

# Salem State University Neighborhood Advisory Committee

## August 19, 2015 – Minutes

**Attendees:** Dominick Pangallo, Adria Leach, Richard Riggs, Councillor O'Keefe, Marcia Lambert, Councillor Josh Turiel, Ben Szalewicz,, Dana Lathrop

**Absent:** Councillor Robert McCarthy, James Rose, Maureen Call

**Guests:** Al Brideau, Dimeo Construction

**Signed-In Guests:** Lin & Anne Marie Balentine, Walter Mielcarz, Councillor Tom Furey

### Welcome and Introductions

- Dominick starts meeting

### Approval of the Minutes

- Accepted

### Construction Updates

- **Viking Hall** – Update on construction progress (Adria Leach & Ben S, Salem State University)
  - Near completion, students scheduled to move in next week.
  - Completion is on schedule and Turner is finishing a punch list of items
  - Starbucks is in final stages, set to open next month. Staff is in training.
- **Sophia Gordon Center** – Update on construction progress (Ben S, Salem State University)
  - Most of work is concentrated inside.
  - Next month steel will start arriving.
  - Exterior demolition work is almost complete.
- **287 Lafayette Street** – (Ben S, Salem State University)
  - Faculty and staff in building.
  - Landscaping is complete.
  - Furniture is in.
  - Ready to open for students in the beginning of September.
  - The HVAC issue is being addressed and Adria is working on the noise issue.
- **Questions/Comments**
  - Councillor Turiel added that the engineer has told him the noise issue could take several weeks.
  - Councillor Turiel expressed concerns about the signage and that it looks like a generic college sign. Requested that there is a new sign that does not look like the generic campus sign. Also added that it should be recognized as a former place of worship.
  - Audience: Is there a plan to screen the HVAC system? - Adria: Salem Renewal LLC is looking for a way to hopefully screen for visual and sound. Audience member added that more plants would help.
  - Audience: The ascetics of the HVAC are horrendous. The fencing needs to go up, it will take care of the noise. I think he (David Pabich) will fix it. - Adria: We will talk to him. – Councillor Turiel: He has said he will do what he has to do to make the noise go away.
  - Audience: Screening is important & that it is a recessive color. - Marcia: Can we please make a note going forward that on any construction, that we have been through the HVAC plans. We have been through this with every building. - Audience: When they show us the plans they don't show us the HVAC system. - Marcia: We need to pay more attention to the HVAC system plans with all the plans.
  - Chairman Pangallo: Once the HVAC has been fixed if there are still issues where do people direct their concerns? - Adria advised issues could be sent directly to her.

- Audience: Has Councillor Turiel been approached to remove the resident only parking signs on Ocean and Summit? - Councillor Turiel: No. We were asked about Handicapped spaces, and I believe that they are going to put them on Lafayette.
- **Parking Garage** - Update on construction progress (Al Brideau, Diemo Construction)
  - Finished assembly of the structure itself, crane is gone.
  - Work on the interior has started.
  - Roofing on the stair towers to begin in the next couple of weeks.
  - Paving and landscaping will begin at the end of September.
  - Work is primarily being done on the inside.
- **Questions/Comments**
  - Councillor O'Keefe asked if the crane was gone. Al confirmed the crane is gone. Councillor O'Keefe let Al know that the crane operator was very nice and did a great job.
  - Councillor O'Keefe: There has been two- way traffic for the duration of the construction. I believe it should be two way in and two out. They need to address that by an ordinance. - Adria: The main reason it cannot be at all times is because of the blind spot trying to get out onto Lafayette. Councillor O'Keefe suggested there be police officer all the times.
  - Jack: What happened to the peer group study when they said that if we adding 500 cars to the garage, then we will take the same amount of spots away on the street so they aren't adding more cars? - Adria: The university supports that. - Jack: Let's get rid of some of the parking spaces so they are forced to go into the parking garage.
  - Councillor O'Keefe: What is the fee for students to park in the garage?- Adria: I don't believe that has been determined. Councillor O'Keefe: Will they have a parking decal? - Adria: It will be accessed by a gate; and students will have the access on their clipper cards. Councillor O'Keefe: When will the garage be ready for opening? - Al: November.
  - Chairman Pangallo: The garage should look into using a technology that will provide a status of the capacity of the garage on an app or website.
  - Audience: Once college drive is open to two-way traffic, will a crossing guard be provided for the students going to horse man? Aria will look into. Audience member stated that there used to a crossing guard there.
  - Chairman Pangallo asked if there is there an island in the design. - Al: Yes, there is an island, won't be able to take a left onto Loring.
  - Councillor Turiel: People are parking on West and on Summit without a sticker. We are sending enforcement patrol out until the problem goes away.
    - Audience: Does that include Ocean?- Josh: Yes, especially with 287 opening. - Adria advised that they will let students know about the increased enforcement.
  - Based off a question from last month's meeting Adria advised that there are 11 spaces next to Peabody Hall, 26 spaces along the garage on both sides, and the back end has 76 spaces.
  - Chairman Pangallo mentioned there was a question from last month on when fence is going in, before or after the trees?- Adria: It's going to depend on the schedule, but most likely fence first.
  - Audience member requested an intersection update. Chairman Pangallo advised that one was not ready and it would be sent out electronically.
  - Adria advised that SSU has purchased watering of the plants for one year from the sub-contractor.
- **Neighborhood disturbances**
  - 414 Lafayette Street, Councillor O'Keefe has not heard back yet and stated it is still a mess outside.

- Ben had a meeting w/JRM about the trash hauler. Ben stated that it has been in ongoing challenge with them. Every time they get a new driver they have to train them on how to handle the college pick up.
- Audience: What is the plan for trash removal from the temple? – Ben: Same as it is for the other buildings. Audience member requested the trash pick - up schedule avoid early Saturdays. Ben advised that they need to assess how much trash will actually accumulate there before they develop a schedule.
- Councillor O’Keefe: Asked for an update on the DOT being contacted about the crosswalks in front of Viking. Richard Riggs advised last he heard MASS DOT said they were okay.

○ **New Business**

- Councillor O’Keefe: You told us that you were going to put up a fence around 75 Loring Avenue? Are you aware that two people broke into the building? - Adria: Yes, we are aware. The break in took place prior to the acquisition of the property. The building is secure, and hoping the fence is going up in the next day or so.
- Councillor O’Keefe inquired about the vacant two-family that the college purchased and is tearing down. He stated that that is \$5,360 in taxes the city is no longer going to be receiving.
- Councillor O’Keefe discussed that the Assistance Corporation is holding meetings but he could not locate any public postings about where/when they meet. He stated he showed up for a meeting he was asked to leave when the real estate agenda item came up. Discussion then took place about what was the difference between SSU and the Assistance Corporation. Adria stated she would get the language on the difference and Councillor Turiel advised that you can go to the Enterprise Center website and obtain the information there.
- Councillor O’Keefe handed out a letter requesting that SSU conduct a survey of the new students living in Viking Hall to find out how many students were renting apartments in Salem previous to the new dorm being built.
- Audience member asked if the dorm was full and what class was targeted for the building. Adria advised the dorm was full and students had been in a lottery since April. The sophomores were targeted as the residences.
- Jack asked if there were any developments on the Campus Center. Ben advised that it is somewhat on hold right now, still working with architects and that no decisions have been finalized.
- Councillor O’Keefe asked about the signage of the Starbucks. Both R. Riggs and Adria advised that there is a signage plan in place and it will be facing the student building. R. Riggs also added there is no parking for the Starbucks.
- Chairman Pangallo asked for move in dates. Adria stated the weekend of August 29<sup>th</sup> – 31<sup>st</sup>.
- Jack asked where students will park until the garage is done. Adria stated it will be the same parking situation as it was in the spring.
- There was discussion about having the shuttle bus take students to the 287 building. Adria and Councillor Turiel both advised that there is no turnaround option for a shuttle bus. The option could be evaluated once the building is in use.
- Next Meeting is September 16<sup>th</sup> at 7pm.

**Adjourn**