

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee: Design Review Board, Regular Meeting
Date and Time: Wednesday, May 25, 2016 at 6:00 pm
Meeting Location: 120 Washington Street, Third Floor Conference Room
Members Present: Ernest DeMaio, Paul Durand, Christopher Dynia, David Jaquith, Glenn Kennedy, Helen Sides, J. Michael Sullivan
Others Present: Andrew Shapiro
Recorder: Colleen Anderson

Paul Durand calls the meeting to order at 6:05PM.

Urban Renewal Area Projects Under Review

1. **24 New Derby Street (Artists' Row):** Discussion and vote on proposed installation of signage.

- a. **Unit #4 (Grace and Diggs)**

[David Jaquith was not present for presentation or vote on the first item]

The submission under review includes: a sign permit application, a description and image of the proposed signage. Linda Mullen (business owner) was present to discuss the proposed signage.

Shapiro stated that Mullen's business requests to mount one blade sign (a free standing pole sign hung in the style of a blade sign) onto an existing black bracket. The sign will be wood and will measure 42"x28". Eye hooks and carabiners will be used to fasten the sign to the pole.

Kennedy inquired if there was a sample of the proposed sign color.

Linda replied that the temporary vinyl banner she requested should have been pin/blush color but was printed in a raspberry color, which she now prefers and wants to use. The final sign would be wood with a charcoal grey border.

DeMaio requests that all fasteners be black in color.

Kennedy: Motion to approve sign in new raspberry color with charcoal grey border using all black fasteners.

Seconded by: Sides. Passes 6-0.

- b. **Unit #5 (Kay's Stained Glass Studio)**

The submission under review includes: a sign permit application, a description and image of the proposed signage. Aleksandra Nowak (business owner) was present to discuss the proposed signage.

Nowak stated that they plan to use ¾" PVC board as a sign base, and she will hand-paint the sign wording and design. Buckles will be used to attach the sign to the posts. The sign will be double-sided, will measure 24"x24", and will be in the colors shown.

Kennedy inquired if the sign will be square and if there will be a border.

Nowak replied square and there will be a border but they are open to not using a border.

Sullivan inquired if the border colors will be as shown, if she will hand paint the entire sign, and how thick the border is.

Nowak replied yes but the colors could be adjusted, she will hand paint the sign, the border will be less than 1" thick.

Sides stated that the lettering is hard to read.

Nowak stated that she spoke to her graphic designer about eliminating the grey shadow behind the letters, the word "studio" will be slightly enlarged.

Sides inquired if the word "studio" could be eliminated.

Nowak replied that she wants to keep the gothic lettering because it is part of the company name.

[Jaquith arrives at 6:10 PM.]

DeMaio suggested having more space around the word "studio" to allow it read better. His objection to the readability of it was the grey shadow.

Sullivan stated that the spacing of the word "studio" and the use of all caps is throwing it off.

Nowak replied that the letter can be changed to lower case.

Kennedy suggested that the changes be made and sent for further review without the need for a continuance to the June DRB meeting.

Shapiro inquired if the Board was in favor of Kennedy reviewing the signage on their behalf.

The Board stated that they were.

Shapiro stated that he would get the revised signage to Kennedy for review and to the SRA for their review upon Kennedy's approval.

Sides: Motion to recommend approval subject to Kennedy's review and approval of the revisions.

Seconded by: Jaquith. Passes 7-0.

2. **281 Essex Street (Life Alive):** Discussion and vote on proposed a-frame sign.

The submission under review includes; a sign permit application, a letter from the tenant/sign owner, proposed signage photo, a dimensioned sketch showing the location of the proposed signage. Udaya Odururu was present to discuss the proposed signage.

Shapiro stated that the proposed a-frame sign will have a graphic as shown in the packet. The applicant originally proposed a larger sign but the sign was reduced in size to meet the portable sign ordinance standard.

Sides stated that she was surprised by 1) the proposed sign location right outside of the entrance and that it was too tight with the bike rack and sidewalk traffic. 2) The content of the sign, a job posting, but is in favor of it.

Oduru stated that the sign would be in front of the tree and not at the bike rack outside the entrance.

Jaquith stated that there is too much information on the sign that will not be read.

Sullivan stated that the information will be read, it hadn't been done before, but it would be a good way to hire new employees.

Durand noted that it will double as an advertisement and people will understand that.

DeMaio stated that it is graphically pleasing although there is a lot of information that may not be read. Approving a job posting sign will set a precedent.

Sullivan inquired if the image in the packet was a photograph of an existing sign and if so, where it was located, and how it is working so far.

Oduru replied yes, Cambridge, it has been excellent and has brought in a lot of applicants, and are paying employees more. The sign was also placed in Lowell and they've hired 4 employees within the last 2 weeks.

Kennedy stated that this precedent could go either way and should be handled properly.

Shapiro inquired how often the sign would be on display.

Oduru replied that for now the intent is to keep the sign on display because employees will move onto higher positions and their old positions will need to be filled.

DeMaio inquired if the applicant would have to return for future approvals if the pay for employees changes and the signs needs to be changed.

Shapiro replied that if the sign was kept in the same format it should not require Board approval each time the pay scale changes. Other businesses that use white boards or chalkboard signs have been given that flexibility to post food specials and sale information that changed daily.

Durand stated that he was unsure of this sign but it shows prosperity and success and it is a great advertisement. It is a very successful ad and more than a help wanted sign. It might be hard to read but the important points will catch your eye.

DeMaio inquired if a simpler sign directing them inside to find out about employment opportunities would be as successful. Where will the line be drawn context wise, if the Board establishes this precedent?

Jaquith stated that the Board shouldn't be concerned with precedent because every case is different and should be judged separately.

Kennedy: Motion to approve as submitted.

Seconded by: Sullivan. Opposed by: DeMaio. Passes 6-1.

3. **21 Front Street (Office of Congressman Seth Moulton):** Discussion and vote on proposed installation of signage.

The submission under review includes; a sign permit application and a proposed signage photo with dimension description of one blade sign, two window signs, and one door sign. Rick Jakious, District Director for Congressman Moulton, was present to discuss the proposed signage.

Jakious stated that the imagery in the packet is self-explanatory and he can answer any questions for the Board.

Kennedy stated that the hooks should be painted black.

Kennedy: Motion to approve with the hooks and mounting brackets painted black.

Seconded by: Sullivan. Passes 7-0.

4. **221 Essex Street (Freaky Elegant):** Discussion of proposed installation of signage

The submission under review includes; a sign permit application, proposed sign image with dimensions and proposed condition photos. Mike Abene was present to discuss the proposed signage.

Abene stated that the proposed blade sign is very similar to the sign already in place. The words "masquerade" and "gifts" will be spelled out and applied to the panel above the storefront windows with plastic. The high storefront panels will be repainted in the same colors.

Shapiro noted that the letters would be formed raised plastic.

Kennedy inquired if the storefront lettering would be raised and if the "masquerade" portion of the blade sign would be applied.

Abene replied that the storefront lettering would be raised and the blade sign would be one piece with nothing applied.

Sullivan inquired if the letters were individually raised.

Abene replied yes.

Sides inquired if the sign was rectangular or cut out in an oval shape like the existing sign.

Abene replied it will be similar to the existing sign.

Jaquith: Motion to approve as submitted.
Seconded by: Kennedy. Passes 7-0.

5. **283 Rear Derby Street (Notch Brewing):** Discussion of proposed installation of signage (including a-frame sign) and lighting.

Durand announces a potential conflict of interest and recuses himself from participating on this agenda item.

The submission under review includes; a sign permit application, letter from the business owner, proposed perspective, elevation, and site plan showing proposed signage and lighting, and lighting specifications. Chris Lohring, business owner, was present to discuss the proposed signage.

Lohring stated that he is seeking approvals for exterior signage which includes an a-frame sign, and lighting.

Shapiro stated because the zoning enforcement officer deemed the frontage of the building to be Derby Street, that frontage which is also occupied by Brother's Deli, took up the sign allowance for the whole building. Lohring was granted a variance for 103 square feet of signage by the ZBA. That signage in the current package totals more than the allowable 103 square feet of signage, so the red "NOTCH" lettering shown on the fence in one of the perspective drawings will be eliminated from the signage package.

Lohring noted that visibility from Derby Street is limited and having lettering on the building is more important. The a-frame proposed along Derby Street will help take the place of the eliminated proposed fence lettering.

Shapiro stated that the business location warrants an a-frame sign so people can locate the business. There are a couple unregulated a-frame signs already in that location that the City needs to address and the Board needs to decide if they want/will allow more than one a-frame sign in this location. Shapiro suggested to the applicant that he discuss the Owner providing a multi-business sign listing all of the tenants.

Kennedy inquired that the location of the a-frame sign is OK at that end.

Shapiro replied that usually the distance is 10 feet from the business but the Board has discretion if there are extenuating circumstances that warrant placing is further than 10 feet away.

DeMaio inquired how the frontage of the building be considered Derby Street and the a-frame sign be on Derby Street and have it be considered more than 10 feet away from the business if that is the front of the building.

Shapiro replied that the frontage is on Derby Street but the front of the business corresponds to the storefront entrance, which is down the side of the building.

Kennedy stated that he would prefer a sign on the wall that points down the driveway to their business. Sullivan agreed.

Sides stated that she is in favor of the a-frame sign.

Lohring stated that it will be a hand painted wood a-frame and the building signage will be hand painted onto the brick.

Shapiro noted that two lighting spec was also part of the package that DeMaio helped Lohring select.

Lohring stated that the gooseneck fixtures would have a black conduit and a black shade and a new LED fixture will be black with black conduit was submitted, that will shine down and not out, to light the parking lot only.

Sides: Motion to approve package as submitted including the a-frame sign.
Seconded by: Dynia. Passes 6-0.

6. **50 St. Peter Street (Old Salem Jail):** Continuation of discussion and vote on proposed design revisions to previously approved plans for Phase II of “Old Salem Jail” redevelopment project – new multifamily housing development.

The submission under review includes; a narrative of changes from the last submission and revised elevations. Dan Ricciarelli of Seger Architects was present to discuss the proposed revisions.

Ricciarelli reviewed Board concerns from the previous meeting.

- a. Juliette balconies – They were previously located on the outside the face of the exterior wall have been brought inboard to within the window slots.
- b. Window slots – Reinforced the window slots and recessed the windows and projecting them up into the gable ends.
- c. Dormer – One Board member felt their proportion was large so the dormers were minimized. The sill was lowered and the window opening was raised to enlarge the window openings to maximize the natural light for the top floor units.
- d. Siding – Nichiha Fiber cement panel that is blind fastened so there will be no exposed fasteners. That material will occur at all the recesses including the gable recesses and the remainder of the façade will be standing seam lead coated copper (LCC)

DeMaio inquired for clarification on what was LCC and where it occurs.

Ricciarelli replied that the LCC occurs on several vertical areas on the South and West façades, the dormers, within the gable ends, and at the elevator shaft, and the hardi plank siding is staying with 7” weather exposure. The Nichiha cement panels are being used because it has cleaner details. The base material will remain the Eldorado stone.

- e. Elevator Lobby – Questions were also raised regarding the new Lobby entrance. It has been aligned with the neighboring window to highlight the area and they will do some more design work with the canopy over the entrance. The lobby has also been enlarged.
- f. Balcony railings – To work with the railings that exist on site, the proposed railings will be a flat bar top and bottom rail, all welded.
- g. Recessed doors – The pocket doors have now become regular functioning doors and windows.
- h. Door proportions – The previously selected pocket doors were larger and they have changed to Jeldwin doors.

Ricciarelli reiterated the proposed materials; faux slate roof, LCC on dormers and gable ends, Nichiha cement panels in the recesses, hardi clapboard and corner boards, and an Eldorado faux stone base on the main façade and the base perimeter.

Kennedy stated that he approves of the look of the recessed windows and panels.

Ricciarelli replied that they were recessed even more which is a challenge at the sills.

Sullivan inquired if the color selection had been made and if there were any color samples.

Ricciarelli replied that the only sample he had to present so far was the Eldorado stone. The stone and the LCC were a silvery-grey and there would be a grey palette throughout the remainder of the building.

Jaquith inquired where the window plane was in relation to the stone and if the jointing of the base material was random.

Ricciarelli replied that the faux stone would be an applied base, the exterior wall would be 2x6 studs and determined that the window would be set back approximately 3 ½". The base is in 1'x2' sections so the base could be a running bond pattern and there will be no lintels.

Durand inquired how the material will return at the recess.

Ricciarelli replied that the material also comes pre-shaped to fit various conditions, such as returns.

Jaquith inquired if the chimney height has been changes. The wide gable at the North elevation doesn't look correct and doesn't match up with the other gables but it could just be the paneling.

Ricciarelli replied that they have been raised up after prior concerns to the chimneys looking too low. He will look into the design of the large front end gable but it was designs that way because of the top floor units.

Dynia noted that reducing the 4 foot overhang will make it not as steep.

Shapiro stated that the applicant has a permit but would like to move forward with the foundation and utilities for the project. Condition items such as; review of CD's with color and material details, and a mock-up could be added to the motion, lighting fixtures, signage.

Sides replied that a CD set will provide the level of detail the Board needs to review the project.

Jaquith stated that he is disappointed with the vague presentation and lack of floor plans to review. At the next presentation he hopes to see a full package with landscaping.

Sullivan stated that is hard to see the changes on two dimensional drawings and the perspectives would help with that next time, despite them already being somewhat familiar with the conceptual design.

Durand: Motion to approve schematic level drawings and reserve the right to review the construction documents for details and material finishes. Plans are dated 5/17/16 (on the cover). The recommendation recognizes that the applicant had a building permit in place

for a previously approved site plan and may begin work on its foundation. All other elements above the foundation are subject to the following review prior to installation:

1. Construction Plans – The final project construction plans must be reviewed and approved by the DRB and SRA prior to installation of exterior elements. The plans, including exterior elevations and details, site plan, roof plan, and materials must conform to the plans submitted and approved by the DRB, dated 5/17/16. All changes to the plans must be presented to both boards and approved.
2. Fixtures and finishes – Any additional details with respect to fixtures and/or finishes of materials – colors, size, placement, etc. – shall be reviewed by the DRB and SRA prior to installation.
3. Signage Plan – The signage plan must be submitted to the DRB and SRA for review and approval prior to installation. All signs shall conform to the City of Salem's sign ordinance, Commercial Design Guidelines, and Design Guidelines with the Downtown Renewal Plan (2011).

Seconded by: Kennedy. Passes 7-0.

7. **Charter Street Cemetery:** Discussion and vote on proposed cemetery restoration to include landscape improvements, fence and path restoration, and installation of lighting.

The submission under review includes; a letter from the Salem staff planner, an assessment of the existing landscape conditions and the proposed treatment recommendations from the Landscape Architect, existing site plan, site preparation plan, layout & materials plan, grading plan, planting plan, lighting plan, details, and an illustrative site plan. Erin Schaeffer, Salem Staff Planner, and Martha Lyon, Landscape Architect, were present to discuss the proposed restoration and landscape improvements.

Schaeffer stated that this project is to update the cemetery, improve access, circulation, replace some of the trees, restore and replacing the perimeter fencing, providing opportunities for visitors to rest throughout the grounds. The cemetery is in rough condition as described in the packet. The City is working with stone distributors and Monument Conservation Collaborative. MCC is currently working with Lyon to restore the headstones that is occurring separately from this project.

Lyon stated that this is a historic property with historic fabric/features, including the stones and other ornamental features. Lyon's goal is to preserve the historic features as best as they can but to make improvements has some contemporary elements. The number of visitors had increased over the years and aspects of the property have become very worn.

Lyon stated that the property is surrounded by Charter Street on the North, Derby Street at the South which had a large retaining wall, Liberty Street to the East which is closed to vehicular traffic, and a parking lot and commercial buildings to the West. The Witch Trials Memorial is along the East also and the goal is to make the two areas meld so they reflect one another. A private home is also along the North-West property line.

Lyon stated that one of the goals was to make the space accessible and upgrade the entrances. There is an entrance at Charter Street, the Witch Memorial, and one behind the

wax museum. The site is not steep and can be easily navigated, however; the pathway is in a state of disrepair. Currently the Charter Street has one vehicular gate and two pedestrian gates. The proposal is to close both pedestrian gates and use the vehicular gate as the main entrance for both vehicles and pedestrians.

Lyon stated that there is a lot of wear on the pathways and the edges are ill-defined and the bases of the tombs there have eroded. The proposal is to narrow the pathway, secure the edges, and grade up against the tombs to secure their bases. The Witch Trials Memorial is currently not accessible because it has steps, but the proposal is to remove the steps and create a gently graded slope to lead visitors into the cemetery. The proposal is to also install a series of bollards connected with steel chains to line both entry walkways and announce the two entrances.

Lyon stated that within the property they have created a pathway that will loop visitors through the cemetery and skirt the tombs. Wear paths have been created over time and the monument restoration company is concerned with the wear on the tombs and headstones, so the plan is to eliminate any future wear and keep people on the path, especially where some of the headstones are within the pathways. A site survey was done so the location of all of the headstones was documented. The pathway material is a decomposed granite, a stable durable surface that is not as messy as stone dust, and is semi-permeable, so the pathway will have to be graded so water doesn't collect on it. It is a better option than bituminous paving which would require digging or concrete pavers which are too modern. Benches will also be added along the walkway and recycled granite is the proposed bench material.

Schaeffer noted that benches were being proposed at the Mayors request, to stop people from sitting on the headstones and tombs. This is a new element and wouldn't normally be included in a preservation project.

Sides inquired if the sitting on the tombstone had to do with the hours of operation for the cemetery, and if this occurred at night, during the day, or both. Sides also inquired if there security there when it is open.

Schaeffer replied that she has seen it consistently during the day. There is security during the hours it is open.

Sullivan inquired if the granite blocks were similar to the large blocks at the train station. If so, would they be places as is or carved in the back to create a bench.

Schaeffer replied that there are a few of those large blocks left over but there are other granite bench options.

Lyon replied that they might be similar to what is at the Witch Trials Memorial where there are inscriptions in the stone "rest", "remember", "reflect", etc.

Lyon stated that there is a mix of fencing at the perimeter of the site. Derby Street has a high retaining wall. Charter Street has wrought iron gates that are in need of repair, as well

as a wrought iron fence doweled into a granite base that is in fair condition. Restoring the fence will be complicated, will need to be done on site and the paint is most likely lead based. The alternative to that is to remove the fence, recreate it, and place it behind the existing wall, however; a metal specialist will need to make a final determination. A similar version of the steel picket fence exists along the Witch Trials Memorial perimeter. Because this new steel picket fence is already being introduced, it will be matched at all of the other open areas of fencing. In areas where buildings abut the cemetery black chain link will be used and plant English ivy vines.

Lyon stated that they are proposing to close the entrance in the paved parking area behind the Wax Museum because it is not complaint and the City cannot monitor it.

Sullivan inquired if there would be a picket fencing along the top of the Derby Street retaining wall.

Lyon replied no, the wall is high enough to serve as its own barrier.

Sides inquired if the pathway through the cemetery was plotted to work with the key at the Charter Street entrance that shows where the notable headstones are located, to keep visitors from veering off the path.

Lyon replied that she will verify if that is the case. Schaeffer added that the new pathways are following the wear paths but that is something to consider. Lyon noted that urban cemeteries that are historic in nature all have this problem. She will recommend ground cover over any other wear paths that will not become part of the final path, and will act as a deterrent.

Lyon stated that there are several mature trees in the cemetery and five that should be removed, three of them are oaks. Those five trees have either huge cavities, which are in indication of a decline in the health of the tree, are diseased, or have been damaged. Most of these trees are oak trees so their health will fail at about the same time. With those five removed new native species of trees can be introduced and spaced accordingly to diversify the palette. The site preparations plan indicates the trees to be removed and the proposed trees are in the packet. The large oak in the middle of cemetery needs to be pruned but can remain. Evergreen plantings can be added along the perimeter to screen the neighboring buildings and a back drop of flowering trees along the Derby Street wall to provide some color in the Spring.

Lyon stated that she was inquired to look at lighting options. A cemetery at this age would not have been lit, so any lighting introduced needs to be discreet. There are some indirect pole lights that provide ambient light. If the interior of the cemetery were to be lit she recommends in-ground flood up-lighting placed along the interior of the Charter Street and Derby Street wall edge. Another option is in ground directional lighting to illuminate the central oak tree which could be a feature at night.

Schaeffer noted that lighting is being included for security reasons along the back wall of the cemetery and it allows the police to see in at night. A camera will be installed onto the housing authority building to keep watch over the cemetery.

Sullivan inquired about the proposed species of trees. The selection of trees in graveyards can be beautiful and bring color and life to the cemetery and show visitors that the space is being cared for and is important.

Lyon replied that the two proposed shade trees are a tulip tree and turns a brilliant yellow in the fall. The second is a red maple tree and turns a brilliant red in the fall. A smaller flowering tree is a shablow serviceberry which has a history of being associated with cemeteries, because it blooms in the spring and had a berry that when it bloomed signified that the ground had thawed. The eastern redbud is a pink or white bloom that turns a rust color in the fall, but is one that seems to lack longevity. The jack pine and scots pine were the two evergreen recommendations.

Durand stated two concerns; 1) The old fence that is doveled into the granite is historic and rustic, and replacing it will cause it to lose its charm. The existing should be restored rather than adding a new one behind it. 2) The old trees are also charming. They both add to the character of cemetery. Defined pathways, new trees and lighting are important to include.

Sides noted that there is a safety concern with the older trees along the road or people.

Durand inquired is something happened to cause the trees to decline in health or if they were not being cared for. Durand stated that he has been told that urban environments can be stressful on trees and these tree don't get the care that other trees in parks/garden receive.

Lyon replied that one has a large cavity; another may have been hit by a piece of equipment because it is leaning at a 45 degree angle and also had a cavity. The reason for the decline of two of the others is unknown. There is a lot of compaction around the roots and the proposal is to aeration.

Sides inquired if they were included in the city survey of trees.

Schaeffer stated that she was not sure.

Shapiro stated that speaking to Durands point, there is a cost issue with fence restoration may not be cost prohibitive where their financing is concerned.

Schaeffer replied that the project is being looked at as a long range and sees no problem with including restoring the fence as a condition.

Durand stated that the condition needs to be looked at and the cheapest plan could be to do very little to it. His thoughts don't need to be conditions but thought should be given to the character to the features of the cemetery. The neighboring memorial is a somber space and this project should be a continuation of that.

Sullivan is concerned with the up-lighting on the trees which will act as an advertisement.

Lyon replied that conduits would need to be put in with the walkways but it can be a last addition or eliminated.

DeMaio stated that tasteful signage placed periodically on the walkways to remind people to stay on the path could be included.

Durand: Motion to approve as submitted with a recommendation to preserve the character of the site and a strong recommendation to maintain the existing fence or leave it as is, and the inclusion of signage to remind visitors to stay on the path.

Seconded by: Sides. Passes 7-0.

8. **City Property in Front of Old Salem Jail (50 St. Peter Street):** Discussion and vote on installation of proposed City-owned surface parking lot.

The submission under review includes; grading, construction, detail, and landscape and plant listing plans. Merrick Turner and Chris Lupino of Beta Engineering, and the David Knowlton, Salem's City Engineer, were present to discuss the proposed parking lot.

Knowlton stated that the City is looking to add a 17 space parking lot in front of the Salem Jail. Access will be from the access road off of Bridge Street and up towards the future restaurant. Beta Engineer is the firm that the City has selected to design this parking lot.

Turner stated that the Bridge Street access and a turn-around would be utilized in the proposed design. The City would like to achieve 17 spaces, 16 regular and 1 handicapped. Eight on one side of the lot and nine on the opposite side. Disruption to the site will be as minimal as possible. The flood plain line exists on the site and they will go before the Conservation Commission to discuss, so they are keeping the site as compact as possible. The cemetery and the wall between them will not be impacted. The utilize the parking a vehicle would enter onto the access road, park on either the left or right sides of the lot, and would need to utilize the turning circle at the end to turn around and exit the lot. Continuations of the existing sidewalk would be placed being the vehicles on the right side of the parking lot. Some existing trees will need to be removed but others will remain and be used as screening. 3 foot high evergreens will be added for additional screening, as well as 8 evenly spaced inkberries and red maple shrubs, to shield the view of the cars. There is one mature tree on the lot and a series of new plantings along Bridge Street that could be replanted.

Knowlton stated that a parking kiosk still needs to be located so it is not currently shown on the plans. There is also a potential for some public art towards the street corner or an alternative location, and they are working with Deborah Greel, Salem Public Art Planner, to locate an appropriate location on the site.

Sides inquired what the accessibility was from the proposed parking lot to the restaurant. How do the handicapped access the restaurant from the lot?

Turner replied that the entire driveway is accessible and no slopes exceed 5% and a walk across could also be utilized. The existing grade at the throat of the entrance to the restaurant is steep, and that cannot be addressed in this part of the project without addressing the retaining walls.

Knowlton replied that there are some parking spaces up the driveway on the other side of the retaining wall, or people can walk around and go up to the courtyard.

Sullivan inquired if cars will be able to drive over the walkway.

Knowlton replied that the existing concrete pad/path will remain. The roadway will be enhanced to include parking on either side.

Jaquith inquired if this was a two way road and if vehicles could only be parked when entering the lot.

Knowlton and Turner replied yes.

Jaquith noted that vehicles who miss a spot would need to leave the lot and enter again.

Durand added that they could also back into parking spots.

Dynia inquired if wouldn't be better to do one sided parking, so when vehicles loop around at the end they can also access parking spaces on their way out of the lot, to keep people from needing to exit and enter the lot if a spot opens after they've passed it.

Turner replied that a couple spaces will be lost if the spaces on the other side of the lot are angled to face out. The last two would hit the existing retaining wall.

Sullivan noted that it would be a safer way to park in the lot so a vehicle wouldn't need to cross over on-coming traffic to park.

Turner stated that turn-over wouldn't be very high in this lot, so that condition could occur but it wouldn't be frequent.

Durand stated that this idea would have made the commercial/retail aspect to the building more successful had this parking lot happened sooner.

DeMaio stated that there should be an accommodation for cyclists and the Bicycle Committee should be consulted on the number of spaces to provide.

Sullivan inquired if there was a more thoroughly developed landscape plan. Pedestrians shouldn't have to walk through the parking lot. There is opportunity to create a nicer pathway for pedestrians.

Kennedy stated that the plantings could be spread out in more of a natural landscape plan and not just shrubs lined up as screening.

Sides added that the green edge could become more park-like and include the pathway and move the trees towards the road to act as a buffer. The park would have more of a chance for longevity if it was protected from the roadway.

Sullivan stated that with the addition of landscape design and public art, the City will pay more attention to and utilize this site.

Durand opens the public comment session.

Dan Ricciarelli, Salem resident. Agrees with the board, the landscape design should be more organic. Cars backing out of spaces and into the walkway could be problematic and a path outside of the parking lot would be ideal to activate that space.

Jennifer Firth, President of Historic Salem. Is in favor of the parking lot to support the commercial space in the jail. Many residents felt that the park would be lost, but the proposed plan is a nice compromise.

Durand closes the public session.

Kennedy: Motion to continue discussion with the inclusion of bike racks, a relocated pathway, and a landscape enhancements.

Seconded by: Jaquith. Passes 7-0.

Shapiro stated that this project also has to go before the Planning Board with City Council approval and the Conservation Commission because the lot will be in a flood zone.

9. **161 Essex Street / East India Square (Peabody Essex Museum):** Continued discussion of proposed museum expansion (schematic design review)

The submission under review includes; site plan, building plans & sections, Essex Street elevation, perspective views, garden design, Charter Street design, existing context photos, and a proposed schedule. Bob Monk of the PEM and Stephen Chu of Ennead Architects were present to discuss the proposed museum expansion.

Monk stated that over the course of the schematic design phase they've determined that they need to break away a portion of the project. The design of the loading dock, in conceptual form, and its appearance from Charter Street will be part of the focus of tonight's presentation. The loading dock work will need to be completed prior to the start of the major construction to keep the museum operational. The hope is to return in June and present and get approval for the loading dock, so they can proceed to the SRA and to pull a building permit in August or September.

Shapiro stated that if the Board sees fit to approve the conceptual loading dock plans, it would become its own separate project, while the rest of the project would continue to develop.

Monk added that they are hoping to get approval of the major project in November.

Chu stated that he will point out the changes and remaining building design in his PowerPoint presentation. Chu stated that the landscape architect recently began addressing the garden plans, and the landscape on both Charter Street and Essex Street. The updated section renderings cut through East India Marine Hall. The skylight will turn

and continue around the addition and head towards the garden. New openings for bridge elements that will connect to the addition. Some of the existing openings along that façade will either be reopened or closed up. The balconies will highlight the end of the building and the skylight will be a source of light.

Chu stated that regarding the Essex Street elevations, the Board made some comments regarding the compressed look of the addition at the underside of that building plane. The stone material will be a Chelmsford granite, the original stone to Marine Hall and it will come from the same quarry. In the Essex Street elevation the 1900's gateway will be moved to the other side of the Marine Hall.

Chu stated that the second floor granite elevation of the addition has been raised approximately 18". To keep the two second floors aligned, it cannot be raised any further without exposing the steel, because the building structure is so deep. Ground level glazing will have butt glazing vertically and channel glazing at the top and bottom. One design item being explored is angling the addition where Essex Street turns slightly. Another design idea being explored is having the storefront in-line with the axis of Marine Hall and the upper level in line with the remaining buildings along Essex Street, so both the storefront base and upper level addition scissor slightly. The sides of the new structure have been pushed back to let the addition sit proud. To accentuate the verticality of the granite panels, each panel is made up of smaller closely jointed panels and wider joints between them. They are exploring using different finishes of granite to break up the monolith look of the Dodge Street addition.

Chu stated that concept landscape plans have also progressed. The building orientation of the addition will carry through into the garden. The garden is approximate 4-5,000 square feet and the various scale of its elements are still being designed but diverse and intimate areas is the current concept. It will flow seamlessly with the addition, trees will be planted, and a water element within the stone façade is a possibility. There will be opaque screening/walls at the perimeter walls to allow for some visibility into and through the space.

Sides inquired if the squiggly line throughout the garden was an edge or a change in material.

Chu replied material change. Possibly a different stone or some of the Chelmsford granite but it will transform as it moves through the garden.

Monk stated that the museum goer have commented on how the museum has changed/evolved over time. The garden will offer some elements of surprise and cannot be seen entirely from the museum, it will have to be experienced as people walk through. The garden could be used for intimate performance spaces, etc.

Chu presented the Charter Street loading dock and landscape concept images. The loading dock surround would be a shop finished aluminum rain screen enclosure with open joints, possibly in a warm grey tone. The design will be simple to not compete with the rectilinear design of the PEM façade. It will provide some shielding for the museum items. Some trees, a low 4-5 foot high hedge and gate are planned for the Charter Street

perimeter, to act as filter and provide some screening. The hedging will taper off towards the YYT end of the museum.

Jaquith stated he agrees with the toned down loading dock.

Dynia inquired about design elements on the proposed gate.

Chu replied that is hasn't been designed.

Monk noted that for larger truck deliveries the proposed gate may need to stay open.

Sullivan inquired for additional information on the compactor.

Monk replied that it would stay in place next to the loading dock and will be a sealed unit with screening.

Shapiro inquired for the proposed plan for the transformer on the lawn and other equipment on site.

Monk replied that the transformer was temporarily placed on the lawn but it and the switchgear will be moved back to its permanent location, to the left of the loading dock, after the expansion completion. They will be screened by the proposed low hedge.

Kennedy inquired if Chu had a sample of the stone to see the varying textures.

Chu replied samples of all the proposed materials will be presented at the next meeting.

Sullivan inquired if they were concerned with the metal material being damaged at the loading dock.

Chu replied that bollards will be placed around it.

Monk noted that the metal panels will be 1/4" or 3/8" plates with a copper or zinc finished surface will act as a rain screen and water will run down behind it.

Kennedy stated that the squiggle line in the garden seems forced and the loading dock color should be more grey than white.

Monk replied that the central squiggle will be a water feature.

DeMaio inquired if the granite line up above the Essex Street was the second floor line. Could that line be raised up any higher because the first floor still seems compressed.

Chu replied the second floor levels line up, the granite line above is the underside of the building structure and if it were raised any higher the steel would be exposed. Not all the renderings have been updated so they may still show the previous design.

Durand opens the public comment session.

Jennifer Firth, President of Historic Salem. In favor of the project. This addition will change the large open area of the mall along Essex Street and sound will reverberate off the long hardscape. The garden will become a private space and no longer a public garden, which will upset the public when it disappears. There is an opportunity to clean up the existing fountain area and add some of the green space that will be taken away.

Durand closes the public session.

Kennedy: Motion to continue discussion of proposed museum expansion and loading dock. Seconded by: Jaquith. Passes 7-0.

North River Canal Corridor Projects Under Review

10. **70-92 ½ Boston Street (Boston Street Residences and Retail):** Discussion of proposed mixed-use residential and retail development

The submission under review includes; existing conditions plan, proposed site plan and details, illustrative landscape plan, schematic floor plans, elevations, sections, neighborhood and perspective views. Jai Singh Khalsa of Khalsa Design Inc., Blair Hynes of Blair Hynes Designs (Landscape Architect), and Jean of Lar Properties, was present to discuss the proposed project.

Architecture

Khalsa stated that the property is near the corner of Boston and Goodhue Street and there are some existing buildings on the site. The site is diagonal from where the same developer constructed a 45 unit mixed-use rental building at 20 Goodhue within the past 5 years. This property has fronts on two streets and an approximate 20 foot grade change from one street to the other. 6 row style townhomes and a 44 unit structure with a small commercial component is also proposed. The 44 unit structure will be built into the existing hillside with underground parking accessed from an existing Beaver Street curb cut and 8-10 uncovered parking spaces. Stairs and longer sloped walkways will provide access to the Goodhue Street entrance without the need for handrails. A main vehicular entrance is along the low (South-West) end of the site along Boston Street next to an approximate 5 foot high retaining wall that extends over to the townhouses. The garage retaining wall is approximately 17 feet high will pick up some of the grade changes. A central entrance portico/drop off location has been added with a circular area to aid in the flow of vehicular traffic. The small City parking lot at the corner of Goodhue and Beaver Streets will remain. A dog park is proposed along the South side of the structure on Goodhue Street.

Khalsa stated that the Planning Board felt it was more appropriate to switch the function rooms along the Goodhue Street building entrance with the proposed commercial space at the Boston Street side. The proposed awning shown would not be necessary if the commercial space is placed on the Goodhue side, because the long flat arches will draw attention to that area. There will be heavy tree buffers at the parking lot perimeter. There is an approximate 15 foot difference in the parking areas between the additional townhome parking and the building parking off of Beaver Street, separated by a series of terraced landscape areas. The grade change makes the building appear as a 2 ½ story building from Boston Street and a 3 ½ story building from Goodhue Street.

Khalsa stated that the building is a mix of brick and clapboard with a mansard roof, barrel vaulted and gable end ceilings. Traditional wharf style end walls with punched windows have been added as a nod to the neighboring canal and the character of Salem. The perspective view from Goodhue Street looking South shows the bend in the larger building, the upper floor brick bays and top floor balconies, with a clapboard infill in between the brick bays, and a brick building base. Screening with vines will be placed over the open ventilation areas to conceal the lower level garage and a trash enclosure will be next to the buildings garage entry. Plantings are mixed in with the retaining walls and a feature design is underway in the planter at the central entrance portico. A variety of paving styles are also intended around the building.

Khalsa stated that six row style townhomes are proposed along Boston Street and their design was chosen based on the neighboring Boston Street structure (gables, front porches, proportions, etc.) The main townhouse entrances are off of Boston Street and they have a secondary entrance and 1 car garage parking underneath and additional parking in the rear lot. The end units have entrances along the side of the building and all units will have rear decks. From the front, there townhouse building has three story gable ends.

Khalsa displayed a material sample board. Red brick is proposed for the main building, a white Azek trim, metal cladding on the top floor bays with painted trim boards at the top. Cast stone heads at the windows. The owners are proposing an upgrade of materials from their previous building across the street while picking up on aspects of the neighborhood, so the two buildings relate to one another. The brick ends will also frame the central entrances of the building.

Khalsa stated that one car per unit parking is within the garage which complies with the zoning requirements, except for the ratio of square footage per dwelling on the lot, and they are requesting a higher density than allowed, similar to the Goodhue project. Additional tenant storage is provided at the end of each parking spot in the garage.

A variety of unit square footages are provided in the building with a mix of 1 and 2 bedroom units – 1,100-1,200 SF for two bedroom units and 800-900 SF for one bedroom units. The townhouses are approximately 17-18 feet wide. There are a variety of dormer types; single, double, and arch tops that are clad in the middle. The proposed signage will be similar in style to the Goodhue building and will placed at each entrance. The proposed development name is “River Rock”.

Landscape

Hynes stated that there are 4 primary components to the landscape.

- 1) Streetscape development along Boston and Goodhue Streets
- 2) Residential living for townhouses and the apartment building
- 3) Planting near the abutting residences to mitigate the presence of the apartment building
- 4) Access and functionality

Streetscape – A series of trees are proposed along Boston Street. The land leading up to the turnaround is the same grade as the Boston Street vehicular entrance and grade will rise above to Boston Street, so a retaining wall and an iron fence will be places at the edge of the parking with some shrubberies. The streetscape in front of the townhouses will be picket fence enclosed gardens to provide an urban feel. A big part of the Goodhue Street streetscape is taken up by the City parking that also connects to Beaver Street. The strong

streetscape will be developed up to the Goodhue and Beaver Street entrances of that city lot.

Residential living – The townhouses will have their gardens along Boston Street and will be unified by the picket fence. A central planting island at the turnaround will help create a parking courtyard with flowers and ornamental grasses and trees. The turnaround keeps the parking at Boston Street from becoming a dead-end. The use of special pavements will break-up the areas and highlight the entrances. The relocation of the commercial spaces to the Goodhue side of the buildings will allow them to add more greenspace to the Boston Street façade which could create some outside space for the building. The building has two front entrances and a 30" difference in grade from the street level at Goodhue and the Goodhue building entrance. They will take advantage of the space by adding retaining walls, long walkways, seating, flowers, and bike parking, to create a pleasant entrance. The treatment at the Boston Street parking area behind the townhouses will be the top level of the stepped retaining walls, plantings and a 6 foot high wood fence along the West property line to help shield the neighboring property. The turnaround will help mitigate the alleyway parking area created at that end of the site. Drivers moving around the turnaround will be able to see if there are any spots available without having to drive down to the end of the lot.

Jaquith inquired about how pedestrians can access the site from Boston Street, asked if the bays were also brick. Jacquith stated that at the 44 unit building there was too much variation in the window sizes at the notch which seems out of place, and the railing return at the Boston Street entrance should be looked it since it appears to end at windows above it. The townhouses also appear to have varying window sizes and the trim seem oversized. Fascias don't get as big as they are shown in buildings of this architectural style; they should be closer to 8 or 10".

Khalsa replied that a stair case is being proposed leading from Boston Street down to the turnaround. There is about 16" of trim between the band board and where it steps back towards the building and the soffit is 12-14" above the band board.

Sides inquired if the greenish façade shown in perspective was actually the yellow sample color. If so, it is a lot of yellow, it is not the correct color for Boston Street or scale.

Khalsa replied yes, it is yellow.

Khalsa replied a wheat-like color was originally chosen that the manufacturer discontinued but they can use another manufacturer.

DeMaio suggested that the buildings closer to Boston Street should have been the location of the commercial space, as a continuation of the neighboring commercial spaces.

Sides replied that that was the proposed location by the Planning Board but the developer preferred to place it across from the commercial spaces in their Goodhue building to help activate the commercial use on that street and along the corridor. Moving the commercial portion to the Goodhue side will give it some visibility.

DeMaio stated that the townhouses have a strong vertical feel and the larger building is much lower, so one building feels very tall and the other will feel very short. The different rooflines help accentuate the differences between and make the townhome building feel massive. The roofline of the neighboring Goodhue building helps bring it down the scale. DeMaio also agrees with Jacquith that the brick and different window types above the Boston Street entrance seem out of place. The Boston Street vehicular entrance could

create a hazardous condition on the street if a car entering the lot has to stop for a car backing out of one of the parking spaces at the entrance to the lot. DeMaio suggests rearranging the parking plan to minimize any back-ups at the Boston Street entrance.

Sullivan stated that relocating those first few cars would also create a nicer entrance. The use is brick at the notch is a problem, it should be used at end walls and fire walls, but a lighter material should be used at the bays and notch. A purposeful material should be used, especially with so much going on at the facades. The retail is better suited to Goodhue Street than on the Boston Street side of the 44 unit building, but it still doesn't seem like a successful location.

Khalsa replied that the construction on this site, the neighboring Goodhue building, and the proposed Gateway Center will increase enough of a critical mass that could increase the success of these commercial units. There is only one retail tenant in the Goodhue building. There is some logic to adding commercial spaces to Goodhue Street. Much of the Goodhue Street land is not their property but the commercial spaces on that side of the building could be lowered to the street elevation and possibly extended out from the building, the landscape redeveloped, and a plaza created for that area for seating to utilize that yard.

Sullivan inquired as to whether there was a bike room and suggests including a location for public art – possible within the turnaround.

Sides replied that the only bike storage was outside.

Khalsa replied that racks could be added at the end of the parking spaces and public art could be incorporated.

Jaquith: Motion to continue the discussion of proposed mixed-use residential and retail development.

Seconded by: Sides, Passes 7-0.

Old/New Business

Approval of the minutes from the April 27, 2016 regular meeting.

Sides: Motion to approve.

Seconded by: Kennedy, Passes 7-0.

Adjournment

Durand: Motion to adjourn the meeting.

Seconded by: Kennedy. Passes 7-0.

Meeting is adjourned at 9:15pm

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