey	Y
Kirt Rieder	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y
Graham Wing	Y

Adjourned at: 7:38

Approved on:

MEETING AGENDA

A public hearing for the Salem Planning Board was held on Thursday, July 23, 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 7:38 p.m immediately after the adjournment of the Joint Public Hearing with the Design Review Board.

I. ROLL CALL

Present: Chair Kirt Rieder, Vice Chair Sarah Tarbet, Jonathan Berk, Zach Caunter, Elena Eimert, Tom Furey, Helen Sides, Josh Turiel, and Graham Wing, (9)

Absent: (0)

Arriving Late: (0)

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 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).

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

Attorney Joseph Correnti, Steve Senna of WinnDevelopment, and Dylan Erickson, Weston and Sampson, are in attendance for the Applicant.

Attorney Correnti confirms the number of voting members, as Ms. Sides and Ms. Eimert cannot vote and they are looking for a decision.

The project has a unanimous Order of Conditions (OOC) from the Conservation Commission (ConCom).

Public Comment

None

Planning Board Comments

None

A motion to close the public hearing is made by Tom Furey, seconded by Josh Turiel, and passes 7-0 in a roll call vote.

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

Ms. Cunningham shares the draft decision on the screen. Mr. Rieder asks about the changes to the edge of the route along the edge of the parking lot. Mr. Senna says that path was presented to and approved by presentation to ConCom. Ms. Cunningham confirms that the list of drawings is accurate.

Mr. Senna says that regarding the National Park Service (NPS), it is sometimes hard to get them to meet and asks that the decision reflects the ambiguity of this.

Mr. Senna updates that in a follow-up meeting with MassDOT, they are inclined to not require what the regulations call for but they are not supportive of the base option either. This hybrid option has little to no tree clearing.

Regarding the Violations section of the decision, Mr. Correnti finds it overreaching and draconian. He believes this needs a bigger discussion; particularly with a large project that may have buildings occupied before the completion of a project. He asks that the Board ask Planning staff and the City Solicitor to look at this. Mr. Berk agrees with Attorney Correnti.

A motion to approve the decision with changes is made by Tom Furey, seconded by Jonathan Berk, and passes 7-0 in a roll call vote.

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

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. The amendment includes changes to conditions 14g and 14h related to the condition and repairs of the culvert.

Ms. Tarbet recuses herself.

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

Attorney Scott Grover, Cassandra Witthaus, North Shore Community Development Coalition (NSCDC), Jonathan Evans, Mass Design Group, and Tom Ryan, Ryan Associates are present for the applicant team.

Mr. Evans shares his screen. Mr. Ryan discusses the revisions to the grading and landscaping plan.

Public Comment

None

Planning Board Comments

None

A motion to close the public hearing is made by Josh Turiel, seconded by Zach Caunter, and passes 7-0 with one recusal.

Jonathan Berk	Y
Zach Caunter	Y
Tom Furey	Y
Kirt Rieder	Y
Helen Sides	Y
Sarah Tarbet	R
Josh Turiel	Y
Graham Wing	Y

Ms. Cunningham shares the draft decision on screen.

A motion to approve the decision with changes is made by Tom Furey, seconded by Helen Sides, and passes 7-0 with one recusal.

Jonathan Berk	Y
Zach Caunter	Y
Tom Furey	Y
Kirt Rieder	Y
Helen Sides	Y
Sarah Tarbet	R
Josh Turiel	Y
Graham Wing	Y

C. 440 Highland Avenue (Map 3, Lot 4)

Applicant: Kinetic Design and Development f/b/o Walmart

Description: A public hearing for all persons interested in the application of Kinetic Design & Development F/b/o Walmart located at 440 Highland Avenue (Map 3, Lot 4) in the Business Park Development District (BPD) and Entrance Corridor Overlay District (ECOD) for Site Plan Review and Business Park Development Special Permit in accordance with Section 9.5 Site Plan Review and Section 8.3 Business Park Development District of the Salem Zoning Ordinance. Specifically, the applicant proposes to internally renovate and repair the vacant storefronts in the plaza to move their “Spark” program Depot from the existing Walmart. No changes to the building footprint are proposed.

Steve Martorano from Bohler is in attendance for the Applicant. Carla Hackett, Walmart, Griffen Bobbit and Kyle Gardiner, Kinetics, Bill Scully, Mckinely Horn.

Mr. Martorano shares his screen and explains what the Depot program is: online orders and is what you would get in a neighborhood market but no customers shopping. The project is in front of the Board as the space is over ten thousand (10000) square feet. As the project is gig driver oriented, there is no real increase in traffic.

The team did a light level survey; there are no improvements needed.

A comprehensive traffic study was completed. There is already a similar type of delivery system operating out of the Walmart. Those drivers will shift to the new Depot facility; there will be modest increase in traffic to the site, and more traffic would be associated if the site reverted to traditional retail.

Public Comment

None

Planning Board Comments

Mr. Furey Walmart has been a major asset to Salem.

Ms. Eimert asks if they have spoken to the Zoning Enforcement Officer for the Site Plan Review (SPR)? Mr. Martorano says that they received comments that as the space is over ten thousand (10000) square feet in the Business Park Development (BPD), that it is a special permit. Mr. Rieder says there are no exterior renovations to the site plan, and he has the same question. Ms. Eimert asks that there be documentation from the Zoning Enforcement Officer on the use proposed and the jurisdiction of the Planning Board regarding the requirements of site plan review with regards to the entrance corridor overlay zoning to bring it into compliance under that special permit and site

plan review. Would like to see a clearer site plan, the one shown tonight has too many layers. Ms. Eimert is concerned about the Entrance Corridor Overlay District (ECOD) requirements around landscaping and width of curb cuts. Is curious about staffing in the current site and the new site.

Ms. Tarbet asks how many other locations with this model exist? Mr. Martorano says six (6) locations in the country.

Mr. Turiel is curious to see Ms. Eimert's questions answered.

A motion to continue to the September 3, 2026, regular Planning Board meeting is made by Jonathan Berk, seconded by Helen Side, and passes 9-0 in a roll call vote.

Jonathan Berk	Y
Zach Caunter	Y
Elena Eimert	Y
Tom Furey	Y
Kirt Rieder	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y
Graham Wing	Y

III. OLD AND NEW BUSINESS

A. Staff updates on previously approved projects

Mr. Furey asks if any permits have pulled by Walgreens or the Gateway Center? Ms. Cunningham says there is nothing on Walgreens but also no updates on the Gateway Center. She sent the out a PDF of the projects.

Ms. Cunningham shares that the 160 Federal Street enclosure was not in approved plans and asked the project team when it would be removed. The project team said the structure "wasn't there." Mr. Rieder asks for an update in the future.

IV. REVIEW AND APPROVAL OF MINUTES

A. July 9, 2026, draft minutes

A motion to approve the draft minutes from the July 9 2026, regular Planning Board meeting is made by Josh Turiel, seconded by Graham Wing, and passes 8-0 in a roll call vote, with one vote of "present."

Jonathan Berk	Y
Zach Caunter	Y
Elena Eimert	P
Tom Furey	Y
Kirt Rieder	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y
Graham Wing	Y

V. ADJOURNMENT

A motion to adjourn was made by Josh Turiel, seconded by Helen Sides, and passes 9-0 in a roll call vote.

Jonathan Berk	Y
Zach Caunter	Y
Elena Eimert	Y
Tom Furey	Y
Kirt Rieder	Y
Helen Sides	Y
Sarah Tarbet	Y
Josh Turiel	Y
Graham Wing	Y

Adjourned at: 9:15 p.m.
Minutes Approved on: September 3, 2026