

Salem Municipal Harbor Plan (MHP) Harbor Plan Public Meeting Kick-off

Questions and Answers

- Questions and Answers from the Public Meeting on August 25th, 2020.
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Questions

- Anonymous: There is a Chapter 91 open space requirement of 50% of the site area, please define what is included in the open space?
 - Open space is considered anything that is not structured, open to the sky, or at grade (doesn't include the watershed).
 - This includes parking, public pathways, or roadways but there is typically a limitation to how much parking is considered in the open space.
- Jim Latter: Is there a plan to eliminate or is there a chance to change the size and or scope of the Designated Port Area (DPA)?
 - The DPA is a State managed program, there is a very prescriptive process to change the boundary that is guided by Coastal Zone Management (CZM).
 - If through this planning process we find there is a desire or need to change the boundary that is something we can explore further.
- Polly Wilbert: In regard to the makeup of the Harbor Plan Committee, the neighborhoods beyond Derby Street will be impacted by this waterfront planning, including the Point and Northfields, why aren't they represented on the committee?
 - Salem is interconnected and with a project at this scale there will be areas throughout Salem that could be impacted by this but we generally do try to include neighborhoods that will be impacted like the South Salem Campus Study.
- There is also a broad cross section of folks who are on the committee and ample opportunities for the public to weigh in.
- In regards to the Conservation Commission and Planning Board, it's not traditional that we have folks from those boards on the MHP Committee. In addition, Seth interfaces with a number of the folks on those commissions and a few of them work for the city; part of Seth's role is making sure that city staff are involved in the process.
- How are comments submitted in writing?
 - Email Seth (slattrell@salem.com) and sign up through the website to receive more information. There will also be a formal comment period when the draft is ready for local and State review.
- Pedro: Please clarify the build height allowances on page 14; if 55ft of height is allowed within 100ft of the shoreline how far from the shoreline and how high can a building be? Where does the current zoning meet the Chapter 91 allowances and which prevails?
 - Beyond the "up to 55ft of height within 100ft of the shoreline" it is a one on two slope, you get an additional foot of height for every two feet of horizontal distance from the water (height is the same -just a matter of distance from the water).
 - Typically we want to make sure the zoning matches but it is often the case that it doesn't, whatever is the lowest prevails.
- Kit Whelan: When do we estimate this type of project will be completed, 10 years or 20 years?
 - What we are undertaking right now is not a project but a planning process, what comes out of this planning process will be

- the guidance and baseline for a project in the future. The project timeline depends on the nature of the project.
- Polly Wilbert: How is review and approval by the City accomplished? What entities, departments, and the City Council are involved in the review process?
 - There is nothing formal beyond City Council, this is a planning process that will be worked on across city departments and we will be working closely with the State on this. Once we have a draft it will go before the City Council before it goes to the State for approval.
 - Additionally, any provisions to the MHP will have to be reflected in the City's zoning.
 - Steve K: Is the Harbor Plan Committee Public, is the meeting recording posted from the previous meeting?
 - All meetings are open to the public, we are finalizing meeting minutes from that meeting, and the meeting is posted on the website (<https://harborplan.salem.com/>).
 - Barbara - When will traffic and roads (a traffic study) be discussed?
 - We will be talking about traffic throughout the process, but there is not a specific study on parking or transit. Much of what we will be doing is looking at compatible uses at a high level and what we want to see on our waterfront. Specific questions on parking will come later on in the permitting process.
 - John Hayes: What amount of sea level rise and recurrence intervals of extreme flooding and magnitude of storm surge event will be planned for?
 - Later in the analysis we will be working with Klienfelder on what their assumptions would be. Typically we will be following the State guidance on projections and are currently waiting for updated data.
 - Will the economic study look at city acquisition of the power plant land, cost, and payment numbers or options?
 - This could be something we look at in the future. At this point the market analysis we are doing looks at the types of uses and the value those uses at a higher level but we are not looking at city acquisition.
 - Will sustainability be looked at throughout the entire plan or will there be a separate section?
 - Sustainability will be a part of the entire plan.
 - Stan F: I really like the new footpath but why doesn't it go all the way to the harbor?
 - That will be a priority of this process, to not just get through the Footprint site to the water but to be able to get all the way from Winter Island through the Footprint site, down through Blaney Street and make connections downtown.
 - When might the public comment section on the website be activated?
 - You can sign up for the project mailing list on the website (<https://harborplan.salem.com/get-involved/>) and we will be adding a comment section.
 - Deb Curran: Do you anticipate any impact on the mooring fields, creating new areas or reducing existing fields?
 - At this stage in the planning process we don't anticipate any change to the mooring fields. The majority of the harbor planning area is land side, our DPA does include some water but there are no moorings within that DPA portion
 - At what point will the Salem Harbor Port Authority finances be consolidated in one category in the city budget for clarity and transparency?
 - As many of you know the Salem Harbor Port Authority is a new body and that is something we have discussed and are wrestling with. It is hard because the Port Authority doesn't have its own finances yet.
 - How is this being funded, can you list all the agencies?
 - The harbor planning effort is being funded by the Seaport Economic Council and have met that funding with a City match.
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- Will the economic study reflect input from ship operators and wind power?
 - Yes, we have already had conversations with folks in a variety of industries and we will continue to do so.
 - Salem State University has a wealth of talent and the City is lucky to benefit from the University, how are the faculty being consulted in forming the harbor plan?
 - The Vice President of Salem State is on our Harbor Plan Committee. Salem State also controls the Cat Cove facility which is in our Harbor planning area.
 - What is the market analysis area?
 - The market analysis is focused on our DPA, and the undeveloped land around the Footprint site which is a little over 42 acres of land. We will be considering what the types of uses are and what the current state of the market for waterfront land is.
 - Pat Murphy: How will work from the NRCC plan be used?
 - The plans will be reviewed.
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This memorandum represents our understanding of the events which transpired and the actions which were taken. If they do not conform to a recipient's understanding, prompt written notice must be communicated to the writer. If no corrections or objections are made, this memorandum will be relied upon as a factual interpretation of this meeting.