

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Redevelopment Authority, Regular Meeting
Date and Time:	Wednesday, September 14, 2016 at 6:00 pm
Meeting Location:	120 Washington Street, Third Floor Conference Room
Members Present:	Chairperson Grace Harrington, Vice-Chairperson Matthew Smith, Conrad Baldini, Russell Vickers
Members Absent:	Robert Curran
Others Present:	Tom Daniel – Director of Planning and Community Development, Andrew Shapiro – Economic Development Planner
Recorder:	Colleen Anderson

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

New / Old Business

1. Executive Directors Report:

- a. Daniel noted that Mayor Driscoll sent out a newsletter regarding a citywide visioning plan. State funding supports those efforts and an RFQ was published for consulting service to organize the visioning plan. The goal will be to have discussions at various community events and to reach-out to people who aren't always able to attend regular city meetings. The program will run from October until the spring of 2017.
- b. RCG expects to receive a building permit the week of Sept. 18th to begin constructing the foundation and parking garage. Closing on the project should be in the first half of October.
- c. Daniel and Shapiro met with Landworks regarding the Town Pump Fountain at the corner of Washington Street and the Essex Street Pedestrian Mall. Repairs to the fountain will begin in September and options for staining the base will be investigated. Shapiro noted that the shade of the staining will need to be approved by the DRB and SRA.
- d. Preservation Planner Patti Kelleher received Mass Historic funding to conduct a survey of downtown buildings to update the 30-40 year old historic property files. The updated information will help the SRA in the review of projects within the Urban Renewal Area.
- e. In regards to the property at 289 Derby Street (reoccurring Carnival property), Mayor Driscoll presented an eligibility form to the Community Preservation Committee on 9/13/16, to acquire it for open space to possibly provide permanent access from the downtown area to the Point neighborhood across the South River. The possibilities will be discussed further at the October CPC meeting and a formal application will be submitted.

Urban Renewal Area Projects Under Review

2. **125 Washington Street:** Small project review: Discussion and vote on proposed modifications to main entry to allow wheelchair access

Shapiro stated that former Eastern Bank building is under renovation for a new restaurant and the building owner has proposed an accessible entrance – a level granite and concrete platform extending towards Essex Street until it meets the existing sloped sidewalk and a step facing Washington Street. Three black iron bollards and two black metal railings will prevent people from going over the step. This project came before the DRB once before and the plan has been revised based on their suggestions. The DRB has now recommended approval. The Building Commissioner has reviewed and has no concerns with the revised plans.

Daniel asked if they anticipate adding outdoor seating. Shapiro replied that he believes the restaurant will have a plan for outdoor seating, but will submit a plan separately in the future.

Baldini: Motion to approve as recommended by the DRB.
Seconded by: Vickers. Passes 4-0.

3. **55-57 & 59 Federal Street:** Small project review: Discussion and vote on proposed exterior renovations

Architect John Seger, of Seger Architects, was present to discuss the project.

Seger stated that the site is across the street from the courthouse. The 59 Federal Street structure was built in 1850 and the 55-57 structure was constructed at a later date. In 1973 a one story breezeway was constructed to attach the two and it is still considered two parcels on one property. The mixed-use building previously housed office space and apartments. The proposed renovation will convert the buildings into nine apartments/condominiums. Historic tax credits are being sought and they are working with Epsilon to obtain Federal and State tax credits. The building will be restored both externally and internally. External restoration/repairs will occur at the rotted eaves, clapboards and the windows along Federal Street. A second floor addition over a flat roof with a balcony and two dormers are proposed but the footprint will remain. The two dormers will house two attic bedrooms. Minimal site work will occur; clean up the shrubbery, reseed the rear lawn, install new brick pavers at the back porch, rebuild the porches, remove two bulkheads to the Basement and install a new one at the rear, shutters will be replaced as needed, and a second balcony will be added to the existing building. The parking area and five year old roof will remain. They are waiting for the Historic Commission comments but the DRB comments have been incorporated into the current plan. One of the Federal tax credit stipulations is to restore all of the existing windows along the front façade (Federal Street). The window at the three remaining facades will be replaced as needed. DRB revisions included; introducing a breezeway window, to remove specific shutters, and to replace proposed double windows with singles.

Shapiro noted that the DRB has reviewed, asked for minor revisions which have been made, and has recommended approval of this project.

Chair Harrington asked how many units will be in the building. Seger replied 9 some townhouses, a couple flats, and the basements will be utilized.

Smith: Motion to approve as recommended by the DRB.
Seconded by: Vickers. Passes 4-0.

*This item was taken out of order

1. Comments for City of Salem Fiscal Year 2016 Community Preservation Plan

Community Preservation Committee Chairman Kevin Cornacchio, stated that he is going before all of the Boards to explain their plan to provide a public hearing to take place the first week in October. Shapiro stated that this is done every year and the Community Preservation Plan will be reviewed. Cornacchio noted that comments from the SRA Board members are welcome but will be needed before September 27th. Once public input has been received their plan will be re-written if necessary. Completed project that the City Council approved from 2014 has been included as well. \$800,000 has been collected in real estate tax and they have been determining how to divide that money between the various neighborhoods and want that process to remain transparent. Shapiro noted that the last round of funding awards, updated on projects from the previous couple years, a breakdown of funding and timing, and evaluation criteria are included in the packet provided. Shapiro noted that the Boards comments can be sent to either him, Tom Daniel, or Jane Guy.

Urban Renewal Area Projects Under Review (cont.)

4. **161 Essex Street / East India Square (Peabody Essex Museum):** Discussion and vote on proposed museum expansion (schematic design review)

Bob Monk and Philip Johns of PEM and Stephen Chu of Ennead Architects were present to discuss the proposed museum expansion.

Bob Monk, of PEM, stated that Stephen Chu of Ennead Architects had previously presented the schematic design (SD) documents to the DRB and has begun the construction document (CD) phase of the project. The drawings have been revised based on the DRB's comments. A presentation will be made at the next Planning Board on 9/15/16.

Chu presented the revised site plan, floor plans, elevations, and sections for the entire museum complex. The scale of the new addition is in keeping with the scale of the existing structures of the museum and complex is seen as a collection of houses as opposed to one large building. The new First and Second finish floor elevations closely match those of the existing museum. The addition adds new gallery space as well as relief spaces to the complex via bridge-like connecting corridors that link the addition to the other gallery houses. An entry access has been created that aligns with the existing spiral stair to create a sense of depth and provide light. The addition has a third floor with a continuous skylight to flood the entire atrium with daylight to highlight the existing façade of East India Marine Hall.

Chu noted that they are working with landscape architects Nelson Byrd Woltz and graphic consultants on the Essex Street experience by adding 7 trees – 4 towards Dodge and 3 towards the new addition, new museum identification signage, and additional lighting. The façade of the new addition will be Chelmsford granite, the same granite use on East India Marine Hall, however; the new granite will have a split face finish and the granite pavers will have a honed finish. The finish will be in keeping with the museum but will provide texture and character.

Chu stated that a double height window (2nd & 3rd floors) along the Essex Street façade will provide light to the North stair. An ADA accessible ramp for large groups will be on the 1st floor. The height of this lower level is in keeping with the street scape scale and the bottom of the stone plane

above will be 10-11 feet above grade. The 1st floor glazing along Essex Street has butt joints and no mullions so there will be no breaks the horizontal view into the space. The façade plane also bends to mimic the bend along Essex Street. Gallery height spaces are approximately 12 feet high and the third floor gallery will be slightly higher. New openings will be created in the archways along the side of Marine Hall and the atrium structure will rest entirely on the addition and cantilever across to Marine Hall but not rest on it. Monk noted that there will be no 2nd floor windows on the addition and despite the façade design of Marine Hall there has been no evidence that windows ever existed along the East and West façades.

Chu stated that the new 3,700 sq. ft. garden at the West end of the museum was planned with a view of daylight and can be seen from various locations within the museum. The garden was broken into three rooms, respecting the lot nature of all the house structures and will resemble backyards, with architectural screens being considered to partially obstruct the views between them. The plantings will be Asian and Western species and their sizes will increase as one moves West in the garden. A meandering path, backless bench seating, and various water elements will also be introduced. Some low hedges will be added and the garden will be visible by neighboring structures in that area.

The Charter Street service entrance hardscape will decrease in hardscape as much as possible to provide minimal parking and maximum lawn. New 4 foot high hedges, male ginkgo trees, evergreens, and flowering trees will be used along Charter Street. A section of the side garden will be for the neighboring condominium. To keep people from wandering into their rear parking lot will be brought to the West end of the Charter Street site and a gated entrance and hedge will separate the two areas.

Smith asked if the ground floor of the addition along Essex Street was an ADA ramp only that would have minimal activity. Chu replied yes, however; there will be opportunities along the interior wall facing the windows. Daniel asked if an internal grade change was ever considered rather than have the ramp right next to the street. Chu replied that internal ramping would result in losing valuable gallery space and effects circulation although other options were considered. Smith noted that there will be a lot of dead space along Essex Street. Chu replied that new trees, signage, lighting, public art and activity within the addition will help activate the space.

Shapiro noted that the DRB has made recommendations. SD has been completed and this presentation was their DD set. DRB & SRA will review the CD set to confirm all materials, site & building lighting, signage, and any major design changes. The DRB has recommended approval of this project. All SRA members agree that they are excited about this project.

Vickers: Motion to approve as recommended by the DRB.
Seconded by: Baldini. Passes 4-0.

5. **50 St. Peter Street (Old Salem Jail):** Discussion and vote on final design review (proposed design revisions to 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 were present to discuss the proposed revisions.

Ricciarelli stated that the proposed new 14 unit building that will be placed over the existing parking lot off of St. Peters Street, with a new partial tandem parking layout. The egress locations have not changed. A central elevator has been introduced off of the St. Peters Street with a sloped walk entry. A cedar screen buffer will be created between the building and the church parking lot. Designated

courtyards for the garden level units will also have buffers for privacy. The building will house upside down townhouses in the North building and flats in the South.

Ricciarelli noted that the massing hasn't changed only some of the materials. The building will have a mixture of faux stone veneer, continuous masonry base, Hardi plank clapboards, lead coated copper, vertical metal panels, and a faux slate roof that matches the jail. The materials shift as you move around the building. Various slots and recesses are being introduced to give the building texture. The gables are deep to provide a shadow effect. Two types of metal balconies have been introduced and the windows will be black and contemporary style by Jeld-win.

Daniel stated that the two columns of clapboards on the South façade stand out and asked if the DRB mentioned/discussed those materials in that configuration. Ricciarelli and Shapiro replied no. Ricciarelli noted that it was placed there to ensure that the material continued all the way around the building.

Baldini: Motion to approve as recommended by the DRB.
Seconded by: Vickers. Passes 4-0.

6. 6 Central Street (Emporium 32): Discussion and vote on proposed installation of signage

Shapiro stated that the proposed sign is for a new store. The proposed blade sign would be 40"H x 32"W and is very similar to other blade signs on the street. It will have a gold Florentine boarder and logo over a dark green backed sign. A vinyl decal will also be placed on the glass entrance door. The signs conform to the sign design guidelines and code and the DRB is recommending approval.

Smith: Motion to approve as recommended by the DRB.
Seconded by: Baldini. Passes 4-0.

New / Old Business (cont.)

2. 65 Washington Street (former Salem District Court Property): General project updates

Daniel stated that Diamond Sinacori's consultant had not yet submitted the overview of the Housing Development Incentive Program (HDIP) plan but he and Shapiro will meet with them on 9/19/16. An underground fuel storage tank was tested and the results were positive, however; they are waiting on the soil test results. Daniel noted that the shared goal is to have the HDIP process before the Board in October and execute the LDA in November. An HDIP map and description would need to be presented to the City Council.

Shapiro noted that one stipulation of the general law is that at least two contiguous parcels must be submitted as part of the "HD Zone." All of the currently proposed parcels for the HD Zone are publically owned/controlled through the State, City, or SRA; no private parcels.

Harrington noted that she can vote on this project but cannot sign/execute any documents related to the District Court due to having worked on legislation to enable the process to move forward.

Shapiro noted that this project would go before Council at the end of October and the SRA will have another opportunity to review the materials. Daniel noted that there should also be SRA representation at that meeting.

Minutes

The minutes from the August 10, 2016 regular meeting were reviewed.

Vickers: Motion to approve,

Seconded by: Baldini. Passes 4-0

Adjournment

Vickers: Motion to adjourn the meeting.

Seconded by: Baldini.

Meeting is adjourned at 7:15PM.

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