



November 29, 2012

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

Subject: **Project Notification Form (PNF)  
Mixed-Use Development  
Grove Street & Harmony Grove Road, Salem**

Dear Commission:

On behalf of the Proponent, MRM Project Management, LLC, we are pleased to submit this Project Notification Form (PNF) for a mixed-used development at 60 & 64 Grove Street and 1, 3 & 5 Harmony Grove Road in Salem. The proposed project will redevelop the former Salem Oil & Grease Company property for residential and commercial uses. The property is vacant and has not been used for industrial purposes for many years.

In addition to the PNF, please find enclosed the following:

- 1) U.S.G.S. Map of Project Area;
- 2) Photographs of Existing Buildings; and
- 3) Project Plans & Building Elevations.

Please do not hesitate to contact the undersigned should you have any questions or comments or require additional information.

Sincerely;

**Griffin Engineering Group, LLC**

A handwritten signature in blue ink, appearing to read "Robert H. Griffin", is written over the printed name.

Robert H. Griffin, P.E.

Cc: MRM Project Management, LLC  
J. Correnti

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A MASSACHUSETTS HISTORICAL  
COMMISSION  
220 MORRISSEY  
BOULEVARD BOSTON,  
MASS. 02125  
617-727-8470, FAX: 617-727-  
5128

**PROJECT NOTIFICATION  
FORM**

Project Name: Legacy Park Apartments at Harmony Grove

Location / Address: 60 & 64 Grove Street and 1, 3 & 5 Harmony Grove Road

City / Town: Salem, MA

Project Proponent

Name: MRM Project Management, LLC

Address: P.O. Box 388

City/Town/Zip/Telephone: Beverly / MA / 01915 / 978-927-5111

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

<u>Agency Name</u>	<u>Type of License or funding (specify)</u>
US Army Corps of Engineers	General Permit (Category 1)
Environmental Protection Agency	Stormwater Pollution Prevention Plan
Massachusetts DEP	Chapter 91 License
Mass Bay Transportation Authority	MBTA License
Metropolitan Area Planning Council	Site Assessment Money Administered by the City of Salem

**Project Description (narrative):**

The proposed project is the comprehensive redevelopment of the former Salem Oil & Grease factory site on Grove Street and Harmony Grove Road. Redevelopment plans include construction of three multi-family residential apartment buildings (total 141 dwelling units) on the 64 Grove Street parcel and the renovation of an approximately 17,000 square-foot commercial building on the 60 Grove Street parcel. The redevelopment scheme will remove many dilapidated structures from the property. Primary vehicular access will be from Harmony Grove Road via a new bridge over the North River Canal. A pedestrian bridge is proposed over the canal near Grove Street. A modern stormwater management system will be installed.

**Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.**

The project includes the demolition of dilapidated industrial buildings remaining from the former Salem Oil & Grease Company. The oldest building, located on the 60 Grove Street parcel, will be saved as discussed below. The buildings to be removed include a warehouse, sulfonation building, cooperage building, finishing building, wastewater treatment building, storage building, and barrel storage building. In addition, two enclosed bridge structures over the canal will also be removed.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH  
APPENDIX A (continued)

**Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.**

As noted above, the existing Salem Oil & Grease office building located on the 60 Grove Street property will remain. The building is the oldest on the site and was constructed in approximately 1912. The building will be rehabilitated to meet current building codes. The building exterior currently is in poor condition with many broken windows and missing siding. A full rehabilitation of the building is required.

**Does the project include new construction? If so, describe (attach plans and elevations if necessary).**

Three new multi-family residential apartment buildings (total 141 dwelling units) are proposed on the 64 Grove Street parcel. The buildings are 4-stories in height and have parking in the basement. The apartment buildings are tastefully designed to have an industrial looking façade to honor the history of the site and mimic some surrounding building.

**To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.**

According to the MACRIS database, the following are on the Inventory of Historic Assets of the Commonwealth:

- SAL.376 – Salem Oil and Grease Co.
- SAL.A – Blubber Hollow

**What is the total acreage of the project area?**

Woodland	<u>0</u>	acres	Productive Resources:		
Wetland	<u>0</u>	acres	Agriculture	<u>0</u>	acres
Floodplain	<u>1.0</u>	acres	Forestry	<u>0</u>	acres
Open space	<u>1.7</u>	acres	Mining/Extraction	<u>0</u>	acres
Developed	<u>5.6</u>	acres	Total Project Acreage	<u>8.3</u>	acres

**What is the acreage of the proposed new construction?** 5.6 acres

**What is the present land use of the project area?**

The site is currently vacant. The majority of the site was owned and operated by the Salem Oil & Grease Co. for approximately 95 years until May 2006. The project site is developed with multiple office, industrial, and storage buildings with associated access driveways, wood & metal bridges, parking lots, and material storage areas. The site is generally "run-down" with many degraded surfaces and debris scattered about the landscape.

**Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.**

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

---

Signature of Person submitting this form: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Griffin Engineering Group, LLC (Robert H. Griffin, P.E.)

Address: P.O. Box 7061

City/Town/Zip: Beverly, MA 01915

Telephone: 978-927-5111

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.