

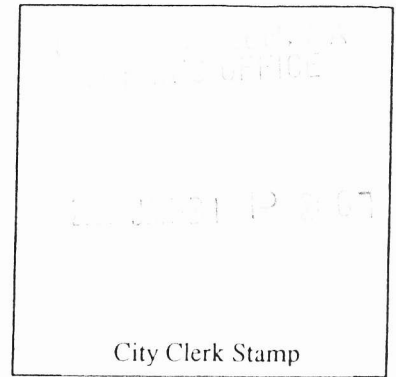


CITY OF SALEM
 DEPARTMENT OF PLANNING AND
 COMMUNITY DEVELOPMENT

KIMBERLEY DRISCOLL
 MAYOR

LYNN GOONIN DUNCAN, AICP
 DIRECTOR

120 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970
 TEL: 978-745-9595 ♦ FAX: 978-740-0404



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

Applicant: Riverview Place LLC

Address: c/o Tinti, Quinn, Grover & Frey, P.C., 27 Congress Street Suite 414

City/State: Salem, MA ZIP: 01970

Telephone: (978) 745-8065

Owner: Riverview Place LLC

Address: 6 Cider Mill Rd, Peabody, MA 01960

Location of Property: 72 Flint Street, 67-69 Mason Street, 71 Mason Street

Map 26 Lot(s): 91, 95, 97

Project Description: The project will consist of three new structures containing
a total of 130 residential dwelling units and 5,540 s.f. of commercial space
located in the Mason Street building. There will be 309 off street parking
spaces provided.

RECEIVED

JAN 31 2008

DEPT. OF PLANNING &
 COMMUNITY DEVELOPMENT

City of Salem, Massachusetts
Planning Board
Application
Special Permit
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Mixed Used District

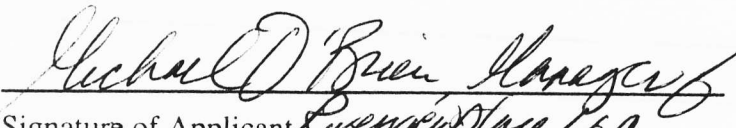
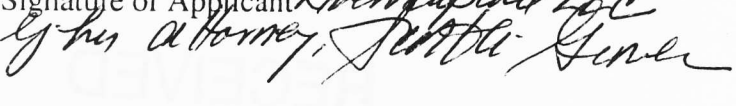
The project applied for is eligible for a Special Permit and meets all of the requirements contained within the Zoning Ordinance under Section 7-21 (e) for use as:

- Artist Space
- Residential -based on variances granted by the Board of Appeals
- 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.*

 _____ Signature of Applicant <i>Richard D'Brien</i>	January 31, 2008 _____ Date
 _____ Signature of Owner (If different from above)	January 31, 2008 _____ Date

ATTACHMENT TO APPLICATION FOR SPECIAL PERMIT

The proposed development seeks to be in compliance with the Master Plan for the North River Canal Corridor, October 2003, as required by Section 7-21(a) of the Ordinance. In its Urban Design Recommendations, page 3.4 of the Master Plan recommends redeveloping the majority of this site (the "Salem Suede" site) "for housing and commercial" uses, which are the uses proposed by the applicant. The Master Plan also recommends the extension of the existing portion of Commercial Street through this site to connect it to Flint Street to relieve traffic congestion in the neighborhood.

During the municipal review process, working with the Planning Board and the Design Review Board, the applicant expects to develop a project that meets Master Plan recommendations by providing features such as:

- public pedestrian access to and along the North River Canal
- a public-private partnership to provide enhanced maintenance, trees, sidewalks, benches, along the canal
- enhanced streetscape along Mason Street
- solutions to neighborhood traffic problems including the granting of an easement to the City of Salem to allow it to construct an extension of the Commercial Street public roadway across the development site and dedication of off street parking for Flint Street residents.



CITY OF SALEM PLANNING BOARD

SALEM, MA
CITY OFFICE

CITY OF SALEM APPLICATION SITE PLAN REVIEW SPECIAL PERMIT

Applicant: Riverview Place LLC Date of Submittal: January 31, 2008
c/o Tinti, Quinn, Grover & Frey P.C.
Address: 27 Congress Street, Salem, MA Proposed Date of Hearing: February 21, 2008
Telephone: 978-745-8065 Date of Approval:
Location of Property: 72 Flint Street Date of Completion of Appeal Period:
67-69 & 71 Mason Street

I. Project Description:

- a. Zoning district: North River Canal Corridor
b. Square footage of parcel: 4.14 acres
c. Square footage of structure(s): 138,000 s.f.
d. Square footage of footprint: 53,230
e. No. of dwelling units (if applicable): 130

II. Additional Information:

Information required includes this application and the following additional information. File one copy of all information with City Clerk and fifteen (15) copies with the Planning Board (all copies must be stamped by City Clerk).

a. A Site Plan at a scale of 1"=40', (or as established by Planning Board) including all requirements as set forth in Section IIIB of the Salem Subdivision Regulations and the following:

1. Location and dimensions of all buildings and other construction.
2. Location and dimensions of all parking areas, loading areas, walkways, and driveways.
3. Location and dimensions of all internal roadways and access ways to adjacent public roadways.
4. Location and type of external lighting.
5. Location, type, dimensions and qualities of landscaping and screening.
6. Location and dimensions of utilities, gas, telephone, electrical communication, water, drainage, sewer and other waste disposal.
7. Location of snow removal areas.
8. Location of all existing natural features including ponds, brooks, streams, wetlands, and marshes.

9. Existing and proposed topography of the site, with two-foot contours.

10. Conceptual drawings and elevations of buildings to be erected including elevations showing architectural styles.

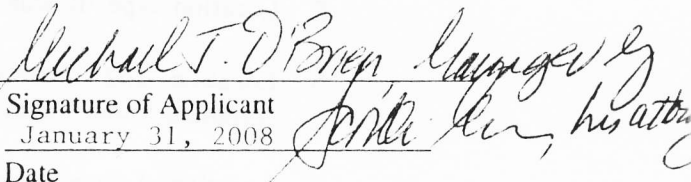
b. A brief narrative, as requested by the Planning Board addressing these site plan requirements and other appropriate concerns in the following defined categories:

1. Building
2. Parking and loading
3. Traffic flow, circulation and traffic impact
4. External lighting
5. Landscaping and screening
6. Utilities
7. Snow removal
8. Natural features and their protection and enhancement
9. Topography and its maintenance
10. Compatibility of architecture with surrounding area

c. An Environmental Impact Statement in accordance with Appendix A of the Salem Subdivision Regulations.

III. Procedure:

The Planning Board shall, within 7 days after the filing of this application, transmit one copy of said application, plans and all other submitted information to the Inspector of Buildings, City Engineer, Board of Health, Fire Prevention Officer and Conservation Commission who may, at their discretion, investigate the application and report in writing their recommendation to the Planning Board. The Planning Board shall not take final action on such application until it has received a report thereon from the above agencies or until thirty-five (35) days have elapsed after distribution of such application without a submission of a report. The Planning Board shall hold a Public Hearing on said application as soon as possible after receiving the above reports, in accordance with Chapter 40A of the Massachusetts General Laws. The Planning Board shall notify the applicant in writing of its decision on the special permit. The decision shall document the proposed development or use and the grounds for granting or refusing the special permit. The Planning Board may, as a condition of approval, require that the applicant give effective notice to prospective purchasers, by signs or by recording the special permit at the Registry of Deeds, of the conditions associated with said premises and the steps undertaken by the petitioner or his successor in title to alleviate the effects of same.


Signature of Applicant
January 31, 2008
Date

Fee Paid: _____
EX\DH\SPRSPAPP

- (X) 3. Utilities, including gas, electricity, fuel, water, and sewage disposal, shall be located and constructed so as to protect against breaking, leaking, shortcircuiting, grounding or igniting or any other damage due to flooding. (Provide details)

Yes-All utility system with the building and outside transformer pads are above the Base Flood Elevation.

- (X) 4. The cumulative effect of the proposed development or use, when combined with all other existing and anticipated development and uses will not obstruct or divert flood flow; substantially reduce natural flood-water storage capacity in the local drainage area; destroy valuable habitat for wildlife including fisheries or shellfisheries; adversely affect groundwater resources or increase storm water run-off velocity so that water levels on other land are substantially raised or the danger from flooding increased.

Greater Building setbacks ; from the River than currently exists are provided, no loss in Flood Storage Capacity will occur and runoff quality will be improved.

B. Wetlands District:

- () 1. The proposed development or use shall not include the storage of salt, chemicals, petroleum products or other contaminating substances or discharge of any polluting liquids or materials into streams, brooks or wetlands. (The polluting effects of substances on the Wetlands are to be gauged by the "Rules and Regulations for the Establishment of Minimum Water Quality Standards and for the Protection of the Quality and Value of Water Resources" of the Commonwealth of Massachusetts.)

Not Applicable

- () 2. The floor level of areas to be occupied by human beings as living or work space shall be four (4) feet or more above the seasonal high water table.

Not Applicable

- () 3. If the basement floor level is below the seasonal high water table and affords the possibility of human occupancy at some future date, although not originally intended, adequate perimeter drainage and foundation shall be installed to withstand the effect of pressure and seepage. Furnace and utilities are to be protected from the effects of leaching. (Provide details)

Applies () Does not Apply (XX)

- () 4. If the lot is to be served by an on lot septic system, the leaching area designed for use, as well as a reserved area for future expansion or total future use, shall be plotted with dimensions on the site plan, and the leaching areas shall not be constructed where the seasonal high water table is less than 4 feet below the bottom of the leaching areas.

Applies () See site plan

Does not apply (XX)

C. Flood Hazard District (all zones):

- () 1. The floor of the basement, or if none, the lowest floor of new construction or substantial improvement of structures for residential uses shall be at or above the 100 year flood level.

Yes-lowest floor elevation is .7 feet above the 100 year flood level.

- () 2. The floor of the basement, or if none, the lowest floor of new construction or substantial improvement of structures for non-residential uses shall be at or above the 100 year flood level or the structures shall be flood-proofed to that level in compliance with the applicable requirements of the Massachusetts State Building Code. Flood-proofing measures shall insure that the structure is watertight and that structural components have the capability of resisting hydrostatic and hydrodynamic loads and the effects of bouyancy.

Not Applicable-see c.1

D. Flood Hazard District, Coastal High Hazard Area (Zone V3):

- (X) 1. New structures or substantial improvements shall be located landward of the reach of Mean High Tide.

Yes-Mean High Tide is contained within the North River.

- (X) 2. New structures or substantial improvements shall be elevated on adequately anchored pilings or columns, and securely anchored to such pilings or columns so that the lowest portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the 100 year flood level. Space below the lowest floor shall be free of fixed obstruction. (Provide details)

Not Applicable-Floor is above 100 year flood level.

- () 3. The support of new structures or substantial improvements shall not be, in whole or in part, by the use of fill. (Provide details)

Areas of Fill as exist are above the 100 year flood elevation of the River.

IV. Procedure

The Planning Board shall, within 7 days after the filing of this application, transmit one copy of said application, plans and all other submitted information to the Inspector of Buildings, City Engineer, Board of Health and Conservation Commission who may, at their discretion, investigate the application and report in writing their recommendation to the Planning Board. The Planning Board shall not take final action on such application until it has received a report thereon from the Inspector of Buildings, City Engineer, Board of Health and Conservation Commission or until thirty-five (35) days have elapsed after distribution of such application without a submission of a report. The Planning Board Shall hold a Public Hearing on said application as soon as possible after receiving the above reports, in accordance with Chapter 40A of the Massachusetts General Laws. The Planning Board shall notify the applicant in writing of its decision on the special permit. The decision shall document the proposed development or use and the grounds for granting or refusing the special permit. The

Planning Board may, as a condition of approval, require that the applicant give effective notice to prospective purchasers, by signs or by recording the special permit at the Registry of Deeds, of the wetland or flood hazard conditions associated with said premises and the steps undertaken by the petitioner or his successor in title to alleviate the effects of same.

Riverview Place LLC

Signed Michael O'Brien, Manager

Title by his attorney, [Signature]

Date January 31, 2008

CITY OF SALEM, MASSACHUSETTS

APPLICATION

SPECIAL PERMIT

WETLANDS AND FLOOD HAZARD DISTRICTS

CITY OF SALEM
CLERK'S OFFICE

JUN 11 P 2 07

Applicant: Riverview Place LLC

c/o Tinti, Quinn, Grover & Frey, P.C.

Address: 27 Congress Street, Salem, MA

Telephone: 978-745-8065

Owner: Riverview Place LLC

Address 6 Cider Mill Road, Peabody, MA 01960

Location of Property: 72 Flint St, 67-69 Mason St., 71 Mason Street

Project Description: Redevelopment of Site into 130 unit apartment complex

City Clerk Stamp

I. It has been determined by the Building Inspector that the above property lies in the following area(s):

A. Wetlands District

Wetlands () Buffer Zone ()

B. Flood Hazard District

Zone A (x) Zone A3 () Zone V3 ()

II. Information required includes this application and the following additional information (file one copy of everything with the City Clerk and five copies with the Planning Board; all copies must be stamped by the City Clerk):

A. A site plan at a scale of 1" equals 20' prepared by a registered land surveyor or registered professional engineer and showing at least the following:

1. Lot lines within which the development is proposed and the tie-in to the nearest road intersection;
2. The location, boundaries, and dimensions of each lot in question;
3. Two-foot contours of the existing and proposed land surface;
4. Location of existing and proposed structures, water-courses, drainage and drainage easements, means of access, utilities, and sewer disposal facilities including leaching fields, if any. Proposed elevations should be noted.
5. Boundaries of all districts, areas and zones as noted in Section I.

- B. In the Wetlands District, a determination by a qualified engineer of the seasonal high water table, performed during the last two weeks of March or the first three weeks of April. A minimum of two percolation tests for each leaching area shall be performed.
- C. In cases of flood-proofing or pile construction, certification by a registered professional engineer or architect as to the elevation of flood-proofing measures and as to compliance with the applicable sections of the Massachusetts State Building Code concerned with flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood. Where specific methods or techniques have been previously certified, the Planning Board may waive this requirement.
- D. A list of Federal, State, and other local permits required by the applicant.
- E. Descriptions relative to all conditions applicable in Section III below.

III. Conditions (Complete those sections indicated (x) by the Building Inspector)

In the Wetlands and Flood Hazard Districts no structure or building, including pipes and wells, shall be erected, constructed, substantially improved, enlarged, or otherwise created or moved; no area shall be paved; no earth or other material shall be stored, dumped, used as fill, excavated, or transferred; and no sediment shall be caused to be discharged from or onto a wetland, unless all the following conditions are found to exist as part of the granting of a Special Permit by the Planning Board (Use additional pages if necessary):

A. All Districts:

- (X) 1. The proposed use will comply in all respects to the uses and provisions of the underlying District in which the land is located. Yes x No
- (X) 2. There is adequate convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets and property, particularly in the event of flooding of the lot(s) or adjacent lot(s) caused by either overspill from water bodies or high runoff.

Yes-see site plan. Site has access to both Flint and Mason (Mason is well above the base flood elevation of 10.3)
