

Town of Salem, New Hampshire

Community Development Department
Planning Division
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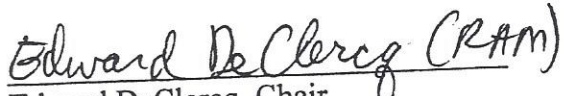
SALEM, NH PLANNING BOARD PUBLIC MEETING

October 20, 2015

7:00 PM
Knightly Meeting Room
Town Hall
33 Geremonty Drive
Salem, New Hampshire 03079

The Salem Planning Board will hold a public meeting on Tuesday, October 20, 2015, at 7:00 PM, to discuss and receive citizen input on the Business Innovation Overlay District.

Copies of the proposed Business Innovation Overlay District are available for review at the Town Hall, at the Kelly Library, and the Town's web page (www.townofsalemnh.org). The public is invited to attend and participate in this meeting or submit written comments prior to the meeting. Please call Planning Director Ross Moldoff at 603-890-2083 or email him at rmoldoff@ci.salem.nh.us if you have any questions. The meeting will be televised on Cable Channel 23.


Edward DeClercq, Chair
Salem Planning Board

Section 309- Business Innovation Overlay District

The purpose of the Business Innovation Overlay District is to encourage and support key growth industries (including but not limited to high technology, healthcare, medical device, biotechnology, and education) by supporting a diverse mix of business, commercial, office, residential, institutional, and entertainment uses for workers, visitors, and residents in an integrated campus-like setting; to ensure that future development is complimentary and compatible in purpose and use; to encourage the redevelopment of existing properties to bring increased investment to the Town of Salem to create a sustainable economic base; to encourage the retention, growth, and creation of innovative businesses and sustainable jobs; to enable residents to live/work/play within this District; and to leverage the New Hampshire Advantage, and Salem's existing businesses, to build an ecosystem in which innovative businesses, entrepreneurs, and workers can thrive.

The provisions of this Section may be applied to any lot in the portion of the Commercial-Industrial District B west of Interstate 93 and between Interstate 93 and North and South Policy Street and in the Industrial District which consists of a minimum of 10 acres or more.

1. In accordance with NH RSA 674:21, I (i), the intent of these provisions is to promote flexibility in development and redevelopment of parcels in the Commercial-Industrial District B and Industrial District in the vicinity of Interstate 93. The process allows flexibility for projects which meet the criteria in Section 4 to be proposed largely independent from current land use regulations, including the selection of land uses, density, setbacks, buffers, building heights, lot sizes, lot dimensions, and parking requirements otherwise applicable to the property.
2. The Planning Board may grant Conditional Use Permits to vary the restrictions in Sections 309-5:1.2 and 309-5:2.2 (Permitted Uses), Sections 309-5:1.3 and 309-5:2.3 (Restrictions), and Section 7:1 (Off-Street Parking and Loading), consistent with the objectives and criteria below. An applicant is not entitled to a Conditional Use Permit and the Planning Board may, in its discretion, decline to grant such permit if the Board determines that such permit is not justified or warranted in accordance with the below objectives and criteria and the purpose of this Section. This Section is adopted as an innovative land use control pursuant to RSA 674:21, II and the Planning Board is vested with sole authority to administer it and to grant the conditional use permits described herein. All other zoning regulations shall apply.
3. As part of the site plan approval process for development using the Business Innovation Overlay District, the applicant/owner shall be required to prepare a Conceptual Development Plan for the entire parcel even if construction is to be phased. The Conceptual Development Plan shall show existing site conditions and proposed development, including the general types, locations and intensities of proposed land uses and proposed traffic and pedestrian flows, and shall generally indicate how the proposed development of the site will impact municipal services and facilities and abutting properties.
4. The Conceptual Development Plan and subsequent approved Site Plan shall meet the following objectives and criteria:
 - a. Encourage the aggregation of smaller existing properties as well as the redevelopment of older commercial and industrial properties;
 - b. Encourage a campus-like inter-connected (buildings, parking, pedestrian access) development pattern which provides an alternative to conventional commercial-industrial development;
 - c. Encourage new roadway configurations, connections and access methods that enable improved access and facilitate vehicle movement without degrading intersection function and/or creating bottlenecks;

- d. Encourage complimentary and synergistic integrated uses such as retail, residential and commercial that are co-located within a single building;
- e. Allow complimentary retail uses (e.g. banking, coffees shop, dry cleaner, etc.) as part of a mixed use development to serve office/industrial employees that are fully integrated into the primary building structure;
- f. Allow limited multi-family residential uses (condominiums, apartments, etc.) as part of a mixed-use development that are physically integrated with and complimentary to the primary building structure(s);
- g. Avoid freestanding and/or standalone retail and residential uses;
- h. Mitigate negative impacts on traffic, public utilities, municipal services, and natural resources;
- i. Provide high quality site planning, architectural, landscaping, lighting, and signage designs that meet the Town of Salem Design Guidelines;
- j. Create pedestrian and vehicular links to abutting parcels and add sidewalks that enable interconnected and safe pedestrian access to avoid the need to use vehicles to access other buildings and/or properties;
- k. Establish open space amenities including useable common land, outdoor plazas, greens, or parks.
- l. Buffer residential areas from commercial-industrial encroachment;
- m. Prohibit commercial-industrial access onto Brookdale Road and Brady Avenue;
- n. Limit building height to 75 feet¹;
- o. At least 20% of the total parking on a site must be located in parking decks, below-grade parking garages, or at grade parking incorporated into a building;
- p. Be consistent with the Salem Master Plan.

5. The Planning Board shall have sole authority for approval of a Conceptual Development Plan based on the criteria noted above. The Planning Board shall have the authority and ability to deny a Conceptual Development Plan if it deems the plan to be unsuitable, undesirable or inconsistent with the vision and purpose of this ordinance. The Board may approve amendments or revisions to a previously approved Conceptual Development Plan. All subsequent site plans and subdivisions submitted to the Planning Board for approval within the parcel shall conform to the Conceptual Development Plan and these provisions and the Site Plan Review Regulations. The Planning Board may adopt additional performance standards for Innovation District projects. The construction standards in the Subdivision Regulations in Chapter 278-8, the Town of Salem Design Guidelines, and the Traffic Management Regulations in Chapter 268-8, I shall apply.

¹ Building height is defined by the Zoning Ordinance as being calculated in accordance with the International Building Code, as amended.

6. The Planning Board may grant waivers to modify the requirements and standards in Section 4 of this District in limited respects provided the Board finds that all of the following criteria are met:

- a.** The modification complies with the purposes of the Business Innovation Overlay District;
- b.** The applicant's particular situation justifies a modification to the requirements and benefits the overall Business Innovation Overlay District and the Town of Salem;
- c.** The site is suitable for the proposed modification;
- d.** There will be no adverse impact on neighboring properties;
- e.** There will be no adverse impact on traffic or pedestrian safety;
- f.** The investment by the Town of Salem, if necessary, is appropriate and attainable;
- g.** The aesthetic character of the site and the surrounding area will not be adversely affected;
- h.** The modification will be consistent with the spirit and intent of the Zoning Ordinance and the Master Plan.