

City of Salem Massachusetts Public Meeting Minutes

Board or Committee:	Design Review Board, Special Meeting
Date and Time:	Wednesday, October 24, 2018 at 6:00 pm
Meeting Location:	98 Washington Street, First Floor Conference Room
DRB Members Present:	Chair Paul Durand, Chris Dynia, David Jaquith, Glenn Kennedy, Helen Sides, J. Michael Sullivan
DRB Members Absent:	None
Others Present:	Matt Coogan, Principal Planner
Recorder:	Colleen Brewster, Recording Clerk

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

North River Canal Corridor Renewal Area Projects Under Review

- 1. 70 Boston Street (River Rock Residences):** Discussion and vote on sign permit scheme.

Craig Morin, of Barlo Signs of Hudson, NH, was present to discuss the project.

Morin stated that there will be 1 free standing ground mounted sign at the entrance with a black background and gold lettering, and 3 wall mounted signs of 1" thick painted acrylic letters in the color "Timber Bark" to be flush mounted to the building. The ground mounted sign will have external illumination and the 3D letters above the entrances will not be lit.

Coogan stated that the signs comply with square footage requirements and external illumination is recommended for the free-standing sign. It was a condition of the DRB approval of the development to review project signage.

Sullivan stated that there are two different fonts on the signs. Kennedy noted that there are thicker and bigger wall letters on the building. He suggested they use two more compatible fonts with similar characters, asked why they are different, and suggested the background match the black or brown colors of the windows because the colors don't work well together.

Jaquith arrived.

Morin stated that the signage was given to them but not designed by them and he believes they are following what was across the street and presented photographs of the neighboring signage with a white background and brown/bronze lettering. Kennedy replied that the lettering works with the white and green colors on the opposite building. Sullivan added that the font across the street differs from the signage, but they work well together. Kennedy recommended they use black letters and to find a font that works well with Bookman. Morin suggested that the applicant is trying to match their other buildings. Kennedy suggested the since it's the same developer they should use black fonts to match what is on the other side of the street to be consistent.

Kennedy suggested the Board approve freestanding sign as proposed, the wall signs be changed from Timber Bark to black, and that the applicant work with him on the font of the wall signs in relation to the freestanding sign

Kennedy: Motion approve the proposed signage with the conditions described above.
Seconded by: Jaquith. Passes 5-0.

2. 72 Flint Street and 67-69 Mason Street (Riverview Place): Discussion on revisions to the mixed-use residential and retail development.

Attorney Scott Grover of Tinti, Quinn, Grover & Frey representing Riverview Place LLC, David Zion, Principal at Riverview Place LLC, David O'Sullivan – Architect, James Emmanuel – Landscape Architect, and Ben Green, a representative of ESF Advisors – the Joint Venture Partner at Riverview Place, LLC were present to discuss the project.

Building No. 3 Revisions:

Atty. Grover described the need for a review of the project changes. In September they presented their changes: removal of the parking deck, moving the commercial building to a more prominent location, and the revised townhouse design. Most of the Board was pleased with the changes and several design suggestions for the townhouses. Since the previous meeting they've moved the building closer to Mason Street the Board suggested breaking up the uniformity to differentiate each unit, and they've change colors and materials of the building.

O'Sullivan stated that in addition to moving the building forward, the two end units were moved forward even more to give some relief to the building. The driveways are now 32-feet deep. New recesses at the two end units and canopies at the middle units will provide protection above the front doors. The end units are brick to match the other residential buildings, and the interior units will be Hardieplank exposed 7" or 8" to the weather. The end walls will be blue, the middle units grey, the window sash color dark bronze, and the garage and entry doors will be black. He provided a brick sample and noted the different cornice detail between the end and middle townhouse units of the townhouse building.

Chair Durand noted that one car can park in the garage while another is in the drive, since there is not enough for 2 cars parked in the driveway.

Jaquith stated the revisions are an improvement, suggested they lower the frieze board on the front façade of the end units and leave the center frieze board as is. Sullivan noted that pushing the two end units forward is enough to break up the façade and he is in favor of the simplicity of the new design.

Dynia agreed with Sullivan and noted his preference for the Hardieplank rendering color over the dark grey sample. Chair Durand agreed.

Sullivan asked about the trim at the corner at the 18-24" return from the brick. O'Sullivan replied that it is corner board then Hardieplank. Sullivan suggested masonry due to the tight corner, since as a mass, the end units should stay brick. Kennedy agreed and O'Sullivan agreed.

Kennedy asked about the recessed entry façade material. O'Sullivan replied that it is also Hardiplank. Kennedy suggested a natural or reclaimed wood material at the recessed entries instead of clapboards, possibly as a shiplap treatment. Jaquith asked if the entries will be a stoop. O'Sullivan replied yes with a one step up.

Landscape Revisions

Emmanuel stated that the front yard has been reduced from 18-feet deep to 10-feet and 4'-6' in front of the brick end units. The planting will maintain the shade trees with new ornamental trees in front of the units and beyond each end unit. To maintain a garden entrance, evergreen hedges will line each walkway to discourage circulation along Mason Street.

Emmanuel noted that at the rear elevation they've kept the proposed shade trees to help with the scale and maintain the look at the rest of the site. There will be greenspace in between each driveway with ornamental greenery and grass that can also be used as snow storage. The driveways will be asphalt and the rear entrances will be grouped.

Sullivan asked if there will be lamp posts at the rear. The street line is attractive and there should be attractive posts for walking and lighting on the building. O'Sullivan replied that there are downlights in the front entry alcoves and wall mounted fixtures at back doors.

Coogan asked if any utilities will be located on Mason Street. O'Sullivan replied that there will be 4 condensers on either end and electric and gas meters on the ends of the building. Coogan asked where utilities will be located for the other buildings. O'Sullivan replied that utilities will be inside and on the roof. Chair Durand stated that any dryer venting should match the façade color. O'Sullivan replied the dryer vents will be flat on the back wall.

Kennedy asked where rain water will be diverted. O'Sullivan replied that the roof will have a very low slope and gutters and downspouts will be at the back side of the two ends of the building.

Jaquith: Motion to approve with the following suggested changes to Building 3.
Seconded by: Kennedy. Passes 5-0.

- The frieze board face below the cornice on the façade of brick-faced, end townhouse units will be increased in thickness.
- The color of the clapboard for the middle 4 townhouse units will be changed to a lighter, warmer gray color.
- The material of the return from the brick-faced end townhouse units to the clapboard-faced middle units will be changed from clapboard to brick.
- The material of the exterior walls within the recessed entries for the brick townhouse units will be changed from clapboard to wood paneling.
- The applicant will locate all utilities on the ends of Building 3. This includes condensers and gas and electric meters.
- The applicant will present their 100% construction documents at a future DRB meeting prior to the issuance of a building permit.

Old/New Business

- **Vacancy on Design Review Board**

Mr. Coogan read Ernest DeMaio's September 28, 2018 resignation letter.

Coogan stated that a recommendation for a new Board member will come from the Mayors office; however, the DRB can suggest people. Kennedy suggested that someone with Landscape Architecture experience. Chair Durand agreed. Coogan noted that Board members aren't selected for their expertise only and all members vote on all aspects of a design. Jaquith stated that the Town of Rowley has experts that get called for certain projects. Sullivan suggested that someone from the Public Art Commission be approached because they have a younger artists energy fresh ideas that could become a good resource for the City.

Minutes

The Board agreed to review the September 26, 2018 minutes at the next meeting.

Coogan stated that he has accepted a position as Chief of Staff in Newburyport, MA, that begins at the end of October and he's enjoyed his time working for the City, SRA and DRB.

Adjournment

Jaquith: Motion to adjourn the meeting.
Seconded by: Kennedy. Passes 6-0.

Meeting is adjourned at 7:00PM.

Approved by the Design Review Board on November 28, 2018.

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