

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Redevelopment Authority, Regular Meeting
Date and Time:	Wednesday, June 8, 2016 at 6:05 pm
Meeting Location:	120 Washington Street, Third Floor Conference Room
Members Present:	Chairperson Grace Harrington, Vice-Chairperson Matthew Smith, Conrad Baldini, Robert Curran, Russell Vickers
Members Absent:	None
Others Present:	Lynn Duncan, Andrew Shapiro
Recorder:	Colleen Anderson

Chairperson Grace Harrington calls the meeting to order. Roll call was taken.

Urban Renewal Area Projects Under Review

1. 65 Washington Street (former Salem District Court Property):

- a. Discussion and vote on proposed Land Disposition Agreement between Salem Redevelopment Authority (SRA) and Diamond Sinacori, LLC (selected developer for the property).

Duncan recommended that the vote on the Land Disposition be tabled for this meeting because due diligence work is not yet completed. There are still two outstanding tasks; 1) a tank test still needs to be done on an underground storage tank and 2) soil testing needs to be completed and Endpoint Environmental has been hired to conduct both tests. Licenses need to be executed and approved by DCAMM, which could still take a few weeks. The current end of the Due Diligence Period is June 30th, and Duncan's recommendation is that the Letter of Intent (LOI) be amended to extend the Due Diligence Period to August 15th. The LDA has been reviewed and approved by the City Solicitor and DCAMM.

Duncan noted that Greg Winter of Diamond Sinacori, LLC stated that the cost of the remediation is higher than expected. The City of Salem received a joint grant with the City of Peabody for low cost loans for environmental clean-up, and the former Salem District Court Property is a potentially eligible project. Duncan suggested that the developer speak with Mass Development about other low interest funding sources.

Vickers inquired about the amount of money available with the low cost loans being shared with Peabody.

Duncan replied \$250,000 maximum per project but that may be dependent upon how many developers were interested securing available funds. The Developer may have to seek out multiple funding sources.

Duncan noted the three items raised on the Term Sheet.

1. Buyers right to terminate if the Buyer is unable to reach commercially reasonable agreements with third parties, including abutters, required to build or market the project.

Vickers noted that that aspect of the Term Sheet has changed and he is satisfied with the change.

2. Seller's obligations – Seller will use its best efforts to acquire satisfactory title a reasonable time before the closing. Their attorney stated that 2-3 days is reasonable.
3. Specifics regarding the simultaneous closings. Closing is be close in timing not simultaneous. A conversation will take place with DCAMM regarding how quickly they can turn around a Deed, which should already be in process, and how quickly they can turn around the closing. The buyer would give the seller at least 28 days' notice which should be sufficient for a closing schedule since DCAMM is aware of the sale.

- b. Discussion and vote on authorization of SRA Chair to execute the LDA

Smith: Motion to table the approval of LDA.
Seconded by: Vickers. Passes 5-0.

- c. Discussion and vote to extend date to execute Land Disposition Agreement

Baldini: Motion to extend date to execute LDA to August 15th 2016
Seconded by: Curran. Passes 5-0.

- d. Discussion and vote on third amendment to Letter of Intent (LOI) between SRA and Diamond Sinacori, LLC in order to extend due diligence period.

Smith: Motion to make a third amendment to Letter of Intent (LOI) between SRA and Diamond Sinacori, LLC in order to extend due diligence period to August 15th 2016.
Seconded by: Vickers. Passes 5-0.

- e. Discussion and vote on authorization of SRA Chair to execute amended LOI

Baldini: Motion to on authorization of SRA Chair to execute amended LOI.
Seconded by: Vickers. Passes 5-0.

2. 283 Rear Derby Street (Notch Brewing): Discussion of proposed installation of signage (including a-frame sign) and lighting.

Chris Lohring owner/president of Notch Brewing was present to discuss the proposed outdoor seating area. Lohring stated that he is seeking approvals for exterior signage which includes an a-frame sign, and lighting. The ZBA granted him permission to add signage and to use the Congress Street as their business frontage, because Brother's Deli took up the sign allowance for the whole building. The current package will place signage on the Congress Street and canal side of the building, and the a-frame sign will be on the Derby Street driveway entrance.

Shapiro added that a couple light fixtures are also proposed, black gooseneck fixtures on the entrance and Biergarten, and LED security lighting to illuminate the parking lot and driveway. The ZBA granted the applicant 103 square feet of signage and that is exactly what the applicant is asking for. The DBR is recommending approval of the entire package.

Baldini: Motion to approve as recommended by the DRB.
Seconded by: Vickers. Passes 5-0.

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

Erin Schaeffer, Salem Staff Planner, and Martha Lyon, Landscape Architect, were present to discuss the proposed restoration and landscape improvements.

Lyon stated that the site is highly visited and has entered into decline; exterior fence, landscaping, headstones and tombs. There is also a confusing circulation path and the signage needs upgrade. Lyon has been working with the Planning Department to upgrade the site.

Lyon stated that the main Charter Street entrance will be altered to provide one entrance for both vehicles and pedestrians. The path entrance will be defined with decorative black bollards and chains to orient the visitors into the cemetery. The entrance from the Witch Trials Memorial on Liberty Street will be modified to eliminate the steps and install an accessible path, fencing, and landscaping. There is a mix of steel picket fencing and chain-link fencing at the perimeter. The Charter Street fencing will be maintained, steel fencing will be upgraded, and more will be added to the West of the site which is currently chain-link. Wherever chain-link is visible, steel picket fencing will be added. An established pathway system will be introduced and the existing stone dust paths will be replaced with decomposed granite. Additional paths will be added to allow access to other portions of the site. 4 benches will be placed throughout the cemetery also. There is a current project underway to restore some of the grave stones. Lyon recommended replacing 5 of the 10 mature trees, that are diseased or in a state of decline, with new native shade trees. As well as planting evergreens at the edges and ornamental trees along Derby Street side. The final aspect is to provide some lighting within the cemetery with in-ground flush mount lighting in the ground along the back wall of Derby and Charter Streets.

Shapiro noted that the DRB was in favor of the plan but the condition to their recommendation was to restore the fence along the Charter Street.

Lyon stated that the fence likely has lead paint and is mortared into the wall base and will need to be restored in place, which could be expensive, but the metal conservator will need to determine how the fence is treated.

Baldini inquired about the number of in-ground light fixtures were proposed.

Lyon replied two along Charter Street and five along the Derby Street wall. The suggestion was made to the DRB to light the central oak tree, but the DRB was concerned that that would not fit the property.

Vickers inquired if the fencing along Charter Street would be replaced or repaired, or was it still being studied.

Lyon replied that the fence is steel mortared into the retaining wall with cast iron posts and gates. The pickets are in good shape have a poor paint job. The cast iron is not in good shape because the metal is more than likely of uneven quality stripping and repainting it may

not be possible. Restoring the fence which has lead paint is an environmental issue and the conservator would need to develop a tented method to contain the repair work.

Shapiro stated that the Board can make restoring the fence a condition or leave it as the project manager's decision since the restoration possibilities aren't known at this time.

Chairperson Harrington opens public comment.

Councillor Tom Furey, Salem Councillor-At-Large. Noted the various successfully completed SRA projects and inquired about the state of the house adjacent to the property.

Shapiro stated that is the private property and only the Owner can determine if/when the home will be restored.

Councillor Heather Famico, Ward 2 Councillor noted that Vickey Caldwell, the assistant City Solicitor has looked into the property, and it is owned by the Peabody Trust Fund. Notices have been sent to the Owner and Salem is waiting for the Owner to respond. Famico inquired if the benches were something that someone could lay down on.

Lyon replied that the benches would be slabs of granite but would not have backs.

David Eppley, Ward 4 Councillor. In favor of including more trees at the site and removing anything that is diseased. How many new trees are being proposed?

Lyon replied the five remaining large street will be OK as long as the City takes care of them. Five large native trees and multiple smaller evergreens and ornamental trees are proposed. The tree replacement can be phased overtime and diversifying them will ensure a disease doesn't cause all of the trees to decline in health at once.

Councillor Famico inquired if the lighting under the oak trees had been eliminated from the project.

Lyon replied that it is still an option. Conduits can be place along the path route and the inclusion of lighting can be determined at a later time.

Schaeffer replied that a concern was whether that type of lighting was in keeping with the character of the cemetery. From a security perspective that lighting would be helpful.

Chairperson Harrington closes public comment.

Vickers: Motion to approve as recommended by the DRB, conditional upon restoring the fence where possible.

Seconded by: Smith, Passes 5-0.

4. Across Washington Street (between Church and Lynde Streets): Discussion and vote on continental rainbow design crosswalk

Councillor Heather Famico, Ward 2 Councillor was present to discuss continental design rainbow crosswalk.

Councillor Famico stated that the proposed crosswalk would be between Church Street and Lynde Streets, where the Salem Five Bank is located. The stripes would be placed long ways Mass in Motion, Planning Department, Public Arts, Engineering, Chief of Police all felt it would be best to do the continental strips. The paint company will customize any necessary paint colors and the colors will be ADA complaint and quick drying. Mass in Motion data shows that this crosswalk is one of the most heavily used in the City. Volunteers, Salem Police Officers, and David Eppley a City Liaison for No Place for Hate will all provide a detail. The addition of this rainbow crosswalk will show visitors that Salem is a City of inclusivity and acceptance, and it will help with pedestrian access.

Shapiro stated that because this is more of a Public Art project the Public Art Commission reviews the project not the DRB. Two artistic crosswalks were done last fall on Lafayette Street that was successful.

Smith inquired if there was a way to increase the longevity of the paint. The two on Lafayette Street are barely visible.

Councillor Famico replied that the continental design means the stripe will flow in the same travel path of cars, not in the direction of the crosswalk, so the stripes will be easy to maintain and will last longer. The paint should last 1-2 years in a continental design. The crosswalk on Lafayette Street was painted all the way across the street so it has been worn away over time. Salem Five Bank is in favor of the project and will have a board meeting to vote appropriating the funds to pay for this project, so there will be no cost to the City.

Smith: Motion to approve the crosswalk across Washington Street.
Seconded by: Curran. Passes 5-0.

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

Dan Ricciarelli of Seger Architects and Steve Feinstein of Symes Associates was present to discuss the proposed revisions.

Shapiro stated that this is the third review of Phase II for the Old Salem Jail.

Ricciarelli stated that the buildings from Phase I have been in place for six years. The proposal is to install a new building over the existing parking lot behind the jail. A vehicle would enter the lot off of St. Peters Street and drive under the building to park. The St. Peter Street stair entrance would be equidistant to the jail and the proposed structure. The parks services reviewed the plan and when Symes became part of the project the structure went from a modular design to a stick frame. The façade that faces the rear of the jail has similar detailing to the jail and as you move around the proposed building it begins to modernize.

Ricciarelli stated that the original exterior doors and windows were oversized and not meant for this location. They will now be traditional in style and scale. The base and main front façade will be a large scale masonry material – El Dorado Stone Veneer – in a similar

pattern to the jail. The Hardiplank clapboard will have a 7" exposure to the weather. Dormers, gable ends, and the other areas of the facade will have lead coated copper cladding. Faux slate will be used on the roof. Balconies will have painted steel railings and the balcony doors will be sliders. There are restrictions on the building height so that has not changed. An elevator has also been added for convenience and accessibility.

Ricciarelli stated that the building is somewhat split into two because of the difference in grade. The garden level units in the North building will be three to four feet below grade and are designed as townhomes, with the bedroom below and living space on the first floor above. The remaining units on the North building are a mix of townhomes while the South building units are flats.

Shapiro stated that the DRB provided a recommendation to approve the project. The applicant already has a building permit on the previously approved project so the DRB and approved the schematic design so the applicant can move forward with the foundation work which hasn't changed. The construction documents: with fixtures, finishes, colors, and signage will need to be reviewed by the DRB prior to installation and must match what has already been approved.

Chairperson Harrington opens public comment.

Councillor Tom Furey, Salem Councillor-At-Large. Noted the various successfully completed SRA projects. 10 years ago the Old Salem Jail was an eyesore but it has been rehabbed and this project is exciting and will add much more life to the downtown area.

Chairperson Harrington closes public comment.

Baldini: Motion to approve as recommended by the DRB.
Seconded by: Vickers. Passes 5-0.

6. 24 New Derby Street (Artists' Row): Discussion and vote on proposed installation of signage.

a. Unit #5 (Kay's Stained Glass Studio)

Aleksandra Nowak (business owner) was present to discuss the proposed signage.

Nowak stated that the DRB was not in favor of the shading behind the lettering so that has since been removed. The proposed sign will be a 1 1/2" thick 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. The border will also be removed so the signage will be just the lettering, black lettering on a white board.

Shapiro stated that Kay's Studio will occupy a last space in Artists' Row that faces Derby Street. This sign will be attached to the free standing sign pole with black grommets and hooks. Glenn Kennedy from the DRB reviewed the revised design and the DRB provided a recommendation to approve the project.

Vickers: Motion to approve as recommended by the DRB.
Seconded by: Baldini. Passes 5-0.

New Business

7. Presentation by Salem Resident Nina Cohen: “The Walking Revolution” and “Walk Your Way to Health.”

Nina Cohen was present to introduce the short movie on walkability, produced by the group America Walks, backed by Kaiser Permanente Health Group. The film explained the physical and medical health benefits of walking.

Cohen discussed pedestrian access requirements throughout the community via including pedestrian access guidelines in the SRA building requirements, the Parking & Recreation, and Traffic Commission for proposed projects; with bump-outs and continental style thermoplastic crosswalks, and the economic benefits pedestrian accessibility will provide to the City of Salem. Better walking will result in a healthier and more vibrant community. Cohen is asking for an imitative that would create the authority to begin writing these guidelines on the SRA’s behalf with funding from the Planning Department.

Councillor Famico stated that she is excited by the proposed initiatives.

Smith inquired as to whether this proposal is for the downtown area only or city wide.

Cohen replied that this initiative would apply wherever the design guidelines apply and projects that are subject to Site Plan Review. Cohen stated that the proposed River View project needs a riverwalk sidewalk from their property to create a pedestrian connection to the neighboring park so tenants can access the train station easily and reduce car usage.

Continuation of Urban Renewal Projects Under Review

8. 24 New Derby Street (Artists’ Row): Discussion and vote on proposed installation of signage.

a. Unit #4 (Grace and Diggs)

Shapiro stated that the business would 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. The DRB approved this project with no comments.

Vickers: Motion to approve as recommended by the DRB.
Seconded by: Smith. Passes 5-0.

9. 281 Essex Street (Life Alive): Discussion and vote on proposed a-frame sign.

Shapiro stated that the proposed a-frame sign will have a graphic as shown in the packet. This was approved by the DRB with one opposing vote because the signage advertising hiring positions would set a precedent. The remaining board members found it creative and

were in favor of it. They are consistently looking for new hires are existing employees get promoted and it has worked at their other locations.

Baldini: Motion to approve as recommended by the DRB.

Seconded by: Curran. Passes 5-0.

10. 21 Front Street (Office of Congressman Seth Moulton): Discussion and vote on proposed installation of signage.

Shapiro stated that Congressman Moulton has relocated his office to Front Street and the proposed signage will be one blade sign on an existing black bracket above the entrance, two vinyl window signs at the corner, and one vinyl door sign with contact information. This was approved by the DRB with no comments.

Vickers inquired about the applicant being self-insured.

Shapiro replied that blade signs typically require a \$1,000 surety bond to be filed, but a Federal office can not comply with that requirement. They provided a letter in lieu of a surety bond and that the City Solicitor had no issue with this supplementation. The cost of the bond is unknown but the applicant must renew it every year to keep the blade sign in place.

Vickers: Motion to approve as recommended by the DRB.

Seconded by: Smith. Passes 5-0.

11. 221 Essex Street (Freaky Elegant): Discussion of proposed installation of signage

Shapiro stated that the proposed blade sign is very similar to the existing Mud Puddle Toys sign and the letters would be formed plastic lettering. 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. This was approved by the DRB with no comments.

Smith: Motion to approve as recommended by the DRB.

Seconded by: Curran. Passes 5-0.

12. E Market: Discussion of proposed installation of signage and lighting

Shapiro stated that the DRB reviewed this sign in December of 2015. The DRB approved the sign subject to the applicant working with Glenn Kennedy of the DRB to create a satisfactory design. All of the adjustments were made to the sign; reduce the information on the sign itself with formed letters, the signage will be placed on the Cromby Street elevation and above an existing wall vent, and using silver bar LED lighting in lieu of the originally proposed black gooseneck lighting that was not appropriate for this location.

Vickers: Motion to approve based on the review and approval by Glenn Kennedy of the DRB.

Seconded by: Curran. Passes 5-0.

13. Discussion and vote to reappoint J. Michael Sullivan to the Design Review Board.

Shapiro stated that J. Michael Sullivan is a serving DRB member and this will be his second term. He is an architect for Beacon Associates of Boston, MA. He is also on the Public Art Commission and the PAC requires that a DRB member be on their board. The Planning Board staff values him as a member and he would like to continue to serve on the DRB.

Vickers: Motion to reappoint J. Michael Sullivan to the Design Review Board.
Seconded by: Curran. Passes 5-0.

Minutes

The minutes from the May 11, 2016 regular meeting were reviewed.

Vickers: Motion to approve,
Seconded by: Smith. Passes 5-0

Adjournment

Chairman Harrington: Motion to adjourn the meeting.
Seconded by: Baldini

Meeting is adjourned at 7:35PM.

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