

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Design Review Board – Regular Meeting
Date and Time:	Wednesday, September 22, 2021 at 6:00 pm
Meeting Location:	Remote Participation via Zoom
DRB Members Present:	Chair Paul Durand, David Jaquith, Glenn Kennedy, Catherine Miller, Helen Sides, J. Michael Sullivan
DRB Members Absent:	Marc Perras
Others Present:	Kate Newhall-Smith
Recorder:	Colleen Brewster

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

Signs in the Urban Renewal Area

1. 37 Central Street: Eastern Bank

Ed Batten, of Batten Brothers Signs, was present to discuss the project.

Batten noted that they've made several changes and provided two options for the sign above the entry with their new single line logo. The sign will be halo lit and mounted on an aluminum background. Their preferred sign is option 2, a 36-inch-high x 12-foot-long halo lit sign with 2-inch-thick aluminum letters mounted to a 2-inch aluminum contoured background onto the wood screen.

Newhall-Smith noted that sign options 1 and 2 are slightly over the allowable signage square footage. Batten replied that the existing panel size with new lettering only and they are unsure of what exists under the sign, but they could reduce the square footage slightly. Newhall-Smith noted that grandfathering of sign sizes is not permitted, and all new signage must meet the regulations. If not, then the applicant will need to seek a sign variance from the ZBA. She noted that the backer panel counts as the sign, but if it blends into the background of the building, then it won't count toward the sign area allotment. Chair Durand prefers the first option. Miller agreed with an earlier comment by Perras, that adding signage to the wood screen, which is not designed to carry the weight of a sign and is not the preferred option. She added that the wording in option 1 is crowded. Kennedy agreed and recommended reducing the logo by 5-8%. Batten suggested making the sign 72-inches high but maintaining the 100-inch width, which will bring the sign area into compliance.

Sides stated that the sign on the side of the building has more comfortable readability. Batten will scale it down to fit the sign area regulations. Sides asked about the orange stripe in the logo. Batten replied that it's always been placed at the bottom of the sign. Miller stated that the sign at end wall still looks oversized. Sullivan agreed. Batten noted that only the bank name would be illuminated so it will a 16-inch-high x10-foot-wide sign, centered on the brick wall. Kennedy suggested the width of the blue match the width of the Century Bank sign despite the square footage allowance. Batten noted that the size of the letters will be less than the height of a piece of paper if that were to happen and they want to maintain their visibility. Sides noted that this area is mainly pedestrian-oriented, vehicles drive by slowly, and its location will become known to the neighborhood. The Board agreed that an 11-foot-long sign was more appropriate.

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Batten stated that the third sign is over the parking lot entry door and will have a new face. Chair Durand reminded the applicant that internally lit signs are not preferred. Batten noted that the ATM is also in this location but faces the parking lot. He suggested the use of an opaque background with raised illuminated letters, but to still reuse the lighting cabinet with only the letters being illuminated. Sullivan suggested eliminating the cabinet. Kennedy noted that using the scale of the larger wall sign would increase the text size. Sullivan agreed.

Miller asked about the entrance, exit, and drive-up ATM. Batten replied that all of them would be changed to blue background and he's not familiar with changing the lighting on an ATM sign.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Sides: Motion to approve Sign 1, option 1, with a reduction in the height of the logo to fit the sign regulation, Sign 2 using halo lettering and to be reduced in size, Sign 3 to use the dimensions of wall sign number 2, and the ATM sign to be reviewed. Seconded by: Kennedy.

Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan, Durand in favor. Passes 6-0.

2. **32 Church Street:** Jennie Stuart Fine Jewelry and Helios

Ken McTague, of Concept Signs, was present to discuss the project.

McTague stated that the central area of the 28-inch-wide x 37.98-inch-high sign will be a cut-out, the flower and ring will be a carved element guild in 22 carat gold, the sign will be 2-sided and mounted on an existing black bracket. Newhall-Smith noted that the sign meets the sign requirements and will be a hanging sign that is not stationary so will swing slightly. The Board has no issue with a swinging sign.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Miller: Motion to approve mounted on an existing sign bracket. Seconded by: Jaquith.

Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan, Durand in favor. Passes 6-0.

3. **192 Essex Street:** Witch Mansion Haunted House

Ken McTague, of Concept Signs, was present to discuss the project.

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McTague stated that at the sign will be mounted to the existing green sign band which they don't think they would be allowed to paint since it would be the width of the entire storefront. The Board agreed to allow the painting of the background to black. The sign size would be reduced. Miller requested a reduction in the text for readability. Kennedy agreed. Sides suggested the word "WITCH" be raised slightly. Kennedy agreed and noted it would also provide room around the sign.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Sides: Motion to approve with the existing metal sign band painted black, downsizing the green "Witch Mansion" logo, and a reduction in the size of the window decals.

Seconded by: Jaquith.

Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan, Durand in favor. Passes 6-0

4. **6 Front Street:** Front Street Coffee House

Ken McTague, of Concept Signs, was present to discuss the project.

McTague stated that the round 1" thick sign would be a carved with 22 carat gold lead at the center symbol with ½" raised beveled edges, mounted to the existing bracket.

Newhall-Smith noted that the proposed sign meets the sign requirements, it's a hanging sign that is not stationary and will swing slightly.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

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

Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan, Durand in favor. Passes 6-0.

Projects in the Urban Renewal Area

1. **73 Lafayette Street and 9 Peabody Street:** Schematic Design Review – Redevelopment of 73 Lafayette Street and 9 Peabody Street through the construction of mixed-use structures for affordable elderly supportive housing, compact residential units, the North Shore Health Center, and additional space for non-profit organization, *continued from 3/24/21, request to continue to 10/27/21*

Newhall-Smith stated that the project is at the ZBA tonight with revised plans that have been scaled down. If things go well with the ZBA it will return to the DRB next month.

Miller: Motion to continue to the next regular meeting. Seconded by: Sides.

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Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan, Durand in favor. Passes 6-0.

- 2. 234 Bridge Street:** Small Project Review – Installation of cellular infrastructure on existing light pole, *continued from 2/24/21*

Attorney Daniel Klasnick, of Duval & Klasnick, was present to discuss the project.

Klasnick stated that at the February review to replicate the original light posts, the DRB asked that Verizon investigate installing the equipment on the traffic light stanchion on the corner of Bridge and Washington Streets. They also evaluated the light post which is no longer an option. On the stanchion they can install a small cell 14-inch diameter x 36-inch-high “cantenna” painted black with concealed brackets mounted in a black U-guard at the top of the pole, for an overall size of 55-inches-high x 19-inches-wide. Cables will travel down the pole to a 4-foot-6-inch-high, black equipment concealment enclosures, with the bottom height at 11-feet-8-inches above grade. The underside of the utility meter that determines electrical usage will be installed at 8-feet above grade. Chair Durand thanked the applicant. Miller encouraged the applicant to use this design as a prototype for the future.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

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

Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan, Durand in favor. Passes 6-0.

- 3. 32-50 Federal Street and 252 Bridge Street:** Schematic Design Review – Restoration of historic courthouses and development of mixed-use structure, *continued from 8/5/21*

Adam Giordano, Adam Stein, and Ramie Schneider of Winn Development, and Brian O’Connor and Steve Prestejohn of Cube 3, were present to discuss the project.

Giordano and O’Connor noted that they’ve explored the comments and feedback made at the July and August meetings.

Building Design Approach

O’Connor stated that they’ve adjusted the light wood tone, they’ve decreased the horizontal banding, and taken cues from Salem with respect to the roofline. The horizontal reveal in the wood paneling remains because they felt it was important to highlight the peeled back layers of the building, but they still want to minimize their impact. They used a darker wood tone for added warmth and to compliment the brick of the courthouse across the street. They reviewed Salem’s other rooflines but want to push the architecture forward without breaking down the roofline, and there is a correlation between the roofline against the massing of the building below. There is a range of neighboring roof styles that they don’t want to replicate. The massing of the

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building responds to the water's edge and creates a visual articulation from the ground to the roof, which are reinforced by intersections of geometry.

Public Realm

O'Connor noted that pathways and overall ramp design were revised to be less organic, so the courtyard is no longer at odds with the building. The shared use path also seems more integrated into the overall design. Prestejohn noted that the public realms have a linear approach that shapes the spaces, delineate pathways, and create public seating areas. The revised landscape areas show a redesigned shared access ramp and there are 4 main zones. 1) A monumental stair with deep landings, angled greenspace, seating, cascading planters, with future bollards and signage to activate the building edge. 2) The overlook out from under the soffit to the sky above, with panoramic views of the river, patterned pavers, lawn areas, angled seating integrated with the floor patterns, and shared use path. 3) The boardwalk has sheltered seating area, bollard lighting, building entries, planters, and shrubs with curb seating. 4) The Bridge Street Plaza is the entry to the bicycle ramp and shared use ramp, it has integrated bench seating, and a space for public art. The wood in the façade continues in the floor below creating an inviting public space. Across the street is a Courthouse Plaza with public area, seating, and plantings. The shared use ramp now follows the standard ramp dimensions with a turning radius at the bottom to slow down bicyclists along with a gentler slope.

Garage Strategy

Prestejohn stated that the one-way traffic pattern would interrupt the existing traffic flow exiting the garage, so they've created a one-way in and out at the gated entry with assigned spaces. The parking has been increased from 57 to 62 parking spaces; however, the Bridge Street elevation won't read that way. A site section showing the neighboring building heights has been included and the roofline of the Ruane Judicial center is approximately 26-feet higher than the roofline of the proposed crescent lot building.

Sides stated that she was in favor of the darker color. Jaquith noted that the changes are a big improvement. Miller was in favor of the darker color including the grey which appears richer, she applauded the efforts put into the landscaping and shared path. The plaza across the street will need to be accessible, they will need to work out how the intersection where the bottom of the monumental stair, the sidewalk, and the pathway to north Salem meet and work together. The lower public sidewalk seems pinched, and the stair could be condensed so the corner recognizes the path across the street to accommodate the significant amount of traffic that uses those sidewalks. O'Connor agreed.

Sullivan stated that this is a beautiful and transformative project that reminds him of projects in the Four Point Channel. This location will be inviting for people looking to loiter on the steps and lighting could be incorporated for visibility and safety. O'Connor replied that lighting will be critical and there will need to be eyes on the street where the public path is under the overhang, so this area is clearly visible for safety purposes. Sullivan and Kennedy were impressed with the progress to date.

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Chair Durand stated that the top penthouse on the Western edge may need some embellishment, but it will provide good views. Sullivan liked the use of bold colors on the balconies. Sides asked if the rooftop equipment would be concealed by parapet, visible or pushed back toward the middle of the roof for reduced visibility. O'Connor replied that the units will be small residential size and very hard to see. Sides added that she was in favor of how the building tops up, like the Ruane Judicial Center, and she commended the design team on their efforts.

Chair Paul Durand opened public comment.

Newhall-Smith acknowledges the comment letters submitted to the DRB in advance of this meeting:

- HSI, September 20, 2021
- Anne Sterling, 29 Orchard Street, September 22, 2021

Barbara Cleary, 104 Federal Street. Plans were obscured and this will be their first time reviewing them since they weren't available earlier. This is an improvement project, but the public should have been able to review the plans, this is an important project, and it's unfortunate that everyone is seeing this for the time tonight.

Anne Sterling, 29 Cedar Street. There are 57 garage space and 5 surface spaces. She asked that they speak to the parking needs of the residential aspect of the project. Stein replied that the project was always geared toward additional parking coming from the MBTA lot. Sterling noted that the project is being based off a deficit of parking spaces.

Emily Udy, HSI and 8 Buffum Street. Appreciated the changes made based on their previously submitted comment letter. Concerned with how the building tops off since their preference would be for a stronger cornice to help define the rooftop of the building. The protrusion of the façade does help define the roof, so it doesn't look as if it fades into the sky. Looks forward to the DRB evaluating the elevation along the Bridge Street side of the slip ramp that will create an urban line. There is an urban forest at that corner that will help soften the elevation. Window pattern on the warmer material has regularized and creates a nice composition of windows. They look forward to meeting with the design team next week.

Justin Wittier, 10 River Street. Hopes the Schematic Design approval will not be decided tonight since the public is seeing the revised designs for the first time tonight.

Giordano stated that the design team is meeting with HSI on Monday. Chair Durand noted that a review by HSI should occur before schematic design approval. Newhall-Smith questioned if their review would change the DRB's opinion or the design. Chair Durand replied no. Miller agreed with Durand, that the public process needs to play out. Chair Durand suggested a special meeting be held to speed up the process. Stein agreed. Giordano noted that HSI's concerns are not with height and context so there may not be too much additional work needed. Sides stated she would be willing to approve it but the public and not just HSI should have the opportunity to review the revised plan first.

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The Board agreed to hold a special meeting on Wednesday, September 29, 2021. Newhall-Smith noted that updated drawings will not be expected, it will be informative

No one else in the assembly wished to speak.

Chair Paul Durand closed public comment.

Jaquith: Motion to continue with a special meeting on Wednesday, Sept. 29, 2021 at 6PM. Seconded by: Sides.

Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan, Durand in favor. Passes 6-0.

4. 14 New Derby Street: Small Project Review – Installation of rooftop mechanicals for Flip the Bird, *continued from 8/25/21*

Ryan McShera, of Red Barn Architecture, was present to discuss the project.

McShera stated that the DRB previously want the screening to be stepped back to obscure the air handling unit, and they were to determine the screening material. The front of the roof will have residential units and the landlord wanted to limit the screening, so the tenants view wasn't obscured. He urged them to propose two elements of screening at the sides and rear. The screening would be 4-feet-high and consist of pressure treated framing with a Boral face and an 8-inch reveal to provide some detail. The screening would be painted to match the window sashes, so it doesn't stand out.

Chair Durand, Miller, and Kennedy agreed the screening will work well.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Miller: Motion to approve as presented to be painted black. Seconded by: Sides.

Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan, Durand in favor. Passes 6-0.

5. 14 New Derby Street: Small Project Review – Modification of rear and side elevations to include restoring window openings, adding residential entrances and exterior lighting, and repointing brick façade.

Peter Pitman, of Pitman & Wardley, was present to discuss the project.

Pitman stated that the windows are black and some of the window openings have been modified more than once with different shapes, as well as patching and repairs. The steel frame industrial windows remain and there is interest in utilizing an industrial feel in the residential loft spaces. The SRA voted to retain the existing chimney and either repair it or reconstruct it; the owner does not want to keep the chimney. Pitman states that the SRA referred the project to the DRB for their recommendation. Small overhangs and lights would be added to the façade for the two residential units and the side

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elevation has no public view and in some instances is less than 5-feet from the fire station. New windows along that façade are subject to Building Inspector approval.

Newhall-Smith stated that the SRA was clear that the chimney must be retained, and either fixed or recreated. Pitman believed it was open for discussion and there was still an opening to remove it. Sides stated that while she loves to see free-standing chimneys remain, she doesn't see the significance in retaining this one. Jaquith agreed. Chair Durand stated that seismically it would take more than repointing to save it. Sullivan agreed that the chimney is not historic and has no character. Newhall-Smith replied that the SRA is aware that the chimney is not original or functional, but it's part of the visual character of the building. Sullivan also raised seismic concerns. Miller stated that they are bring back the large windows, keeping the brick line, cleaning up the corner is important to creating a cohesive design, and she could live without the chimney.

Sullivan asked if landscaping is proposed. Pitman replied no, there will be flush sidewalk pads only, with new bollards at the entry doors. They can't do a raised sidewalk due to the finished floor at the interior finished floor, and the bollards are proposed as schedule 40 pipe painted yellow so drivers can see them. Miller suggested the bollards be black to match the look of the building since they will be hit either way. Pitman suggested adding reflectors at the top of the bollards for added visibility.

Chair Durand left the meeting. Vice Chair Sides took over the meeting.

Vice Chair Sides opened public comment

No one in the assembly wished to speak.

Acting-Chair Sides closed public comment.

Sides stated that the SRA will get the final word on the chimney and requested window details. Pitman replied that the windows will be simulated divided lite.

Newhall-Smith reiterated that the SRA voted that the chimney is to remain and requested advice regarding retention versus reconstruction from the DRB. The Board agreed that there are safety concerns with saving or recreating it, the façade would be improved if it were removed, and they are making a unanimous request to remove it. Pitman noted that the owner understands that the DRB is providing a recommendation only and they will ask the SRA to reconsider based on the DRB recommendation. If the SRA were to say no, they would be obligated to structurally reinforce the chimney. Kennedy asked if the chimney affects the interior use. Pitman replied minimally and the closet below would be enlarged if the chimney were removed. Sullivan asked if the original use was known. Pitman replied that it may have been part of the coal heating system.

Miller: Motion to approve with the recommendation that the chimney be removed due to seismic concerns and the insignificance of its previous use. Seconded by: Sides.

Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan in favor. Passes 5-0.

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6. 17 Central Street: Small Project Review – Repointing of brick façade, restoration of façade elements

Newhall-Smith stated that it resembles an in-kind repair but that needs to be determined by the DRB. The work would also include a lintel replacement to galvanized steel at the rear nine windows and the door. Jaquith suggested the steel be painted black. Kennedy stated that the mortar mix should match the existing as well as the custom fan shape of the bricks over the windows. Newhall-Smith noted that the applicant will use S&H brick for what can't be reinstalled. Sides noted that the mortar should be mixed with color to match existing. Kennedy noted that the use of a wider brick means a wider fan line. Miller suggested requesting the mason save as many bricks as possible and try to match the mortar color.

Vice Chair Sides opened public comment

No one in the assembly wished to speak.

Vice Chair Sides closed public comment.

Miller: Motion to approve with high quality masonry work, all details to match existing, and to dye the mortar so it matches the existing mortar color. Seconded by: Jaquith. Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan in favor. Passes 5-0.

7. 133 Washington Street: Small Project Review – Installation of replacement windows

Dennis Droggitis, representing the owner, was present to discuss the project.

Droggitis stated that the building owners want to repaint and replace all second and third floor windows. The proposed would be a Silverline vinyl window with simulated divided lites and to replace all deteriorated trim with painted PVC. The replacement windows would slightly downsize the existing opening.

Jaquith stated that he is not in favor of reducing the sash size or the use of vinyl windows. Sides noted that she would consider a composite material but not vinyl. Jaquith agreed. Miller asked if HSI has replacement window brands to recommend. Newhall-Smith replied that HSI does not have a brand list, but windows in a historic district need to be wood. Sides stated that bright white vinyl looks like plastic, but composite is higher quality and can be painted.

Miller asked if the shutters would be reinstalled. Droggitis replied that they will be restored and reinstalled unless they are too deteriorated. Miller noted that exterior grid and removing the storm windows will also be a big step in the right direction.

Vice Chair Sides opened public comment

No one in the assembly wished to speak.

Vice Chair Sides closed public comment.

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Miller: Motion to continue to the next regular meeting. Seconded by: Sides.
Roll Call: Jaquith, Kennedy, Miller, Sides, Sullivan in favor. Passes 5-0.

Sullivan left the meeting.

Projects Outside the Urban Renewal Area

1. **373 Highland Avenue:** Design Review for Entrance Corridor Overlay District Project – Construction of manufacturing building and associated site improvements for Tropical Products.

Ed Berman Owner of Tropical Products, Regan Andreola, Landscape Architect with Beales + Thomas, and Harry Samolchuk of Connolly Construction were present to discuss the project.

Ms. Andreola stated that they are also presenting to the Planning Board, a portion of this site falls within the overlay district, and they will disturb undisturbed areas of land. The existing 50,000 square-foot building is used to make pet care products and the owner wants to expand but to say in Salem. The site is currently unoccupied, they will combine several existing parcels and relocate Cedar Road to the north side of the parcel to construct the building. The current Cedar Road dead ends and moving it will provide contiguous access around the new development, by creating a southern entrance and northern exit onto Highland Avenue. They will take advantage of the west to east site slope by constructing a building that appears as single story from the west and becomes two story at the rear where there will be docks for truck loading.

Samolchuk stated that the new building has a 70,000 square foot footprint, will be two levels with a product warehouse, shipping and receiving on the lower level accessed by angled docks and doors on the east. The single-story office area facing Highland will provide at-grade access that hides the rear uses. The exterior will have a single plane flat roof, a height that varies throughout the building, from 16-feet at Highland Avenue to 35-feet at the rear loading dock. The building will be clad with a vertical insulated metal panel façade on the west and north façade and pilasters projecting horizontally and vertically. The north-west main entrance corner at the office will have a reverse battered sloping fascia with a curtain wall and tinted glass. A small flat roof canopy over the entry will be used to mount a street number. Flanking either side of the entry will be bays of painted split face masonry units, a three-course kicker wall below three slots of tinted insulated glass. Punched windows will be placed along the high bays of the south and east façades for light and visual interest.

Samolchuk noted that the HVAC system will be single packaged 10–20-ton units placed on the roof that will require screening. They are proposing horizontal slats clear anodized in either white or grey. They will plan for a solar array on the roof that will also be screened. A dumpster at the rear will have solid screening, either PVC or composite vinyl, and a proposed standby generator will be at the interior of the building. Signage will be placed at the west façade facing Highland Avenue and it will meet the sign requirements.

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Samolchuck stated that the color palette proposed is a pale grey steel insulated panel, with medium/charcoal gray pilaster, and smooth gray aluminum composite material (ACM) with either an orange/terra cotta tone or a matte black with a dry joint to highlight the reveals. The masonry will be terra cotta color tone, Benjamin Moore: Terra Mauve.

Andreola stated that the landscaping plan is robust, with large deciduous shade trees, a 15-foot wide densely planted evergreens to the south to shield a residential neighbor along Highland Avenue only since the remainder of the southern edge is undeveloped with significant grade changes and existing plantings as screening. Large deciduous shade trees will be planted along the northern edge of the property and additional trees were added along Highland Avenue at the request of the Planning Board. Internal plantings are proposed at the internal islands and along the face of the building. No fencing is currently proposed since they believe they've achieved screening with plantings only.

Andreola noted that their photometric plan of the light fixtures includes LED lights on posts and wall mounted, all with cut-offs to angle the light down. The finish would be black or bronze depending upon the final color palette of the building.

Sides noted her excitement to see the expansion and suggested the use of a darker grey on the façade and to possibly use the same darker color at the front wall. The rooftop screening should be dark, and she was glad to have solar panels proposed.

Miller agreed with the use of a darker façade color and suggested that the entire building be dark grey to highlight the texture rather than the lighter color. She noted concerns with applying leaning panels at the front door which she doesn't want it to look like faux granite, supported the addition of more trees, and requested the lower wattage, 3,000-kelvin, lighting option. She asked if the project would return for Schematic Design review. Newhall-Smith replied that the project is before the DRB because it's on an entrance corridor, the Planning Board is seeking a recommendation. The project can either return to the DRB with revised drawings, or the Board's recommendations can be shared with the Planning Board for its consideration.

Jaquith stated that he doesn't like the pilaster panels, and they should maintain the horizontal look but use a darker shade of grey will help break up the façade. He noted that HC spaces should be placed at the front entrance, the landscaping is good, and they could include more plantings at the front door. He concluded that this is a great project for this site.

Kennedy agreed with the darker color choice and encouraged the use of a darker window trim.

Sides stated that as a member of the Planning Board, she felt it was ready to return to them for review.

Vice Chair Sides opened public comment

No one in the assembly wished to speak.

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Vice Chair Sides closed public comment.

Miller: Motion to recommend with a darker façade color – not pale grey – so the façade is articulated through textural changes, all screening to be dark grey or black, exterior lighting to be no more than 3,000-kelvin, additional planting to be added at the front entrance, and to darken the window trim color. Seconded by: Jaquith.

Roll Call: Jaquith, Kennedy, Miller, Sides in favor. Passes 4-0.

New / Old Business

1. Approval of Minutes:

a. July 28, 2021

Miller: Motion to approve the meeting minutes from July 28, 2021. Seconded by: Jaquith.

Roll Call: Jaquith, Kennedy, Miller, Sides in favor. Passes 4-0.

b. August 25, 2021

Miller: Motion to approve the meeting minutes from August 25, 2021. Seconded by: Jaquith.

Roll Call: Jaquith, Kennedy, Miller, Sides in favor. Passes 4-0.

2. Staff Updates, if any:

Adjournment

Sides: Motion to adjourn. Seconded by: Sullivan.

Roll Call: Jaquith, Kennedy, Miller, Sides in favor. Passes 4-0.

Meeting is adjourned at 8:45PM.

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