



CITY OF SALEM

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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LYNN GOONIN DUNCAN, AICP
DIRECTOR

MEMORANDUM

TO: City Councillors
Planning Board

FROM: Lynn Duncan, Director

DATE: August 29, 2008

RE: Proposed Zoning Amendment

The purpose of the joint public hearing scheduled for September 3, 2008 is to discuss an amendment to Section 7-15 of the Salem Zoning Ordinance. The proposed amendment is to allow the Planning Board to grant a special permit for a planned unit development for any parcel of land in the Business Park Development Zone (BPD) subject to the requirements of the Zoning Ordinance. One requirement of Sec. 7-15 is that than a parcel must contain a minimum of the lesser of sixty thousand (60,000) square feet or five (5) times the minimum lot size of the applicable zoning district. The minimum lot size of the zoning district is 40,000 square feet; therefore, the parcel must contain a minimum of 60,000 square feet.

There are a total of 44 parcels in the City of Salem zoned BPD. However, only 24 of these parcels meet the size requirement of 60,000 square feet. Parcels containing a minimum of 60,000 square feet include:

Address	Owners	Size	Classification
488 Highland Avenue	Camp Lion of Lynn	74.34 acres	Charitable
Olde Village Drive	Individual Condo Owners	21.55 acres	Residential
4 Technology Way	Swampscott Realty LLC	17.60 acres	Vacant
440 Highland Avenue	Route 107 Salem Association	13.89 acres	Shopping Center (WalMart)
96 Swampscott Road	Swampscott Road Assoc. LLC	13.03 acres	Business Park
32-52 Swampscott Road	NSSS Limited Partnership	10.20 acres	Commercial
15 Robinson Road	Mountain Realty Trust	9.70 acres	Salvage
12-34 Swampscott Road	City of Salem	9.20 acres	Transfer Station
64 Grove Street	MRM Project Management	5.20 acres	Factory (Salem Oil & Grease)
80 Swampscott Road	Salco Realty, LLC	4.47 acres	Commercial Ware.
1 Technology Way	KAK Realty Trust	4.08 acres	Factory
400 Highland Avenue	Olde Village Mall Realty Trust	3.95 Acres	Shopping Center
100 Swampscott Road	D & D Realty Trust	2.48 acres	Commercial Recreation
329 Highland Avenue	Hutchinson Realty Trust	2.43 acres	Medical Office Parking

392 Highland Avenue	Highland Avenue Realty Trust	2.21 acres	Commercial
247 Highland Avenue	Northeast Animal Shelter	2.18 acres	Charitable Vet. Clinic
96 Swampscott Road	North Shore Tennis & Squash	2.06 acres	Tennis Club
331-333 Highland Avenue	Hutchinson Realty Trust	2.02 acres	Medical Office
373 Highland Avenue	Cedar Road Trust	2.00 acres	Vacant
18 Cedar Road	John Ingemi Realty Trust	2.00 acres	Vacant
58 Swampscott Road	Fafard R E & Development	1.90 acres	Vacant
50 Grove St.	50 Grove Street Real Est.	1.78 acres	Factory (Moose Hall)
7 Rear Commercial Street	Commonwealth of Mass.	1.48 acres	Park (Leslie's Retreat)
298 Bridge Street	Mass. Bay Transit Authority	<i>Size of BPD land is unknown- lot spans multiple districts</i>	

The following nine (9) parcels are thought to have potential for development/redevelopment:

488 Highland Avenue	Camp Lion of Lynn	74.34 acres	Charitable
4 Technology Way	Swampscott Realty LLC	17.60 acres	Vacant
440 Highland Avenue	Route 107 Salem Association	13.89 acres	Shopping Center (WalMart)
15 Robinson Road	Mountain Realty Trust	9.70 acres	Salvage
64 Grove Street	MRM Project Management	5.20 acres	Factory (Salem Oil & Grease)
373 Highland Avenue	Cedar Road Trust	2.00 acres	Vacant
18 Cedar Road	John Ingemi Realty Trust	2.00 acres	Vacant
58 Swampscott Road	Fafard R E & Development	1.90 acres	Vacant
50 Grove Street	50 Grove Street Real Est.	1.78 acres	Factory (Moose Hall)

As you are aware, a proposed development requesting a special permit under the PUD provision must meet the following Special Permit criteria.

1. The proposed planned unit development is in harmony with the purposes and intent of this ordinances and the master plan of the City of Salem and it will promote the purpose of this section.
2. The mixture of uses in the planned unit development is determined to be sufficiently advantageous to render it appropriate to depart from the normal requirements of the district.
3. The planned unit development would not result in a net negative environmental impact.

Currently, the Planning Board may grant a special permit for a planned unit development for any parcel of land in the following districts: Multifamily Residential District (R-3), Neighborhood Business District (B-1), Highway Business District (B-2), Wholesale and Automotive Business District (B-4), Central Development District (B-5), and the Industrial District (I).

It is noted that the Planned Unit Development (PUD) section of the Zoning Ordinance was adopted in May 1977, while the BPD District was adopted in June 1985. Thus, when the PUD section of the Ordinance was drafted, the BPD District could not have been included because it did not yet exist. The purpose of the proposed text amendment is to provide the City with greater flexibility, while maintaining control based on the PUD restrictions.