

**City of Salem Massachusetts  
Public Meeting Minutes**

<b>Board or Committee:</b>	<b>Redevelopment Authority, Regular Meeting</b>
<b>Date and Time:</b>	<b>Wednesday, October 14, 2020 at 6:00 PM</b>
<b>Meeting Location:</b>	<b>Zoom Virtual Meeting</b>
<b>SRA Members Present:</b>	<b>Chair Grace Napolitano, Cynthia Nina-Soto Dean Rubin,</b>
<b>SRA Members Absent:</b>	<b>David Guarino, Russ Vickers</b>
<b>Others Present:</b>	<b>Tom Daniel – Director of Planning and Community Development Kathryn Newhall-Smith – Principal Planner</b>
<b>Recorder:</b>	<b>Colleen Brewster</b>

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

**Executive Director's Report**

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Daniel stated:

1. A news article was published today about a decision being announced regarding the courthouse buildings; however, the SRA is not discussing the proposals tonight, although public comment is allowed.
2. The City's Covid-19 response work continues, and the task force meets regularly, although the number of people testing positive in Salem has increased. They are working with businesses to make reservations and use a number system to reduce the number of people waiting in line.
3. Pedestrian access by PEM was closed briefly this weekend to spread people out more and there will be similar measures for public health going forward. The newsletter goes out weekly.
4. The paycheck protection program forgiveness date is approaching, and lending standards are tightening up.
5. In November, in addition to the regular meeting, there will also be an annual meeting with an annual report, nominations and the vote of officers.

**Projects in the Urban Renewal Area**

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1. **27 Charter Street:** Installation of additional telecommunications equipment on rooftop

Brittany Tiano was present to discuss the project.

An equipment upgrade is planned at the Salem Housing Authority tower. They have 9 antennas, 3 on façade and 6 on rooftop penthouse. 3 remote radio heads are in each sector. The three equipment enclosures will be closed off from the street and the antennas will match the brick to help conceal them. They will remove 2 antennas from the penthouse, add 3, two on the penthouse and one on the façade, making 4 on the façade. There are three additional façade antennas on the right-side that may be AT&T. The antenna total will go from 9 to 10 with 2 cabinets for the battery and equipment. Ms. Newhall-Smith asked why the antennas cannot be grouped. Ms. Tiano replied that the balcony created an obstruction and the antennas also face

different directions and grouping 4 together could create shadowing and make one of the antennas inefficient. The installation will begin at the end of November and will take 4 weeks to complete.

Mr. Rubin stated that the construction is an inconvenience to tenants and suggested adding multiple at one time for future use. Ms. Tiano replied that T Mobile rolls out programs, this is the anchor program, and each program has their own scope of work to upgrade a site. T-Mobile is always upgrading to keep up with competitors. It's possible they will return within 2-5 years, but it depends upon the technology. A crane will be used, and that work may be 3-days for efficiency.

Ms. Nina-Soto asked why the antenna aren't centered between the openings and asked how far they are from the balcony due to concerns with radiation. Ms. Tiano replied that she will reach out to the designer and will request an EMU report. Ms. Nina-Soto noted that some City Council meetings discussed health concerns and she's like to know where they would be proposed in the future. Mr. Rubin asked if T-Mobile own the rights to the space. Ms. Tiano replied that they lease an area for co-location. They pay the building owner and landlords.

Chair Napolitano opens public comment:

No one in the assembly wished to speak.

Rubin motion to approve as presented, pending a satisfactory EMU letter and DRB approval.

Seconded by: Nina-Soto.

Roll Call: Guarino, Nina-Soto, Napolitano. 3 in favor.

## **New/Old Business**

### **1. Final call for Comment/Input – FY 21 Community Preservation Plan**

Ms. Newhall-Smith stated that every year the Community Preservation Committee seeks comment from City Boards and Commissions. All comments can be sent to her or Jane Guy until Friday, October 16, 2020. Mr. Daniel noted that there was a comment to include SRA properties to be prioritized a couple years ago.

### **2. Superior Court and Crescent Lot: Update and Public Comments Received**

Mr. Daniel stated that the SRA will not discuss the proposals tonight, there will be a special meeting on October 26, 2020. North River Partnership will not move forward; however, JHR and WinnDevelopment will be moving forward with the process. He and Ms. Newhall-Smith continue to meet with DCAMM and MBTA. On the 26<sup>th</sup> teams will respond to the additional questions and there will be another opportunity for public comment.

Chair Napolitano opens public comment:

Emily Udy, HSI. Appreciated their work so far and the proposals are strong. She asked how the SRA can ensure that public realm treatments can be innovative with permission to go underground and to the waterfront. That wasn't clear for the historic courthouses.

Polly Wilbert, 7 Cedar Street. Asked that the SRA make a clear agenda rather than a broad one, so the public knows what's happening, plan for it, and follow it with more detail.

No one else in the assembly wished to speak.

### **Approval of Minutes**

The Board agreed to review minutes at a future meeting.

### **Other Business**

Allan Hanscom, SATV. Noted his difficulty trying to log-in and record the meeting.

### **Adjournment**

Rubin: Motion to adjourn the meeting.

Seconded by: Nina-Soto.

Roll Call Vote: Nina-Soto, Guarino, Rubin, Napolitano. Passes 3-0.

Meeting is adjourned at 6:45PM.

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