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CITY OF SALEM
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

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CITY OF SALEM, MA
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City Clerk Stamp

City of Salem, Massachusetts
Planning Board
Application
Special Permit
North River Canal Corridor
Mixed Used District

RECEIVED

MAR 20 2006

DEPT. OF PLANNING &
COMMUNITY DEVELOPMENT

Applicant: North River Canal, LLC
Address: 282 Bennington Street
City/State: East Boston, MA ZIP: 02128
Telephone: (978) 744-0212 (Joseph C. Correnti, Esquire)
Owner: North River Canal, LLC
Address: 282 Bennington Street, East Boston, MA 02128
Location of Property: 28 Goodhue Street
Map 16 Lot(s): 0372 and a portion of
Map 15, Lot 0300

Project Description: Construction of a new mixed-use building with retail/commercial
on the first floor, and residential condominiums on the top
three floors. For further description of the project, see the
attached Schedules A and B.

City of Salem, Massachusetts
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The project applied for is eligible for a Special Permit and meets all of the requirements contained within the Zoning Ordinance under Section 7-21 (e) for use as:

- ☐ Artist Space
- ☒ Residential
- ☐ Research/Light Manufacturing
- ☒ Retail
- ☐ Other

Submission Requirements:

Fifteen (15) copies of the following:

- 1) Application for NRCC Special Permit Use.
- 2) Certified Plot Plan containing:
 - a) Development Name, North Point, Boundaries and Date
 - b) All plans must be stamped and dated by an architect, registered engineer, landscape architect, or other qualified professional
 - c) Elevations of all structures
 - d) All existing features of the property relevant to the proposed project including, without limitation; any easements; water, sewer, gas and underground electrical lines; paper streets; conservation areas; wetlands or waterways; hazardous waste disposal sites or historical sites.
 - e) If offstreet parking is required by the Ordinance, certified plot plans must show layout and number of parking spaces set aside for the proposed use. Proposed parking layouts must include access ways and buffer zones.
- 3) A brief narrative identifying how the proposed development is in compliance with the *Neighborhood Master Plan for the North River Canal Corridor, October 2003*.

North River Canal, LLC by:

March 20, 2006

Signature of Applicant

Date

By: Joseph C. Correnti, Esquire
Serafini, Serafini, Darling & Correnti, LLP
63 Federal Street, Salem, MA 01970

Signature of Owner (If different from above)

Date

SERAFINI, SERAFINI, DARLING & CORRENTI, LLP

ATTORNEYS AT LAW

63 FEDERAL STREET

SALEM, MASSACHUSETTS 01970

JOHN R. SERAFINI, SR.
JOHN R. SERAFINI, JR.
JOHN E. DARLING
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SCHEDULE A

March 20, 2006

Walter B. Power III, Chairman
City of Salem Planning Board
120 Washington Street
Salem, Massachusetts 01970

Re: Application for Special Permit
North River Canal, LLC
28 Goodhue Street, Salem

Dear Mr. Power:

On behalf of North River Canal, LLC, owner of the property situated at 28 Goodhue Street in Salem, described on plans submitted herewith, I hereby make application for a Special Permit under Section 7-21(e) of the North River Canal Corridor ("NRCC") Neighborhood Mixed Use District of the City of Salem Zoning Ordinance.

The proposed project involves the construction of a new mixed-use building, which contains commercial/retail on the first floor and residential units on the top three floors. The new building is primarily a residential use, which is a special permit use under the new NRCC zoning.

The site, which is now vacant, was the former home to a sprawling, four-story wooden structure, which housed a tannery and shoe factory since the early 1900s. That building had a footprint of 31,678 square feet, and total floor area of 95,388 square feet. In the late 1990s, over three dozen small shops occupied the building when the City ordered the building evacuated and condemned as unsafe and a potential fire hazard. The current owner, who purchased the building in 2003, extensively studied the structure for the purposes of rehabilitation. Working closely with Historic Salem, Inc. and the Salem Historical Commission, the express desire of all was to take every reasonable measure to preserve the structure; however, the unsafe structural condition of the building

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City of Salem Planning Board
March 20, 2006
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lead to its ultimate demolition in 2005. The ensuing discussion surrounding the redevelopment of the site centered on rebuilding a structure of similar massing and scale to that of the former mill building. This was deemed appropriate for the site and the corridor. The project, in many ways, replicates much of the pre-existing massing and scale, while respecting the other goals of the NRCC District, such as open space and pedestrian access.

The new building contains 78,780 square feet, and is built along the street line to help create an urban streetscape. Like the old building, the new structure is four stories and approximately 50 feet high; however, the open space created with the new plan is a dramatic improvement.

All density requirements of the NRCC are met, with the exception of the minimum lot area per dwelling unit of 3,500 square feet. The project, comprised of 54 residential condominium units on the three upper floors of the building, also meets the new parking requirement of two spaces per dwelling unit, with a total of 120 on-site parking spaces. The first floor of the building is comprised of 6,000 square feet of commercial/retail space, along with storage and condominium common areas. Residential uses are found directly across from the site and continue along Beaver Street and Goodhue Street.

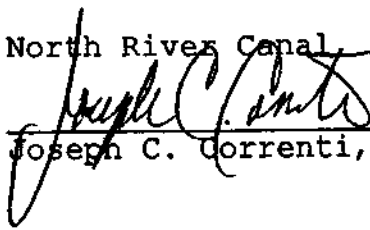
This project proves that the creation of the NRCC District is successful in attracting new investment in the North River Canal Corridor. The proposed uses were not allowed in the prior zoning, and this project will help create and re-establish a neighborhood in this area, while meeting the criteria of development in the Canal Corridor as outlined in Schedule B attached hereto.

We respectfully request that the Board grant the special permit allowing this use on the site.

Sincerely,

North River Canal, LLC

By:


Joseph C. Correnti, Esquire

SCHEDULE B

The ordinance, Section 7-21(a), specifically lists ten criteria which new development shall comply with in order to achieve the stated goals of the NRCC District and Master Plan. Each of the criteria is listed and addressed below:

1. **"All development shall be in compliance with the *Neighborhood Master Plan for the North River Canal Corridor, October, 2003.*"**

Response: The project meets each of the criteria listed herein and is consistent with the plan's goals of mixed-use buildings, strong pedestrian connections, and creating a presence along the street edge, among others.

2. **"All development shall be designed to complement and harmonize with adjacent land uses (existing and proposed) with respect to architecture, scale, landscaping and screening. Building materials of brick, stone, and wood are encouraged. Pre-cast concrete or prefab aluminum or metal panels are highly discouraged."**

Response: The project will maintain much of the streetscape, massing and scale of the original building, which was demolished as an unsafe structure. The landscaping and screening on the site prevents large, unbroken areas of pavement for parking, while enhancing accessibility to the Canal from the site. The proposed building will not include any pre-cast concrete or prefab aluminum or metal panels.

3. **"Ground floor spaces should have active pedestrian friendly uses."**

Response: The project includes 6,000 square feet of active commercial/retail uses on the ground floor, which will be accessible to the public from the newly created front sidewalk plaza area.

4. **"Buildings should be located in a way to create a presence on the main corridor's street edges."**

Response: The building, as shown on the site plan, will front directly on Goodhue Street with a setback to allow for the creation of a new sidewalk plaza area to help create friendly pedestrian access.

5. **"Building shall face the main corridor and have an entrance on the main corridor."**

Response: The front of the building will face Goodhue Street and be designed with storefront features on the ground floor to attract the public.

6. **"Streets and roadways must include sidewalks and landscaping to provide an attractive connection for pedestrian use, and to complement adjacent parkland."**

Response: No new streets or roadways are proposed for this project; however, new sidewalks and landscaping will help create a plaza along Goodhue Street that will connect to a new ten foot wide bike and walkway to be created along the North River Canal. The walkway will be landscaped and lighted for public use.

7. **"Uses are designed to generate pedestrian traffic."**

Response: This mixed-use project will include residential condominiums on the upper floors and active commercial/retail uses on the ground floor, while creating walkways, new sidewalks, and a pedestrian plaza in front of the building, all of which are designed to encourage pedestrian traffic onto and into the site.

8. **"All retail uses should support the adjacent neighborhoods."**

Response: While no specific tenants have been identified, the neighborhood retail uses listed as "permitted" in the ordinance, are the type of uses from which tenants will be selected. The proposed uses could include hair salon, bank, wine shoppe, or tailor.

9. "All development shall be designed to facilitate, accommodate, and encourage use by pedestrians and non-motorized forms of transportation as much as, if not more so than, use by motorized vehicles."

Response: The project has been designed to allow for the creation of a new ten foot wide pedestrian walkway and bike path running along the edge of the North River Canal. This walkway can easily be connected to adjacent properties to help create and encourage pedestrian use along the entire North River Canal. Additionally, the creation of new sidewalks the length of the property along Goodhue Street, and the construction of an attractive plaza area in front of the building will help encourage pedestrian movement throughout the site.

10. "Water dependent uses are encouraged to be developed on the parcels located within the District and adjacent to the North River, particularly: a. Parks, open space, pedestrian facilities, and both public and commercial recreational facilities. . . ."

Response: While this parcel does not front directly on the North River, it is adjacent to the narrow North River Canal, along which open space and a pedestrian walkway with benches and landscaping will be constructed for public use.