

City of Salem Zoning Board of Appeals

DRAFT Meeting Minutes

September 9, 2026

A special meeting of the Salem Zoning Board of Appeals (“Salem ZBA”) was held on Wednesday, September 9, 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.

Chair Nina Vyedin calls the meeting to order at 6:32 pm.

Chair Vyedin 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: Chair Nina Vyedin, Vice Chair Christa McGaha, Ellen Simpson, and Stephen Larrick. Also in attendance was Brennan Postich — Staff Planner. Those absent were: Hilary Forbes and Peter Habib.

REGULAR AGENDA

Location:	75 North 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)
Applicant:	75 North Street LLC
Project:	A public hearing for all persons interested in the petition of 75 NORTH STREET LLC at 75 NORTH 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 an amendment to the decision dated December 11, 2023, at 75 North Street, 3 South Mason Street, and 2 Commercial Street, allowing the construction of a sixty-unit, four-story, transit-oriented mixed-use development. The amendment requests to eliminate the special condition prohibiting the assignment of parking spaces to individual units or residents.

Documents and Exhibitions

- Application date-stamped _____, 2026 and supporting documentation

Chair Vyedin introduces the petition and notes that the applicant has requested to continue the matter to the next regularly scheduled meeting of the Zoning Board of Appeals meeting on September 16, 2026, to allow a correction in the publication of the hearing.

Motion and Vote: Mr. Larrick motions to continue the petition of 75 NORTH STREET LLC at 75 NORTH 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 an amendment

to the decision dated December 11, 2023, at 75 North Street, 3 South Mason Street, and 2 Commercial Street, allowing the construction of a sixty-unit, four-story, transit-oriented mixed-use development to the next regularly scheduled meeting of the Zoning Board of Appeals on September 16, 2026.

Ms. McGaha seconds the motion. **The vote is four (4) in favor (Stephen Larrick, Nina Vyedin, Christa McGaha, and Ellen Simpson) and none (0) opposed. The motion passes.**

Location:	5, 7, and 9 Wilson Road (Map 14, Lot 0307; Map 14, Lot 0190; Map 14, Lot 0191) (R1 Zoning District)
Applicant:	Pauline M. Bertini Trust % Andrea Bertini
Project:	A public hearing for all persons interested in the petition of PAULINE M. BERTINI TRUST C/O ANDREA BERTINI at 5, 7, and 9 WILLSON ROAD (Map 14, Lot 0307; Map 14, Lot 0190; Map 14, Lot 0191) (R1 Zoning District) for a Variance per Section 4.1.1 Dimensional Requirements of the Salem Zoning Ordinance to subdivide a lot merged under common ownership, creating a one lot with a lot area and lot area per dwelling unit of 11,556 square feet, and a second lot with a lot area and lot area per dwelling unit of 11,619 square feet.

Documents and Exhibitions

- Application date-stamped , 2026 and supporting documentation

Chair Vyedin introduces the petition.

Attorney Bill Quinn introduces himself on behalf of the petitioner and presents the proposed subdivision plan. Mr. Quinn describes the history of the property and plots, the eventual merger of adjacent lots under common ownership, and the proposal to subdivide the property into two lots that would be 11,556 square feet and 11,619 square feet, respectively. The family is no longer living in the existing dwelling and would like to sell that property and market the second lot for a residential building. Mr. Quinn describes the requested relief for lot area and lot area per dwelling unit. He speaks about the current policy practice of encouraging more housing, as well as a discussion of hardship. A map of the neighborhood is shown.

Board members ask clarifying questions, and Mr. Quinn provides additional information.

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

Motion and Vote: Mr. Larrick motions to approve the petition of PAULINE M. BERTINI TRUST C/O ANDREA BERTINI at 5, 7, and 9 WILLSON ROAD (Map 14, Lot 0307; Map 14, Lot 0190; Map 14, Lot 0191) (R1 Zoning District) for a Variance per Section 4.1.1 Dimensional Requirements of the Salem Zoning Ordinance to subdivide a lot merged under common ownership, creating a one lot with a lot area and lot area per dwelling unit of 11,556 square feet, and a second

lot with a lot area and lot area per dwelling unit of 11,619 square feet. 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. A Certificate of Occupancy 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 dimension 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. Simpson seconds the motion. **The vote is four (4) in favor (Ellen Simpson, Christa McGaha, Nina Vyedin, and Stephen Larrick) and none (0) opposed. The motion passes.**

Location: **7 Herbert Street (Map 33, Lot 0629) (R2 Zoning District)**

Applicant: **Anne Szabla**

Project: A public hearing for all persons interested in the petition of ANNE SZABLA at 7 HERBERT STREET (Map 35, Lot 0318) (R2 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 single-story rear addition on the same footprint, constructing a two-story rear addition with an 11.5-foot rear setback and 5.5-foot side setback.

Documents and Exhibitions

- Application date-stamped _____, 2026 and supporting documentation

Chair Vyedin introduces the petition.

Attorney Shaun Lynch introduces himself on behalf of the petitioner and describes the property as a non-conforming lot with a dimensionally nonconforming single-family structure. Mr. Lynch indicates the proposal is to reconstruct an existing addition and construct a second floor on top of the addition with no change in existing footprint. Renderings of the proposal are presented, along with a plot plan, floor plans, elevations, and photographs of the property. Mr. Lynch describes the requested relief and shows a map of the neighborhood as well. He presents a statement of grounds and provides additional details.

Chair Vyedin asks about the easement on the property. The easement allows access for maintenance with a neighboring property (9 Herbert Street), as the homes are very close together on small lots. The proposed addition is not on the same side as the easement. Ms. McGaha asks clarifying questions about the dimensional table and setbacks.

Chair Vyedin opens the floor to public comments.

Hanna Prum, of 7 Herbert Street, introduces herself as the Applicant's wife. Ms. Prum states that they discussed the proposal with neighbors and did not have any opposition. She also provides clarification regarding the easement.

Motion and Vote: Ms. Simpson motions to approve the petition of ANNE SZABLA at 7 HERBERT STREET (Map 35, Lot 0318) (R2 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 single-story rear addition on the same footprint, constructing a two-story rear addition with an 11.5-foot rear setback and 5.5-foot side setback. 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 dimension 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. McGaha seconds the motion. **The vote is four (4) in favor (Ellen Simpson, Nina Vyedin, Stephen Larrick, and Christa McGaha) and none (0) opposed. The motion passes.**

Location: **37 Clark Street (Map 07, Lot 0033) (R1 Zoning District)**

Applicant: **Dennis Colbert**

Project: A public hearing for all persons interested in the petition of DENNIS COLBERT at 37 CLARK STREET (Map 07, Lot 0033) (R1 Zoning District) for a Special Permit per Section 3.3.5 Nonconforming Single- and Two-Family Residences of the Salem Zoning Ordinance to extend and reconstruct a nonconforming single-family house, constructing a covered porch and single-story addition six feet from the side property line where fifteen feet are required.

Documents and Exhibitions

- Application date-stamped _____, 2026 and supporting documentation

Chair Vyedin introduces the petition.

Chris Crump introduces himself on behalf of the petitioner and describes the proposed addition to the rear of the property. Mr. Crump explains that the proposal is intended to allow the homeowner to upgrade their kitchen and create an accessible bathroom, as well as bringing the laundry up from the basement with the goal of aging in place. Mr. Crump describes the property and existing nonconformities and clarifies that in the notice it states that a side setback of 15 feet is required, but it should actually state ten feet. A plot plan and floor plans are presented as Mr. Crump continues to describe the proposed addition as well as existing conditions. He also presents renderings of the proposed conditions and elevations.

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

Motion and Vote: Ms. McGaha motions to approve the petition of DENNIS COLBERT at 37 CLARK STREET (Map 07, Lot 0033) (R1 Zoning District) for a Special Permit per Section 3.3.5 Nonconforming Single- and Two-Family Residences of the Salem Zoning Ordinance to extend and reconstruct a nonconforming single-family house, constructing a covered porch and single-story addition six feet from the side property line where ten feet are 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 dimension 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 four (4) in favor (Nina Vyedin, Ellen Simpson, Christa McGaha, and Stephen Larrick) and none (0) opposed. The motion passes.**

Location: **26 Linden Street (Map 33, Lot 0330) (R2 Zoning District)**

Applicant: **Kenneth E DePaul II & Carmen Elena Rodrigues de Golia**

Project: A public hearing for all persons interested in the petition of KENNETH E DEPAUL II & CARMEN RODRIGUEZ DE GOLIA at 26 LINDEN STREET (Map 33, Lot 0330) (R2 Zoning District) for a Special Permit per Section 3.3.5 Nonconforming Single- and Two-Family Residences of the Salem Zoning Ordinance to increase a nonconforming single-family house's height from approximately eighteen feet to 24.5 feet while retaining the existing building's footprint.

Documents and Exhibitions

- Application date-stamped _____, 2026 and supporting documentation

Chair Vyedin introduces the petition.

Ken DePaul introduces himself and describes the proposal to add an additional floor to his home. He explains that he moved to Salem last year and would like to add more space to meet their needs. Mr. DePaul presents floor plans showing the existing and proposed conditions, and notes that the footprint will remain the same. He presents a plot plan and discusses the relief being sought.

The Board members ask clarifying questions about the proposal, and Mr. DePaul responds. He also mentions speaking with neighbors about the proposal and not receiving any opposition thus far.

Chair Vyedin opens the floor to public comment.

Sam (no last name provided) of 7 Ocean Avenue introduces himself as a neighbor. He states that he is in favor of the petition.

The Board continues to discuss the petition prior to bringing the petition to a vote.

Motion and Vote: Mr. Latricia motions to approve the petition of KENNETH E DEPAUL II & CARMEN RODRIGUEZ DE GOLIA at 26 LINDEN STREET (Map 33, Lot 0330) (R2 Zoning District) for a Special Permit per Section 3.3.5 Nonconforming Single- and Two-Family Residences of the Salem Zoning Ordinance to increase a nonconforming single-family house's height from approximately eighteen feet to 24.5 feet while retaining the existing building's footprint. 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 dimension 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 four (4) in favor (Nina Vyedin, Stephen Larrick, Christa McGaha, and Ellen Simpson) and none (0) opposed. The motion passes.**

Location:	31 Cedar Street (Map 34, Lot 0052) (R2 Zoning District)
Applicant:	31 Cedar Street, LLC & Salem Residential Properties, LLC, through Michael Becker
Project:	A public hearing for all persons interested in 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 a Variance per Section 4.1.1 Dimensional Requirements 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 is requested for lot frontage, lot width, lot area, lot area per dwelling unit, lot coverage, and front and side setbacks at 31- 33 Cedar Street, and the same relief, together with rear setback relief, at 27-29 Cedar Street.

Documents and Exhibitions

- Application date-stamped _____, 2026 and supporting documentation

Chair Vyedin introduces the petition.

Attorney AJ Capano introduces himself on behalf of the petitioner and describes the various components of the proposal, noting that it is a creative infill project, but that the centerpiece of the project is the preservation and adaptive reuse of a Salem historic building that would otherwise face demolition. Mr. Capano indicates the Salem Historic Commission determined twice that the home that would be moved is historically and architecturally significant. The Salem Historic Commission also signed a letter in support of the relocation of the house to Cedar Street, according to Mr. Capano. He describes the architectural details of the home and also introduces Michael Becker as an accomplished developer in town with a history of preservation awards. Mr. Capano also discusses the variance requests and the petition to subdivide the parcels that had merged previously under common ownership. Mr. Capano states that the petition seeks to permit separate zoning along the existing parcel boundary and not create a new subdivision, while allowing the parcels to be developed separately based on the historical boundaries. He also discusses the dimensional relief being requested and presents a dimensional table with further details about the proposal. The revised plans show the complete project including the relocated house, addition, and parking spaces, according to Mr. Capano. He also discusses the proposed easement that would allow one entrance from Cedar Street so that no additional curb cuts or loss of street parking would be necessary. Floor plans and plot plans are shown, and Mr. Capano indicates that while the Board has not approved this petition in the past, the standards and law regarding variances and hardship have changed since then. He contends that without the requested relief, there is no way for parcel two to be utilized, and that the proposal will not only preserve a historic home but also add two units of housing to the

community. Mr. Capano acknowledges neighborhood concerns regarding parking and traffic and notes that six parking spaces are being proposed.

Mr. Becker introduces himself and discusses the historic property at 259 Washington Street that is being proposed to be moved to Cedar Street. He notes that it is currently out of place with the surrounding buildings, but has noteworthy architectural details. Mr. Becker presents a street view of the home and discusses the property in more detail, noting that Historic Salem Inc. has stated they are in support of relocating the home, subject to ZBA approval.

Sanir Lutfija introduces himself and discusses the architectural details and property conditions. He presents images of Cedar Street where the home is proposed to be relocated. Mr. Lutfija presents renderings of the proposal showing the addition and the relocated home. Elevations are presented as well.

Chair Vyedin asks clarifying questions about the subdivision and parcel history. Mr. Capano discusses the title and deed history, leading to common ownership in 1919, and the historic property boundaries. The Board and petitioners continue to discuss the concept of merger and subdivision, and whether the Planning Board would also require its own review. They next discuss the shared driveway and easement, as well as setback relief, and determine that additional relief will need to be requested under Section 5.1.6. The Board reviews the site plan, and the petitioners discuss additional details, including the proposed staircase locations. The Board discusses additional relief under Section 3.2.4-3. Potential revisions to the proposal are discussed, including parking updates, the exact placement of the home, and other plan updates. The Board members next discuss potential special conditions they might like to see.

Chair Vyedin opens the floor to public comment.

Kiley Fenner of 35 Cedar Street introduces herself and discusses difficulties with snow storage and parking in the winter. Ms. Fenner also speaks against the expansion of the existing historic home and overall opposes the petition.

Milo Martinez of 78 Washington Square introduces himself and states he would like to convey the Historic Commission's findings on the demolition delay waiver that they denied a month or so ago. Mr. Martinez speaks to the uniqueness of the property and architecture, noting it is a gem of a craftsman-style house. Mr. Martinez states the Historic Commission is interested in any attempts to preserve and save this building. He also notes that Salem has a long history of relocating buildings.

Erin Heenan of 6 Fairfield Street introduces herself and states she is behind the proposed lot and building/relocation. Ms. Heenan expresses opposition to the petition and contends that there is no lack of use with respect to the land in question. She states it has served as a two-family home for decades, and that any hardship is self-inflicted. She agrees that the historic home is worth saving, but Ms. Heenan notes that the Historic Commission's letter does not address the issues of subdivision, lot area, frontage, setbacks, or the number of dwelling units the district permits. Ms. Heenan asks that the Board deny the petition.

Sean O'Brian of 21 Cedar Street introduces himself and notes he also owns 23 and 25 Cedar Street. Mr. O'Brian states he is an abutter and opposes the petition. He argues that the two parcels are one lot under the concept of merger and discusses the property's history. He also notes this is a

proposal to add a two-family home to a property that the Board approved for short-term rentals in 2019. Mr. O'Brian asks that the Board deny the petition.

Jay Valatka of 40 Cedar Street introduces himself and states he is in opposition to the petition. He argues there is a detriment to the health, safety, and welfare of the neighborhood if this petition is to be approved. Mr. Valatka discusses concerns regarding congestion and density, as well as traffic and parking. He also expresses concerns about the historic home potentially having asbestos or lead paint.

Patricia MacDonald of 8 Fairfield Street introduces herself and explains she is a rear abutter with a retaining wall bordering the property in question. Ms. MacDonald expresses concerns related to the retaining wall and its integrity, and how it would be impacted by construction work and the proposed relocation. Ms. MacDonald notes that, in 1987, the ZBA expressed concerns about the retaining wall, and that now the wall is 39 years older. She asks that if relief is granted, there be a special condition requiring a pre-construction structural survey of the retaining wall by a licensed engineer and a signed hold harmless and indemnification agreement placing the full repair and replacement cost on the applicant, executed before any site work begins.

Chair Verdin gives the petitioner a chance to respond to the public comments. Mr. Becker notes that the current parking is tandem parking, which the Salem ordinance does not allow, but that this would be corrected under the proposal, and so argues that one nonconformity will be eliminated. He also contends that the project has been very well thought out and that he would be amenable to a special condition of having an asbestos survey of the property prior to the move. Regarding the retaining wall concerns, he states he would be willing to discuss measures to fortify the wall with Ms. MacDonald.

The Board members continue to discuss the petition and potential subdivision, noting a desire for the petitioner to address snow storage concerns in any plan revisions as well as updates with respect to parking. Mr. Postich clarifies that the Board cannot technically vote to subdivide a lot, but it can provide dimensional relief for the subdivided lots.

The petitioner requests to continue to the next regularly scheduled meeting of the ZBA in October.

Motion and Vote: Ms. McGaha motions to continue 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 a Variance per Section 4.1.1 Dimensional Requirements 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, to the October 21, 2026, meeting of the Zoning Board of Appeals.

Mr. Larrick seconds the motion. **The vote is four (4) in favor (Ellen Simpson, Stephen Larrick, Christa McGaha, and Nina Vyedin) and none (0) opposed. The motion passes.**

MEETING MINUTES

July 29, 2026

Motion and Vote: Mr. Larrick motions to approve the minutes from the July 29, 2026 meeting of the Zoning Board of Appeals as drafted. Ms. Simpson seconds the motion. **The vote is all in favor. The motion passes.**

OLD/NEW BUSINESS

None.

Next Meeting
October 21, 2026

ADJOURNMENT

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

The meeting ends at 9:22 PM on September 9, 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