



CITY OF SALEM

MEETING AGENDA

A public hearing of the Salem Planning Board and the Design Review Board was held on Thursday, September 3, 2026, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Vice Chair Sarah Tarbet calls the meeting to order at 6:31 p.m.

I. ROLL CALL

Planning Board

Present: Chair Kirt Rieder, Vice Chair Sarah Tarbet, Jonathan Berk, Zach Caunter, Elena Eimert, Tom Furey, Helen Sides, and Josh Turiel (8)

Absent: Graham Wing (1)

Arriving Late: (0)

Ms. Eimert clarifies her July statements regarding the appearance of conflict of interest v. a conflict of interest. The State Ethics Commission and the City Solicitor both confirmed that she is able to participate in the discussions for 56 Margin Street and 57 Wharf Street, but not able to vote.

Vice Chair Tarbet, asks for a fifteen (15) minute time limit for presentations due to the long agenda.

II. REGULAR AGENDA

A. 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 continuation of 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

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

Plan Review and 8.9 Costal 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.

The Applicant requests to continue to September 17, 2026

A motion to continue to the September 17, 2026 regular Planning Board meeting is made by Josh Turiel, seconded by Jonathan Berk, and passes 7-0 in a roll call vote with one abstention.

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

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

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

Description: A continuation of 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.

The Applicant requests to continue to October 15, 2026

A motion to continue to the October 15, 2026, regular Planning Board meeting is made by Josh Turiel, seconded by Jonathan Berk, and passes 8-0 in a roll call vote.

Kirt Rieder	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Zach Caunter	Y
Elena Eimert	Y
Tom Furey	Y

Helen Sides	Y
Josh Turiel	Y

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 continuation of 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 programming space along with other site improvements. Thirteen parking spaces are proposed on site.

Andrew Leonard is present for the Applicant and request a continuance to the September 17, 2026 Planning Board meeting. Mr. Leonard discusses that under the 40R zoning, the 120-day time limit will expire on October 9, 2026 and that the team is open to a 30-day extension. Ms. Cunningham says that the extension would bring the project to the first meeting in November. Mr. Leonard believes a 45-day extension would be better then.

Planning Board Comment

None

A motion to continue to the September 17, 2026 regular Planning Board meeting is made by Jonathan Berk, seconded by Helen Sides, and passes 7-0 in a roll call vote with one abstention.

Kirt Rieder	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Zach Caunter	Y
Elena Eimert	A

Tom Furey	Y
Helen Sides	Y
Josh Turiel	Y

D. 25 Bow Street (Map 16, Lot 32) and (Map 15, Lot 129)

Applicant: The Infinity Group Investments, LLC

Description: A public hearing for all persons interested in the application of The Infinity Group Investments, LLC requesting a waiver of frontage requirements of the Subdivision Control Law located at 25 Bow Street (Map 16, Lot 32) and (Map 15, Lot 129).

Joseph Luna, Luna Design Group, is in attendance for the Applicant. Lesly Yankelevich, Infinity Group is also in attendance.

Ms. Eimert recuses herself as she voted on this item when a member of the Zoning Board of Appeals (ZBA).

The Applicant would like to subdivide the lot into two (2) parcels. The ZBA granted the relief required concerning frontage (Ord Street requires 100 feet where 93.36 feet are present) and lot size (15000 square feet where 6000 square feet are present). The Planning Board is only reviewing the frontage.

Public Comment

None

Planning Board Comments

Ms. Tarbet asks about the retaining wall along Ord Street. The Applicant will work on the grading for vehicular traffic. Access the parcel is along Ord Street.

Ms. Cunningham shares the draft decision on screen.

A motion to close the public hearing is made by Jonathan Berk, seconded by Helen Sides, and passes 7-0 in a roll call vote with one recusal (R).

Kirt Rieder	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Zach Caunter	Y
Elena Eimert	R
Tom Furey	Y

Helen Sides	Y
Josh Turiel	Y

A motion to approve the decision with changes is made by Helen Sides, seconded by Kirt Rieder, and passes 7-0 in a roll call vote with one recusal (R).

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

E. 25 Bow Street (Map 16, Lot 32) and (Map 15, Lot 129)

Applicant: The Infinity Group Investments, LLC

Description: Endorsement of a plan believed to not require approval under the Subdivision Control Law (ANR)

Mr. Luna and Mr. Yankelevich are in attendance.

Planning Board Comments

None

Ms. Cunningham shares the draft decision on screen.

There is a question regarding ownership of the parcel. Mr. Yankelevich confirms that the property is under contract, but that Infinity Group is still in possession. 25 Bow Street will be transferred to the new owner when the Planning Board process is done, and Ord Street will transfer to Infinity Group.

A motion to approve the decision with changes is made by Jonathan Berk, seconded by Helen Sides, and passes 7-0 in a roll call vote with one recusal (R).

Kirt Rieder	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Zach Caunter	Y
Elena Eimert	R
Tom Furey	Y

Helen Sides	Y
Josh Turiel	Y

F. 59 Boston (Map 15, Lot 321)

Applicant: Pediatric Associates

Description: A public hearing for all persons interested in the application of Pediatric Associates located at 59 Boston Street (Map 15, Lot 321) in the Business Highway (B2), Residential Multi-Family (R3), Entrance Corridor Overlay District (ECOD), and Coastal Resilience Overlay District (C-ROD) for Coastal Resilience Overlay District (C-ROD) Site Plan Review in accordance with Section 8.9 of the Salem Zoning Ordinance. Specifically, the applicant proposes plan improvements in accordance with C-ROD, interior renovations, an increase in parking spaces, and site improvements for ECOD compliance.

Bob Griffin, Griffin Engineering, is in attendance for the Applicant. Chris Vance, architect, and Mark McKenna, Pediatric Associates are also in attendance.

Mr. Griffin shares his screen. The site is the former Walgreens and is being converted to a medical office building. The site is located in the C-ROD and is outside of the 500-year and 100-year Flood Zone. The C-ROD predictions are 14.4 at Bridge Street to 14.0 at the rear of the property. The highest number elevation is fourteen and four tenths (14.4) in the footprint of the building. The building is thirteen thousand eight hundred (13800) square feet with fifty-four (54) existing parking spaces and three (3) entrances to the site. Current building elevation is thirteen and sixty-seven hundredths (13.67), or about six (6) inches below the C-ROD predictions and existing floor elevation.

Site plan changes include landscaping, clarifying a one-way travel path, adding a dumpster location along southeast corner, and closing off the Pope Street entrance. This will increase parking to sixty (60) spaces.

The Applicant removed nine (9) dead trees and eighteen (18) will be planted. Perennials and shrubs will be added as well.

Changes to the floor elevation due to the heavily reinforced concrete slab that the building is on. The proposed new use will need more waste water and plumbing work; cutting through reinforced concrete could cause a structural problem. The Applicant will raise the floor eighteen (18) inches allowing plumbing lines to be installed underneath. The thirteen and seven tenth (13.7) elevation is now fifteen and two tenths (15.2) and above the C-ROD elevation of fourteen and four tenths (14.4). Additionally, steps will be added to the entrance

as well as an ADA accessible ramp. Temporary barriers will be deployed in case of flooding.

Public Comment

None

Planning Board Comment

Ms. Sides hopes that the team studies the actual number of parking spaces they will need; the number planned is excessive. More greenery would be better. She hopes the design work achieves a better looking building to keep it from looking like a Walgreens. Ms. Tarbet reminds that they are looking at C-ROD, not design.

Mr. Rieder clarifies that vegetation, and screening is within the purview of the board. He only sees sizes, not quantities of the proposed landscaping. Are the size calipers below the minimum? Mr. Griffin says they are replacing trees; he feels that if they put larger trees they would need to plant less. He was told smaller trees may plant better. Mr. Rieder agrees, however, if the ECOD stipulates x, which is his question. Curious why there is no tree in the corner of Pope Street and Boston Street? How can they get another tree there? Why is the dumpster pad spanning the property line? Mr. Griffin reiterates that it is an internal property line.

Ms. Cunningham says the ECOD max caliper is four (4), and min is one and a half (1.5) and for C-ROD, info about landscaping is required and landscaping can be commented on if it relates to C-ROD, for example for minimization of utilities/engineering best practices.

Ms. Tarbet agrees with Ms. Sides on the parking. Mr. Griffin says that a reevaluation could happen after the site is operational. Mr. McKenna was leaving it as is. Mr. Rieder refers to the C-ROD site plan review; Ms. Cunningham says that the review criteria are under section 8.9.10. Ms. Cunningham shares her screen to discuss the ECOD requirements. Mr. Rieder says that the Applicant cut down trees; Mr. Griffin states that the Applicant did not know about the tree ordinance and only removed dead trees. Additionally, he does not believe that a portion of the site being in the ECOD should be reason to install new landscaping beds throughout the site as it does create an extraordinary cost. Mr. Rieder concurs and wants to make certain that the proper number of trees at the proper size are planted and that he would be happy with the addition of one tree. The Applicant is happy to add.

Ms. Tarbet says that the site plan doesn't show the ramp proposed. Wonders if they plan to add that. Mr. Griffin says it was a recent decision, and they haven't caught up with it yet. Mr. Rieder asks for bike racks to be added as well.

A motion to continue to the September 17, 2026 regular Planning Board meeting is made by Kirt Rieder, seconded by Helen Sides, and passes 8-0 in a roll call vote.

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

Mr. Vance asks when they schedule their design review with the entrance overlay? He was told that the Planning Board sends to the Design Review Board for review. Mr. Berk asks if it is discretionary; Ms. Eimert says that it is based on square footage. Mr. Rieder feels that to address Ms. Sides concerns about the building still looking like a Walgreens, referring to the Design Review Board (DRB) is prudent.

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

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

G. 75 North Street (Map 26, Lot 58), 3 South Mason Street (Map 26, Lot 54), and 2 Commercial Street (Map 26, Lot 57)

Applicant: 75 North Street LLC

Description: A public hearing for all persons interested in the application of 75 North Street LLC located at 75 North Street (Map 26, Lot 58), 3 South Mason Street (Map 26, Lot 54), and 2 Commercial Street (Map 26, Lot 57) in the North

River Canal Corridor (NRCC), Entrance Corridor Overlay District (ECOD), Flood Hazard Overlay District (FHOD), and Coastal Resilience Overlay District (C-ROD) for C-ROD Site Plan Review in accordance with Section 8.9 of the Salem Zoning Ordinance. Specifically, the Applicant proposes to implement flood-proofing measures in accordance with Section 8.9 of the Salem Zoning Ordinance to the previously approved multifamily residential building.

Bob Griffin, Griffin Engineering and Dan Skolski, DMS Design, are present for the Applicant.

Mr. Griffin shares his screen. The plan went through the Planning Board process prior to the C-ROD taking effect. Have been through the MEPA process and through the Conservation Commission. Flood zone AE elevation ten (10). The new elevation, C-ROD fourteen and four tenths (14.4) highest in building footprint. There are no significant changes to the plan.

Public Comment

none

Planning Board Comments

Ms. Sides is curious to know if the project has changed hands and whether there have been changes in materials approved. Mr. Skolski says there is no change in ownership, and the only material change is on the interior – fiberglass drywall as opposed to the usual.

Mr. Furey thinks the entire project is a public safety hazard, with entering and exiting on North Street. Also concerned with insurance for residents with the flooding. Opposed to it going any further.

Mr. Rieder was confused by the staff memo. Ms. Cunningham clarifies that as listed in the zoning, there can't be a decision made on this until the Planning Board has heard from the necessary departments or until 35 has passed, that is September 15. In terms of the Engineering comment, if the Board wants to wait longer than the September 15 date, the engineering comment shouldn't be the reason unless it impacts C-ROD. Mr. Griffin says it has no effect.

Mr. Berk says that the sewage plan has changed and that may be why engineering says that they shouldn't approve. Mr. Griffin says the change isn't inconsistent with site plan review. They had moved the sewer part of plans all

along. It seems that this doesn't apply to C-ROD. Ms. Tarbet is interested in the Director of Sustainability's comments.

Mr. Rieder says "planning board shall not until..." precluding the Board from voting tonight.

Ms. Eimert is curious if the Applicant can share the design elements pertinent to pedestrian safety (tenant safety in a flood event). Mr. Griffin says that when we get extreme flooding, the building manager will communicate the tenants move their cars to higher ground. When the waters do come in, the residents will be at elevation 23 and safer at that higher elevation. There are higher walkways and grades at the South Mason Street side. 8.5 at North Street, so it is more difficult. Ms. Eimert clarifies that utilities are elevated outside the flood standard.

A motion to continue to the September 17, 2026 regular Planning Board meeting is made by Helen Sides, seconded by Jonathan Berk, and passes 7-1 in a roll call vote.

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

H. 47 Congress Street (Map 34, Lot 448)

Applicant: Bohler Engineering f/b/o Prime Storage Shetland LLC c/o Prime Group Holdings, LLC

Description: Form B/Preliminary Subdivision Application

The Applicant is not in attendance.

Mr. Furey would like this project to be in front of a massive meeting with all the boards.

Mr. Rieder doesn't think they should continue the item as the Applicant couldn't be bothered to show. Mr. Berk agrees.

Ms. Cunningham says that there is no legal consequence if the Board does not take action in forty five (45) days. Mr. Berk would like the City Solicitor's opinion.

III. OLD AND NEW BUSINESS

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

A. Review and Comment – Mass Wildlife Update

Mass Wildlife submitted a letter asking for Board comments on the letter's content. Comment period until October 4, 2026.

B. Other

Mr. Rieder checked on the 160 Federal Street enclosure, and it is still there. He is curious as to how the board didn't review it. Ms. Cunningham says that it was not approved, it was just built by the Applicant. They are looking for a Certificate of Occupancy (CO), but Ms. Cunningham hasn't signed off on it because of this structure and other changes that have been made. Mr. Rieder is sending Ms. Cunningham photos. Ms. Tarbet asks what is typically done in a situation like this. Ms. Cunningham says that the project can submit for an amendment if they want to keep/rebuild the structure and she would provide a recommendation to the director. It is on the Applicant to let the city know if they want to rebuild or seek an amendment.

Regarding Form B, it is 45-days of submission date which was August 14 (October 8 would be day 45). Mr. Berk says they saw this on Bertini's with the freezing of the zoning. Ms. Cunningham says that filing of preliminary plan says that a freeze occurs with a definitive plan within seven (7) months.

II. REVIEW AND APPROVAL OF MINUTES

A. July 23, 2026 Draft Minutes

A motion to approve the draft minutes from the July 23, 2026, regular Planning Board meeting is made by Josh Turiel, seconded by Jonathan Berk, and passes 8-0 in a roll call vote.

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

III. ADJOURNMENT

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

A motion to adjourn was made by Josh Turiel, seconded by Helen Sides, and passes 8-0 in a roll call vote.

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

Adjourned at: 8:21pm
Minutes Approved on: