

City of Salem Massachusetts Public Meeting Minutes

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| Board or Committee: | Design Review Board – Special Meeting |
| Date and Time: | Thursday, March 31, 2022 at 5:00 pm |
| Meeting Location: | Remote Participation via Zoom |
| DRB Members Present: | 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: | Colleen Brewster |

Chair Paul Durand calls the meeting to order at 5:00PM. Roll call was taken.

Projects in the Urban Renewal Area

1. **5 Summer Street:** Small Project Review – Installation of 104 solar panels on roof, continued from 3/23/22

AJ Reis (solar panel company representative) and Richard Pabich (owner) were present to discuss the project.

Reis stated that after using the restrictions requested by the Board of maintaining a 12-inch setback from the roof edge, aligning the panels with the front face of the dormer, and providing equal spacing around dormers, the number of solar panels that could be installed was reduced from 104 to 82; however, that number could be reduced by a couple more depending upon the location of the roof rafters.

Chair Durand asked how high the solar panels would sit above the roof. Reis replied high enough to reach an arm underneath the panel.

The Board agreed that the alignment and organization of the solar panels was an improvement.

Public Comment:

No one in the assembly wished to speak.

Sides suggested the flat rear roof be used to install additional solar panels. Reis replied that the rear flat roof is well shaded but if they were to add them, they would need to be connected to the panels on the main roof with a pipe. The Board had no issue since it would be at the rear of the property.

Kennedy suggested that several additional solar panels could be added to the rear roof if some were turned sideways.

Sides commended the owner for proposing to install solar panels and noted that the technology should be considered as temporary. The Board agreed.

Jaquith appreciated the efforts of the owner but was not in favor of solar panels being installed on the front face of this important historic building in a historic city.

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Miller: Motion to approve as presented. Seconded by: Sides.

Roll Call: Jaquith - opposed, Kennedy, Miller, Perras, Sides, Sullivan, and Durand in favor. Passes 6-1.

2. 15 Summer Street: Small Project Review – Installation of 38 solar panels on roof, continued from 3/23/22

AJ Reis (solar panel company representative) and Richard Pabich (owner) were present to discuss the project.

Reis stated that using the same restrictions requested by the Board the number of solar panels that can be installed has been reduced from 38 now to 32, and that number could be reduced by a couple more depending upon the location of the roof rafters.

Sullivan noted that the panels will only be installed at the upper portion of the gambrel and will not be visible from the street.

Public Comment:

Patti Kelleher, City of Salem Preservation Planner. Asked if the slate roof would need to be removed to install the panels. Reis played a short video indicating that a small piece of each existing slate shingles would need to be cutout where the panels would be secured into the roof structure. He noted that some flashing may be visible; however, the slate roof will remain in place.

No one in the assembly wished to speak.

Jaquith stated that he was in favor of solar panels on the house because installed so high up on the roof they would not be visible.

Miller: Motion to approve as presented. Seconded by: Jaquith.

Roll Call: Jaquith, Kennedy, Miller, Perras, Sides, Sullivan, and Durand in favor. Passes 7-0.

Newhall-Smith stated that the applicant must present to the SRA on April 13, 2022, for a final approval and no construction shall commence on either property before that final approval.

Adjournment

Miller: Motion to adjourn. Seconded by: Jaquith.

Roll Call: Jaquith, Kennedy, Miller, Perras, Sides, Sullivan, and Durand in favor. Passes 7-0.

Meeting is adjourned at 5:30PM.

Know your rights under the Open Meeting Law M.G.L. c. 30A §18-25 and City Ordinance Sections 2-028 through 2-203