

CITY OF SALEM PLANNING BOARD

REGULAR MEETING MINUTES

June 22, 2017

The regular meeting of the Planning Board of the City of Salem was called to order by James Dickerson in the Municipal Building, One New Market St., at 6:30 PM. The meeting opened with the Pledge of Allegiance to the Flag.

Reading of The Open Public Meeting Act: Notice of the regular meetings of the Planning Board of the City of Salem as required by Public Law 1975, Chapter 231, "Open Public Meetings Act" has been provided by the Public advertisement of a schedule adopted by Resolution on January 19, 2017 setting forth the time, date and place of all regular meetings of the City of Salem.

Roll call:

Members present were: James Smith, Earl Gage, Cathy Lanard, James Dickerson, Benjamin Ford, Robert Lanard, and Crystal Walker.

Members absent were: Mayor Charles Washington Jr., John Pankok, and William Sumiel.

Staff present were: Edgar Hathaway – Solicitor, Uzo Ahirakwe – Planner, Carol Wright – Secretary.

It was moved and seconded by Robert Lanard and Earl Gage to approve the meeting minutes for April 20, 2017. All were in favor.

Application #17-005 – 138 W. Broadway – Toby Simmons – Pie King

Mr. Simmons stated he was made aware that he needed a use variance for wholesale. Retail Business is difficult as a small business, to expand to wholesale there are bigger and broader opportunities. Mr. Simmons stated he specialize in gourmet all natural pies, he tapped into the market 20 years ago. The facility will be designed to push out 100 pies per shift. There will be 300 employees, 100 per shift. The pies will be sold at Walmarts, BJ's, Costco's, looking for companies that produce all natural products. 138 W. Broadway has the capabilities to house all the equipment. There will be no exterior changes.

Mr. Edgar Hathaway Esq stated a use variance requires notice and publication 10 days prior to the next meeting to go forward with the hearing.

Uzo Ahirakwe of Tochi Engineering stated it's not a permitted use; make the proposal showing trucking, transportation, storage, inventory etc.

Application #17-006 – 90 W. Broadway – Natasha Vitale – Tadless Distilling, LLC

Mrs. Vitale proposes to open a Distillery with occasional tours of the facility. There is a parking lot and lighting. She had her attorney prepared the application; her attorney had the 200' list.

Mr. Edgar Hathaway Esq. stated a use variance requires notice and publication 10 days prior to the next meeting to go forward with the hearing, if the notices are already out it will continue to the next month.

Uzo Ahiarakwe of Tochi Engineering questioned whether there will be bus tours. stated have a professional make aware of the number of parking spaces for buses and employees. The attorney is asking for a site plan waiver the board will need a sketch or survey showing parking and lighting.

Application #17-007 – 73 Market St. – Renee Leonard – Two Old Crows
Renee Leonard and John Melleady were sworn in. Mr. Melleady stated he felt 2 other businesses were granted a license and a use variance is not needed. Benjamin Ford questioned the last use, which was a paralegal.

Ms. Leonard stated she will start off working weekends as time goes on Wednesday 10:00 a.m. until 5:00 p.m., Thursday, Friday and Saturday 12:00 p.m. until 5:00 p.m. She proposes to sell vintage items. Employees will be her sister, daughter and herself. There will be no exterior changes.

Mr. Edgar Hathaway Esq. stated any sign must have prior approval from Zoning and Historic Preservation Commission.

Mr. Melleady stated he will be putting the shutters back up. There is three parking spaces in the back and street parking.

It was moved and seconded by James Smith and Robert Lanard to approve the Business License. All were in favor.

Mr. Edgar Hathaway Esq. stated the variance was not abandoned.

It was moved and seconded by Earl Gage and Robert Lanard to adjourn the meeting. All Were in favor.