

**Meeting Minutes**  
September 24, 2021  
**Present**  
Seth Lattrell, Port Authority  
Deputy/Planner  
Matthew Littell, Utile  
Elizabeth van der Els, Utile  
Tom Skinner, Durand & Anastas  
Mayor Kimberley Driscoll, Mayor  
Capt. Bill McHugh, Salem Marine  
Society/Harbormaster  
Conrad Prosniewski

Mira Riggan, Derby Street Neighborhood Association  
Beth Debski, Salem Partnership  
Bob McCarthy, Ward 1 Councilor  
Barbara Warren, Salem Sound Coastwatch  
Pat Gozemba, Salem Alliance for the Environment  
John Russel, Ward 1 Resident  
Paul DePrey, National Parks Service  
Kathryn Glenn, CZM  
Michael Rustein  
Tara Gallagher  
Fred Atkins

## **Joint Salem Harbor Port Authority (SHPA) and Salem Municipal Harbor Plan (MHP)**

### Harbor Plan Committee Meeting #8

#### **Meeting Agenda**

- Offshore Wind Update
- HPC/SHPA Roles and Responsibilities
- DPA Master Plan
- Updates
  - Crescent Lot
  - North River (Cataldo)
- Substitutions Provisions and Offsets
- Report Outline
- Timeline and Next Steps

#### **Meeting Date, Time, and Location**

- September 22, 2021
- Convened: 7:30 pm
- Adjourned: 9:00 pm
- Zoom web conference

#### **Actions**

- No voting occurred at this meeting
- There was Public Comment

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#### **Offshore Wind Update**

The City gave an update on offshore wind recapping major milestones, procurements, and State energy policy goals. The City also laid out the framework for next steps. The next steps include: continuing to engage directly with industry and landowner with a goal of identifying opportunities for partnerships that maximize local benefits,

i.e. quality jobs and training, tax revenues, maintain public accessibility, etc., and minimize impacts such as noise, dust, visual impacts, and traffic; continuing to meet with the State to stay on top of progress while the State continues to develop their strategy; complete appraisal of Footprint site as a data point for future discussions with Footprint, the state, or potential industry partners; and develop a strategic vision and mission statement for the Port Authority with the support of a port operations and planning consultant.

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#### **HPC/SHPA Roles and Responsibilities**

The City made note of the current members of both the Harbor Plan Committee and the Port Authority. The purpose and mission of both groups were shared and there was a discussion of how the two groups will work together in regards to offshore wind.

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#### **DPA Master Plan**

An updated chart was shared that recapped how the DPA Master Plan was updated since the 2008 Plan. The chart highlights the water dependent industrial use (WDIU) focus, other WDIU uses, % of land for supporting DPA uses, % of land for commercial uses, allowable supporting DPA uses, temporary uses, and design principles and additional community benefits.

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## Crescent Lot

The design goals for the Crescent parcel were shared along with renders from Winn Development showcasing the design, public access, and open space requirements. The new design goals include the following: provide a pedestrian and bike accessible ramp from the bridge street level down to the level of the MBTA parking access to facilitate access to future harborwalk improvements along the north edge of the North Street overpass and existing pathways along South River. The upper level of the ramp should be located as close as possible to the intersection of Washington Street and Bridge Street to encourage pedestrian use and increase the visibility of other open spaces and the water; provide open space at the Bridge Street level with direct views to the water and protected from long-term increased flood events; and provide active uses and building entries on the Bridge Street side to enhance the pedestrian realm.

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## North River

There are no substitute provisions or amplifications anticipated for the North River. Cataldo development plans are still in progress and they recently submitted an ENF. Other parcels do not have active proposals. The area-wide goals for future development include the following: improve public access to the waterfront and water's edge; improve visual and physical access from Franklin Street; enhance upland pedestrian access to Furlong Park; flood mitigation; strengthen the pedestrian connection between North Salem and Downtown.

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## Substitutions Provisions & Offsets

Two charts were shared, one that showcased the substitution provisions and offsets from 2008 continued in 2021 and one that highlighted the design and planning goals for each planning area. The chart for substitute provisions and offsets included the following: 310 CMR 9.51(3)(c): Water Dependent Use Zone (WDUZ); 310 CMR 9.51(3)(c): Water Dependent Use Zone; 310 CMR 9.51(3)(e): Building Height Commercial; 310 CMR 9.51(3)(e): Building Height; 310 CMR 9.52(1)(b)(1): Utilization of Shoreline for Water Dependent Purposes.

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## Report Outline

The report outline was shared which includes sections dedicated to each planning area, a framework for the 2022 Salem MHP and DPA Master Plan, the DPA Master Plan, and overall compliance with MHP standards.

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## Timeline and Next Steps

The team shared an updated outline of next steps to complete the plan. The next Committee meeting has not been scheduled but dates will be shared shortly.

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## Questions and Comments

Barbara Warren: Are educational uses allowed in the DPA?

Seth Lattrell: As a supporting use, not a primary use.

Kathryn Glenn: Supporting use must operationally or economically support a water dependent industrial use, educational uses would need to meet the standard.

Kathryn Glenn: Will there be more specifics with respect to implementation of the North River goals?

Seth Lattrell: City is comfortable with Chapter 91 standards for public access, and will work with DEP on licensing as proposals occur.

Bill McHugh: Would development proposals in the North River be required to include improvements to the sea walls or embankment?

Seth Lattrell: Depends on use. No specific requirement unless there is an environmental issue or improvements would be required to support a harbor walk. Cataldo's phase I is concentrated away from the shoreline, so no shoreline stabilization is anticipated but there may be substantial shoreline cleanup required as part of the removal of foundations.

Kathryn Glenn: 2008 Substitutions in South Commercial Waterfront were specific. If many of the objectives were implemented does it make sense to continue them?

Seth Lattrell: Many were implemented, but there are still elements that have yet to be implemented. MHP team to review outstanding items in more detail.

Barbara Warren: Elements at the Waterfront Hotel have not yet been implemented. Should we revisit the goals there?

Seth Lattrell: The hotel is already licensed, so changes to the plan would not alter requirements for the project. They have begun construction, but there is no clear timeline for completion.

Pat Gozemba: Community Benefits Agreement included having Footprint set aside area for the landing of power from offshore wind facilities. Is this in the plan?

Seth Lattrell: We can incorporate it in the DPA Plan. The commitment is included in the Ch.91 variance, so the obligation is already enforced by DEP.

Pat Gozemba: Also important to consider the relevance of the proximity of the NGrid substation, although the question of the location of transmission is more regional at this point.

Bob Blair, 39 Kittery Ave, Rowley, MA: 25% supporting use in DPA - how is this calculated given the variance for the power plant?

Seth Lattrell: Reminder - DPA includes more than the power plant.

Tom Skinner: The calculation approach has been considered in a few ways, still seeking guidance from DEP.

Kurt Reider, 15 Warren St.: Crescent Lot - proposed ramp lands further from the station entry than it does currently. Concern for weight of trees and soil on deck. At the lowest level, trees should be planted on terra firma to soften the garage edges. Re Cataldo site, missed opportunity for the plan to consider Phase 2 of their development and the whole site.

Seth Lattrell: Re Cataldo, they have been notified that there will be no relief from Chapter 91 requirements.

Allan Hanscomb, 82 Washington Square: Positive news about the future of wind energy in Salem should be broadly disseminated to generate excitement in the community.

Seth Lattrell: City has been focused on near term and long term uses, and wants to keep the momentum going on engagement about the development of offshore wind related uses.

Anne Sterling, 29 Orchard St.: Re Crescent lot - resiliency goals - can we propose impervious surfaces, green roofs, green building, protection of wetlands, rain garden?

Seth Lattrell: We will share these comments with our local permitting bodies.

Mike McGee, 222 Derby St.: Allocation of up to 25% in the DPA - who decides the final amount?

Seth Lattrell: The developer makes a proposal to DEP who determine whether the uses are allowable and within the permitted size range.

Next Harbor Plan Committee TBD.

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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.