

PLANNING DIVISION



PLANNING DIVISION

- **Staff:** Planning Director and Administrative Secretary

Responsibilities

- Administering the Town's land use controls (Zoning)
 - Reviewing site plans and subdivision proposals for compliance and assisting applicants with submissions
 - Reviewing building permits for compliance with the Zoning Code
 - Zoning Code Enforcement
- Provide Staff Support to Town Boards and Commissions:
 - Conservation Commission
 - Historic District Commission (informal)
 - Planning Board
 - Zoning Board
- Long Range Planning
 - Updating and Implementing the Town's Master Plan
 - Adding or Amending new regulations
- Citizen Inquiries



WHAT IS ZONING

- Zoning refers to municipal regulations that govern how real property can and cannot be used in specific areas.**
- Salem has 12 Zoning Classifications and two overlay districts**

Residential Districts Chapter 490, Article III

- Residential District (R)
- Rural District (RU)
- Recreational District (REC)
- Garden Apartment R-A District (GA)
- Manufactured Housing Park District (MFG)

Mixed-Use Districts, Chapter 490, Article IV

- Business Office District, Subdistricts I and II (BO-I, BO-II)
- Limited Community Shopping Village (LCSV)
- Town Center District (TC)

Non-Residential Districts, Chapter 490, Article V

- Commercial-Industrial District, Subdistrict A (CI-A)
- Commercial-Industrial District, Subdistrict B (CI-B)
- Commercial-Industrial District, Subdistrict C (CI-C)
- Industrial District (I)

Overlay Districts

- Business Innovation Overlay District
- Depot Village Overlay

Not Shown: Senior Housing Overlay District; see Ordinance for applicability

Zoning Map, 2019

Districts Legend

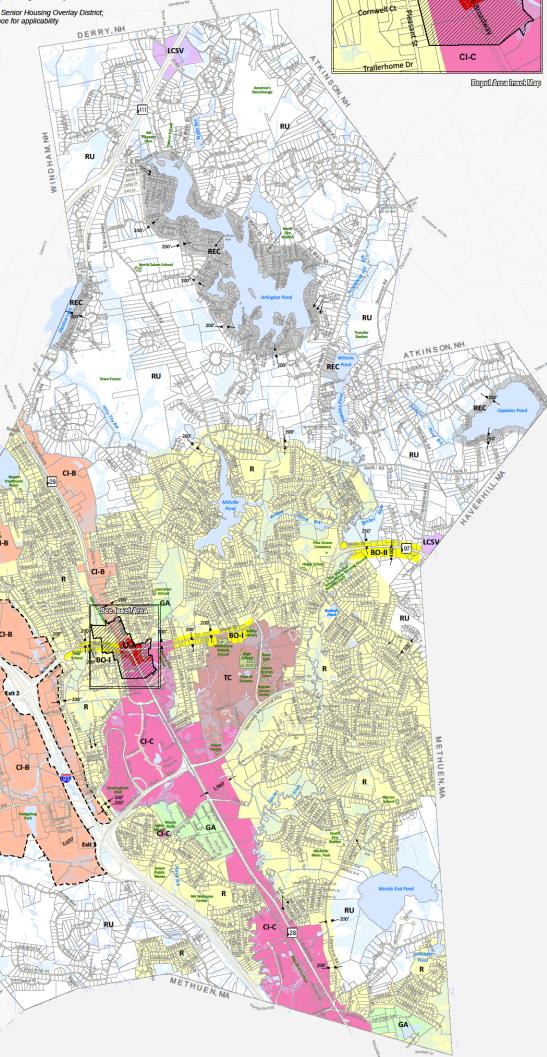
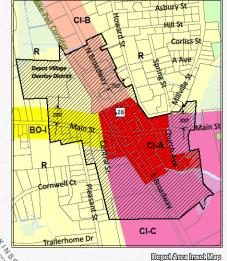
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Principal Use	R	RU	REC	GA	MFG	BO-I	BO-II	LCSV	TC	CI-A	CI-BC	I
Residential												
One-family DU	P	P	P	P	P	P	P	P	P	—	—	—
Two-family DU	P	P	—	P	P	P	P	P	P	—	—	—
Two or more families	—	—	—	P	—	—	—	—	—	—	—	—
In-law apartment	P	P	P	—	—	—	—	P	—	—	—	—
Accessory apartment	P	P	—	—	—	—	—	—	—	—	—	—
Home occupation	P	P	P	—	—	—	—	P	—	—	—	—
Private garage	P	P	P	P	P	—	—	P	—	—	—	—
Manufactured housing	—	—	—	—	P	—	—	—	—	—	—	—
Community residential	—	—	—	—	—	P	—	—	—	—	—	—
Gardens, orchards: residential use	P	—	P	—	—	—	—	—	—	—	—	—
Casual sales	P	P	—	P	P	—	—	P	—	—	—	—
Use accessory to permitted use	—	—	—	P	—	P	P	—	P	P	P	P

Zoning Dimension Restrictions Table

District	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Width (feet)	Setbacks (feet)	Maximum Coverage	Maximum Height
Notes:	A	B	B	C and D	E	F
Residential Ref: § 490-301	25,000 single with sewer or 37,500 duplex with sewer	150 single + 40 extra unit; 125 curved street + 40 extra unit	100 at building line	Front: 30 Side: 15 Rear: 30	30% building 1 unit/lot	35 feet or 2 1/2 stories
Rural Ref: § 490-302	87,120 single with sewer or 174,240 duplex with sewer or 5 acres (see notes)	150 single + 20 extra unit; 125 curved street + 40 extra unit		Front: 30 Side: 30 Rear: 30	30% building 1 unit/lot	35 feet or 2 1/2 stories
Recreational Ref: § 490-303	25,000 single with sewer	100	100 at building line	Front: 30 Side: 15 Rear: 15		
Garden Apartment Ref: § 490-304	2 acres			Front: 40 Side: 30 Rear: 30	25% building	35 feet or 2 1/2 stories
Manufactured Housing Park Ref: § 490-305	15,000 with public water supply or else 25,000	100 with public water supply, or else 150		Front: 30 Side: 30 Rear: 30	30% building 1 unit/lot	
Business Office I and II Ref: § 490-401	25,000 single or business use or 37,500 duplex or mixed office/residential	150 single + 40 extra unit; 125 curved street + 40 extra unit		Front: 30 Side: 15 Rear: 30	50% lot	I: 35 feet or 2 1/2 stories II: 35 feet

Planning Board

- 7 elected members
- Considers plans for new development
- Provide guidelines for pattern & pace of development
- Meets 2nd and 4th Tuesdays





VIEW FROM MAIN & WILLOW STREET



VIEW FROM MAIN & PLEASANT STREET

PROJECT DATA

FIRST FLOOR

- 3 STUDIO UNITS
- 10 ONE BEDROOM UNITS
- 3 ONE BEDRM ACC. UNITS
- 6 TWO BEDROOM UNITS
- 1 TWO BEDRM ACC. UNIT

SECOND FLOOR

- 2 STUDIO UNITS
- 10 ONE BEDROOM UNITS
- 6 TWO BEDROOM UNITS

THIRD FLOOR

- 10 ONE BEDROOM UNITS
- 6 TWO BEDROOM UNITS

74 UNITS TOTAL

PROJECT LAYOUT

STORIES

15,840 SF FT/1,000

49,760 SF TOTAL

4 STUDIO UNITS

18,865 SF FT

10,665 SF TOTAL

10 ONE BEDROOM UNITS

18,865 SF FT

10,665 SF TOTAL

3 ONE BEDRM ACC. UNITS

18,865 SF FT

10,665 SF TOTAL

6 TWO BEDROOM UNITS

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**DEPOT & MAIN
APARTMENTS**

MAIN STREET
SALEM, NH

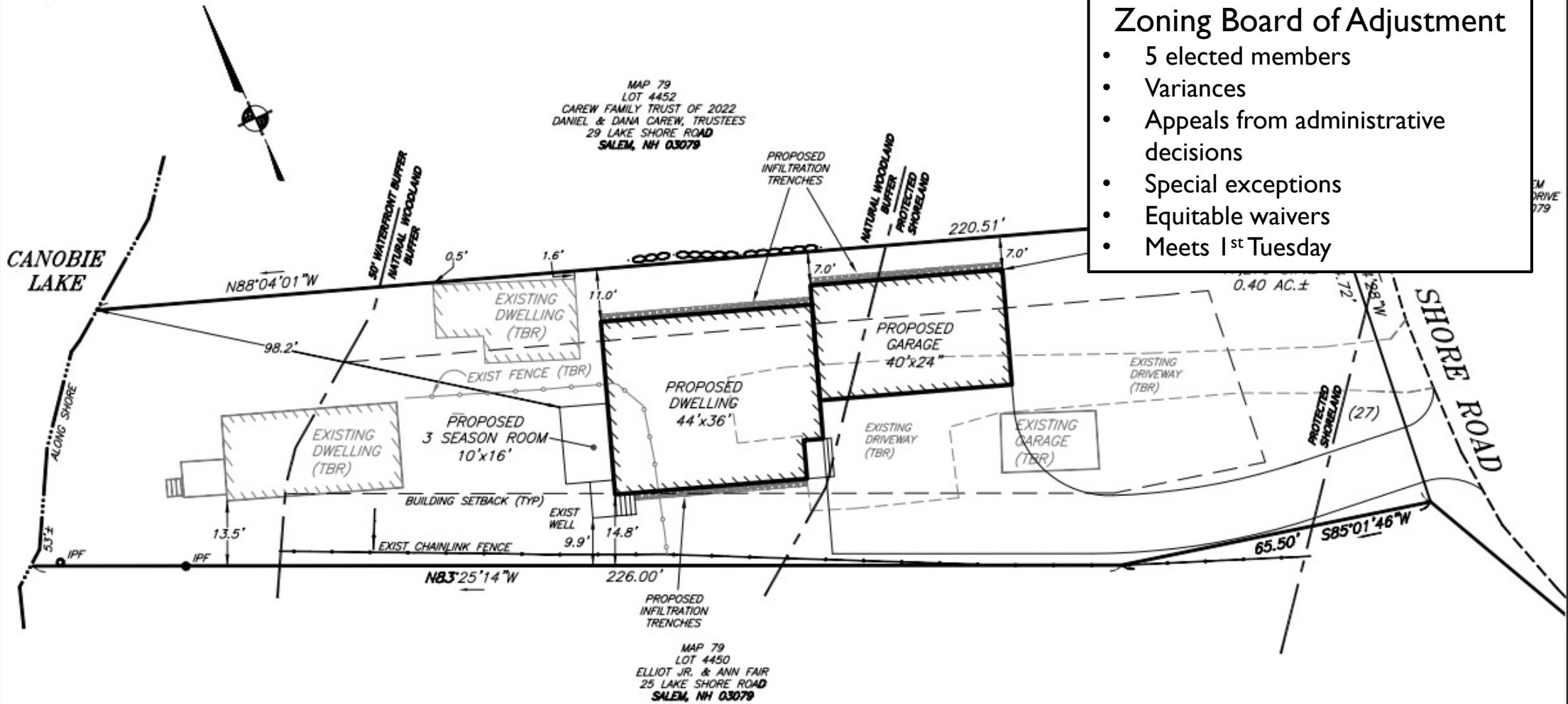
DEPOT & MAIN
APARTMENTS

Depot & Main Workforce Housing Development – Westerly Perspective View



ZBA PLOT PLAN
27 LAKE SHORE ROAD
SALEM, NH

27 LAKE SHORE ROAD
SALEM, NH



Zoning Board of Adjustment

- 5 elected members
- Variances
- Appeals from administrative decisions
- Special exceptions
- Equitable waivers
- Meets 1st Tuesday

SCALE : 1" = 20'
DATE : JANUARY 19, 2023

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MEISNER BREM CORPORATION

27 LAKE SHORE ROAD
SALEM, NH

PREPARED FOR

ELLIOTT JR. & ANN FAIR

25 LAKE SHORE ROAD
SALEM, NH 03079

Job No. 8430

PLAN REFERENCES:

PLAN OF LOTS CANOBE LAKE, NH. SHOWING ADDITIONAL PARCELS ADJACENT TO
SUB-DIVISION FOR GEORGE CROSS. JULY 1896, SCALE: 1"=20', JUNE 1951. BY:
JOHN W. DURGIN, C.E. RECORDED AT THE RCD AS PLAN #01758.

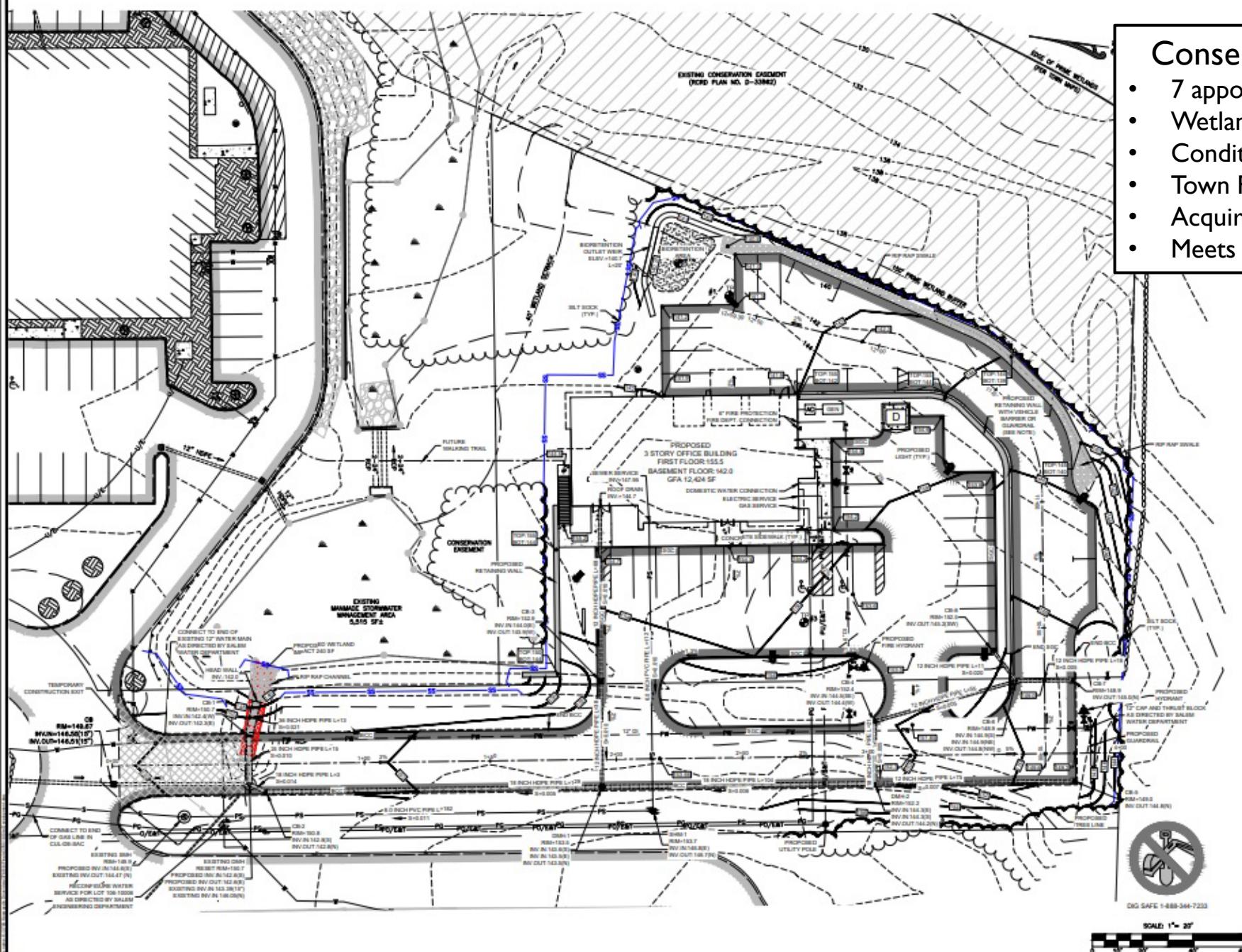
CERTIFICATION:

"I HEREBY CERTIFY THAT THE CONTENTS OF THIS PLAN ARE ACCURATE BASED ON PLANIMETRIC EVIDENCE AND FIELD INSTRUMENT SURVEY PERFORMED IN DECEMBER 2021 & JANUARY 2022."

ZONE DISTRICT: RES

MIN. BUILDING SETBACKS:
FRONT = 30 FEET
SIDE = 15 FEET
REAR = 30 FEET





Conservation Commission

- 7 appointed members
- Wetland permits
- Conditional Use Permits
- Town Forest
- Acquire Conservation Land
- Meets 1st Wednesday

1998 CODE 2000 EDITION, APPENDIX B AND C AND SALEM WATER DEPARTMENT REGULATIONS. FLOW

CALCULATIONS AND BUILDING CONSTRUCTION CLASSIFICATION SHALL BE INCLUDED WITH THE SITE PLAN. PLANS FOR CONSTRUCTION OF BUILDINGS AND FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED TO THE SALEM FIRE DEPARTMENT AND RELEASED FOR CONSTRUCTION PRIOR TO STARTING WORK. ALL CONTRACTORS INSTALLING FIRE PROTECTION SYSTEMS SHALL HOLD A CERTIFICATE OF FITNESS FROM THE SALEM FIRE DEPARTMENT.

SALEM MUNICIPAL SERVICES DEPARTMENT NOTES

1. REQUIREMENTS FOR TAPPING AND BACKFLOW PREVENTION DEVICES WILL BE INSTALLATED ON WATER SERVICES. THESE SERVICES WILL BE LOCATED AT THE POINT SERVICE LINES ENTER THE BUILDING. SERVICE LINES ARE NOT ALLOWED TO RUN THROUGH THE BUILDING, UNDER FLOORS, OVERHEAD OR OTHERWISE.
2. DOMESTIC WATER SERVICES MAY BE TAPPED OFF FIRE SPRINKLER SERVICES, PROVIDED THE DOMESTIC SERVICE IS TAPPED A MINIMUM OF TEN FEET QUENCH. THIS BUILDING VALVES ARE REQUIRED ON BOTH SERVICE LINES, WITH THE EXCEPT OF THE DOMESTIC SERVICE LINE. THE TAP ON THE DOMESTIC SERVICE LINE THAT THESE VALVES SHOULD BE LOCATED A MAXIMUM OF FIVE FEET FROM THE TAP LINE.

SEWER FLOW ESTIMATE

PER MH DEC 2011 VRS 1000.00
UNSPECIFIED OFFICE SPACE
5 CPO | 100 SF | 3,748 SF = 388 CPO

3	Update Reference to Final Production	11/8/2022
2	Review Risk Area, Add CRM Invent Label, Add CRM Role	10/4/2022
1	Correct Floor Area	8/16/2022
No.	Revision	Date

Grading & Utilities & Erosion Control Plan
Commercial Office Building
25 Keewaydin Drive
Salem, NH
Assessors Map 106 Lot 12639



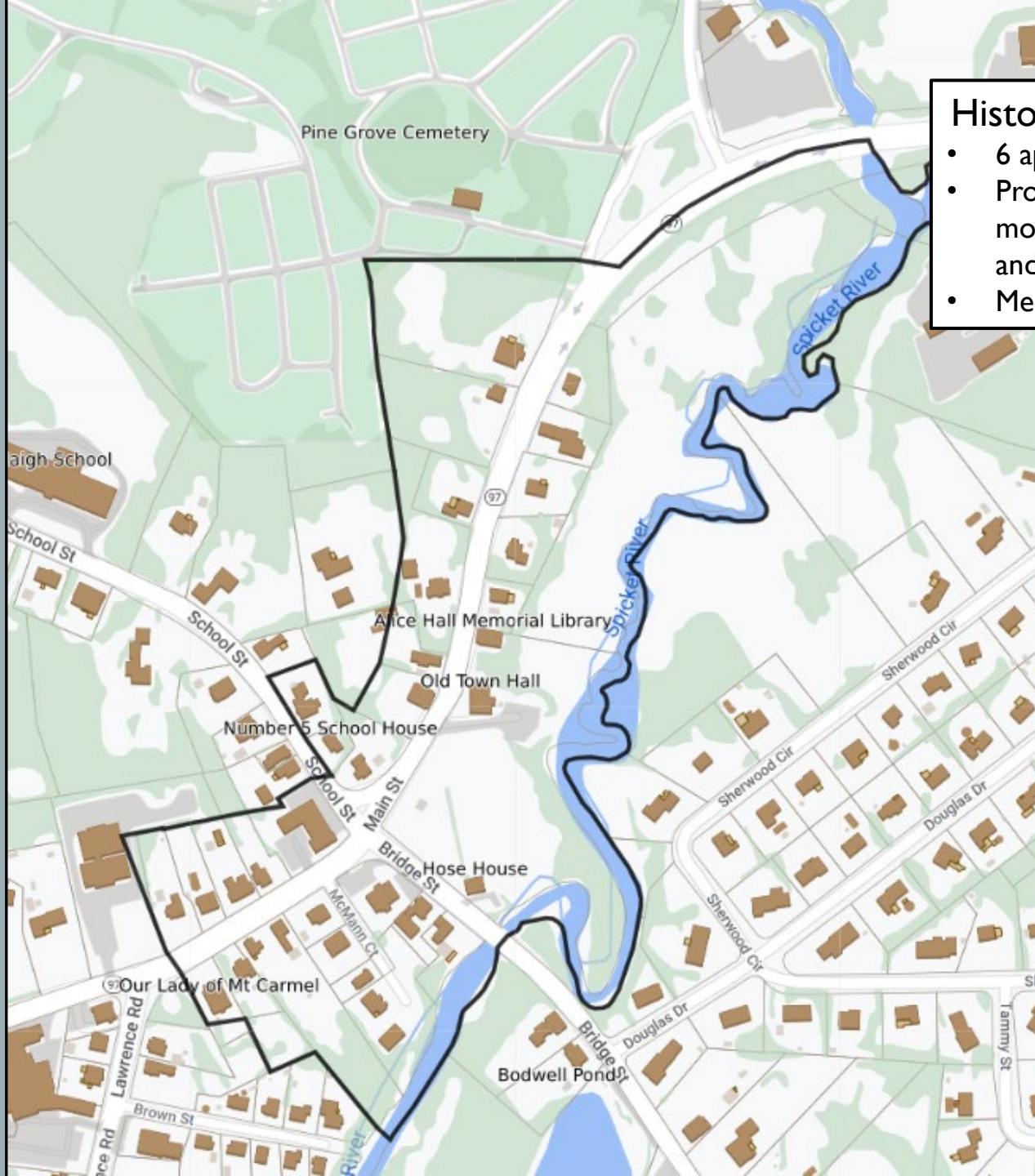
183 Rockingham Rd, Unit 3 East
Windham, NH 03087

Sheet 4 of 12 Scale: 1" = 20' Date: 8/26/2023

Prepared for: Salem Planning Board

Twenty Three Keewaydin
Drive Reality, LLC
c/o: [REDACTED]

9 Red Roof Lane
Salem, NH 03079



Historic District Commission

- 6 appointed members
- Protection of historic buildings, monuments, sites, burial grounds and structures
- Meets As Needed

ENCROACHMENTS



WETLANDS



NONCOMPLIANCE WITH SITE PLAN



UNREGISTERED VEHICLES



SIGNS IN PUBLIC RIGHT-OF-WAY

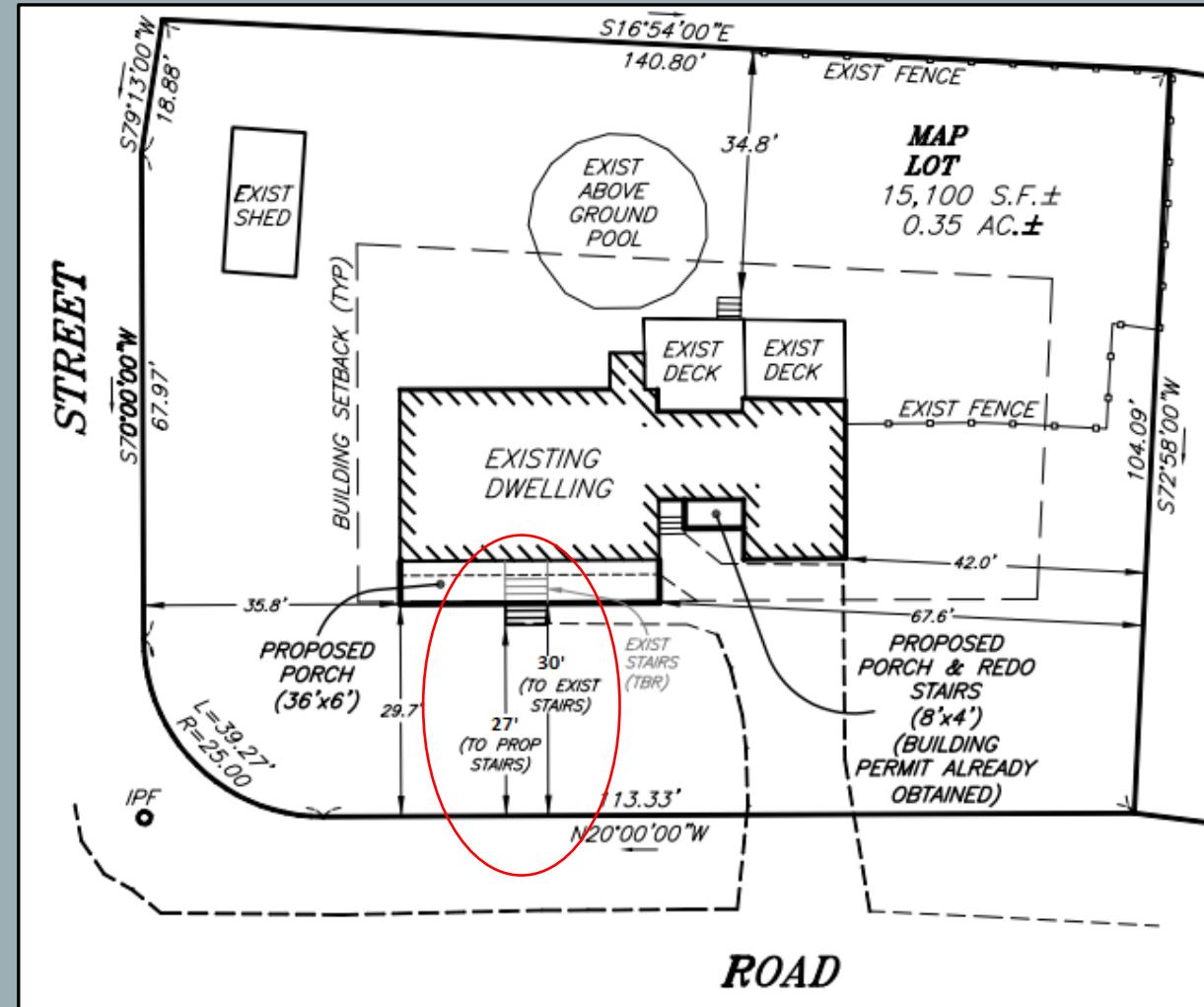


CURING MINOR SETBACK VIOLATIONS

- Administrative waiver of setback violations for existing dwellings, provided that the encroachment doesn't exceed 10% of required setback distance.
- Issued by Chief Building Official, Planning Director and Building Inspector

Adopted in 2022

- Other Recently adopted amendments include:
- Solar Energy; revisions to Sign and Open Space; requiring 10% workforce housing



HOUSING GROWTH RATE

