

CITY OF SALEM, MA  
CLERK'S OFFICE

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CITY OF SALEM, MASSACHUSETTS

BOARD OF APPEAL



TO THE BOARD OF APPEAL:

The Undersigned represent that they are the owner(s) of a certain parcel of land located at:  
28 Goodhue Street ~~Street~~, Zoning District NRCC Neighborhood Mixed Use  
~~and such parcel is affected by Section 13~~ ~~of the Massachusetts State Building Code~~ District

Plans describing the work proposed have been submitted to the Inspector of Buildings in accordance with Section IX A.1 of the Zoning Ordinance.

Direct appeal.

The Application for Permit was denied by the Inspector of Buildings for the following reason(s):

Direct appeal.

The Undersigned hereby petitions the Board of Appeal to vary the terms of the Salem Zoning Ordinance and/or the Building Code and order the Inspector of Buildings to approve the application fee permit to build as filed, as the enforcement of said Zoning By-Laws and Building Code would involve practical difficulty or unnecessary hardship to the Undersigned and relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance and Building Code for the following reasons:

See Schedule A attached hereto.

See Schedule B attached hereto.

(PLEASE PRINT)

Owner: North River Canal LLC  
282 Bennington Street  
Address: Boston, MA 02128  
Tel. No. \_\_\_\_\_

North River Canal, LLC  
By: Joseph C. Correnti, Esquire  
Petitioner: Serafini, Serafini, Darling & Correnti, LLP  
Address: 63 Federal Street, Salem, MA 01970  
Tel. No. (978) 744-0212  
By: Joseph C. Correnti  
(Signature)  
Date: February 16, 2006

This original application must be filed with the City Clerk. A certified copy of this petition will be returned to petitioner at the time of filing with the City Clerk, to then be filed with the Secretary of the Board of Appeal, four weeks prior to the meeting of the Board of Appeal, along with a check for advertising in the amount of \$ 131.50, made payable to the "Salem Evening News".

## SCHEDULE A

The Petitioner, North River Canal, LLC, owner of the site at 28 Goodhue Street, seeks zoning relief to allow the construction of a new mixed-use building in the North River Canal Corridor District ("NRCC District").

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 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. A special permit to allow for the multi-family residential use as a

primary use in a building that retains first floor commercial use is also requested. Residential uses are found directly across from the site and continue along Beaver Street and Goodhue Street.

The requested number of units is necessary due to the extremely high costs of redeveloping this odd shaped lot along the canal. Those costs include the demolishing of the massive former factory building.

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.

Wherefore, the Petitioner respectfully requests that the zoning relief necessary be granted to allow this project, as presented.

## 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.

**Kathleen Winn**

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**From:** OKeefe Joseph Ctr 66 MSG/CEKV [Joseph.OMeefe.ctr@hanscom.af.mil]  
**Sent:** Thursday, March 02, 2006 9:51 AM  
**To:** KWinn@Salem.com  
**Cc:** pcprey@aol.com  
**Subject:** 28 Goodhue Street (Ward 6)

Kathleen: As I just outlined to you, I would support an application from the owner of the property at 28 Goodhue Street for a variance from the recently adopted North River Canal Zoning District from the Salem Board of Appeal for relief from the 3,500 square feet for a condo. R Joe O'Keefe, Councillor Ward 7.

Joseph A. O'Keefe, P.E.  
66 MSG/CEKV  
72 Dow St.  
Hanscom AFB MA 01731-1910  
Com. 781-377-4745 DSN 478-4745  
Fax 781-377-8151 DSN 478-8151

3/2/2006



Patriot Properties

2020/01/25/2006

01/25/2006

2:59:00PM

# Salem

## Abutters List

**Filter Used:**

DataProperty.ParcelID = '16-0372-0' OR DataProperty.ParcelID = '16-0235-0' OR DataProperty.ParcelID = '16-0380-0' OR DataProperty.ParcelID = '16-0384-0' OR DataProperty.ParcelID = '16-0234-0'.



ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
15-0292-0	79 BOSTON STREET	BOUCHER DEAN T		13 ARTHUR ST	SALEM	MA	01970-2801
15-0293-0	81 BOSTON STREET	SOSA DANIEL J	SOSA WILLIAM F	16 FORT APACHE DRIVE	FRANKLIN	MA	02038
15-0294-0	83 BOSTON STREET	SOSA DANIEL J	SOSA WILLIAM F	16 FORT APACHE DRIVE	FRANKLIN	MA	02038
15-0295-0	87 BOSTON STREET	BARATA LIONEL	MARIA Z	87 BOSTON STREET	SALEM	MA	01970
15-0297-0	64 BOSTON STREET	JCM SALEM ACQUISITIONS, LLC	C/O JOYAL CAPITAL MANA	50 RESNICK ROAD	PLYMOUTH	MA	02360
15-0298-0	11 GOODHUE STREET	ADAMS RYMER E	ADAMS ARLEEN	229 LOWELL STREET	PEABODY	MA	01960
15-0299-0	70 92 BOSTON STREET	SALEM REALTY LLC		P O BOX 53	DURHAM	CT	06422
15-0300-0	12 GOODHUE STREET	SALEM-GOODHUE PROP ACQUI	DEPT PT-MA 29192	P O BOX 25025	GLENDALE	CA	91201-5025
15-0301-0	2 GOODHUE STREET	SALEM-GOODHUE PROP ACQUI	DEPT PT-MA 29192	P O BOX 25025	GLENDALE	CA	91201-5025
15-0305-0	44 BOSTON STREET	SSSD, LLC		2 LONG HILL ROAD	GEORGETOWN	MA	01833
16-0139-0	92 1/2 BOSTON STREET	SALEM REALTY LLC		P O BOX 53	DURHAM	CT	06422
16-0140-0	94 BOSTON STREET	FIRST SALEM REALTY TRUST	FARBER STEVEN DMYSTR	20 CHARLES DRIVE	CANTON	MA	02021
16-0141-0	75 GROVE STREET	SILVA JOSE F	MARIE H	75 GROVE STREET	SALEM	MA	01970
16-0142-0	73 GROVE STREET	CORREIA JOSE JR	MARIA L	73 GROVE ST	SALEM	MA	01970
16-0143-0	72 GROVE STREET	TERRA FAMILY REALTY TRUST	TERRA ALDA MARIA TR	72 GROVE ST	SALEM	MA	01970
16-0144-0	74 GROVE STREET	CHEMELSKI EDWARD J	REGINA H	98 BOSTON ST	SALEM	MA	01970
16-0146-0	100 BOSTON STREET	GAM KATIS REALTY TRUST	KATIS GEORGEKATIS MAR	381 MAIN STREET	ACTON	MA	01720
16-0234-0	6 BEAVER STREET	MCSWIGGIN PETER M		P O BOX 2052	SALEM	MA	01970
16-0235-0	2 BEAVER STREET	PATTISON MARK W		2 BEAVER ST	SALEM	MA	01970
16-0236-0	64 GROVE STREET	BLUBBER HOLLOW REALTY TRUS	SMITH ROBERT L ET ALU TR	P O BOX 4468	SALEM	MA	01970-6468
16-0237-0	60 GROVE STREET	BLUBBER HOLLOW REALTY TRUS	SMITH ROBERT L ET ALU TR	P O BOX 4468	SALEM	MA	01970
16-0238-0	50 GROVE STREET	50 GROVE STREET REAL EST,LLC		7 RANTOUL STREET	BEVERLY	MA	01915
16-0341-0	9 FRIEND STREET	SILVA GILBERT M	SILVA STEPHANIE R	9 FRIEND STREET	SALEM	MA	01970
16-0342-0	7 FRIEND STREET	TURCOTTE JOSEPH R	TURCOTTE DEBORAH A	7 FRIEND ST	SALEM	MA	01970
16-0351-0	1 FRIEND STREET	BOUCHARD ANNE M		1 FRIEND STREET	SALEM	MA	01970
16-0352-801	3 U1 FRIEND STREET	MARTINO LISA		3 FRIEND STREET U1	SALEM	MA	01970
16-0352-802	3 U2 FRIEND STREET	JACOBS LAWRENCE R		3 FRIEND STREET U2	SALEM	MA	01970
16-0353-0	5 FRIEND STREET	AUBERTIN RENE		21 SALTONSTALL PKWY #2	SALEM	MA	01970
16-0354-0	8 FRIEND STREET	LEE JOHN I	LEE MARY L	8 FRIEND ST	SALEM	MA	01970
16-0356-0	4 FRIEND STREET	CHIGAS WILLIAM V	CHIGAS JEAN	4 FRIEND ST	SALEM	MA	01970
16-0357-0	2 1/2 FRIEND STREET	MAKI DONNA A	LABRECQUE DIANE	2 1/2 FRIEND ST	SALEM	MA	01970
16-0358-0	2 FRIEND STREET	COOK RICHARD D JR	COOK TINA L	2 FRIEND ST	SALEM	MA	01970
16-0359-0	105 MASON STREET	BRENNAN RICHARD	WENDY	105 MASON STREET	SALEM	MA	01970
16-0360-0	105 REAR MASON STREET	BRENNAN JOHN WALSH		419 LAFAYETTE ST	SALEM	MA	01970
16-0361-0	107 MASON STREET	JONHEATH REALTY TRUST	MAURICE RODNEY A ET AL	11 APPLETON ST	SALEM	MA	01970
16-0367-0	55 GROVE STREET	RWD HOLDINGS,LLC		P O BOX 554	MARBLEHEAD	MA	01945
16-0368-0	57 GROVE STREET	P-MAC, LP		74 GILCREST ROAD	LONDONDERRY	NH	03053
16-0369-0	57 REAR GROVE STREET	BRENNAN RICHARD		105 MASON STREET	Salem	MA	01970
16-0370-0	63 RR GROVE STREET	BRENNAN RICHARD		105 MASON STREET	Salem	MA	01970
16-0371-0	63 GROVE STREET	PHILSON LIMITED PARTNERSHIP	C/O LTV MANAGEMENT AS	P O BOX 5580	BEVERLY	MA	01915-0521
16-0372-0	28 GOODHUE STREET	NORTH RIVER CANAL LLC		282 BENNINGTON STREET	BOSTON	MA	02128
16-0380-0	4 BEAVER STREET	PATTISON MARK W	LORIA A	2 BEAVER ST	SALEM	MA	01970
16-0384-0	4 A BEAVER STREET	PATTISON MARK W	LORIA A	2 BEAVER ST	SALEM	MA	01970
26-0001-0	63 FLINT STREET	COLARIS III,LLC		18 CROWNSHIELD ST	PEABODY	MA	01960
26-0040-0	298 BRIDGE STREET	MASS BAY TRANS AUTHORITY		SUBJECT OF COMM OF MA (		MA	

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
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*End of Report*