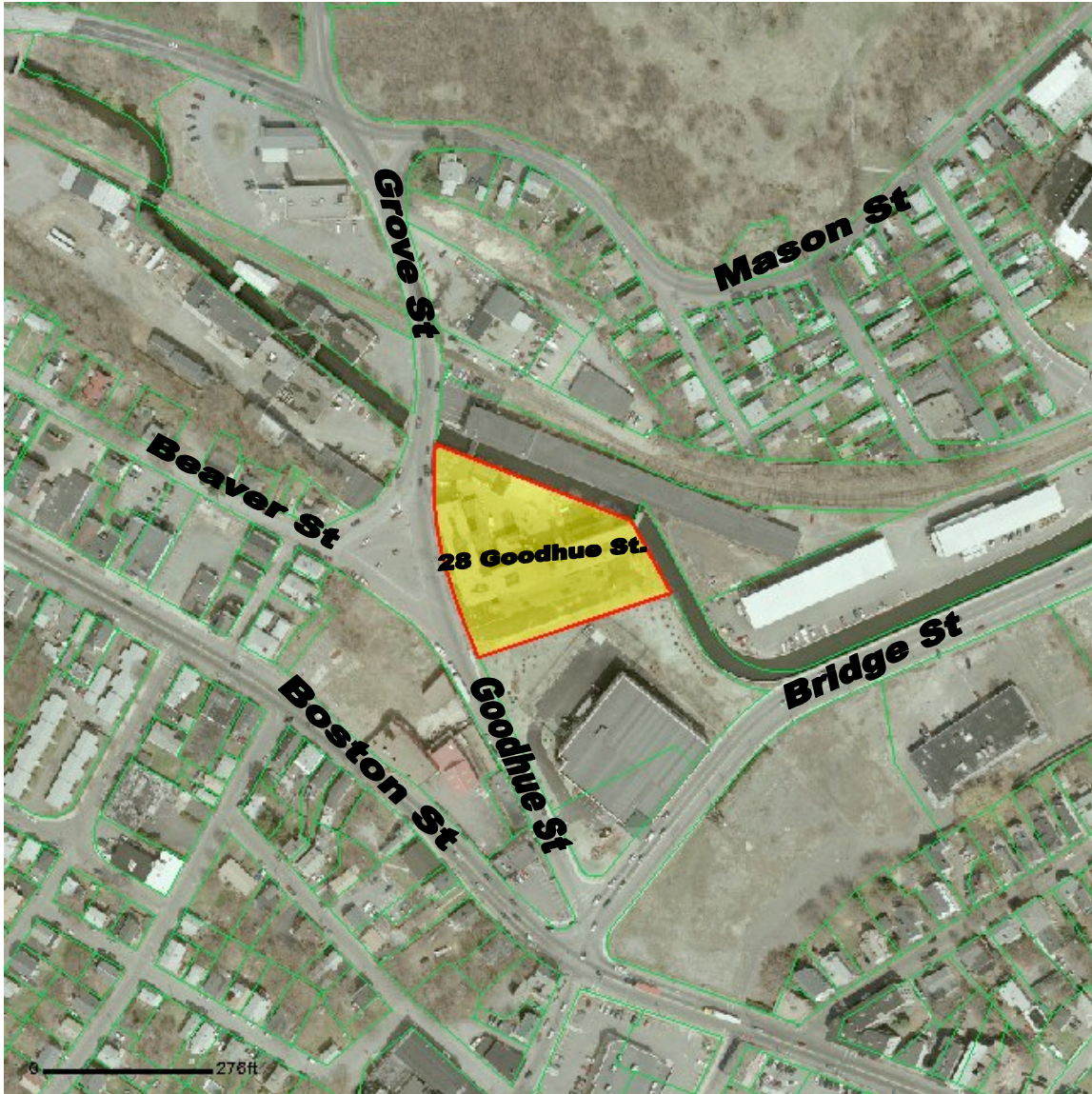


Notice: Northfields/Federal Street/Gallows Hill Joint Meeting

When: Thursday, March 30, 7:00 p.m.

Where: Cornerstones Bookstore, 45 Lafayette Street,
across from the fire station

Why: To broaden citizen involvement with respect to the proposed development at 28 Goodhue Street. This is the first proposal to test the new NRCC Mixed Use District zoning requirements. The developer proposes a primarily residential development that substantially exceeds allowable density. What happens as this proposal proceeds through the Salem Planning and Zoning Boards will set precedent for future requests and decisions in the District.



The first test: the APRIL 6 Planning Board meeting to consider a special permit application, required under the new zoning for a primarily residential mixed-use building.

The next test: an APRIL 19 Zoning Board hearing to decide whether (or by how much) to allow developers to exceed the NRCC Mixed Use District density allowance.

We need to show a balanced and positive attitude towards smart and stable growth in this District. We also need to be careful about setting precedents that might undermine the intent of the NRCC Master Plan.

Planning decisions will require a solid understanding of issues beyond just density: floodplain development, storm water management, sewer systems, possibly brownfields cleanup, and traffic management.

Has the Salem Planning Department done its homework on these issues? It's not clear. And now's the time to deliver to Mayor Driscoll our concerns about this as well as our recommendations. We need her support in driving the Planning Department to live up to its mission to promote long-term development that is healthy, sustainable, and sensible. Due process must not be sacrificed to promote economic "quick fixes" as developments like these go forward.

Did you get this notice via e-mail? If not, and you have an e-mail account, e-mail your name, address, and ward # to limon.leslie@verizon.net—and save a tree!