

City of Salem Massachusetts Public Meeting Minutes

Board or Committee:	Design Review Board
Date and Time:	Wednesday, June 24, 2020 at 6:00 pm
Meeting Location:	Remote Participation via Zoom
DRB Members Present:	Chair Paul Durand, David Jaquith, Glenn Kennedy, Catherine Miller, Marc Perras, Helen Sides, J. Michael Sullivan
DRB Members Absent:	None
Others Present:	Kate Newhall-Smith
Recorder:	Kate Newhall-Smith

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

Signs

1. 9-11 Dodge Street, 217-219 Washington Street, (Hampton Inn/Mixed Use Development): Discussion to vote on signage.

Ken McClure, The DeNunzio Group, was present to discuss the project.

McClure updates the Board on the outcome of the ZBA application for the sign the DRB voted to approve. The ZBA did not grant a variance to the maximum size or for the maximum height of the sign. The current proposal is for a blade sign that meets the requirements of the sign code. It is the same sign as used on a property in Savannah, GA. McClure states his client's intention to appeal the decision of the ZBA so that they can install the sign as previously approved.

The Board asks if the sign will move in the wind. McClure responds that he can have the rods that attach the sign to the bracket be stiff so that it won't move.

Sides suggests that the sign be rectangular so that it better fits in with the modern look of the building.

Board members discuss their preference for the other sign but acknowledge that the project needs a sign sooner rather than later. The Board understands that the presented sign is like a place holder until the outcome of the ZBA appeal is determined.

Chair Durand opens public comment.

There is no public comment.

Chair Durand closes public comment.

Board members discuss conditions of approval. They agree that the applicant can submit revised drawings that incorporate the conditions to the Planning Department for administrative review rather than return to a future DRB meeting.

Sullivan: Motion to approve the sign with the following conditions:

1. Change the shape of the sign to a rectangle with the same dimensions;
2. Ensure that the support system is rigid, so the sign does not move in the wind; and
3. The applicant will return to the Board for additional review should the appeal of the ZBA decision not be successful.

Seconded by: Sides.

All in favor. Passes 7-0.

Entrance Corridor Projects

- 1. Highland Avenue, Barnes, and Cedar Road Apartments:** Advisory design review of residential development and associated site improvements, *continued from 5/27/20*

Dan Ricciarelli, Seger Architects, Nick Campanelli, MDLA, and Scott Cameron, Morin-Cameron were present to discuss the project.

Ricciarelli reviews the changes to the buildings since the last meeting – reduced massing through using a variety of colors, adding decks, adding roofline gables, incorporating clapboards on portions of the façade, and lowering the middle sections of the roofs. The mechanicals will still be placed on the roof and will not be visible.

Board members acknowledge the improvements made thus far and believe the design of the buildings is moving in the right direction. Perras appreciates that façade projections and notes that they give the façade dimension. He also notes the use of the railings and soffits on the porches and suggests the architect incorporate more details like this to help the buildings read as residential.

Board member Jaquith leaves the meeting at 7 p.m.

Kennedy states his preference for the gables on the commercial building rather than those on the residential buildings.

Miller notes that the landscaping plan needs to be more fleshed out, especially the landscaping on the terraced walls.

Overall the Board acknowledged that the planning of the project is good, but the details need further refinement. Board members made the following suggestions:

- Reduce the number of colors on the buildings;
- Reduce the contrast between the colors;
- Make the trim color more subtle to reduce the ‘outlining’ effect;
- Work on the design of the entrance canopies; and
- Additional landscaping details and plans for the site, including a plan to soften the appearance of the terraced walls.

Chair Durand opens public comment.

There is no public comment.

Chair Durand closes public comment.

Board members discuss how to convey comments back to the Planning Board and decide to treat this project as it did the project at 65 Washington Street – request the applicant come back to DRB with 100% design plans for final approval.

Sides: Motion to recommend approval of the project in concept – i.e. the buildings, siting, and landscaping schemes – with the request that the Planning Board incorporate a condition of approval requiring the applicant to come back to the DRB with 100% design and landscaping plans prior to applying for a building permit.

Seconded by: Kennedy.
All in favor. Passes 6-0

Old/New Business

Minutes

No minutes to review.

Staff Updates

No staff updates.

Adjournment

Sides: Motion to adjourn the meeting.
Seconded by: Miller. Passes 6-0.

Meeting is adjourned at 8:00 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