

## Meeting Minutes

December 5, 2022

### Present

Seth Lattrell, Port Authority  
Deputy/Planner  
Matthew Littell, Utile  
Tom Skinner, Durand & Anastas  
Capt. Bill McHugh, Salem Marine  
Society/Harbormaster  
Conrad Prosniewski  
Rinus Oosthoek, Salem Chamber of  
Commerce

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 Russell, Ward 1 Resident  
Jennifer Hardin, National Parks Service  
Kathryn Glenn, CZM  
Tara Gallagher  
Fred Atkins

## Salem Municipal Harbor Plan (MHP) Harbor Plan Committee Meeting #9

### Meeting Agenda

- Schedule and Context
- Update on Footprint Site
- Review of Major Goals
- El Centro and Crescent Site
- MHP updates
  - Substitutions Provisions and Offsets
  - DPA Plan
- Next Steps

### Meeting Date, Time, and Location

- December 5, 2022
- Convened: 6:00 pm
- Adjourned: 6:30 pm
- Zoom web conference

### Actions

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

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### Schedule and Context

Matthew Littell gave a brief overview of past and upcoming schedule and explained the intended timeline moving forward, which includes a public comment period in December and an early submittal to EEA in early January. It is estimated that there will be a 30 day public comment period and public hearing in January and February, and a

Consultation Period in March and April. A decision by the secretary could happen in May.

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### Footprint Site Update

Seth Latrell gave an update on the plans for Offshore Wind on the former Footprint Site. 42 Acres were purchased by Crowley in September and 5 acres will be conveyed to the Salem Port Authority. Design for the facility is at 60%, and permitting is underway with a MEPA certification on Nov. 30. Construction is slated to begin in the summer of 2023, with a project site opening in 2025. The project has received approximately \$80M in funding. City control of the deep water berth provides the City with a measure of control of the future activities on the site.

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### Review of Major Goals

Matthew Littell reviewed the 4 major goals of the plan to acquaint the committee. The goals have not changed and continue to act as the high level guiding principles of the plan.

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### El Centro and Crescent Lot

Matthew Littell gave an update on 2 development proposals of significance to the MHP. It was explained that the El

Centro project is proceeding to seek permits, and will rely on the substitute provisions that were in the 2008 Salem MHP and continued in the 2023 Plan to obtain a Chapter 91 License. The Exchange project at the Crescent Site will not require any relief from Chapter 91 requirements, but will be guided by the design principles outlined in the 2023 Plan to promote connectivity between the downtown and the water in the North River area.

comments from the Committee by December 12. A formal 30 day comment period is expected to begin in January.

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### Questions and Comments

Barbara Warren: Opposes the substitute provision for height based on the prevailing heights in the area around the South River.

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### MHP Updates: Substitute Provisions

It was explained that 4 of the 5 substitute provisions from the 2008 Plan will be continued. One substitute provision for the required depth of the water dependent use is being discontinued because there are no remaining parcels to which it would apply. The remaining four have been maintained to facilitate new development, specifically the El Centro proposal, as well as to facilitate any licensing amendments for projects that have obtained a license but have not yet fully implemented their development. A table and a map were shown to summarize the substitute provisions and their applicable locations.

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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.

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### DPA Plan

The major goals of the DPA plan were shared. It was explained that they have not substantially changed since they were last reviewed by the committee but that there have been some small refinements based on comments from CZM. It has been calculated that total allowable area for commercial uses cannot exceed 15%. There has been some clarification on the language related to public access in the DPA, with some language related to limiting those uses to activities that do not interfere with primary marine industrial uses. With regard to the desire to buffer the marine industrial uses from adjacent residential areas, it was clarified that the design approach is not to rely on the presence of supporting uses.

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### Timeline and Next Steps

The team shared an updated outline of next steps to complete the plan. There was a request for written