

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee: Salem Redevelopment Authority, Regular Meeting
Date and Time: Wednesday, October 10, 2018 at 6:00 pm
Meeting Location: 98 Washington Street, First Floor Conference Room
SRA Members Present: Chair Grace Napolitano, Gary Barrett, David Guarino, Dean Rubin
SRA Members Absent: Russ Vickers
Others Present: Tom Daniel – Director of Planning and Community Development, Matt Coogan – Principal Planner
Recorder: Colleen Brewster

Chair Napolitano calls the meeting to order. Roll call was taken.

Projects Under Review

Executive Directors Report:

- A. Mr. Daniel stated that the Hampton Inn Ground breaking will be Friday, October 12th at 3:30PM
- B. Mr. Daniel stated that the HDIP expansion sub-committee meeting has been scheduled for Monday, October 15th and then there will be a public hearing with City Council.
- C. Mr. Daniel stated that the Adaptive Municipal Religious Reuse Overlay had a public meeting the previous week, modifications were made on that feedback, and it will return to the City Council on Thursday, which will refer it to a public hearing with the Planning Board and the City Council
- D. Mr. Daniel stated that he went to a ULI meeting on Monday in Boston. The activity was meant to educate high school students about the development process but was used to educate public officials by putting them into the roles of financial analyst, city planner, city liaison, marketer, etc., and focused on balancing competing needs which are sometimes conflicting. The second day of the session was focused on public and private partnerships which reaffirmed what the SRA and City are currently doing and where they can make improvement. The third day was focused on how to build mid-level income housing and the challenges in that, and a co-living model with shared living and kitchen space was discussed. The economic value of creative placemaking on the developer side was also reviewed because of the value it generates. Lastly, they reviewed the economic forecast within the different sectors, and their prediction was a mild recession until 2020.

Mr. Rubin asked if aspects of this program can be taken to the local schools to educate local students and allow them to see the civic value and become more engaged. Mr. Daniel agreed and noted that this is resource intensive. Some schools are involved with this program, and it has had some minor expansion outside of Boston.

Mr. Guarino arrived.

Urban Renewal Area Projects Under Review

1. 20 Central Street: Discussion and vote on Small Project Review for proposed fencing.

Colleen Brewster of Gray Architects, Inc. was present to discuss the project.

Ms. Brewster stated that the property at 20 Central Street is seeking to install a new fence around an existing planter at the North-East corner of the property and three fences with gates around the existing Courtyard. A log of 166 calls made to the police in the last 5 years from 20 Central Street has also been submitted to emphasize the need to keep the property secure. She stated that an existing easement with the SRA at the Northern walkway and Southern driveway exist; however, the Courtyard is private property. Other property owners were alerted to this proposed project, Goldberg (the property along Front Street), The Lark Hotel (Hotel Salem) and The Customs House (Trolley Stop) and neither were opposed.

Chair Napolitano opens public comment.

No one in the assembly wished to speak.

Chair Napolitano closes public comment.

Mr. Rubin noted his sadness that half of the police call logs are for people wandering onto the property and that an area that has always been open will become closed off. Mr. Guarino agreed.

Guarino: Motion to approve as recommended by the DRB.

Seconded by: Rubin. Passes: 4-0.

2. 203-209 Essex Street (Hotel Salem): Project update on remaining façade restoration and related SRA approvals.

Mr. Coogan stated that neither Brendan Murray of Murray Masonry or Sean Shea of Hotel Salem are present. The work is complete and before and after photographs were taken which the City Staff will review to determine if the work is satisfactory. The owner provided a performance bond that will be returned. Mr. Daniel stated that the façade is cleaner, and the holes have been patched.

Mr. Helides (President of 20 Central Street Condominium Association) stated that the hotel staff use the end of Holyoke Court for smoke breaks. He noted that the hotel also stores their trash barrels there also and asked who in the City he should speak to about that. Mr. Daniel replied the Licensing and Health Department.

Mr. Rubin noted that the noise levels are still a concern and at a previous meeting the hotel owner made a statement that it will take time to resolve. He also suggested a meeting between the Condominium Association and the hotel owner. Mr. Helides replied that they've met with them twice and numerous phone calls have been made by condominium residents to the police about the noise.

Mr. Helides stated that Bill Tinti reviewed the North and South easements for the property. There has been no follow-up from City Solicitor Beth Rennard after they met with her to resolve their concerns with the maintenance of the brickwork and concrete sidewalk, which has resulted in one slip and fall incident. He asked whom he should contact at the City. Mr. Daniel replied that the City Engineer and Public Works Department maintain the areas on behalf of the SRA but the SRA can speak to the City Engineer about how to address their maintenance.

Mr. Rubin noted as an easement maintenance rights should fall on the SRA. Mr. Helides suggested that language regarding maintenance be written into future SRA easements since such language is

missing from the easement at this property. Mr. Guarino asked that a list of all SRA easements be compiled so the Board can understand their maintenance needs. Chair Napolitano noted that the City Solicitor would have the list of easements.

3. 65 Washington Street (District Court): Discussion and vote on Federal Street façade design.

Merrill Diamond of Diamond Sinacori, LLC; Jeff Hirsch of Urban Spaces; Steve Tyse, Susie Hlavacek from Boston Art were present to discuss the schematic design for the proposed development project.

Mr. Hirsch stated that their revised plans have been approved by the DRB and Planning Board. The SRA has approved all except for the Federal Street artwork.

Ms. Hlavacek reviewed the goals of the proposed Federal Street façade and noted that they wanted cut panels with integrated lighting. Their final design is contemporary but relates to the building that was there. The blank spaces will become “Green walls,” 9-feet x 11-feet, with two benches that will face each other in front of them. The pattern and images will carry around to the Washington Street Façade. Mr. Hirsch added that 8” recess will be set into shadow boxes. Ms. Hlavacek noted that the panels will have a finished edge and two types of perforated patterned metal panel patterns will be used in two different colors, Gray Horse and Kendall Charcoal. The concealed lighting will be behind the metal edges that will create a shadow at night. Mr. Hirsch added that the metal edges are folded back toward the building and the panels will be mounted onto a tile background. Strips of LED light will make the panels glow but won’t blind people that walk and drive by. Mr. Tyse noted that the face of the metal panels will be recessed 2 ½”.

Mr. Hirsch stated that the “green wall” will be a series of planter boxes that will allow the plantings to be switched as required. Mr. Tyse added that they have a contract with a company for the upkeep on the plantings and the condominium will be required to pay for it in perpetuity. Mr. Rubin noted his concern with what it looks in the future. Mr. Tyse replied that they will renovate the Federal Street landscape strip and it will be maintained. Mr. Daniel noted that this landscape strip is private property. Mr. Hirsch stated that the maintenance of this façade can be written into the HOA documents. Mr. Rubin reiterated his concerns over matching drapery for the condominium owners, but suggested that there be some choices with the plantings in case some don’t thrive.

Mr. Coogan stated that the SRA wanted to see a more flushed out plan of this façade and the mounting of the materials and asked about the proposed corner sculpture. Mr. Hirsch replied that it is still being decided and they need the artist to get on board. Ms. Hlavacek noted that they want to use the same artist and were focused on the paneling first; however, the panels will have a relationship to the future sculpture and will become a feature of the building.

Mr. Coogan requested a timeline for the panels and sculpture. Mr. Hirsch replied that they are seeking approval of the documents, will submit for a building permit in early to mid-December, will take down the building financially from DCAM in mid-November, and hazardous material remediation will start between late-December and mid-January. Mr. Tyse added that they wanted to focus on the details of the building, such as artwork and lighting, and need approval of the drawings.

Mr. Coogan asked what surety will the SRA have that the sculpture design will progress. Mr. Hirsch replied that the sculpture will sit on City property and needs the approval by the SRA or the Public Art Commission. They are waiting to determine the details before they move forward with the art. Mr. Coogan suggested that this be formalized before the Certificate of Occupancy (CO) be given. Ms. Hlavacek replied that the monumental sculptures need to be determined and their design team has questions of their own about them and suggested the sculpture be installed after the building is completed. Mr. Daniel replied that they would need lighting and footings. Mr. Rubin noted that

lighting could mean conduits which need to be planned for. Mr. Guarino stated that the SRA has encountered this before with the applicant, where they have asked for approval and trust that it will forward. Projects shouldn't require trust moving forward, and need a commitment like with Hotel Salem, but he doesn't want to slow them down. Approval prior to issuing a CO would be acceptable. Mr. Diamond stated that he wants the sculpture in place when the building opens from a marketing standpoint, and an approval before the issuance of the CO is acceptable. Mr. Daniel suggested the approval also be contingent upon approval by the Public Art Commission's review.

Chair Napolitano opens public comment.

Robert Clamin, Salem Five tenant that abuts this building, speaks. He had questions about the timetable for demolition and requested they speak with all the abutting neighbors about what will happen moving forward, including remediation requirements, removing the water and sludge, air pollution, sound, traffic, etc. He requested contact information for those involved and noted his concerns for the health of those in neighboring buildings, adding that his Board of Directors have told them to vacate the premises. Mr. Hirsch replied that the existing condition of neighboring and abutting buildings will be surveyed and documented. The structure will be sealed prior to the removal of hazardous material, and all hazardous items will be bagged, removed and properly disposed of by remediation experts. The vibrations will be monitored, the air quality will be tested, points of contact will be provided on their website, and a meeting may be held with the neighbors to inform them of the demolition schedule. There is a construction mitigation plan in place as part of the building permit application process. Groom Construction will be the General Contractor for the project. Mr. Clamin stated that he has serious concerns with the health of the neighbors that are so close to this site and his Board of Directors has instructed the employees to vacate their building during demolition. Mr. Daniel replied that the Health Department will give the approvals and that compliance with numerous codes will be required.

Chair Napolitano closes public comment.

Mr. Rubin: Motion to approve the final design of the façade and coordinate with the Public Art Commission. Seconded by: Mr. Barrett. Passes: 4-0.

- 1. 9-11 Dodge Street, 217-219 Washington Street, and 231-251 Washington Street (Hampton Inn, Mixed-Use Development Project):** Discussion and vote final Washington St. and Dodge St. corner design and update on 100% Construction Documents.

Ken McClure, Owner's Rep and Andrew Queen of Opechee Construction Corporation were present to discuss the project.

McClure stated that there had been big changes to the project and they just received approval by the DRB. The ground-breaking will be on Friday, October 12th.

Queen stated that the signage will be reviewed at a later date. The Hampton Inn sign over the vehicular entrance was a valance and will now be wall mounted. The major change occurred at the restaurant corner of the building which is now setback and the masonry colors have also changed. At that corner there is also a grade difference, granite step, and clad metal column. The façade adjustment resulted in a light fiber cement panel and dark base with dark mortar. The panel blocks will be 24" long x 8" high.

Mr. Coogan stated that at the last SRA meeting there were corner options that were reviewed by the DRB. The DRB felt the corner was understated with the removal of the awnings. They've also gone through the colors at the façade and additional color changes have been worked. The DRB has recommended approval, but SRA approval of that corner is needed. Mr. Guarino asked if the

applicant will return for tables and umbrellas in addition to signage. Mr. Coogan replied that the applicant presented a rough concept for signs with the DRB and will return for both hotel and building signage.

Chair Napolitano opens public comment.

Councilor-at-Large Tom Furey spoke. He asked what uses will be located in the new building. McClure replied 113 hotel rooms, 56 residential units, 11,000 SF of retail and a 6,000 SF commercial space for 1 retailer or 2,000 SF for up to 3 retailers. Each will have 1 small outdoor patio or eating area. The 3rd floor covered parking garage will be heated, the high roof will house mechanical equipment only, and the 7,500 SF green roof will have 30% greenspace.

Chair Napolitano closes public comment.

Mr. Daniel noted that there is a public/private partnership with the City when it comes to the replacement of the City's parking spaces. The City Council supported the disposition of the parking that lead to a Mass Works grant from the Commonwealth to make the necessary infrastructure changes. The shared goal of providing more than what existed and linking it to Lafayette Park and the Point Neighborhood was accomplished.

Mr. Guarino asked if a retail tenant has been secured. Mr. McClure replied that they are actively looking. Retail tenants will present their own signage to the Board, and when Hampton Inn is comfortable with the branding modification they will return, probably before the end of the year.

Mr. Guarino asked when they plan to complete the project and open. Mr. McClure replied completion is expected by June of 2020 and opening by Halloween 2020.

Mr. Daniel asked if the residential flex space has been finalized. Mr. McClure replied that it was submitted to the DRB and will become a couple residential units. That higher side of the building became residential to match the property next door.

Mr. Rubin asked where their trash rooms will be located. Mr. Queen replied there are two areas designated and one is just for the restaurant.

Mr. Rubin asked if they've had discussions regarding the dumpster location with Walgreens since their trash and loading dock is across from the new hotel front entrance. Mr. McClure replied that it will be addressed.

Mr. Rubin: Motion to approve as recommended by the DRB. Seconded by: Mr. Guarino. Passes: 4-0.

New / Old Business

1. 5 Broad Street Disposition Process Update

Mr. Coogan stated that the deadline was this past Friday and 3 proposals were received from Charing Cross Realty, DeIulis Brothers, and Diamond Sinacori with Urban Spaces, LLC. All three were under the appraisal value of \$1.35M. Based on state procurement law and the local ordinance, this is considered the minimum bid price, but the SRA needs to determine if bid under the appraised value can be accepted. The local ordinance may require a 2/3 affirmative from the City Council to allow them to sell below the appraised value in exchange for providing affordable veteran or senior housing, but that language needs to be determined.

Mr. Coogan stated that developers were given the criteria established for making recommendations to the City Council. Charing Cross proposed 12 units, DeIulis Brothers proposed 19 units, and Diamond Sinacori proposed 23 units. All provide affordable units and two of the three will pursue the HDIP once it has been approved. Two of the proposals are condominiums and the third is rental units for 55 and over. Some clarifications are needed since two proposals include increased purchase price options for various reasons. Special meeting dates are needed to be determined to conduct interviews. Mr. Daniel noted that the SRA is acting on behalf of the City and is following 30B requirements, so they need to determine how much freedom they have.

The Board discussed their meeting schedule and agreed to skip their scheduled October 22nd meeting and hold the three interviews in November. Mr. Rubin asked if questions can be submitted in writing or if it must be in an open meeting. Mr. Daniel replied that questions must be sent directly to him.

Chair Napolitano asked if the 30B restrictions govern what they can recommend. The City Council needs to know what they can act on. Mr. Coogan replied that it will expand to other properties too. He noted that he reached out the City Attorney to get answers to their questions about proposals that include options. Mr. Daniel stated that interview questions are due by Monday, October 29th.

2. SRA Work Plan Review and Discussion

Mr. Daniel asked the Board for their thoughts from the joint SRA and City Council meeting. Councilor Furey stated that Mr. Tinti's presentation was good to have, he wished the SRA was around when the Liberty Street PEM addition was built, and he wants the Councilors to think forward and not backward, and that this joint meeting should be held annually. Chair Napolitano noted that it is good to have the Councilors know what's going on. Mr. Guarino added that it was eye-opening; joint meetings should happen more frequently, especially for Councilors who don't see what happens downtown too often. Mr. Daniel replied that he is pleased with the turnout and Mr. Tinti's presentation and added that future projects should also be discussed with the Councilors.

Mr. Daniel stated that the Northern Downtown Vision meeting will be Tuesday, October 16th at the new CLC. It has been publicized and the Salem News will provide coverage for it. Utile will provide the agenda, make a small presentation and end with some group work. This will be one step in a long process.

Emily Udy of Historic Salem, Inc., speaks. She suggested that this public meeting be tied to Imagine Salem, so residents can see progress with their participation. Mr. Daniel stated that the goal is to generate shared values and visions, and they want it reaffirmed.

3. 65 Washington Street – Extension of Land Disposition Agreement (LDA):

Mr. Daniel stated that the LDA will expire on November 23, 2018. They plan to close on the property before but still want to extend the expiration date to December 31, 2018 in case there is a delay.

Mr. Barrett: Motion to approve extending the Land Disposition Agreement to December 31, 2018 and authorize the Vice Chair to execute it. Seconded by: Mr. Rubin. Passes: 4-0.

Mr. Daniel stated the second motion is to authorize the Vice Chair to execute the necessary documents and approve the one dollar payment. A member asked if that is to get the closing done.

Mr. Daniel responded in the affirmative and said the motion was needed to complete the closing. The Board needs to authorize the Vice Chair to execute any documents necessary to transfer the deed, complete the closing, and approve the payment of one dollar to DCAMM for the purchase of 65 Washington Street.

Mr. Barrett: Motion to authorize the Vice Chair to execute any documents necessary to transfer the deed, complete the closing, and approve the payment of one dollar to DCAMM for the purchase of 65 Washington Street. Seconded by Mr. Rubin. Passes: 4-0.

4. Design Review Board Project Review, Post Completion

Mr. Coogan stated that this review was to determine how projects turned out after their review and completion. The DRB discussed this issue at two meetings and made a site visit to the Salem Jail Phase II project. Paul Durand, Chair of the DRB, submitted a memo. They determined that there is no review of utility plans, and even 100% Construction Document don't have gas meter installation included in the plans, so it was never reviewed by the DRB. There is a need to include language in their review regarding where to locate utilities or screening to be provided.

Mr. Rubin stated that learning from the past is great and the SRA could do the same. A checklist is a great idea to help everyone know what to look at as projects progress and it could flush items, other than utilities, in the future. Chair Napolitano agreed and noted that this will be useful for current and future DRB members. Mr. Daniel stated that the DRB was created to be advisory to the SRA, and now the Planning Board with NRCC and Entrance Corridor projects. The DRB reviews projects differently and this tool will simplify the process.

5. Vacancy on Design Review Board

Mr. Coogan stated that Ernest DeMaio has resigned effective immediately from the DRB and there is now an opening on that Board. The SRA must provide a new member recommendation to the Mayor. Mr. Daniel added that a couple people have expressed interest and they may have a recommendation by the next meeting.

Mr. Coogan read Mr. DeMaio's 9/28/2018 resignation letter aloud.

Other Items

Witch City Mall:

Mr. Coogan stated that the building owner submitted a sign permit application and will come to the November meeting proposing the same design that has been installed, but he will let them know that there are concerns with it. Mr. Daniel noted that the exterior of building says "Museum Place Mall" which doesn't match their new "Witch City Mall" door signage. The sign ordinance stipulates that the old signage must be removed. The owner replied that the geographic area is called "Museum Place" and the mall is now called "Witch City Mall at Museum Place." Mr. Coogan noted that the owner offered to remove the word "Mall" from the building. The Board discussed any possible previous name changes for that area. Mr. Mark Meche of Winter Street Architects noted remembering the name of the shopping complex being changed to "Museum Place" within the last 30 years at the same time the visitors center was being constructed. Chair Napolitano stated that the square is called "East India Square." Mr. Daniel noted that multiple names can be seen from East India Square.

Mr. Guarino noted that several Board members do not consider the applicant's signage favorable and suggested the new signage be removed until new signage is approved. Mr. Daniel stated that the applicant must either comply, remove the signage, or pay a penalty. Applicants have the right to signage, but it must comply with the ordinance or it will require a variance. The SRA will review it prior to the DRB review. Mr. Rubin noted that the applicant is aware that the signage wasn't approved, but may be unaware that the SRA isn't in favor of their signage design.

Mr. Daniel stated that Mr. Coogan will vacate his position as Principal Planner. Mr. Coogan stated that he has accepted a position as Chief of Staff in Newburyport, MA that begins at the end of October.

Minutes

The minutes from the regular September 12, 2018 meeting were reviewed.

Mr. Rubin: Motion to approve with Daniel's and Rubin's edits.
Seconded by: Chair Napolitano. Passes: 4-0.

Adjournment

Mr. Guarino: Motion to adjourn the October 10, 2018 meeting.
Seconded by: Barrett. Passes 4-0.

Meeting is adjourned at 8:15 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.