

City of Salem Massachusetts Public Meeting Minutes

Board or Committee:	Design Review Board, Special Meeting
Date and Time:	Wednesday, March 27, 2019 at 6:00 pm
Meeting Location:	98 Washington Street, First Floor Conference Room
DRB Members Present:	Chair Paul Durand, David Jaquith, Glenn Kennedy, Catherine Miller, J. Michael Sullivan
DRB Members Absent:	Chris Dynia, Helen Sides
Others Present:	Kate Newhall-Smith
Recorder:	Colleen Brewster

Chair Paul Durand calls the meeting to order at 6:00PM. Roll call was taken.

Signs

1. **93 Washington Street (City Hall):** Discussion and vote on signage.

Newhall-Smith was present to discuss the project.

Newhall-Smith stated that the design and color origin are unknown, and the blue will be matte not glossy, which can be an approval condition. Miller noted that Salem's Comprehensive Sign Program has a more elegant blue that should be implemented for the proposed sign. She suggested that John Ruhl either design the new sign or someone should copy existing signs. Sullivan agreed and asked where did the blue color come from. Newhall-Smith noted that the proposed "Yale Blue" is from the ordinance and is the same color as in the City flag. Sullivan stated that the sign proposal wasn't well thought-out for the 2nd oldest City Hall in the Country, and the sign doesn't need to copy the ordinance but some thought should be given to where the signs is installed. Kennedy agreed, added that the proposed sign could fit better with the other standard signage and a previous sign design could be used.

Jaquith stated that the sign designer should be present to explain the proposal. Newhall-Smith noted that the sign dimension is 12"x19" plus the curve to allow the city seal and Concept Signs created the signage. Michael Lutzykowski submitted the application but wasn't available to attend tonight's meeting. Miller noted that the dimension matches the existing sign. Chair Durand noted that the sign looks crowded due to all of the information placed on the sign.

Miller asked if there are ADA rules for signage. Kennedy replied yes, for height and color contrast. Chair Durand stated that a higher quality sign content with more expert guidance is needed for a building of this caliber. Kennedy suggested the designer may not have been given the right direction. Sullivan asked what the sign will look like when the door is open vs. closed because the wood door and brass door frame might not meet the contrast requirements with blue signage. Kennedy replied that the colors won't fall into the first 4 color blindness categories, and the contrast calibration could meet ADA requirements but shouldn't effect color blindness. The size of sign and lettering depend on the amount of information to go on the sign, but he can help if necessary.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to continue to the next regular meeting.

Seconded by: Kennedy. Passes 5-0.

2. 131 Essex Street (Unit 4: The Flower Child): Discussion and vote on signage.

Ben Caplin and Nicole Caplin was present to discuss the project.

Kennedy stated that the type at the bottom sign is very tight but it has to be because it's delicate. He asked if the lines in background are part of the sign base and if the sign was white with no border. Ben Chaplin replied yes to both.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Kennedy: Motion to approve as submitted

Seconded by: Miller. Passes 5-0.

Urban Renewal Area Projects Under Review

1. 281 Derby Street (Waters & Brown): Discussion and vote on proposed façade renovations and new signage (continued from February 27, 2019)

Richard Griffin, Architect from Derby Square Architects, and Russ Tanzer of Waters & Brown were present to discuss the project.

Griffin stated that they included a steel version of the rear entry with a zinc-coated copper standing seam metal roof both the loading dock roof and entry canopy to keep out the elements and the sun. They will use black galvanized steel, 6"x6" columns, 6"x8" beams, and 2"x4" steel purlins. Rodger Petit reviewed and is in favor of the design with the use of step flashing along the building. Jaquith stated he approves of the changes.

Miller raised lighting concerns with the use of LED's at cornice and how they will project. Griffin replied that the strip lighting is 1" x 1 ½", will create a continuous beam of light, and a diffuser will wash the wall with light at discrete areas.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to approve as submitted.

Seconded by: Kennedy. Passes 5-0.

2. 163-189 Washington Street (The Derby f/k/a/ Tavern in the Square): Discussion and vote on patio renovations (continued from February 27, 2019)

Attorney Joseph Correnti, of Serafini, Darling & Correnti, L.L.P., Mark Morris, principal and manager of New Derby, and Travis Blake of Sousa Architects were present.

Blake stated that he met with Glenn Kennedy to discuss the band color, exterior paint, window trim, pillars, but did not review signage. He noted that the Landscape Plan is also a remaining item that the management team will fill-in missing information, maintain the landscape, and replace some of the plantings. They met with the fence and gate manufacturer to determine the sidewalk barrier details, the gates will be installed on a 90-degree angle with no angles, wider doors, and one door will have a 180-degree swing. Miller noted that gate location is good now that it no longer juts into the sidewalk. She requested that it be moved away from the building 8-feet or pulled in 4-feet to provide a small turn back area for the gate to open. Both sides will also need a pad lock when fully open to keep them in place. Kennedy added that the gate bolt should be black. Blake replied that it will match the gate.

Morris stated that ADA compliant picnic tables that are wide-open underneath will be used on the patio. Miller replied that the person won't sit sideways and a table that works with the end seating allowing a person to roll straight up to the table ends. at the ends. Sullivan noted that cantilever ADA picnic benches are available for purchase and they should be identified on the plan as well as the clearances around them.

Blake noted that the exterior sconces selected will provide ambient light and the fixtures conform to the design guidelines. The existing building overhang will also block light from going up and into the night sky. Newhall-Smith stated that all fixtures must have cut-offs but the Board can vote against enforcing that standard. Chair Durand asked for the intensity of the light. Blake replied LED's. Kennedy noted that light casting is not an issue with these fixtures.

Blake stated that he met with the Salem Fire Department and is still getting approval from the Fire Chief. Morris noted that they need to come to a compromise with the fire department but they are close to a solution. Newhall-Smith recommended the applicant return with the fire pit that the Fire Department agrees upon.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Miller: Motion to approve the patio renovation with the following conditions; gate to move inward and to mirror gate by the door, ADA accessible benches to be used on the patio and show the layout with dimensions in plan, to add plantings to the existing planters, and to use black locks at the gates.

Seconded by: Jaquith. Passes 5-0.

3. 300 Derby Street (Casa Tequila): Discussion and vote on proposed patio renovation and wall signage (continued from February 27, 2019)

Attorney Chad Carlorusso was present, as was Gilberto Reyes, Owner, Casa Tequila, and Lydia Szydlowska, Architect, Pionarch Architecture.

Atty. Carlorusso stated that they've made the following changes; eliminated the terra cotta roof replaced it with a pergola, toned down paint color, reduced number of columns and arches to thin out the design, reduced the number of exterior lights. They've submitted the board feedback to the sign maker who provided responses to the Board concerns and will address the illumination of the agave element.

Szydlowska stated that they've surveyed Salem for porticos and pergolas and found the historic blended with the modern, just like the Mexican design does. They've changed the concrete pavers and the new pergola design lightens the structure, they've kept the arches but the only decorative parts are the columns and posts. They've added metal window frames and will paint them to look like windows and lowered the sign.

Chair Durand stated that the columns at pergola are higher than at the perimeter fence. Kennedy noted that the pre-fab stone on the patio color is slightly darker and will be even darker when sealed. The finish color will be in-between the column and fence post color, a warm grey and not white. Miller asked why all the columns aren't the same size. Szydlowska replied that the columns are much higher but can be shorter. Chair Durand stated that it is okay to treat the columns differently than the posts. Kennedy agreed and noted that the arches have been reduced to 3. Atty. asked if the Owner can string playful lighting under the pergola. The Board said yes.

Jaquith suggested the sign on the wall be lowered 1-foot. Reyes noted that the metal framed windows are simulated windows to add to the façade. Chair Durand, Sullivan and Miller agreed that it gives the façade more character and gives the sign proportion. Newhall-Smith asked if the fake windows match the lite pattern of the windows on the other façade. Kennedy replied no. Chair Durand and Sullivan noted that it gives the façade a playful appearance.

Miller asked if the dirt along the sloped cemetery wall could be pulled away without compromising the cemetery wall. She suggested a structural engineer weigh-in so that the integrity of the wall isn't compromised. A new wall design would also require DRB review and approval. Chair Durand noted that the wall may also be historic wall. Kennedy agreed and questioned if supporting the cemetery wall was why it existed.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to approve as submitted.
Seconded by: Kennedy. Passes 5-0.

4. 23 Summer Street: Discussion and vote on proposed residential redevelopment of existing structure (continued from February 27, 2019).

Attorney Scott Grover of Tinti, Quinn, Grover & Frey, Tom Mayo – Architect, Thomas Mayo Associates, and Mike Becker – Owner, were present to discuss the project.

Becker stated that they received notes from Salem Historic Commission on Monday and Larry Spang of the Historic Commission made suggestions. It may take then another month to complete all of their requested changes. Mayo noted that they are working on two schemes now, the first scheme still has an addition on the rear although they've lowered the height and stepped it back from the main house a bit. Spang suggested they take 1-story around the entire addition and spread it around like an ell, which will not enlarge the footprint. Becker noted that this will present as a carriage house with a different architecture than the main building.

Jaquith asked about the garage door. Becker replied that there are 3 on one side and 2 on the other, and the addition has been stepped back to reduce the visibility from other

streets. Miller noted that she is pleased with how they solved their HVAC problem by placing them on the flat roof. Becker added that the HVAC compressors for the addition will be placed in the same location, behind the back side of the connecting roof, on a reverse shed dormer that will not be visible from Norman Street. The hip roof of the main building will block the view of it from the street. They also hope to add a small roof deck and there is a door to a catwalk also near that spot.

Jaquith stated that this option is the best and relates to how a building would normally grow. Becker agreed, noted that it's the same number of units, and they will use simple trim to make it like a traditional addition, and everything will be kept below the cornice line. They may be able to keep some of the rear addition too. Sullivan agreed with the scale and noted that drivers will need to use caution when maneuvering on-site. Becker added that they are considering installing a heated driveway because of the limited site and they are already putting in drainage. This provides space for planting too. Miller requested fences and a planting plan when they return to the DRB. Mayo noted that he will continue to pursue scheme 4.

Becker noted that Dan Botwinik is his partner on this project.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Durand: Motion to continue to the next regular meeting.
Seconded by: Sullivan. Passes 5-0.

5. 3 Dodge Street (Seagrass): Discussion and vote on proposed façade modifications and signage

Chip Tuttle, CEO of Seagrass (26 Winter Street), Chris Silva - General Manager, and Dennis Gray – Architect of Gray Architects, were present to discuss the project.

Newhall-Smith presented sign material samples. Tuttle stated that the façade murals will be renewed by the CDC and it is part of their ZBA approval to continue to have the façade available for public art. The building owner Hank DeChamps, the building's owner, has agreed to extend to where the current mural is. Seagrass has a charitable partnership with Salem Sound Coastwatch and a desire to protect local marine environments, so they've asked the CDC for the Washington Street façade to be themed with the seagrass missions and the CDC is speaking to artists that paint sea creatures, etc. They are also speaking with an artist regarding the Dodge Street façade that does patterned design. Seagrass has additional restrictions for signage from the cannabis commission that they must follow, although they will have some influence over the signage. Miller asked if the feathers can be kept. Tuttle replied that many like that mural best but there will be a new mural painted over it.

Chair Durand asked about new glazing. Gray replied new low-e clear glass will be installed. Chair Durand asked about the material at the overhead door. Gray replied that it has been provided in the supplemental information. Sullivan asked about the new window framing. Gray replied aluminum storefront. Miller asked why the Seagrass logo is not in line with the circle. Gray replied that the circle diameter is larger. Kennedy

stated that both sign elements could be lowered but the text should be moved so that the center of them is at the peak of the window.

Kennedy suggested the letters be halo lit, which could be done afterwards but the electrical elements would need to be in place. Sullivan asked the applicant to consider that future mural colors may make their signage harder to read especially in the daytime. He asked if the new mural would be painted over the windows. Gray replied no.

Tuttle stated that he will send all missing supplemental information to Newhall-Smith.

Kennedy stated that the doors within the glass opening feel heavy and there could be less frame and more glazing. Gray replied that the frames will be heavy duty. Sullivan asked if there will be a vestibule behind the door. Tuttle replied yes, a large waiting area for age verification. Chair Durand noted that industrial area where a thicker frame is appropriate. Tuttle noted that more glass will help activate this area of Dodge Street.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Kennedy: Motion to approve and to lower the sign by 1-foot and center the signage on the circular element.

Seconded by: Jaquith. Passes 5-0.

6. 25 Front Street (Artists' Row: The Lobster Shanty): Discussion and vote on proposed 3-season awning over deck

Diane Wolf and Lee Wolf were present to discuss the project.

Diane Wolf stated that they want a 3-season awning for their guests and for safety reasons since the composite deck can get slippery. They spoke with Pelletier about a permanent awning but the snow load required too much structure. Something that can be removed in the winter and reinstalled in the spring was more appropriate. Sullivan asked if the structure will also be removed. Wolf replied yes, and it will connect to the existing deck and cover the ramp too. Chair Durand requested color samples. Wolf replied a beige color to match the building and a neutral color to help filter light. Chair Durand asked about lighting. Wolf replied that they have existing lighting on posts and use string lights. They are also considering using up-lighting during special events to change the display color.

Miller asked if they will pitch of awning to match the rest of the buildings. Wolf replied that the peak matches the bathroom peak and that there is an exhaust fan at the tip of the eave with louvers for it to blow out that are needed to cool the shanty and that the awning must be below. They've moved the peak to the left to accommodate the ramp.

Kennedy suggested that the awning not be white. Wolf presented the awning color "Greige" to match the grey decking color. Jaquith agreed with the color selection. Kennedy asked if light will shine through the awning. Wolf replied that the awning will be opaque and may look plastic but the fabric version won't let natural light shine through and isn't flame retardant and will not allow for decorative, colored lighting.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to approve as presented using the color Greige.

Seconded by: Kennedy. Passes 5-0.

North River Canal Corridor Projects

1. 70-92 ½ Boston Street and 11 Goodhue Street (f/k/a/ Flynnntan): Request to amend Site Plan Review and Special Permit Decisions

Attorney Kristin Kolick of Serafini, Darling & Correnti and Tonya Carrier of Khalsa Design were present to discuss the project.

Atty. Kolick stated that in 2018, 11 Goodhue, 5 townhouse units, was added to the project. The project has been referred back to the Planning Board, and was reviewed by the DRB in the summer of 2018, because of a condition in the 2016 decision that DRB shall review construction level plans. No changes are proposed, although additional detail for lighting and fencing have been included.

Sullivan noted if the items from last summer had been addressed. Miller asked for clarification on the fence color. Carrier replied it will be stained white as requested by the DRB at their last meeting.

Sullivan asked for the Boston Street fence material. Carrier replied lattice on top of a small stone wall. The other fence will be on the left and right side of the property.

Kennedy noted that the project is progressing on site is progressing nicely.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to approve as presented

Seconded by: Miller. Passes 5-0.

Old/New Business

Minutes

The minutes of the January 23, 2019 meeting were reviewed.

Jaquith: Motion to approve as presented

Seconded by: Kennedy. Passes 5-0

Adjournment

Jaquith: Motion to adjourn the meeting.

Seconded by: Kennedy. Passes 5-0.

Meeting is adjourned at 7:50 PM.

Know your rights under the Open Meeting Law M.G.L. c. 30A §18-25 and City Ordinance Sections 2-028 through 2-2033.