

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Design Review Board, Regular Meeting
Date and Time:	Wednesday, March 22, 2017 at 6:00 pm
Meeting Location:	120 Washington Street, Third Floor Conference Room
Members Present:	Paul Durand, David Jaquith, Helen Sides, J. Michael Sullivan, Glenn Kennedy
Members Absent:	Christopher Dynia, Ernest DeMaio
Others Present:	Andrew Shapiro
Recorder:	Colleen Anderson

Paul Durand calls the meeting to order at 6:00 PM.

Urban Renewal Area Projects Under Review

1. **125 Washington Street (Ledger):** Discussion and vote on proposed café permit / outdoor seating area, installation of signage, and installation of trash enclosure and ventilation ducts.

The submission under review includes; a signed application, sign dimensions, existing and proposed signage photos, proposed café seating plan and furniture photos, and proposed trash enclosure and ventilation duct images. Brett Danahy from Ledger was present to discuss the proposed signage, seating, trash enclose and ventilation ducts.

Danahy stated that minimal work is proposed, 1) the new logo (33 1/3 inches wide x 43 1/3 inches high) with a whitish background and black ledger style font would be placed at the three panels below the existing grandfathered clock and they would be backlit from within the clock/sign housing. 2) A metal plaque (3 feet wide x 1 1/2 feet high) with metal lettering and no lighting would added by the entrance. 3) The existing Salem Savings Bank logo and incorporation date will remain on the facade. Shapiro added that the reuse of the backlit sign is allowed but the commercial signage design guidelines recommend that the paneling be dark and the logo white. Kennedy noted that the proposed logo is reminiscent of a ledger, which ties with the name, and an aged parchment panel color should be used. Sullivan noted that the logo is horizontal and the panel is more vertical so the logo will have to be slightly altered. Danahy agreed and added that if the "Restaurant & Bar" lettering would be use at the plaque only for readability. Danahy noted that hours of operation signage will be added, possibly to the door.

Danahy stated that the accessible sidewalk that was reviewed and approved by the Board was used to develop the café seating plan. There is approximately 9 feet 6 inches from the curb to the end of the brick and the proposed seating will surround the accessible entry. There will be 13 tables for 26 people, with 2 foot by 2 foot tables with table top lighting, and zinc planters at the perimeter. Sullivan noted that a waiter would need to use the sidewalk to serve customers. Danahy replied that opening up the new side railing at the side step might need to be reconsidered. Shapiro noted that an existing light pole to the left of the entrance could be problematic space wise and no dimensions are shown in plan. Durand added that the clearance below open umbrellas would also be a concern for pedestrians and noted that a second step should be added to the side of the new entry with a gate for

customer and server access. Danahy replied that the umbrellas can be made taller and smaller so there is less of an overhang. Shapiro noted that the previous plan was approved without seating to highlight the potential conflicts were at least 4 feet of space is needed.

Danahy stated that custom grey washed wood table tops will be produced and the large planters are optional. Kennedy stated that the color combination of the outdoor tables and chairs should be the same tone.

Danahy stated that the majority of the exterior walls will remain untouched, however; new exhaust ducts will be run up the exterior of the back wall, above the rear vestibule, and up to the roof. The ducts can be painted or screened and walls be built up above the roof of the vestibule to help shield it from the direct line of sight.

Danahy stated that an existing rear planter will be replaced with a new trash enclosure 12 feet x 10 feet x 6 feet high and it can be screened. The waste management company will be consulted on its final design. Durand suggests early morning trash pick-up. Shapiro noted that a City Councilor has voiced some concerns with the use of this much rear sidewalk, however; the sidewalk up to the planter is the property of the building. Durand recommends that the applicant submit a keyplan to show the extent of the alley, how the building will relate to the enclosure, an HVAC plan showing the vents leading to the makeup air unit on the roof, a plan of the proposed screening at the top of the vestibule roof, and samples of the slat material color. Sides and Durand suggest a matte slate grey vinyl enclosure slats and black paint on the ductwork.

Jaquith: Motion to continue until the next regular meeting on April 26, 2017.
Seconded by: Sides. Passes 5-0.

2. **Town House Square (Town Pump Fountain):** Discussion and vote on staining of fountain base.

The submission under review includes; existing plans and proposed color samples. Steve Watt of Landworks was present to discuss the proposed project.

Shapiro stated that there are maintenance concerns with the accumulation of dirt on the white concrete fountain base. Landworks has been contacted regarding having the sub-contractor Durastone stain the existing base and clean the bronze reliefs. Shapiro noted that the base will still be boarded up during the winter months to protect it from snow plows.

Watt stated that the dilution rate creates the difference in the intensity of the stain. Sides asked what the material was behind the bronze reliefs. Shapiro replied concrete and noted that the Planning Department involved in the project preferred a high color contrast. Sides stated that she would prefer a lighter color with a speckle. Durand stated that he would prefer a grayer tone to help conceal dirt. Board members agreed to select color CL 9505 and to allow Landworks to select any dilution between 3-1 and 15-1.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Durand: Motion to approve the staining of the fountain concrete and the color CL 9505 and to allow Landworks to select any dilution between 3-1 and 15-1.
Seconded by: Kennedy. Passes 5-0.

Urban Renewal Area Projects Under Review

3. **70-90 ½ Boston Street (River Rock Residences):** Discussion and vote on construction documents for mixed-use residential and retail development.

The submission under review includes; existing conditions plan, proposed site plan and details, illustrative landscape plan, schematic floor plans, elevations, sections, and perspective views. Tanya Carriere of Khalsa Design was present to discuss the proposed project. Anthony Roberto, Owner, and Tim Nickerson, Landscape Architect from Verdant Landscape Architecture, were also present.

Carriere stated that the Planning Boards comments on the Schematic Design have been applied to the latest plans. At the Garage level the garage door has been moved to the end wall as opposed to the front wall, for easier access. The trash room has been placed inside the building as opposed to in an attached one story structure, and a dumpster with an enclosure is now proposed. The Goodhue Street walkway has been simplified and the transformer will be moved closer to the main panels and not in the dog park area.

Carriere noted that the parking spaces have been reduced from 108 to 96 spaces, which the Planning Board approved and additional green space has been added. The stairway from the circle to Boston Street was removed because over 100 feet of ramp would be needed to make it accessible and greenspace was added in its place, and a continuous walkway to Boston Street will now be located at the Boston Street entrance with an onsite crosswalk. A small one story Sprinkler Room has also been added to the townhouse building and will be slightly concealed into the hill.

Carriere stated that on the Goodhue Street elevation a penthouse to house a stair to the roof has been added where there once was a roof hatch. The penthouse cladding will match the elevator, a patinaed copper metal. One elevator and the associated penthouse has been eliminated leaving just one elevator because one is adequate for this building size. The address and entrance sign colors have been changed to Autumn Tan to match the siding color with a dark brown background. The building and entrances now have additional details and the front doors have been rearranged for a better flow. The retail space still faces Goodhue Street as well as a Fitness Room, Lobby, and Trash Room. The parking spaces on that level have been reduced from 46 to 41. The first floor houses the Main Lobby, Community Room, and 14 one and two bedroom apartments. The second and third floor house 15 one and two bedroom apartments and the third floor also has balconies facing Goodhue Street. Mechanical equipment is located on the roof and the penthouse stair for maintenance as previously mentioned.

Carriere noted that each townhouse still has their one private garage and outdoor parking spot at the rear of the building, and individual front porches and walkways facing Boston Street with fenced in yard. Bedrooms will be placed at the upper levels of the townhouses with no equipment on the roofs.

Carriere stated that the lighting was previously contemporary but that has been changes to more traditional style and will be located as shown on drawing C-4. Lighted bollards and building lighting have been added to both buildings in several styles to enhance the entries.

Nickerson stated that the entry walkways at the townhomes were concrete but will now be concrete unit pavers and the color hasn't been selected. Shrubs were added next to the circle due to the elimination of the stairs and ramp up to Boston Street and a tree was added next to the townhomes. Three ornamental trees at the Boston Street entry have been changed to evergreen shrubs to create more visibility for vehicles and the proposed signage. The elimination of parking near the Boston Street entrance has allowed for additional evergreens and plantings and a tulip tree to continue the street edge.

Nickerson noted that the Beaver Street entrance an existing pedestrian walkway will be continued to connect from the sidewalk to the main entry. Additional trees, lawn space, and shrubbery have been added in this area and one tree will be shifted slightly due to the relocation of the transformer from the dog park. The Goodhue entry walks have been simplified to contain, a walkway, a small retaining wall, and a 2 rail guardrail matching the railings of the building, and plantings to soften that entrance. All retaining walls will be cast in place concrete with a pre-cast concrete cap to mimic stone and a guardrail on top. Nickerson stated that the dog park size will increase with the removal of the transformer and pea stone will be used in lieu of lawn.

Sides asked if the white picket fence at the townhomes on Boston Street will be wood. Nickerson replied white vinyl. Shapiro noted that the DBR has previously recommended the use of a natural fence material. Carriere noted that the Planning Board did recommend that other fence options at the townhomes be considered and added that the Owner would have no issue installing a wood fence. Nickerson added that the fence would be flat top, 30 inches high and painted white.

Jaquith asked if bike racks will be placed on site and near the retail space. Nickerson replied yes, multiple racks are proposed at both entrances. Carriere added that storage units, 4 feet deep x 9 feet wide are at each parking space and can also be used to store bikes.

Sullivan asked if a location for public art has been determined. Charriere replied no.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to approve the construction documents with the use of a wood fence, painted white, at the townhomes along Boston Street and submitting a sign application permit for the project.

Seconded by: Sides. Passes 5-0.

Old/New Business

Approval of the minutes from the February 22, 2017 regular meeting.

Sides: Motion to approve the minutes.

Seconded by: Jacquith, Passes 5-0.

Adjournment

Sides: Motion to adjourn the meeting.
Seconded by: Jaquith. Passes 5-0.

Meeting is adjourned at 7:20 PM

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