

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Design Review Board – Regular Meeting
Date and Time:	Wednesday, October 27, 2021 at 6:00 pm
Meeting Location:	Remote Participation via Zoom
DRB Members Present:	Chair Paul Durand, Glenn Kennedy, Catherine Miller, Marc Perras, Helen Sides, J. Michael Sullivan
DRB Members Absent:	David Jaquith
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. 281 Derby Street: Home Décor Group

Jason Gagnon of Soucy Signs, representing Owner Johnathan Tapper, of Home Décor Group, was present to discuss the project.

Gagnon stated that they are proposing to change three signs, the wall sign on New Derby Street, a blade sign on New Derby Street, and the wall sign above the rear entrance. The New Derby Street wall sign would be prismatic PVC with a background color of Marina Gray by Benjamin Moore with brilliant gold metallic lettering and a clear coat. The proposed blade sign will be double-sided, 4-feet-wide x 6-feet high, PVC routed-out with painted cold metallic paint and graphics set into the panel and mounted to an existing bracket. It will be an almost exact replication of the existing blade sign. The rear wall sign will have the new business name and a window graphic that was placed in the transom over the door was never permitted but will be replaced but reduced by 20%. No lighting is proposed to illuminate the signage.

Newhall-Smith stated that the front façade signage is .2-feet over the maximum allotment. Chair Durand noted that it's too minimal to notice. Newhall-Smith added that the rear window decal that has been reduced by 20% but is still oversized and needs to be reduced by 1.9 SF based on size of the rear storefront glass. Gagnon replied that he will provide a revised signage package.

Gagnon stated that the Benjamin Moore sign has come into question. Tapper noted that their business is tied to Benjamin Moore, and they have requested signage on one of their main elevations which the owners believe it's an essential part of their businesses. Newhall-Smith noted that the Design Guidelines state that a logo and trademark can only be used if they operate business on the premises. Tapper stated that Benjamin Moore is their biggest partner and vendor. Sullivan asked if there was an agreement with the manufacturer to use their signage. Tapper replied no; however, the premium brand draws business and suppliers. Sullivan stated that if it's part of their operation and they want to let everyone know because it's integral to their business model. Kennedy added that their affiliation is like Winer Brothers with Ace Hardware, and he has no issue with it being on the sign. Perras agreed but noted that the sign needs to be below their business name.

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Kennedy suggested the Benjamin Moore portion of the sign be stacked, reduced in scale, and placed below the store name so the store name becomes primary, and Benjamin Moore is secondary. Sides agreed and suggested the Home Décor logo start at the midpoint of the sign panel and to also reduce sign of rear wall sign.

Gagnon noted his concern with a lack of visibility and readability if the signage were to be reduced. Kennedy replied that the gold color is light enough that the wording won't disappear. Miller suggested the rear sign not be included since the parking lot is used by known customers. Newhall-Smith suggested lowering the rear sign. Chair Durand agreed and suggested the rear signage be placed above the brick banding. Sides and Kennedy agreed with both the alignment and reduction of the rear signage. Miller suggested eliminating the transom vinyl sign. Kennedy agreed.

Kennedy presented a revised front wall sign that was in line with the blade sign. Tapper replied that he would reach out to Benjamin Moore to determine if they have an issue with the adjusted signage.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Sides: Motion to continue with the applicant to return with revised signs and determine if the newly proposed sign is acceptable.

Kennedy: Amended the motion to approve it contingent upon reducing the scale and lowering the "Home Décor Group" front wall sign and placing a reduced scale and stacked Benjamin Moore sign below it, to reduce the size of and lower the rear wall sign, and to reduce the size of the transom sign above the rear door, revise the sign package, with Kennedy to review revised plans. Seconded by: Sides.

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

2. 11 Church Street: Die With Your Boots On

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

McTague stated that the black band will continue the length of the storefront and be an 1/8" thick aluminum composite material placed over the existing trim with flat vinyl graphics. The size of the window graphic on either side of the entrance door have been reduced, the graphics on the lower left-hand corners are a neon coffin integrated into the lower sign band at the bottom of the window, with vinyl decals on the entry doors.

Sides suggested they simplify the wording to "Jewelry" rather than "Jewelry and Pins" and to "footwear" rather than "boots and shoes." Kennedy suggested a reduction of all signage by 15% to allow more blank space and the ability to see into the shop because its overwhelming. He stated that the window decals compete with business signage in the sign band. Miller suggested the black stripe could continue to the other two windows for consistency. Kennedy noted that the repetitive nature of the signs is excessive. McTague suggested using the bottom logo at the other logos for consistency, which

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would also open the view through the windows. Kennedy suggested placing contact information and hours on the doors only not the business name since the sign band is low enough to be easily seen. Perras suggested the text on the left-side windows not be stacked because it makes them hard to read. McTague suggested separating the information between the lower band. Kennedy stated that in addition to everything being reduced by 15%, that only 1 line of text be along the bottom stripe and to extend stripe to last two windows, remove logo from doors and make it hours and operation.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Kennedy: Motion to approve everything 15% smaller, 1 line only for bottom stripe, extend strip to last two windows, remove logo from doors and make it hours and operation with Kennedy to review the revisions. Seconded by: Sides.
Roll Call: Kennedy, Miller, Perras, Sides, Sullivan, Durand in favor. Passes 6-0.

3. 120 Washington Street: Flying Saucer

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

McTague stated that the new sign would be brushed aluminum with black vinyl graphics. It will be two sided and no lighting is proposed. Kennedy suggested the border trim of the sign be the same thickness as the wall sign.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Kennedy: Motion to approve as presented. Seconded by: Miller.
Roll Call: Kennedy, Miller, Perras, Sides, Sullivan, Durand favor. Passes 6-0.

4. 91 Lafayette Street: Wendy's

No one was present to discuss the project.

5. 204 Essex Street, aka 2 North Street: Good Witch of Salem

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

Sullivan left the meeting.

McTague stated that the new sign would be 30-inches-wide x 38-inches-high PVC sign with flat vinyl graphics. The client will use their existing logo which has been copyrighted

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and trademarked. The sign will be mounted to the existing scroll bracket. Kennedy suggested darkening the grey color of the text and star shadow by one- or two-color tones.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Kennedy: Motion to approve with the suggestion to darken the grey color of the text and star shadow. Seconded by: Sides.

Roll Call: Kennedy, Miller, Perras, Sides, Durand favor. Passes 5-0.

Sullivan returned to the meeting.

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.*

Attorney Scott Grover of Tinti & Navins, Mickey Northcutt and Ilene Vogel of Northshore CDC, Jonathan Evans and Sierra Bainbridge of Mass Design Group were present to discuss the project.

Evans stated that they are excited to combine a community health center, age-restricted affordable housing, artists residences, public art infrastructure, art, and an activated public realm at this site and tie the Point neighborhood to the downtown. On Peabody Street: The previous massing has been reduced to 1,000 SF of gallery space, with 29 age restricted affordable housing units, 500 SF of micro-storefronts, with a building reduced to open the view to the river. On Lafayette Street: They took queues from the existing building, placed age restricted housing on the Lafayette Street side of the building and the Health Center on both Lafayette and turning the corner onto New Derby Street. They are limiting the interior uses of the building due to storm surge, will rehab the old façade, and stepped back the new upper levels and reduced the depth of the New Derby side of the building. The focus is still centered on the curved corner with a lobby to draw people through the building and to the waterfront. They've also maintained 1-way curb cuts on either side of the building. The materials being considered are brick colors tones with flat copper accents. They will rebuild the old façade and maintain the mosaic, stack bond and herringbone patterns. Large scale art will be placed on the party-walls to capture the spirit of the Northshore CDC. At the rear, there will be a sloped pedestrian pathway connecting the building to the waterfront, parking for 15 visitors, a drop-off for patients, with 14 resident parking spaces at the Peabody Street building.

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Bainbridge stated that they will provide a place gathering space for multi-generational community voices. They are seeking ways to foster connections from the city to art, health, and ecology which are items that can be picked up in the landscaping and compliment the activities inside the new structure and the four corridors into the site. This will create art opportunities on the site and bring attention to issues of ecology and climate change, health opportunities for the community. The combined sites will be activated and have multiple entry points, wide corridors, site lighting, security cameras, stair access, rain garden, gathering spaces, climate change art, permeable/repurposed bricks, and docks that extend over the water. The areas behind the Peabody Street building will have tables, play spaces, gathering spaces, bicycle parking, The planting materials will be a combination of pollinator gardens with coastal ecology plantings. Regarding resiliency, they will work with contours in the landscape, seating walls, and the 12-foot-high contour to provide protection from the rising water. The proposed materials would be a combination of asphalt, brick, CIP concrete, wood, permeable concrete pavers, repurposed concrete slabs, and concrete boulder blocks, with the intent to reuse as much material as possible while maintaining the materiality and texture of Salem but to reembody it.

Perras stated that the design has progressed and is much more accessible, although he preferred the old massing of the Peabody Street building that was curved along the canal that had a clear form and connected to the curve of the main building. He is unsure about recreating the existing façade on Lafayette and New Derby Street and doesn't like recreating the original form. He would encourage a more abstract recreation while paying homage to what previously existed. Kennedy agreed with Perras regarding the massing on Peabody Street and noted that the pink lighting on the renderings takes away from the images making it difficult to focus on the buildings themselves. Evans noted that the pink facades are a placeholder for future artwork, and they are considering highlight the ceiling of the Health Center too.

Miller stated that the urban design has taken a big step forward and appears to be a better fit. She appreciated the landscape designs and emphasis on pedestrian connections and noted that pushing the parking towards the building celebrates the waters edge. The tree planting proposed are good although they could add more on Lafayette Street at the existing planting beds. She requesting the proposed grading changed from the river to the building. Bainbridge replied that the building is being raised 2-feet to 12-feet above sea level and the landscape will provide additional protection though the long seating/sea wall. Evans added that there will be approximately a 2- ½ foot difference in grade at the building and the slope will be at an approximately 2%. Miller replied that the proposed design is good for Salem.

Kennedy noted that the presentation is geared towards life fitting into art and suggested they research the more appropriate balance of art in San Antonio. Sullivan suggested that too many art locations are proposed. Evans replied that they don't want the product to be art and they will adjust the placeholders for the art locations. Sullivan suggested they consider how those art walls are being viewed since they will act a billboard that will change over time. Chair Durand noted his preference for sculptural elements in the greenspace rather than using the building as a billboard.

Kennedy stated that rebuilding the existing façade is a distraction that complicates the building and takes away from the overall massing of the building, although he is in favor

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of the corner entrance leading people through the building. Sides noted her empathy to the pushback received and loss of that façade. Evans stated that they will also be reidentifying the interior spaces of the existing portion of the building too and the corner that was once 2 levels will not be 1. Sullivan noted that the proposed design is reminiscent of the building across the street and this suggestion may not be as successful.

Chair Durand requested the anticipated phasing of the projects. Evans replied that Phase 1 will be the health center and Phase 2 the Peabody Street.

Chair Paul Durand opened public comment

Emily Udy, 8 Buffum Street & HSI. They met with the applicant a couple times, the design keeps improving and the design team is listening and responding to feedback. At the start of the project, they were under the impression that the façade would remain but at their most recent meeting with the Northshore CDC they discussed the reconstruction of the existing façade due to infrastructure and water incursion issues, but they pleased to see their reconstruction efforts of the historic façade if they are as accurate as possible include brick detail patterns and cornice details. They continue to look forward to that commitment as the project moves forward. She asked the Board to review the urban renewal plan and commitments to protect resources in the urban renewal area.

No one else in the assembly wished to speak.

Perras noted that this discussion has put the design team in a difficult position, but he still believes the proposed Lafayette Street building design should be a different abstract of the existing building. The shapes at the top of the building aren't needed and don't work well, there are other ways to achieve a successful pedestrian friendly lower level. The landscape design could be a fantastic urban landscape experience. Evans stated that much like the Bruce Bolling Building in Dudley Square was well preserved and they intended to do it here, despite their combining two or three buildings in one location.

Sides stated that this is an important project that has progressed well and will fill a need and connect to the Point neighborhood.

Kennedy appreciated where the design can go and where they are going with it.

Newhall-Smith suggested the Board clarify their comments about the re-creation of the historic façade. Sullivan shared Perras' concerns with recreating the façade. Sides agreed with Perras and suggested the façade be more interpretive. Miller agreed with Perras and noted that the existing building does lend itself to an urban design scale, but it doesn't need to be brick with the recreated details since it won't look like the old building. Chair Durand agreed and noted his concern with creating a Disneyland feel where the new building is similar but not exact, which doesn't seem genuine. He suggested the existing building either remain or go away.

Miller noted that they can't ignore climate change concerns, but the building is too low for the 21st century. Northcutt stated that they have wrestled with this façade, and he pushed to keep it despite it not being in a historic district because it does contribute to as

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a national historic resource. It's not a bad building and gives the building character. Until late August they felt that it would be kept but raising the building came up late in their design process. Maintaining the facades wasn't overly pushed for at the various meetings they've added either. Chair Durand reiterated that recreating the building isn't true.

Chair Paul Durand closed public comment.

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

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

2. 133 Washington Street: Small Project Review – Installation of replacement windows, *continued from 9/22/2021*

Dennis Droggitis of JMJ Construction was present to discuss the project.

Droggitis stated that the owner wants to replace the windows on second and third floor of building. He will also repoint the brick masonry, remove storm windows and shutters, will removed sashes and jambs, install replacement Marvin double-hung 6 over 6 to match the existing, with white fiberglass exterior and a wood finish on interior. White PVC trim will be added at the exterior to fill in the void between the masonry opening. They will repaint the masonry with a matching mortar and reinstall the existing shutters, and the storm windows will not be reinstalled.

Sides asked if the replacement windows will have simulated divided lite and if they will be white. Droggitis relied yes, and they will arrive with a prefinished white factory finish, with the shutters painted to match. The Board discussed using a less bright white paint color. Kennedy proposed "Barely There" by Benjamin Moore. Chair Durand suggested Stone White which is offered by Marvin.

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 Stone White paint color for windows and the shutters painted to match existing. Seconded by: Sullivan.

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

3. 91 Lafayette Street: Small Project Review – Façade modifications to Wendy's, including new materials and architectural features

Heidi Hogan and Kelsi Hall of Hammer Enterprises were present to discuss the project.

Hogan stated that they can use an earth-toned red blade accent wall over the dining room rather than their standard red and will extend 26-inches above the roof line. The signage will be reduced in scale and converted to halo light fixtures. The directional

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monument signs that say Enter and Exit will be reduced in size and will not have the Wendy's logo.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Miller requested to see the signage on the elevations. Kennedy and Sides agreed. Newhall-Smith suggested a night rendering be included in the signage package. Hogan suggested applying for the building first and signage second due to the owner wanted to begin the renovation before winter. The Board agreed. Hogan noted that the blade color will be the darker Crimson Red which was used at location in the Chicago area.

Sides: Motion to approve continue the review of signage. Seconded by: Kennedy.
Roll Call: Kennedy, Miller, Perras, Sides, Sullivan, Durand favor. Passes 6-0.

Hogan stated that they are adding the blade wall, metal fascia, and two canopies at the driveway. Miller asked if they will each have a metal cap. Hogan replied that the cap can be Hardieboard although it's not preferred. Miller noted her preference for the darker cap color and that she would have no issue if the metal cap were darker. Perras agreed. Kennedy agreed with the use of darker vs. anodized trim, which takes away from the signage.

Hogan stated that they will also do some tuckpointing to the existing brick façade, add accent tile to the two front corner piers. She noted that recessed lighting will be in the underside of the drive-thru canopies.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Perras: Motion to approve the architectural design strategy with the complete Chicago color palette. Seconded by: Sides.
Roll Call: Kennedy, Miller, Perras, Sides, Sullivan, Durand favor. Passes 6-0.

4. 10 Derby Street: Small Project Review – Replacement of windows on third floor

Samuel Clement, of Jones Architecture was present to discuss the project.

Perras recused himself as an employee of Jones Architecture. Miller stated that while she has a friendly relationship with the applicant, she has no ties to this project.

Clement stated that they want to replace windows in their office, a third-floor unit. 17 windows will be replaced in total, 5 on east elevation facing Old Town Hall, 3 on the

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south elevation, and 9 on the east elevation facing Higginson Square. The existing windows are true divided lites but the double-hung replacement windows will be simulated divided lites with the same quantity of divided lites. The outer sash will be aluminum, with an aluminum frame and aluminum cladding over the exterior wood painted to match the existing windows.

Sides asked if other windows been replaced in the building. Clements replied not on their half of the building. Sides asked what replacement window was installed at the back half of the building. Clements replied that he cannot say for certain that any have been replaced. Sides asked why they selected aluminum vs. fiberglass. Clements replied that they believed aluminum windows may be more resilient than fiberglass. Miller requested the proposed manufacturer. Clements replied Marvin Double-Hugh G2.

Durand and Sides stated that they have no issue with the proposed window.

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 submitted. Seconded by: Miller.

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

5. **1 Salem Green:** Small Project Review – Façade modifications including removal of existing entrances, creation of new entrances, and modifications to window glazing

Samuel Clement of Jones Architecture was present to represent Salem 5 Bank and discuss the project.

Clement stated that while most of the interior renovation were interior renovation with a few exterior modifications and some minor site work. They will replace existing clear story windows in kind, replace some second-floor louvers with new clerestory windows, replace some louvers, replace two storefront entrances along the west façade, replace several storefront glass panels and install some spandrel glass. Modifications to the elevator stair core will result in the replacement of the entrance storefront glass along Church Street; however, the new aluminum finishes will match the dark bronze color. They will apply a frosted semi-opaque film at the newly enclosed east facing alcove to conceal interior mechanical upgrades and will enclose an existing brick alcove at the north façade with new brick and a new steel door painted dark bronze with metal coping at the new roof. The sliding glass door entrance at the vestibule on the opposite side of the alleyway will be replaced with a single aluminum swinging door. Mullins will be added at some of the new aluminum frame windows rather than continuing with the butt glazing.

Kennedy left the meeting.

Chair Paul Durand opened public comment

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No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Miller asked if the new entrance doors have ADA push buttons. Clements replied that they will evaluate and consider them, although they have the clearances necessary to not incorporate them.

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

Roll Call: Miller, Sides, Sullivan, Durand in favor. Passes 4-0.

Perras returned to the meeting.

Projects Outside the Urban Renewal Area

- 1. 1 Harmony Grove Road:** Entrance Corridor Overlay District – Review of revisions to permitted plans

Zach Silvia and Tony Boisvert of DJSA Architecture, Jeannie Giuggio representing the ownership group, and Anthony Roberto were present to discuss the project.

Silva stated that this site is the former Salem Oil and Grease Factory and is a brownfields site redevelopment. The modifications presented are to the architectural aspects of the previously approved plans only. The redevelopment was first reviewed in 2014 and many of the existing buildings have been demolished. The new building footprints have undergone minimal or no changes. The original entrance was on Harmony Grove Road over a pedestrian bridge, where 43 units in three buildings were proposed, and an existing commercial building across the canal will remain. In 2018 amended drawings were approved which included a new community building across the canal to the north along Harmony Grove Street. The 2021 redesign is maintaining the three proposed buildings with similar footprints. The unit quantities remain at 43 in Building 1, 43 in Building 2, and 38 in Building 3. Only color scheme modifications are proposed at the community building to the north. At the west side of the site is a 6-foot x 80-foot fitness center and outdoor basketball courts are being proposed for tenant use only.

Silva stated that a redesign with the new property owners lead to the addition of amenity spaces, large expansive windows, adjustments to the massing and projections of the buildings to accommodate changes to internal layouts, and to provide visual breaks to the massing. Planning Board feedback they received in September were that the facades were overly busy, too much verticality, and too many colors proposed making it seem as if too many projects were blended into one.

Silva stated that the informal meeting with Helen and Amanda held earlier this month led to the following modifications. Boisvert added that their strategy was to soften the presence of the building by scaling back the color to create a monochromatic color palette with grey high end cement board siding with dark brick banding at the first floor and stair tower, creating a single roofline rather than undulations and scaling back the vertical elements at the bump outs. They maintained the wood-tones to define the

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building entrances. The previously proposed black metal elements: the railings at the pre-cast balconies, roof edge, window frames would become medium bronze. Those changes led to addition comments of too much verticality on the building, an overpowering design, and request to incorporate more brick to help anchor the building rather than the mass of cement board siding.

Boisvert stated that the newly revised plans incorporate brick being raised up to the second story in some areas, anchoring the corners of the building along the canal, and giving the structure more of a horizontal presence and less verticality. They also scaled down the horizontal projects away from the roofline and down to the third floor. There would also be site modifications due to the minor changes in the building footprint. The community building colors will match the modifications to the residential building colors.

Chair Durand requested information regarding the proposed fence along the canal. Silva replied that a black metal fence is proposed. Boisvert added that a 6-foot-high black chain-link fence is proposed along the railroad tracks to match the overall design of the project. Silva noted that the civil engineer stated that the black chain-link fence was pre-approved with the previous iterations and he's not sure if it's use is tied to any MBTA requirements but that can be determined.

Miller stated that the landscape plan will be critical and there not enough detail has been provided to give a schematic approval of that design at this time and it could be separate of the architectural review. Silva noted that the civil package and revised landscape plan are currently being peer reviewed but can be a separate or integrated presentation with the architecture.

Perras asked if this project has been vetted in terms of brownfields requirements. Silva replied yes. Perras stated that the design is improving with each iteration but noted his concern with the glaringly different wood entries that don't need that much attention drawn to them and suggested the continued use of brick. The dancing of the brick up and down across the façade is a nice move but the use of more brick at the entrance doesn't need to extend up to the roofline, a lower roof could be incorporated to give the pop-outs less of a townhome feel. The updated version of the canal side of the building is much for successful and interesting. He suggested incorporating the brick into seating and/or retaining walls on sit so the material palette extends into the landscape.

Perras asked if the design team has been assigned the modifications to the community center. Silva replied yes, but only color palette modifications are proposed. Perras replied that the current community center design doesn't work with the overall formal strategy of the residential structures and its pitched roof is problematic and changing the color alone is not sufficient because it no longer looks as if its part of the same development. All associated buildings should have the same vocabulary and at the very least they should have a brick base and a flat roofs. Boisvert asked if Sides recalled any discussion about pitched roof community building. Sides replied that there was an agreement to maintain an old building on site, it was later determined that it needed to be demolished. Leaving as a future project was deemed unacceptable and needed to be redeveloped. They may have never completed their initial review of the building elements before the overall project was put on hold. During their informal meeting she suggested to at least change the color, so it matches the residential structures. She agreed with Perras that the architectural design of the community building should also

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change. The project has come a long way and their efforts to ground the buildings. Some efforts could be made to further reinforce the horizontality of the buildings by banding some together with banding. Increasing the height of the brick helps. Boisvert added that the changes to the bump outs also impact the units that a certain level of marketable square footage which they need to be mindful of as well, in addition to the financial aspects.

Miller asked if the Hardie plank will have a smooth edge. Silva replied that the planks would be a bevel edge channel siding.

Miller stated that a native planting would be especially appropriate, hearty plantings that can handle the occasional flood, and more trees.

Chair Durand stated that the Hardie factory has had significant delays and may be discontinued. He suggested the applicant confirm whether the Aspyre line is still being produced.

Perras reiterated his preference for the brick over the fiber cement paneling. Sides agreed with Perras' recommendations to modify the entrance and reduce their height and suggested they be brought down to the third-floor level leaving the top balcony exposed.

Chair Paul Durand opened public comment

No one in the assembly wished to speak.

Chair Paul Durand closed public comment.

Boisvert asked if another informal meeting could be held with board members to continue to streamline the process or if they must continue with the public meeting process only. Perras replied that he would be happy to discuss revision with the applicant. Newhall-Smith stated that as long as the applicant is aware that Perras is only one voice and voting member of the full Board she has no concerns with it. Chair Durand suggested Miller's input may be helpful in terms of landscaping.

Perras: Motion to continue with an enhanced development utilizing the brick, reviewing the entrances, landscape plan, and additional details. Seconded by: Sides.

Perras: Amended the motion to include a strong desire to also revise the design of the community center. Seconded by: Sides

Roll Call: Miller, Perras, Sides, Sullivan, Durand in favor. Passes 5-0.

New / Old Business

1. Approval of Minutes:
 - a. September 22, 2021

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Miller: Motion to approve the meeting minutes from August 22, 2021 with Miller's edits. Seconded by: Sides.

Roll Call: Miller, Perras, Sides, Sullivan, Durand in favor. Passes 5-0.

- b. Miller: Motion to approve the meeting minutes from September 29, 2021.

Seconded by: Perras.

Roll Call: Miller, Perras, Sides, Sullivan, Durand in favor. Passes 5-0.

2. Staff Updates, if any: The Board discussed moving the November meeting to Wednesday, November 17th or Thursday, November 18th. Newhall-Smith to determine and inform the Board of Zoom availability.
3. Miller noted that both a light and dark green accent colors have been installed on the Brix building.
4. Miller noted that textured Hardieboard was installed on 25 Lynde Street when smooth surface boards are preferred and requested.

Adjournment

Miller: Motion to adjourn. Seconded by: Sides.

Roll Call: Miller, Perras, Sides, Sullivan, Durand in favor. Passes 5-0.

Meeting is adjourned at 10:00PM.

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