

City of Salem Zoning Board of Appeals
Meeting Minutes
July 29, 2026

A special meeting of the Salem Zoning Board of Appeals (“Salem ZBA”) was held on Wednesday, July 29, 2026 at 6:30 pm 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, the City is authorized to conduct remote meetings of its public bodies through June 30, 2027.

Acting Chair Christa McGaha calls the meeting to order at 6:31 pm.

Acting Chair McGaha explains how individuals can participate in the meeting remotely via Zoom, and that instructions to participate remotely can also be found on the Salem website. Ms. McGaha also explains the rules regarding public comment.

ROLL CALL

Those present were: Vice Chair Christa McGaha, Ellen Simpson, Peter Habib, Elena Eimert, Stephen Larrick, and Hilary Forbes. Also in attendance were Brennan Postich — Staff Planner, and Voula Orfanos — Building Commissioner. Those absent were: Chair Nina Vyedín

EXECUTIVE SESSION

Pursuant to M.G.L. Chapter 30A, Section 21(a)(3) to discuss strategy relating to pending litigation known as Roblero V. Viccica, Massachusetts Land Court, Case No. 24 MISC 000623, if the Chair declares that discussing the matter in an open meeting may have a detrimental effect on the litigating position of the Board. A vote regarding whether to go into executive session is expected; and votes may occur during the executive session.

Acting Chair McGaha explains that the public meeting will resume after the executive session concludes, and takes a roll call vote to enter into executive session.

Roll Call Vote to Enter Executive Session: The vote is five (5) in favor and none (0) opposed. The motion passes. Executive session begins at 6:35pm.

Roll Call Vote to end Executive Session: The vote is five (5) in favor and none (0) opposed. The motion passes. Executive session ends at 7:11pm and the public meeting resumes.

CONTINUANCES

Location: **21 Warren Street (Map 25, Lot 0268) (R2 Zoning District)**

Applicant: **Carrie Ditcher**

Project: A public hearing for all persons interested in the petition of CARRIE DITCHER at 21 WARREN STREET (Map 25, Lot 0268) (R2 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 two-story rear addition to a nonconforming single-family house. The addition would be three feet from the eastern side property line, where ten feet is required, and decrease the rear setback from approximately twenty-nine feet to nineteen feet, where thirty feet is required.

Documents and Exhibitions

- Application date-stamped June 16, 2026, and supporting documentation

Acting Chair McGaha introduces the petition.

Architect Helen Sides introduces herself on behalf of the petitioners and explains the petition and relief being sought, noting that the applicant has been before the Historic Commission and received approval. Direct abutters have been notified and also have provided consent and approval to the petition. Ms. Sides notes that the overall height of the house is about 28 feet, and that the addition will be a foot shorter than that. Drawings of the proposal are presented, as well as a plot plan showing existing and proposed conditions, along with a dimensional table. Acting Chair McGaha notes that the lot coverage is over the limit by a small amount of 0.3% and asks if the proposal can be modified slightly so a variance is not required. Ms. Sides states the petitioner would be amenable to that.

Ms. Eimert asks the age of the building, and the petitioner states it was built in 1838.

Acting Chair McGaha opens the floor to public comment, but there is none.

Motion and Vote: Ms. Simpson motions to approve the petition of CARRIE DITCHER at 21 WARREN STREET (Map 25, Lot 0268) (R2 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 two-story rear addition to a nonconforming single-family house. The addition would be three feet from the eastern side property line, where ten feet is required, and decrease the rear setback from approximately twenty-nine feet to nineteen feet, where thirty feet is required. The petition is subject to the following standard conditions:

1. Petitioner shall comply with all city and state statutes, ordinances, codes, and regulations.
2. All construction shall be done as per the plans and dimensions submitted to and approved by the Building Commissioner.
3. All requirements of the Salem Fire Department relative to smoke and fire safety shall be strictly adhered to.
4. Petitioner shall obtain a building permit prior to beginning any construction.
5. The exterior finishes of new construction shall be in harmony with the existing structure.
6. A Certificate of Occupancy is to be obtained.
7. A Certificate of Inspection is to be obtained.

8. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to, the Planning Board.
9. Unless this Decision expressly provides otherwise, any zoning relief granted does not empower or authorize the Petitioner to demolish or reconstruct the structure(s) located on the subject property to an extent of more than fifty percent (50%) of its floor area or more than fifty percent (50%) of its replacement cost at the time of destruction. If the structure is demolished by any means to an extent of more than fifty percent (50%) of its replacement cost or more than fifty percent (50%) of its floor area at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the Ordinance.
10. All construction shall be done per the plans and dimensions submitted to and approved by this Board. Any modification to the plans and dimensions must be approved by the Board of Appeals unless such changes are deemed a minor field change by the Building Commissioner in consultation with the Chair of the Board of Appeals.
11. Petitioner shall schedule Assessing Department inspections of the property, at least annually, to project completion and a final inspection upon project completion.

And the following special condition:

1. The petitioner shall revise the stamped plot plan and dimensional table dated January 2, 2026, by the North Shore Survey Corporation, to reduce the proposed lot coverage to thirty-five percent, for review and approval by the Inspectional Services Department prior to issuing a building permit.

Mr. Habib seconds the motion. **The vote is five (5) in favor (Elena Eimert, Stephen Larrick, Peter Habib, Christa McGaha, and Ellen Simpson) and none (0) opposed. The motion passes.**

Location: **46 Chestnut Street (Map 25, Lot 0216) (R1 Zoning District)**

Applicant: **Robert Beverly**

Project: A public hearing for all persons interested in the petition of ROBERT BEVERLY at 46 CHESTNUT STREET (Map 25, Lot 0216) (R1 Zoning District) for a Special Permit per Section 3.3.5 Nonconforming Single- and Two-Family Residential Structures of the Salem Zoning Ordinance to reconstruct a nonconforming single-family house's rear porch and staircase, creating a single-story rear addition and staircase five feet from the rear property line.

Documents and Exhibitions

- Application date-stamped June 16, 2026, and supporting documentation

Acting Chair McGaha introduces the petition.

Architect Brian Labau introduces himself on behalf of the petitioner and describes the property as a two-family home built in 1870 on a non-conforming lot. The proposal is to demolish an existing

outdoor deck and replace it with a rear addition and staircase. Mr. Labau discusses the relief being requested and presents a plot plan showing existing and proposed conditions. He states that the Historic Commission has given approval thus far, and that now the petitioner is seeking relief from the Board. Mr. Labau speaks to the purpose of the addition and needs of the petitioner. He also presents elevations showing proposed conditions.

The Board members discuss the matter and agree that the proposal makes sense and is well designed.

Acting Chair McGaha opens the floor to public comment, but there is none.

Motion and Vote: Mr. Habib motions to approve the petition of ROBERT BEVERLY at 46 CHESTNUT STREET (Map 25, Lot 0216) (R1 Zoning District) for a Special Permit per Section 3.3.5 Nonconforming Single- and Two-Family Residential Structures of the Salem Zoning Ordinance to reconstruct a nonconforming single-family house's rear porch and staircase, creating a single-story rear addition and staircase five feet from the rear property line. The petition is subject to the following standard conditions:

1. Petitioner shall comply with all city and state statutes, ordinances, codes, and regulations.
2. All construction shall be done as per the plans and dimensions submitted to and approved by the Building Commissioner.
3. All requirements of the Salem Fire Department relative to smoke and fire safety shall be strictly adhered to.
4. Petitioner shall obtain a building permit prior to beginning any construction.
5. The exterior finishes of new construction shall be in harmony with the existing structure.
6. A Certificate of Inspection is to be obtained.
7. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to, the Planning Board.
8. Unless this Decision expressly provides otherwise, any zoning relief granted does not empower or authorize the Petitioner to demolish or reconstruct the structure(s) located on the subject property to an extent of more than fifty percent (50%) of its floor area or more than fifty percent (50%) of its replacement cost at the time of destruction. If the structure is demolished by any means to an extent of more than fifty percent (50%) of its replacement cost or more than fifty percent (50%) of its floor area at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the Ordinance.
9. All construction shall be done per the plans and dimensions submitted to and approved by this Board. Any modification to the plans and dimensions must be approved by the Board of Appeals unless such changes are deemed a minor field change by the Building Commissioner in consultation with the Chair of the Board of Appeals.
10. Petitioner shall schedule Assessing Department inspections of the property, at least annually, to project completion and a final inspection upon project completion.

Ms. Eimert seconds the motion. **The vote is five (5) in favor (Ellen Simpson, Christa McGaha, Peter Habib, Elena Eimert, and Stephen Larrick) and none (0) opposed. The motion passes.**

REGULAR AGENDA

- Location: **15 Willow Avenue (Map 33, Lot 0629) (R1 Zoning District; Coastal Resiliency Overlay District)**
- Applicant: **Anthony Huntley**
- Project: A public hearing for all persons interested in the petition of ANTHONY HUNTLEY at 15 WILLOW AVENUE (Map 33, Lot 0629) (R1 Zoning District; Coastal Resiliency Overlay District) for a finding per Section 3.2.8(4.k) Accessory Dwelling Units (ADUs) of the Salem Zoning Ordinance to reconstruct a 1.5-story, fifteen-foot-tall garage into a 2.5-story, 25- foot-tall ADU with a staircase and landing located 1.7 feet from the north property line.

Documents and Exhibitions

- Application date-stamped June 16, 2026, and supporting documentation

Acting Chair McGaha introduces the petition. 1:23

Anthony Huntley introduces himself and describes his proposal to add an accessory dwelling unit (“ADU”) by reconstructing a detached 1.5-story garage into a 2.5-story, 25-foot-tall structure with a staircase. Mr. Huntley presents plot plans and elevations showing existing and proposed conditions.

The Board discusses the matter briefly along with ADU regulations and concludes that the proposal seems like a good project.

Acting Chair McGaha opens the floor to public comment, but there is none.

Motion and Vote: Ms. Eimert motions to approve the petition of ANTHONY HUNTLEY at 15 WILLOW AVENUE (Map 33, Lot 0629) (R1 Zoning District; Coastal Resiliency Overlay District) for a finding per Section 3.2.8(4.k) Accessory Dwelling Units (ADUs) of the Salem Zoning Ordinance to reconstruct a 1.5-story, fifteen-foot-tall garage into a 2.5-story, 25- foot-tall ADU with a staircase and landing located 1.7 feet from the north property line. The approval is subject to the following standard conditions:

1. Petitioner shall comply with all city and state statutes, ordinances, codes, and regulations.
2. All construction shall be done as per the plans and dimensions submitted to and approved by the Building Commissioner.
3. All requirements of the Salem Fire Department relative to smoke and fire safety shall be strictly adhered to.
4. Petitioner shall obtain a building permit prior to beginning any construction.
5. The exterior finishes of new construction shall be in harmony with the existing structure.
6. A Certificate of Occupancy is to be obtained.
7. A Certificate of Inspection is to be obtained.
8. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to, the Planning Board.
9. Petitioner shall obtain street numbering from the City of Salem Assessor’s Office and shall display said number so as to be visible from the street.
10. Unless this Decision expressly provides otherwise, any zoning relief granted does not empower or authorize the Petitioner to demolish or reconstruct the structure(s) located

on the subject property to an extent of more than fifty percent (50%) of its floor area or more than fifty percent (50%) of its replacement cost at the time of destruction. If the structure is demolished by any means to an extent of more than fifty percent (50%) of its replacement cost or more than fifty percent (50%) of its floor area at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the Ordinance.

11. All construction shall be done per the plans and dimensions submitted to and approved by this Board. Any modification to the plans and dimensions must be approved by the Board of Appeals unless such changes are deemed a minor field change by the Building Commissioner in consultation with the Chair of the Board of Appeals.
12. Petitioner shall schedule Assessing Department inspections of the property, at least annually, to project completion and a final inspection upon project completion.

Ms. Forbes seconds the motion. **The vote is five (5) in favor (Ellen Simpson, Peter Habib, Elena Eimert, Hilary Forbes, and Christa McGaha) and none (0) opposed. The motion passes.**

Location: **15 Abbott Street (Map 15, Lot 0116) (R1 Zoning District)**

Applicant: **Arsen Sheraj**

Project: A public hearing for all persons interested in the petition of ARSEN SHERAJ at 15 ABBOTT STREET (Map 15, Lot 0116) (R1 Zoning District) for a Variance per Section 4.1.1 Dimensional Requirements and a Special Permit per 3.3.2 Nonconforming Uses of the Salem Zoning Ordinance to change from a nonconforming two-family use to a nonconforming three-family use and construct a third-floor dormer. The proposal would increase the structure's height from 2.5 stories to three stories and decrease the lot area per dwelling unit from 1,800 square feet to 1,200 square feet, where 15,000 square feet per dwelling unit is required.

Documents and Exhibitions

- Application date-stamped June 17, 2026, and supporting documentation

Acting Chair McGaha introduces the petition.

Attorney Bill Quinn introduces himself on behalf of the petitioner and explains that in January 2025 the proposal was approved by the ZBA, but unfortunately changes in economic situations prevented the owner from executing the work within a year of the decision. The petitioner was informed he would have to reapply and go before the Board of Appeals hearing process again. Mr. Quinn explains the proposal is the same as that which received approval from the Board in 2025. He describes the property and explains the proposal, as well as the relief being sought. Photographs of the property are presented, as well as a plot plan and elevations showing existing conditions and proposed conditions with the new dormer. Mr. Quinn states there has been no opposition to the proposal to date that he is aware of. He describes the parking and general neighborhood conditions.

Mr. Quinn also discusses the updated variance criteria, and explains how the petition meets the requirements for both a special permit and a variance.

Ms. Simpson indicates she recalls the petition when it previously came before the Board and that she does not have concerns. Mr. Larrick and other Board members agree.

Acting Chair McGaha notes one public comment was submitted, and opens the floor to public comment.

Suzanne (no last name or address provided) states she was against the proposal the first time it was approved because of parking concerns. She expresses concerns about a third family moving into the building, and contends that the existing two tenants/families are living in poor conditions. She also states the home has been in disrepair. Suzanne reiterates her concerns regarding parking, and argues that this is a neighborhood and not meant to house many people. She states her fence fell over during winter because her neighbors had to shovel snow onto it and suggests this is evidence of density and space concerns. She also states that the third-floor dormer will be an eyesore and that she will be bothered by the additional lights shining.

The Board asks clarifying questions and further discusses the proposal.

Motion and Vote: Ms. Eimert motions to approve the petition of ARSEN SHERAJ at 15 ABBOTT STREET (Map 15, Lot 0116) (R1 Zoning District) for a Variance per Section 4.1.1 Dimensional Requirements and a Special Permit per 3.3.2 Nonconforming Uses of the Salem Zoning Ordinance to change from a nonconforming two-family use to a nonconforming three-family use and construct a third-floor dormer. The proposal would increase the structure's height from 2.5 stories to three stories and decrease the lot area per dwelling unit from 1,800 square feet to 1,200 square feet, where 15,000 square feet per dwelling unit is required. The petition is subject to the following standard conditions:

1. Petitioner shall comply with all city and state statutes, ordinances, codes, and regulations.
2. All construction shall be done as per the plans and dimensions submitted to and approved by the Building Commissioner.
3. All requirements of the Salem Fire Department relative to smoke and fire safety shall be strictly adhered to.
4. Petitioner shall obtain a building permit prior to beginning any construction.
5. The exterior finishes of new construction shall be in harmony with the existing structure.
6. A Certificate of Occupancy is to be obtained.
7. A Certificate of Inspection is to be obtained.
8. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to, the Planning Board.
9. Unless this Decision expressly provides otherwise, any zoning relief granted does not empower or authorize the Petitioner to demolish or reconstruct the structure(s) located on the subject property to an extent of more than fifty percent (50%) of its floor area or more than fifty percent (50%) of its replacement cost at the time of destruction. If the structure is demolished by any means to an extent of more than fifty percent (50%) of its replacement cost or more than fifty percent (50%) of its floor area at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the Ordinance.

10. All construction shall be done per the plans and dimensions submitted to and approved by this Board. Any modification to the plans and dimensions must be approved by the Board of Appeals unless such changes are deemed a minor field change by the Building Commissioner in consultation with the Chair of the Board of Appeals.
11. Petitioner shall schedule Assessing Department inspections of the property, at least annually, to project completion and a final inspection upon project completion.

Ms. Simpson seconds the motion. **The vote is five (5) in favor (Elena Eimert, Ellen Simpson, Christa McGaha, Peter Habib, and Stephen Larrick) and none (0) opposed. The motion passes.**

Location: **14 Gallows Hill Road (Map 15, Lot 0019) (R1 Zoning District)**

Applicant: **Charles Barton**

Project: A public hearing for all persons interested in the petition of CHARLES BARTON at 14 GALLOWS HILL ROAD (Map 15, Lot 0019) (R1 Zoning District) for a Variance per Section 4.1.1 Dimensional Requirements of the Salem Zoning Ordinance to construct a one-story addition to an existing 2.5-story, single-family house, creating a 3.5-story house.

Documents and Exhibitions

- Application date-stamped June 30, 2026, and supporting documentation

Acting Chair McGaha introduces the petition.

Charles Barton introduces himself as the owner of 14 Gallows Hill Road and explains that the property used to belong to his wife's grandmother, and there is a desire to keep the home in the family. Mr. Barton explains the need to increase the space for family requirements, including taking care of his wife's elderly mother once she can no longer live alone. He explains the proposal to add an additional story to the home, and notes that the home is assessed as a single-story house but that the planning department considers it a two-story house, and so relief is required as the addition makes it a three-story home. He presents elevations of proposed conditions and explains the relief being requested further. Mr. Barton also presents photographs of similar homes in the neighborhood that have had the same types of additions, and suggests it is in line with neighborhood characteristics. A plot plan is presented showing existing and proposed conditions.

The Board members ask clarifying questions. Mr. Habib states he does not feel the proposal is in line with neighborhood characteristics and that he believes the proposed addition to be oversized. Mr. Barton explains there are other homes in Witchcraft Heights that are similar to what is being proposed, and Mr. Habib suggests those properties are also too large for the space and setting. Mr. Barton also notes that the variance is for the number of stories, as the home meets the actual height restrictions in feet. Ms. Simpson acknowledges there are other homes in the neighborhood the size of the proposal, but agrees with Mr. Habib that they seem large for the area. She states she is not

entirely against the proposal but understands Mr. Habib's size concerns. The Board continues to discuss the size of the proposal and petition overall.

Acting Chair McGaha opens the floor to public comment.

Linda Murphy of 12 Gallows Gill Road introduces herself as a direct abutter and states she is in favor of the petition. She speaks positively about the petitioner and proposal.

Motion and Vote: Ms. Eimert motions to approve the petition of CHARLES BARTON at 14 GALLOWS HILL ROAD (Map 15, Lot 0019) (R1 Zoning District) for a Variance per Section 4.1.1 Dimensional Requirements of the Salem Zoning Ordinance to construct a one-story addition to an existing 2.5-story, single-family house, creating a 3.5-story house. The approval is subject to the following standard conditions:

1. Petitioner shall comply with all city and state statutes, ordinances, codes, and regulations.
2. All construction shall be done as per the plans and dimensions submitted to and approved by the Building Commissioner.
3. All requirements of the Salem Fire Department relative to smoke and fire safety shall be strictly adhered to.
4. Petitioner shall obtain a building permit prior to beginning any construction.
5. The exterior finishes of new construction shall be in harmony with the existing structure.
6. A Certificate of Occupancy is to be obtained.
7. A Certificate of Inspection is to be obtained.
8. Petitioner is to obtain approval from any City Board or Commission having jurisdiction including, but not limited to, the Planning Board.
9. Unless this Decision expressly provides otherwise, any zoning relief granted does not empower or authorize the Petitioner to demolish or reconstruct the structure(s) located on the subject property to an extent of more than fifty percent (50%) of its floor area or more than fifty percent (50%) of its replacement cost at the time of destruction. If the structure is demolished by any means to an extent of more than fifty percent (50%) of its replacement cost or more than fifty percent (50%) of its floor area at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the Ordinance.
10. All construction shall be done per the plans and dimensions submitted to and approved by this Board. Any modification to the plans and dimensions must be approved by the Board of Appeals unless such changes are deemed a minor field change by the Building Commissioner in consultation with the Chair of the Board of Appeals.
11. Petitioner shall schedule Assessing Department inspections of the property, at least annually, to project completion and a final inspection upon project completion.

Ms. Forbes seconds the motion. **The vote is four (4) in favor (Hilary Forbes, Elena Eimert, Christa McGaha, and Ellen Simpson) and one (1) opposed (Peter Habib). The motion passes.**

Location: **8 Briggs Street (Map 35, Lot 0512) (R2 Zoning District)**

Applicant: **B4 and After Design, LLC**

Project: A public hearing for all persons interested in the petition of B4 AND AFTER DESIGN, LLC at 8 BRIGGS STREET (R2 Zoning District) (Map 35, Lot 0512) for Variances per Section 4.1.1 Dimensional Requirements and Section 5.1.5(2) Parking Design, and a Special Permit per Section 3.3.5 Nonconforming Single-Family and Two-Family Residences of the Salem Zoning Ordinance to structurally change and enlarge a nonconforming single-family structure to a nonconforming two-family structure. The proposal would construct an exterior staircase and landing two feet from the north property line (Section 3.3.5), decrease the lot area per dwelling unit from 3,900 to 1,950 square feet per dwelling unit (Section 4.1.1), increase the lot coverage from 38.25% to 39.2% (Section 4.1.1), and allow tandem parking for three on-site, eighteen-foot-long parking spaces (Section 5.1.5(2)).

Documents and Exhibitions

- Application date-stamped July 2, 2026, and supporting documentation

Acting Chair McGaha introduces the petition.

Attorney Bill Quinn introduces himself and summarizes the proposal and relief being sought. Mr. Quinn explains that the petitioner would like to continue due to discovering that the home is on the National Register as having historic importance to the neighborhood. Updated plans have been filed, and the petitioner would like time to finalize other changes and present at the next Board meeting.

Acting Chair McGaha opens the floor to public comment, but there is none.

Motion and Vote: Ms. Forbes motions to continue the petition of B4 AND AFTER DESIGN, LLC at 8 BRIGGS STREET (R2 Zoning District) (Map 35, Lot 0512) for Variances per Section 4.1.1 Dimensional Requirements and Section 5.1.5(2) Parking Design, and a Special Permit per Section 3.3.5 Nonconforming Single-Family and Two-Family Residences of the Salem Zoning Ordinance to structurally change and enlarge a nonconforming single-family structure to a nonconforming two-family structure. The proposal would construct an exterior staircase and landing two feet from the north property line (Section 3.3.5), decrease the lot area per dwelling unit from 3,900 to 1,950 square feet per dwelling unit (Section 4.1.1), increase the lot coverage from 38.25% to 39.2% (Section 4.1.1), and allow tandem parking for three on-site, eighteen-foot-long parking spaces (Section 5.1.5(2)). The petition will continue to the next regularly scheduled meeting of the Zoning Board of Appeals on August 19, 2026.

Mr. Habib seconds the motion. **The vote is five (5) in favor (Ellen Simpson, Elena Eimert, Christa McGaha, Hilary Forbes, and Peter Habib) and none (0) opposed. The motion passes..**

MEETING MINUTES

June 17, 2026

Motion and Vote: Mr. Habib motions to approve the minutes from the June 17, 2026 meeting of the Zoning Board of Appeals as drafted. Ms. Eimert seconds the motion. **The vote is all in favor. The motion passes.**

OLD/NEW BUSINESS

Location: **10 Blaney Street (Map 25, Lot 0268) (I Zoning District; Coastal Resiliency Overlay District)**

Applicant: **The Salem Port Authority**

Project: A public hearing for all persons interested in the petition of the SALEM PORT AUTHORITY at 10 BLANEY STREET (Map 41, Lot 0278; Map 41, Lot 0342) (I Zoning District; Coastal Resiliency Overlay District) for a two-year extension to rights approved by the Board on July 15, 2026. The extension would allow the Salem Port Authority to exercise rights granted by the Board to construct a ferry terminal building zero feet from the property line of 10 Blaney Street and 71 Derby Street for an additional two years.

Documents and Exhibitions

- Application stamped July 22, 2026, and supporting documentation

Acting Chair McGaha introduces the petition.

The Board briefly reviews and discusses the petition for a two-year extension.

Motion and Vote: Ms. Simpson motions to approve the petition of SALEM PORT AUTHORITY at 10 BLANEY STREET (Map 41, Lot 0278; Map 41, Lot 0342) (I Zoning District; Coastal Resiliency Overlay District) for a two-year extension to rights approved by the Board on July 15, 2026. The extension would allow the Salem Port Authority to exercise rights granted by the Board to construct a ferry terminal building zero feet from the property line of 10 Blaney Street and 71 Derby Street for an additional two years.

Mr. Habib seconds the motion. **The vote is five (5) in favor (Elena Eimert, Stephen Larrick, Peter Habib, Christa McGaha, and Ellen Simpson) and none (0) opposed. The motion passes.**

Location: **21 Webb Street (Map 25, Lot 0216) (R2 Zoning District; Coastal Resiliency Overlay District)**

Applicant: **21 Webb Street LLC**

Project: A public hearing for all persons interested in the petition of 21 WEBB STREET LLC at 21 WEBB STREET (Map 31, Lot 0170) (R2 Zoning District; Coastal Resiliency Overlay District) for a one-year extension to rights granted by the Board on July 28, 2025. The extension would allow 21 Webb Street LLC to exercise rights granted by the Board to construct a bed and breakfast establishment with nonconforming rear and side setbacks until July 28, 2027.

Documents and Exhibitions

- Application stamped July 21, 2026, and supporting documentation

Acting Chair McGaha introduces the petition.

The Board briefly reviews and discusses the petition for a six-month extension.

Motion and Vote: Ms. Simpson motions to approve the petition of 21 WEBB STREET LLC at 21 WEBB STREET (Map 31, Lot 0170) (R2 Zoning District; Coastal Resiliency Overlay District) for a one-year extension to rights granted by the Board on July 28, 2025. The extension would allow 21 Webb Street LLC to exercise rights granted by the Board to construct a bed and breakfast establishment with nonconforming rear and side setbacks until January 28, 2027.

Ms. Eimert seconds the motion. **The vote is five (5) in favor (Ellen Simpson, Christa McGaha, Peter Habib, Elena Eimert, and Hilary Forbes) and none (0) opposed. The motion passes.**

Staff Updates on the Zoning Board of Appeals Application Guide

Next Meeting

August 19, 2026

ADJOURNMENT

Motion and Vote: Ms. Simpson motions to adjourn the meeting. Mr. Habib seconds the motion. **The vote is all in favor. The motion passes.**

The meeting ends at 9:00 PM on July 29, 2026.

For actions where the decisions have not been fully written into these minutes, copies of the Decisions have been posted separately by address or project at:

<https://www.salem.com/zoning-board-appeals/pages/zoning-board-appeals-decisions-2026>

Respectfully submitted,
Brennan Postich, Staff Planner