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**MINUTES OF THE PLANNING BOARD
MEETING OF SEPTEMBER 10, 2026**

A meeting of the Planning Board was held on September 10, 2026, in Knightly Meeting Room, Salem Town Hall

PRESENT: Joseph Feole, Chair; Sean Lewis, Vice Chair; Paul Pelletier, Town Council Rep; Jim Harvey; Chuck Saba; Jeremy Guilbeault, Alt.; Victor Helenic, Alt.; Mr. LaFontaine was present from the Planning Department.

Mr. Feole reviewed the agenda.

REVIEW OF MINUTES

1. August 11, 2026 – Regular Meeting

Mr. Feole tabled the minutes until the Board secretary returns.

2. August 25, 2026 - Regular Meeting

Mr. Feole tabled the minutes until the Board secretary returns.

OLD BUSINESS

1. Bluebird Salem, LLC Site Plan – Public Hearing for self-storage facility containing one 155,457 sq. ft. storage building and two 4,050 sq. ft. single-story traditional storage buildings with conditional use permit for reduced parking. Continued from 7/14/2026.

Abutters: Hook Holdings, 3 Industrial Way, CB Goodnow and Associates, 2 Industrial Way Condo, Lucia Investments LLC, Fast Break Investments LLC, 2 Industrial Way NH LLC, Lemons Direct LLC, NPM Realty Trust, Salem Athletic Club, Silveria, Sunset Rock LLC, Omni Point Inc., Industrial Way Associates, Nets Realty,
Abutters present: None

Mr. LaFontaine said the plan was last heard in July 2026. He said since that meeting, they have responded to the Engineering comments. They have responded to the comments for drainage and utilities. They noted the comments for drainage and utilities. They added additional erosion control. They have added windows to the North elevation. He said they have noted that they will address the truck turnaround plan. They have responded to RCCD comments. They have added the building's height. They added landscaping on the frontage of I-93. They have identified the proposed tree line along the I-93 landscape plan.

Mr. LaFontaine said there were a few items that came up at the last meeting relative to the landscape plan. He said the previous plan had additional trees. He said they have since increased the tree count, and the total number of plantings are still reduced. He said there is still a reduction in the number of shrubs. The overall number of plantings is reduced; he said they did provide the windows. He said there was talk about this because this parcel is highly visible. He said they are not going to clear cut the entire parcel, but

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1 the portion closes to route 93. He said there is also a grade change. He said they do have some blank
2 facades, and the Board should consider that.

3 Mr. LaFontaine said the amended permit was submitted to the State. He said the erosion control was a
4 major concern, and they do have blank facades. He said it is one of those things you do not know until the
5 trees are cleared to see what kind of screening there is.

6 Mr. LaFontaine said they did talk about a masonry block. He said they have not done that, but they do
7 have changes in colors and materials. He said they still have not received final comments from the Fire
8 Department on the truck turn plan. He said the other items have been addressed.

9 He said they do have comments from the engineering department and the third-party traffic consultant,
10 both which raise concerns that have fire to address.

11 Bridget Sousa was present for this application. She said she has provided a truck turnaround plan in the
12 plan set. She said the specs from the Town were used on that plan. She said it can make a complete turn
13 around and there is circulation in the site. She said this was the concerns. She said they might need
14 another hydrant on the site. She said she attached the landscaping that was formally approved with the
15 other design. She said she added a majority of plantings that were mostly trees to bring the trees up to the
16 last count. She said they had a smaller retaining wall before, so they had smaller plantings. Now they
17 have a larger retaining wall and larger plantings.

18 There was no public participation.

19 Mr. Pelletier asked what the elevation was between the Cul de sac and the top of the parking lot was.

20 Ms. Sousa said the retaining wall is 2 feet tall, and as you go down Manor Parkway, it becomes 15 feet.
21 She said that is why they wanted to make the landscape change.

22 Mr. Pelletier asked if it was a guard rail.

23 Ms. Sousa said yes, it is to protect the vehicles from the pond.

24 Mr. LaFontaine showed the Board the 2022 proposal. He showed the Board what was approved. He noted
25 the landscape and the elevations. He noted that it is highly visible on route 93. He said they had concerns
26 with the lack of the false windows. He said they did make enhancements, and they added those.

27 Mr. LaFontaine showed the Board on the north-bound side there is a blank facade. He said they did have
28 widows there before. He also showed the Board the side on Manor Parkway that also had a blank facade.

29 He said they are most concerned about 93, but they still want to pay attention to Manor Parkway. He
30 showed the Board the colors of the building to the Board. He said they will be visible because of the
31 grade change. He said they are proposing 6 white bitches on the bottom of the site, and they are proposing
32 the vegetation next to the athletic club.

33 He said one thing to consider is that the proposed tree is the proposed tree line. He said they did look at it
34 back to ensure they are able to maintain it. They want to make sure the vegetation stays. He showed the
35 Board multiple views.

36 Mr. Pelletier said the building looks fantastic, and he thinks this is a nice plan.

37 Mr. Harvey asked what the setback is from route 93 and the foundation.

38 Ms. Sousa said it is a 20-foot set back, and there is about 25 feet in the top corner. In total, about 50 feet.
39 She described the grade change.

40 Mr. Guilbeault asked what the largest truck would be to go in here.

41 Ms. Sousa said the fire truck. She said Bluebird does not allow anything over 40 feet.

42 Mr. LaFontaine said it is important they call out what the level of clearing is going to be and that they
43 could have this as a condition. He said the Board should decide how comfortable they are with the facade,
44 especially the one on Manor Parkway.

45 Mr. LaFontaine said the conditions of approval are prior to building permit submit staff approvals, pay for
46 outside inspections per direction of engineering division, submit state permits and approvals, submit lot
47 consolidation form, prior to occupancy pay road impact fee of \$5,609.38, and a public safety impact fee
48 of \$44,1060.39, provide certified as built plan, construct all site improvements in accordance with the

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1 approved plan, limits of proposed tree line shall not be disturbed in accordance with plan, note conditional
2 use permit for reduced parking on plan, applicant must operate business so parking lot capacity is not
3 exceeded, all representations made by applicant or agent all notes on the plan are incorporated as part of
4 the approval.

5 Ms. Sousa said the conditional use permit for reduced parking is a slight reduction from the 2022 plan.
6 She said the traffic engineer stated in their letter that they were in support of the cup.
7

8 **Motion: Mr. Lewis made a motion to grant conditional use for the parking deficit the Bluebird site**
9 **plan and note the letter dated June 23, 2026, and further move to approve the site plan with all 11**
10 **conditions noted by Mr. LaFontaine.**

11 **Second: This was seconded by: Mr. Pelletier.**

12 **Vote: 7-0-0**

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14 PUBLIC MATTERS15
16 1. Birches Academy

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18 Mr. Lafontaine said Birches Academy is on South Broadway. The dean is present tonight. He said there is
19 an area in front that they want to fence in and use as a patio space. He said it is a change to a commercial
20 space and wanted to discuss it with the Board.

21 The dean came up and showed the Board the pictures of what they wanted to do. She said it is for the
22 kids.

23 Mr. LaFontaine said charter schools are now viewed the same as public schools. He said they have an
24 advisory role in this. The Board and a and the applicant reviewed the landscape.
25 The Board was ok with this.
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27 2. The residences

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29 Mr. LaFontaine said the residents would like o a celebration on September 15. It is invite only and they
30 have submitted a plan. He said they will have a tent are and parking on site.
31 The Board was ok with this.
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33 3. 34 Pelham Road

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35 Mr. LaFontaine said they would like to have an event for a car show on October 4 from 4-5pm. It is open
36 to the public, and they will also serve food.

37 Mr. Feole said he would like them to have a police detail.
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39 PLANNING BOARD MATTERS

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41 1. Correspondence

42 2. Other

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44 **Motion: Mr. Harvey made a motion to adjourn at 7:31p.m.**

45 **Second: This was seconded by Mr. Lewis.**

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47 The meeting adjourned at 7:31 p.m.
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- 1 Minutes: Jennifer Hernandez, Planning Board Recording Secretary
- 2 Approved: Planning Board
- 3 Date: