

**City of Salem Massachusetts
Public Meeting Minutes - DRAFT**

Board or Committee:	Design Review Board, Special Meeting
Date and Time:	Wednesday, July 25, 2018 at 6:00 pm
Meeting Location:	93 Washington Street, First Floor Conference Room
DRB Members Present:	Chair Paul Durand, Chris Dynia, David Jaquith, Glenn Kennedy, Helen Sides, J. Michael Sullivan
DRB Members Absent:	Ernest DeMaio
Others Present:	Matt Coogan
Recorder:	Colleen Brewster

Chair Paul Durand calls the meeting to order at 6:00PM. Roll call was taken.

Urban Renewal Area Projects Under Review

- 1. 282 Derby Street Rear Unit 2 (Paprika Grill):** Discussion and vote on outdoor café permit.

Helena Arslan, wife of the owner, was present to discuss the project.

Arslan stated that they are proposing 8 tables, 16 chairs for outdoor seating, and umbrellas. Coogan stated that the outdoor seating was discussed at the July SRA meeting and they were in support of the design to match the furniture and umbrellas to their approved signage. Kennedy noted that the seating will be in the same configuration as the previous tenant. Jaquith asked if lettering would be added to the umbrellas. Arslan replied no they will be plain red.

Chair Durand opens public comment.

Gary Gill, Ward 3. Stated his concerns with trash removal which get overwhelming and ends up all over the neighboring streets in October. Arslan replied that the trash will be emptied every few hours.

Chair Durand closes public comment.

Kennedy: Motion to approve as submitted.
Seconded by: Jaquith. Passes 6-0.

- 2. 37 Central Street (Century Bank):** Discussion and vote on Small Project Review for new ATM.

Keith Pauletti of Century Bank was present to discuss the project.

Pauletti stated that they will remove the existing ATM in the lobby and add a new ATM in the drive-thru. Coogan stated that the applicant came to the DRB first and if the DRB approves they can recommend it to SRA for approved.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to approve as presented.
Seconded by: Sides. Passes 6-0.

3. 161 Essex Street / East India Square (Peabody Essex Museum): Update and Final Design Review and discussion of remaining project elements.

Robert Monk of Peabody Essex Museum of the PEM, Stephen Chu of Ennead Architects, and Mark Strieter of Nelson Byrd Woltz Architects were present to discuss the project.

Chu stated that the addition will be internally lit with a higher level of light at the storefront and a low level of light glowing from the addition. There have been some minor revisions, the first is with the window system. The large window on the façade previously had granite mullions which created issues during construction; including cost and whether the old configuration of the mullions go carry the weight of the window glass. There is also a bend in the façade along Essex Street which created an odd faceting although the split face stone creates enough texture that it should not highlight the change in the window. The storefront mullion also changed, they wanted it to structurally sealed with no mullions but the height of the glass required more work and interior mullions were installed. Chair Durand asked for the size of mullions. Chu replied 1½ - 2-inches in width.

Strieter stated that at the rear garden the previously proposed metal hedge has been changed to a living (horticultural) hedge. This will occur between Essex and Charter Streets but will not visible to the public.

Chu stated that at the Charter Street service area there are two transformers and one switchgear. National grid mandated their location, so they could not be moved. Previously there was a green lawn, but they had to retain the tarmac to accommodate the crane that removes and reinstalls the skylight every year. They've relocated the greenspace to another location on the rear of the site.

Strieter noted that there is also a new enclosure around the compactor and due to code requirements, a 76" wide path at the end of the site will lead to an unlocked pedestrian gate along Charter Street. They've added evergreen hedging and will maintain the edge along the neighboring condominium where a small area of perennials will be located. They've also changed the tree types along Charter street from Gingko Biloba to Princeton Elm tree, a street tree, which will help screen the back façade of the museum. They will also provide additional screening at transformer. The neighboring condominium requested the wall construction between the properties to be more than

just a brick, so a band of stone and stone cap at the rear brick wall will be installed which ties into the façade of the museum.

Sullivan asked for the status of the new façade of the Essex Street addition. Chu replied that the upper left corner needs to be installed and new sealant at some of the reveals. Sullivan stated that he didn't anticipate the stone facade to have so many changes. Chu replied that that is the effect of the split face stone, they've chosen to use the same granite as the Dodge building which resembles precast because they are all flat stones. All 3 buildings are using the same stone. Sullivan asked if the façade has a pattern with large joints. Chu replied that the look of the textured face depends on light at which it is viewed. The stone is held up by a steel frame and the larger reveals create a larger scale to the façade, the joints create a medium scale to the façade, and there is a panelization to the stone.

Sullivan stated that the transformers are in a sea of pavement now and asked that landscaping or trees could be added around them to soften the three boxes in the middle of the paved area. Strieter replied that they require a certain clearance. Monk added that there can be grass and not only hard surfaces. Sides stated that at the Church Street parking lot across from the old fire house they worked with National Grid to locate them behind the landscaping and they don't require too much open space. Strieter agreed that they could make better use of the work space. Jaquith noted that some of their equipment only needs access on one side. Monk noted that there is also a subservice and routing of underground conduits. National Grid wouldn't allow a cross-over of lines, and they now have two services, one for the existing museum and another for the new addition.

Chair Durand opens public comment.

Jessica Herbert, Salem Historic Commission Chairperson. Asked if the new hedging would be privet or evergreen. Strieter replied evergreen.

Chair Durand closes public comment.

Sullivan: Motion to approve as presented with a condition to add grass turf around the transformers and switchgear.
Seconded by: Jaquith. Passes 6-0.

3. **132 Essex Street (Phillips Library, Peabody Essex Museum):** Discussion on Final Design Review

Coogan stated that the DRB and SRA follow the Secretary of the Interior Standards as design guidelines for buildings over 50 years old. In addition, any historical buildings under also reviewed by the Salem Historic Commission and Mass Historic. Both bodies also use the Secretary of the Interior Standards in their review. Under staff recommendation, the SRA has advised the Board to not focus on the building since it has been thoroughly reviewed by the Historic Commission and that they focus on the landscape and grounds between Essex and Brown Streets. This will be the final design review.

Bob Monk of the PEM, John Traficonte of Schwartz Silver Architects, and Dennis Gray of Gray Architects were present to discuss the project.

Traficonte stated that the landscaping around Plummer Hall, Daland House, the Federal garden, the parking on Brown Street, and the Brown Street edge are proposed and the site borders Armory Park. The path and road from Brown to Essex Street will remain gravel and stone dust and there two separate existing entrances to the Brown Street parking area. There are pedestrian paths all around the site as well as a vehicular route around the Essex Street block.

Site Planning Goals: Plummer and Daland are connected by an addition known as the Connector Building. The connector serves as the entrance into Plummer and Daland and that entrance currently has steps up to an which will be removed to create an on-grade entry. For prominence they were recommended by the Historic Commission to bring back the balustrade and return the stair to the front of Plummer Hall. There will be new brick walks out to the street from the relocated stair at Plummer and to the existing stair at Daland, both will lead to new gates and steps down to the sidewalk. The large linden tree near the historic home will be removed and replaced with a smaller street tree. At the West side of Plummer, they will remove the fire escape and add stone benches facing Armory Park. At the rear they will provide a new entry and a new brick path along the entire rear façade to tie into a path at Armory Park, with granite curb and lighting.

Traficonte stated that along Essex Street, between the Daland and the Gardner-Pingree House, the brick curb will be changed to granite, the crushed stone drive is to remain and gate will remain. At the rear, the Stacks and mechanical buildings will be removed to open the view to the historic Federal garden. This will allow for new landscaping opportunities.

Brown Street: Gray stated that they are proposing to make the double loaded parking single loaded and to remove one of the two curb-cuts.

Federal Garden: Gray stated that they've reviewed the historic plan and surveyed the existing vegetation and will restore the missing plantings.

Site Plan: Gray stated that the gravel paving will be restored, new brick paving will be placed at the rear of the building, and other trees will be removed and replaced with historic plantings.

Plummer Hall and Daland House: Gray stated that new brick walks will be installed between the metal fence and the existing stair at Daland House, and the stair in front of Plummer Hall will be replicated. Both paths will have new gates installed at the sidewalk. The existing landscaping in front of Daland will continue in front of Plummer with existing grass, ground cover, and an evergreen hedge in front of the face of Daland. The three trees will remain, one may need to be moved to align them. There will be new granite curbing at planting area and a new brick wall up to the grade entrance at the Connector. They will add more evergreens at the rear, ground cover, low plantings, and two birch trees at the rear.

Brown Street: Gray stated that the parking lot will be reconfigured, they are proposing to remove the parking spaces along Brown Street and planting landscaping along the

sidewalk edge. One of the two vehicular entrances will be removed, and the remaining entrance will be enlarged from 16'-feet to 20-feet wide. They've developed four concepts along the sidewalk edge. The brick walk will remain in all concepts:

- A) Remove the brick and metal fence, remove the white fence, and to add a new Hornbeam hedge at the edge, a new brick walk and an entryway. Gingko trees will be planted behind the hedge.
- B) 7' high hedge at parking area and a 4'-6' high hedge along Ward House to create a continuous green hedge along the frontage.
- C) Restore the existing brick and metal and fence, replicate the column, and add a new high hedge.
- D) Create a more open site at the Ward House but screen the parking.
- E) Create a fence similar to the one along Essex Street with a granite curb, plant a low hedge along the Ward house and a high hedge along the parking and a new entry into the site.

Federal Garden: The poplar hedge was the main element that was removed. They will remove the large trees and add in a new poplar hedge which will act as the background and screening at the parking area along Brown Street.

Traficonte indicated the access to and from site, the construction zone and fenced in areas, the stages of work, and a 6-month construction period. The hardscape will be completed this fall and the softscape planting in the spring of 2019. Available Lighting will provide the lighting plan and their goal is to provide a subtle glow to the front of Daland and Plummer Hall. Fixtures along the Essex Street façade will be inground with a hidden light source. The lighting between Daland and the Gardner-Pingree House will be 42-inch high bollard lights and 12-foot high pole lights will be installed at the new rear to illuminate the path and site. They will replace the historic fixtures with a lantern pendant at the Daland porch and replace 2 sconces at the Grimshaw porch. LED strips will be used under the handrail at back stair.

Monk stated that the building restoration project has been vetted by public and local Historic Commission. They want public input on the Essex block condition and Brown Street. He spoke to neighbors that want different things, but he wanted to present the option that it most acceptable. Their preference is a high hedge on Brown Street and lower hedge on John Ward for site lines. There is a potential to relocate the historic houses within the block. The public and SRA comments seemed to prefer a low hedge all along the Brown Street sidewalk.

Chair Durand opens public comment.

Ty Hapworth, 6 Brown Street. This site is outside the front of his house. He sees tour groups on the site that gather in front of the John Ward House and believes they will they damage the grounds. He would prefer a wrought iron fence. He shared the proposed images on-line and 90-95% preferred wrought iron too.

Gary Gill, Ward 3. Wants them to replant the garden and eliminate some of the employee parking. Traficonte replied that the existing 22 spaces will be reduced to 8. Gill stated that he brought Ty into the discussion since do to his proximity to the site. He would prefer that the old fence with falling bricks and wrought iron be repaired, and asked that they consider columns, iron fence, and not a hedge to see into the site, so

keep the line along Brown Street consistent. The new lamp posts along the new rear path should be period lights.

Michael Coleman, 12 Brown Street. Lives behind the Armory building, reviewed the options and prefers the brick walks and is happy they will be restoring the Federal garden and landscaping. Would prefer a low hedge to a high one, can live without a high-end fence, but this work will improve Brown Street.

Jessica Herbert, Chair of the Historic Commission. Stated that the removal of or any changes to the fencing would need to be reviewed by the Historic Commission. Many liked option 4, the wrought iron fence. The options were great to provide, and she looks forward to seeing the presentation.

Flora Thonthat, 30 North Street. Stated that Councillor Christine Madore mentioned that this would be a good opportunity to widen the sidewalks to make them handicapped accessible. Coogan stated that Councilor Madore did send an e-mail to the Board about handicapped access. Mr. Monk has spoken to Councillor Madore.

Sides stated that both street fronts need more shade trees. The existing shade trees along Essex Street are important and they shade the sidewalk for large tour groups. The new ones are pulled back into the yard. Brown Street should have larger trees and no hedge. She likes the wrought iron fence best. She is not bothered with seeing cars which indicate what goes on there. She asked if the intention of the hedges at the garden are intended not to be seen. Gray replied that the garden plan is historic and there were originally 28 - 29 behind the Garden House. Monk added that the garden was intended to be experienced from the Essex Street side of the property when behind Daland and Plummer. The poplar hedge was a backscreen to the Summer House. The plans from the early 1800's are being used to restore the garden. Gray added that the site will be seen in the winter when the trees are bare. Sides noted that it was a nice feature to you walked by it along Brown Street and she wants it to be in better shape.

Traficante asked for clarification on a Brown Street hedge height. Sullivan replied that they are leaning towards no hedge. Sides agreed. Gill noted that he thought they would have access to the garden from Brown Street. High hedges aren't inviting and creates a barrier to keep people out. It might look nice from Essex Street but prefers boxwoods for a hedge effect but not as high.

Ty Hapworth. Noted that the parking lot wasn't historical. Shrubs were possibly used in on the site to conceal a previous home and a 7-foot high hedge would hide the views.

Jaquith agreed with Sides. The poplar hedge with garden house is part of the formal garden, if you know it's there that will make it special and may not have been meant to be seen from Brown Street. Hedges along Brown Street don't make sense.

Sullivan agreed with wanting period light posts and requested to see their proposed location. Traficante noted that four are proposed. Sullivan asked if lighting along Brown Street is proposed. Monk replied that there is an existing flood light attached to a National Grid pole next to Armory and Bray House that will remain. Sullivan asked for the proposed hedge to be planted behind the garden. Gray replied a group of poplars will have foliage above and tree trunks below once they mature. Sullivan noted that the value of the hedge is from Essex Street because you won't see the cars and asked if the

paths were historic. Traficonte replied yes. Monk noted that he believes the two paths lead to the access doors on either side of the Summer House, one path slopes up to a higher grade at the back of the house and there are three steps up at the entrance. Sullivan noted that he is in favor of no hedges behind the iron fence. Dynia agreed. Traficonte noted that the Gingko trees would provide shade. Gray added that mature Gingko trees have a 30-foot diameter and will be spaced 20-feet apart.

Kennedy stated that he would prefer a historic light fixture and no hedge, only small plantings lower than 3-feet high that will allow a person to see through it and not a wall. Traficonte replied that hornbeam can be trimmed to any height. Gray added that hornbeam hedges can be 3-feet high.

Jaquith stated that he has no issue with the light poles. Sullivan noted that historic fixtures will add value to the space, history, and the quality of the buildings acting as a museum of old architecture. Some lights do speak to that vintage. Traficonte replied that lower bollard lighting in the shrubs can be used in lieu of 12-foot high poles so they don't detract from the site. Sullivan noted that poles are associated with street lighting. Sides agreed. Monk suggested bollards like at Gardner-Pingree path.

Coogan stated that the applicant will return to the SRA for final approval and asked if there was a consensus with perimeter fencing and if the Board needed additional lighting information.

Sides stated that there are too many Gingko trees. Monk noted there was a recommendation to Charter Street to change the Gingko Bilboa's to America Elm or a combination of the two. Sides reiterated that bigger trees will shade the sidewalk. Jacquith agreed.

Sullivan stated that the paths of the original garden plan seem to go under something not cut through a hedge and asked if there will be a break to allow for the paths. Gray replied that the paths will still function with the poplar hedge and there will be a gap. Monk added that people can walk under the current trees. Jacquith noted that the Ropes Mansion has dead ends and not all paths need to lead somewhere.

Kennedy stated that most of what is proposed is well liked but the Brown Street side need to address it again. Monk replied that they will create a revised plan.

Chair Durand closes public comment.

Jaquith: Motion to continue to the next regular meeting on August 22, 2018.
Seconded by: Sides. Passes 6-0.

North River Canal Corridor Renewal Area Projects Under Review

1. 9 South Mason Street: Review of final construction plans.

Ryan McShera of Red Barn Architecture and Mark Tranos owner of Juniper Point were present.

McShera stated that few revisions to Buildings 1, 3, & 4 will be reviewed. The center concrete building, the building facing Buffum Street, and the L-shaped building in South-East corner.

McShera stated that at the building along Buffum Street, the final elevations are the same what was as presented in March, but with the window layout changes to two of the building and the minor trim detail modifications.

McShera stated that at the concrete building they've updated the elevations with the Boards comments. They've added windows to North and South ends of the East and West Elevations. They've coordinated the windows on the middle of the building and the end stair additions are still metal panel.

McShera stated that the L-shaped building was last reviewed in December 2016. They've updated the detailing to match what was approved at the other buildings, the elevations reflect the proposed grade elevations, and they've added small decks and stairs to grade at the rear.

Building #1: New notations have been added to the plan, a window schedule, and the Board's comments from the March meeting.

Kennedy asked for clarification on the door colors. McShera replied that the yellow on the doors was a primer. Seaside Grey will be the body color of the buildings, Harbor Blue will be the accent color at the gables, and the doors will be a warmer Grey.

Sides asked for clarification with the window trim. Tranos stated that they have a new detail for the Board to review using a grey 5/4 trim piece around the windows and flashing the top of the window flange under the PVC crown in lieu of silicone caulking which would need to be replaced every few years. Going forward this would be the window detail and the trim already installed at building #3 would remain. The Board agreed that the J-channel trim should remain white and not grey due to its configuration to the trim above.

Jaquith stated his preference for the trim piece between the double gable at Building #3 to be set back at least 2". McShera replied that they will build the gable ends proud by 2" to create a separation between it and the shed dormer.

Jaquith: Motion to approve Building #3 as constructed.
Seconded by: Kennedy. Passes 6-0

McShera noted that the end gables on Building #4 are different widths, the right side is 20-feet wide and the main building is 24-foot wide. They raised the 20-foot wide gable end to maintain a continuous ridge line and framing. Internally there is a 2-foot high knee wall and lowering it would create a head height issue on that level. The gables and trim will stand proud of the face of the building. Kennedy noted that the right ridge height wouldn't be as noticeable from the street.

Jaquith: Motion to approve Building #4 as presented.
Seconded by: Sides. Passes 6-0.

Kennedy stated that the concrete building at the center of the site has evolved in a good way and if executed properly it could be nice.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to approve Building #1, the center building, as presented.
Seconded by: Sides. Passes 6-0,

2. 70-92 ½ Boston Street and 11 Goodhue Street (River Rock Residences):

Discussion on revisions to the mixed-use residential and retail development, including an additional building and 5 residential units.

Jackson Khalsa of Khalsa Design was present to discuss the proposed project. Attorney Kristin Kolick of Serafini, Darling & Correnti, LLP 63 Federal Street, MA was also present.

Khalsa stated that the applicant purchased the formersite of Witch City Cycle and they are proposing 5 townhouses with 5 garages. At 7,600 gross square-feet with 6,390 square-feet of occupiable space the building area is 95.5-feet x 27.5-feet. They want to amend the previously approved special permit for the entire project, adding these 5 units to increase the overall project 55 units instead of the approved 50 which increases the lot area to over 76,000 square-feet. The combined lots have 101 parking spaces and 115 were required. This site has one long curb cut with townhouses entrances at the lower level. Landscaping is proposed as well as breaking up the long curb-cut by interspersing different materials along the slope to highlight the change in pedestrian and vehicular uses.

The Ground Floor will have the entrance vestibules, stairwells, storage space, garages, and utility spaces. The First Floor will have a Living, Dining, Kitchen, half bath and a small front yard along Boston Street. The Second Floor will have 2 bedrooms, 1 bath, closets, a utility closet with a washer and dryer, and a flat roof above. A 5-6-foot-high fence is proposed to screen the rear private yards and the garages will be 14-feet high with the options for car stackers. The elevation highlights the 3 proposed bays with party walls both between and at each end. The dormer arrangement is to double-up each bay between two party walls, and those dormers sit beyond the edge of the 3-story building.

Chair Durand noted his concern with the danger of vehicles pulling out of or backing onto Goodhue Street, despite Goodhue being a one-way street, when the turning radius puts the driver into on-coming traffic when backing out of the garage. Khalsa noted that the density on Goodhue is not high. Chair Durand replied that this proposal is adding density.

Sides noted that the proposed paving pattern indicates a sidewalk and the width of the sidewalk will act as a buffer. Sullivan suggested that residents may resort to installing mirrors at the garage openings for increased visibility when exiting the garages. Sides

suggested they mirror the two units closest to the intersection which will bring the garages closer to one another to move it further away from the intersection and raise its elevation level.

Coogan stated that this has been presented to the Planning Board and their curb-cut discussion revolved around the pedestrian experience and delineating between the sidewalk the driveway and the street, and it is unknown whether sight concerns for vehicles backing out of driveway was discussed. Sides noted that the Planning Board was waiting on reports from the applicant who was trying to determine the flood plain and whether a building up of the site was needed to create a greater slope. Khalsa stated that the Planning Board requested six items.

1. A revised plan clarifying the curb cuts and some Board members suggested adding flush granite curbing to be used as a tactile strip along the edge.
2. Submit Civil Plans of the townhouses showing a 100-year flood line at elevation 10.
3. Clarify the fence vs. guardrail between this site and parking lot at Boston Street.
4. Replace Rhododendrons with Sweet Gum Trees.
5. Consider changes to the architecture and fencing to make the back of the building resemble the front similar to the larger multi-family building.
6. Resubmit plans for consistency, primarily for the proposed edge treatment.

Sides noted that the concern with the making both sides of the townhouse appear as front entrances was if there was going to be guest parking in the Boston Street parking and if that is how the guests of townhouse residents would enter the townhouse. They also requested fence penetrations at each side and integrating the fence line with the guardrail to provide some breathing room from the face of the buildings.

Chair Durand asked how important it was to provide these 5 spaces and reiterated the importance of Salem Traffic and Police reviewing and approving the concept first since this condition would create an undue hazard. Jaquith suggested that the level be built up and made into a Basement. Khalsa replied that occupiable space cannot be in a flood plain. The space could be elevated, introduce a stoop and make the lower level a slab on grade. Sides added that the Planning Board has had past discussions on this area and of Goodhue being a 2-way since it is currently a wide 1-way street.

Gary Gill, Ward 3. Flooding is an issue that Salem hasn't addressed. Goodhue Street has never had a sidewalk and it is dangerous to cross at 5-street intersection. The area should be address for safety and a sidewalk would be a good addition. Chair Durand stated that he wants to move the street away from the site. Gill asked if there will be landscaping along Boston Street. Khalsa replied yes.

Jaquith stated that he doesn't like the two different dormers and the design should be one or the other. He is in favor of flipping the facades to make the garage doors closer.

Sullivan noted he has safety concerns with the driveways, he was in favor of narrowing Goodhue Street to allow drivers the space to back out of the garages, and he supported finding another use of the lower level.

Dynia stated that it would be nice to carry curb line all the way down the street to create a car lane by the time the grade slopes down to the street. Chair Durand and Jaquith

agreed that extending the curb to keep the oncoming traffic away would be favorable. Khalsa added that building out and including possibly 4 parallel spaces within the 90 feet of length could ease the removal of the garages.

Coogan noted that safety and circulation is within the Planning Boards jurisdiction and asked if there was a design element concerns with the garages. Chair Durand replied that the location of the garages on Goodhue Street is the problem and Salem Traffic would need to review and approve it before he would.

Sullivan stated that the one gated entrance along Boston Street that makes people walk in front of everyone else's home is odd. Khalsa noted his preference for small individual yards. Entrances along Goodhue Street and placing Living, Dining, and Kitchen on the lower level would allow the townhouses to become 3-bedroom units. He's also preferred a second means of egress along Boston Street and the main entrance on Goodhue Street as well as 5 gated entrances with 6-foot deep yards next to the parking spots. The fences would also provide a buffer for headlights shining into bedrooms at that level.

Sides stated her preference for shed dormers. Khalsa replied that these townhouses will be the same color palate as the other buildings and shed dormers will bring their height down. There would be 3-shed dormers.

Chair Durand opens public comment.

Lisa Chinney, Bridge Street. Asked if the greenspace at end of the parking lot could become parking spots. Khalsa replied that there were spots there but they were requested to be removed since backing into the drive aisle was dangerous.

Gary Gill. Asked if garages could be added along Boston Street. Khalsa replied that it would place garages in middle of the house with living above and below, which would be odd to create and structurally challenging.

Chair Durand closes public comment.

Coogan noted that the sequencing of reviews since the Planning Board doesn't meet again until September so this discussion could be continued to the October. Atty. Kristin Kolick replied that after the last Planning Board meeting the Civil Engineer was looking into the curb-cut on Goodhue Street and Stantec was looking onto the city initiative to redesign sidewalk and to do roadwork. Questions about the floodplain and the proposal for sidewalk treatments for Goodhue Street are under view on appeal by Mass DEP. The applicant would like to make revisions for the next DRB meeting and to meet up with Planning Board after the architectural elements have been settled.

Sides asked if the parking count changed when they added the townhouses, if it would require an amended zoning approval, and if the flood overlay district with this iteration complies with parking requirements in the NRCC. Chair Durand noted the seriousness of the dimensional concerns on Goodhue Street that should be voiced to the Planning Board and ZBA in addition to a review of the turning radius by Salem Traffic since there may not enough clearance for a car to see a vehicle driving down Goodhue Street. Eliminating garage is the simpler solution. Atty. Kolick replied that the Civil Engineer can indicate the turning radius on the revised plan. Sullivan asked if the parking calculation would be affected by eliminating the 5 garage spaces. Atty. Kolick replied that it would

need to be reviewed since parking for the small commercial space is included in the parking space count.

Jaquith: Motion to continue.

Seconded by: Sides. Passes 6-0

Old/New Business

1. **30 Church Street (East Regiment Beer Company):** Discussion and vote on material changes to the approved Outdoor Café Scheme.

Josh Engdahl & Scott Perry, owners of East Regiment Beer Company, were present to discuss the project. Architect Raymond Guertin was also present.

Engdahl stated that they are requesting a material change for their previously approved design. The SRA approved an awning so they will install a black awning with a gabled entrance. Also approved was a dark drink shelf border with metal fencing and wood decking. A National Grid gas line is located under the where the footings would be located for the wooden deck. The new design would change the surface from wood decking to hardscape pavers. In addition a concrete wall would be poured at the perimeter, just above of the 3-inch gas line and 5-feet below grade. Guertin noted that City Hall brick pavers in a running bond will be placed on a sand bed over 12" of compacted gravel and subgrade and the concrete foundation wall will have a soldier course at the top. Sides noted that the face of the concrete would be visible. Guertin replied that the grade slopes from 20-inches to 3-inches above grade. Engdahl added that the concrete won't be visible until further down the side. Perry added that the visible concrete can be stained to closely match the wood.

Jaquith asked for the height at the entry. Guertin replied that there would be 1 step, 6 to 7 inches and the new platform will be level. Engdahl noted that they chose the location of the entry point to align with the building entrance.

Engdahl stated that the posts for the awning will extend through brick and shelf and up to the awning.

Chair Durand and Sides agreed that the design has improved. Perry noted that the SRA wanted the original awning to be removable. Kennedy noted that they will be attaching the metal to the concrete and bricking over it. Guertin replied that to remove the awning posts they would only need to change a few bricks around each removed post and the awning company wanted it to be built down to the concrete. Perry noted that the revised design was the Building Inspectors recommendation since the originally proposed wood would rot.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to approve as presented.
Seconded by: Sides. Passes 6-0

Minutes

The minutes from the May 23, 2018 regular meeting were reviewed.

Sides: Motion to approve the minutes.
Seconded by: Kennedy. Passes 6-0.

The minutes from the June 27, 2018 regular meeting were reviewed.

Sides: Motion to approve the minutes.
Seconded by: Jaquith. Passes 6-0

Adjournment

Jaquith: Motion to adjourn the meeting.
Seconded by: Kennedy. Passes 6-0.

Meeting is adjourned at 8:40PM.

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