



CITY OF SALEM PLANNING BOARD

2015 APR 14 A 9:30

**Site Plan Review Decision
220 Highland Avenue (Map 8, Lot 124)**

FILE #
CITY CLERK, SALEM, MASS.

April 14, 2015

Tropical Products, Inc.
220 Highland Avenue
Salem, MA 01970

RE: Application of Tropical Products, Inc. for a Site Plan Review for the property located at 220 Highland Avenue.

On Thursday, March 19, 2015 the City of Salem Planning Board opened a Public Hearing under Section 9.5 *Site Plan Review* of the City of Salem Zoning Ordinance, at the request of Tropical Products, Inc., for the properties located at 220 Highland Avenue (Map 8, Lot 124). The proposed project includes the removal of the existing silos and extending the building along Highland Avenue, with a 574 square foot addition to the first floor, and a 3,485 square foot addition to the second floor.

The Public Hearing was continued to April 2, 2015.

At the regularly scheduled meeting of the Planning Board held on April 2, 2015 the Planning Board voted eight (8) in favor (Charles Puleo, Randy Clarke, Bill Griset, Matthew Veno, Noah Koretz, Ben Anderson, Helen Sides, and Kirt Rieder), and none (0) opposed, to approve the Site Plan Review application, subject to the following conditions:

1. Conformance with the Plan

Except as modified herein, Work shall conform to the Project Plans listed below entitled "Tropical Products Inc. 220 Highland Avenue Salem, MA Building Addition/Renovation February 24, 2015" Plans prepared by MBA International Architects, and Graves Engineering Inc.

Project Plans:

Sheet	Title & Drawn By	Dated
NA	Plan of Land Prepared for Berman Properties, LLC of 220 Highland Avenue, Salem, MA; drawn by B&R Survey, Inc.	2/17/2015
C-1	Site Plan; drawn by Graves Engineering Inc.	3/25/2015
A-1	South East Building Elevations; drawn by MBA International/Architects	2/24/2015
A-2	North East Building Elevations; drawn by MBA International/Architects	2/24/2015
A-3	North West Building Elevations; drawn by MBA International/Architects	2/24/2015
A-4	South West Building Elevations; drawn by MBA International/Architects	2/24/2015

A-6	Modifications of Proposed New Work Plans, Elevations & Sections; drawn by MBA International/Architects	3/24/2015
A-7	Existing/Proposed Building Use Plans & Parking Information; drawn by MBA International/Architects	3/24/2015

2. Transfer of Ownership

Within five (5) days of transfer of ownership of the site, the Owner shall notify the Board in writing of the new owner's name and address. The terms, conditions, restrictions and/or requirements of this decision shall be binding on the Owner and its successors and/or assigns.

3. Amendments

Any amendments to the site plan shall be reviewed by the City Planner and if deemed necessary by the City Planner, shall require approval by the Planning Board. Any waiver of conditions contained within shall require the approval of the Planning Board.

4. Construction Practices

All construction shall be carried out in accordance with the following conditions:

- a. Exterior construction work shall not be conducted between the hours of 5:00 PM and 8:00 AM the following day on weekdays or at any time on Sundays or Holidays. Any interior work conducted during these times will not involve heavy machinery which could generate disturbing noises.
- b. All reasonable action shall be taken to minimize the negative effects of construction on abutters. Advance notice shall be provided to all abutters in writing at least 72 hours prior to commencement of construction of the project.
- c. Drilling, blasting, and rock hammering shall be limited to Monday-Friday between 8:00 AM until 5:00 PM. There shall be no drilling, blasting, or rock hammering on Saturdays, Sundays, or holidays. Blasting shall be undertaken in accordance with all local and state regulations
- d. All construction vehicles shall be cleaned prior to leaving the site so that they do not leave dirt and/or debris on surrounding roadways as they leave the site.
- e. All construction shall be performed in accordance with the Rules and Regulations of the Planning Board, and in accordance with any and all rules, regulations and ordinances of the City of Salem.
- f. All construction vehicles left overnight at the site, must be located completely on the site.
- g. A Construction Management Plan and Construction Schedule shall be submitted by the applicant. This plan shall include, but not be limited to, information regarding how the construction equipment will be stored, a description of the construction staging area and its location in relation to the site, and where the construction employees will park their vehicles. The plan and schedule shall be reviewed and approved by the City Planner prior to the issuance of a Building Permit.

- h. All sidewalks, roadways, utilities, landscaping, etc. damaged during construction shall be replaced or repaired to their pre-construction condition, or better.
- i. No Street shall be closed without prior approval of the City Planner, unless deemed an emergency by the Salem Police Department.

5. Fire Department

All work shall comply with the requirements of the Salem Fire Department prior to the issuance of any building permits.

6. Building Inspector

All work shall comply with the requirements of the Salem Building Inspector.

7. Board of Health

- a. The individual presenting the plan to the Board of Health must notify the Health Agent of the name, address, and telephone number of the project (site) manager who will be on site and directly responsible for the construction of the project.
- b. If a DEP tracking number is issued for this site under the Massachusetts Contingency Plan, no structure shall be constructed until the Licensed Site Professional responsible for the site certifies that soil and ground water on the entire site meets the DEP standards for the proposed use.
- c. The developer shall adhere to a drainage plan as approved by the City Engineer.
- d. The developer shall employ a licensed pesticide applicator to exterminate the area prior to construction, demolition, and/or blasting and shall send a copy of the exterminator's invoice to the Health Agent
- e. The developer shall maintain the area free from rodents throughout construction.
- f. The developer shall submit to the Health Agent a written plan for dust control and street sweeping which will occur during construction.
- g. The developer shall submit to the Health Agent a written plan for containment and removal of debris, vegetative waste, and unacceptable excavation material generated during demolition and/or construction.
- h. The Fire Department must approve the plan regarding access for fire fighting.
- i. Noise levels from the resultant establishment(s) generated by operations, including but not limited to refrigeration and heating, shall not increase the broadband sound level by more than 10 dB(A) above the ambient levels measured at the property line.
- j. The developer shall disclose in writing to the Health Agent the origin of any fill material needed for the project.

- k. The resultant establishment(s) shall dispose of all waste materials resulting from its operations in an environmentally sound manner as described to the Board of Health.
- l. The developer shall notify the Health Agent when the project is complete for final inspection and confirmation that above conditions have been met.
- m. The developer shall provide a plan showing how grease in gray water is contained, prior to it entering the city sewer system in developments with 10 or more units and in compliance with the requirements of the City Engineer
- n. Salem sits in a Radon Zone 1 and the risk of radon entering buildings is extremely high. Therefore, the installation of radon mitigation systems is strongly recommended.

8. Utilities

- a. The applicant shall provide a drainage plan to the Department of Planning & Community Development showing how the roof runoff from the addition will be handled. This plan must be reviewed and approved by the City Engineer prior to issuance of a building permit.
- b. Existing site utilities have not been shown, but any connections required due to the new building addition must be reviewed and approved by the Engineering Department prior to issuance of a building permit.

9. Department of Public Services

The applicant, his successors or assigns shall comply with all requirements of the Department of Public Services.

10. Signage

Per the requirements of the Salem Zoning Ordinance for signage within an Entrance Corridor Overlay District (Section 8.2.6), any new proposed signage shall be reviewed and approved the City Planner and the Sign Review Committee prior to obtaining a Sign Permit.

11. Lighting

- a. If any new lighting is proposed, the applicant shall submit a plan for the proposed lighting to the City Planner for review and approval prior to issuance of a building permit.
- c. No light shall cast a glare onto adjacent parcels or adjacent rights of way.
- d. After installation, any new lighting shall be reviewed and approved by the City Planner, prior to the issuance of any Certificate of Occupancy.

12. Pedestrian Access

The applicant shall maintain the shoulder area along Highland Avenue free from obstructions, in order to allow free movement of pedestrians and to accommodate potential future improvements and installation of a public sidewalk by MassDOT.

13. Landscaping

- a. Any street trees removed as a result of construction shall be replaced. The location of any replacement trees shall be approved by the City Planner prior to replanting.
- b. All existing trees shall be protected during construction.

14. Complete Streets

A bicycle rack with capacity for three (3) to five (5) bicycles shall be provided on-site. Additional bicycle racks shall be provided as necessary, based on employee interest.

15. Maintenance

- a. Refuse removal, recycling, ground maintenance and snow removal shall be the responsibility of the developer, his successors or assigns.
- b. Maintenance of all landscaping shall be the responsibility of the applicant, his successors or assigns. The Applicant, his successors or assigns, shall guarantee any new trees and shrubs for a two- (2) year period, from issuance of the Certificate of Occupancy.
- c. Winter snow in excess of snow storage areas on the site shall be removed off site.

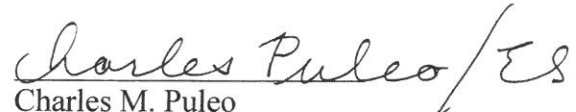
16. As-built Plans

- a. As-built Plans, stamped by a Registered Professional Engineer, shall be submitted to the Department of Planning and Community Development and Department of Public Services prior to the issuance of any Certificate of Occupancy.
- b. The As-built plans shall be submitted to the City Engineer in electronic file format suitable for the City's use and approved by the City Engineer, prior to the issuance of any Certificate of Occupancy.
- c. A completed tie card, a blank copy (available at the Engineering Department) and a certification signed and stamped by the design engineer, stating that the work was completed in substantial compliance with the design drawing must be submitted to the City Engineer prior to the issuance of any Certificate of Occupancy; as well as, any subsequent requirements by the City Engineer.

17. Violations

Violation of any condition contained herein shall result in revocation of this permit by the Planning Board, unless the violation of such condition is waived by a majority vote of the Planning Board.

I hereby certify that a copy of this decision has been filed with the City Clerk and is on file with the Planning Board. The Special Permit shall not take effect until a copy of this decision bearing the certification of the City Clerk that twenty (20) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, is recorded in the Essex South Registry of Deeds and is indexed under the name of the owner of record is recorded on the owner's Certificate of Title. The owner or applicant, his successors or assigns, shall pay the fee for recording or registering.


Charles M. Puleo
Chairman