

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee: Redevelopment Authority, Regular Meeting
Date and Time: Wednesday, July 11, 2018 at 6:00 pm
Meeting Location: 93 Washington Street, First Floor Conference Room
SRA Members Present: Gary Barrett, David Guarino, Dean Rubin, Russ Vickers
SRA Members Absent: Chair Grace Napolitano
Others Present: Tom Daniel, Executive Director; Matt Coogan, Principal Planner
Recorder: Colleen Brewster

Russ Vickers calls the meeting to order. Roll call was taken.

Projects Under Review

Executive Directors Report:

Daniel stated that;

1. Washington and Dodge Streets project: The site work will begin on Monday. They will move forward with a foundation permit and this fall they should receive a building permit. There will be a groundbreaking which the SRA will be invited to. The project should take 2 years to construct.
2. Essex Street Pedestrian Mall: By ordinance it should be closed to vehicular traffic from 11AM-2PM and they are working to reinforce that to manage the vehicles. The City did some brickwork and people managed so everyone should be able to manage this enforcement. Coogan will work with Salem Main Street to get the word out. Rubin asked if vehicular traffic had formal hours. Daniel replied that the pedestrian walkway is closed to vehicles between 11AM and 2PM.
3. Witch City Mall: This violation process is still ongoing. Coogan noted that he did receive a response from Mr. Marley. Coogan and Daniel notified them that they should come to the August SRA meeting and then the August DRB meeting. If the owner does not follow through, enforcement by the Building Department will begin.

Urban Renewal Area Projects Under Review

1. **203-209 Essex Street (Hotel Salem):** Project update on remaining façade restoration and related SRA approvals

Sean Shea was present to discuss the project.

Shea noted that he spoke with Murray Masonry, Patti Kelleher, and Paul Durand of Winter Street Architects and now has a contract with Murray Masonry for the masonry work. Daniel noted that he and Coogan spoke with Shea and received clarity on the scope of work. Coogan stated that the work will begin Aug 6th and be completed by September 22nd. Rubin asked when the funds are released and if there was a check-list of items to complete. Daniel replied that the funds will be released when they are satisfied with the work.

Vickers opens public comment.

No one in the assembly wished to speak.

Vickers closes public comment.

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

Helena Arslan, wife of the owner, and George Osgood, building owner, were present to discuss the project. Arslan stated that they've submitted a plan with photos. They are proposing adding 8 tables and 16 seats, enclosed by a plastic chain that will secure the tables and chairs with a lock at night. Daniel noted that the previous owner also had outdoor tables and chairs. The concept needs approval for concept only and it will go to DRB for review. Its approval by the SRA can be subject to DRB review. Rubin noted that the application table and chair number totals doesn't match plan and they should be updated prior to the DRB review so they can evaluate the proposal property. Coogan stated that he would need the revised package by Friday, and he would need specifications for the tables and chairs for the DRB to see.

David Guarino arrived.

Guarino asked if umbrellas were proposed and noted that advertising on umbrellas is discouraged. Arslan replied no, umbrellas are not proposed. Osgood asked if umbrellas would require a separate application. Barrett replied that the Boards would need to see the umbrellas. Daniel added that no advertising is allowed on umbrellas. What is approved must be installed and future changes must come back for review and approval. They also don't want to see any sponsorship items. Osgood asked if there were any color preferences for umbrellas. Barrett replied that the applicant should bring color options that they want. Arslan replied black or red would be used to match their colors. Coogan noted that the applicant will go for the DRB in 2 weeks, on July 25th. Daniel stated that the SRA grants the permits but they give their approval subject to the DRB, their advisory board, to make their recommendation for approval of the design. If the applicant doesn't like the DRB's response they can return to the SRA to make their case.

Arslan asked how long it would take to get a permit. Coogan replied that they can come to office to sign an agreement after they receive their approval.

Vickers opens public comment.

No one in the assembly wished to speak.

Vickers closes public comment.

Rubin: Motion to approve the seating plan subject to the DRB approval with umbrellas if they choose to submit them.

Seconded by: Guarino. Passes 4-0

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

Rubin stated that he is an abutter to the PEM but there are no agreements in place between the 17 Central Street Homeowners Association and the PEM that would require him to recuse himself.

Robert Monk of Peabody Essex Museum of the PEM and Greg Clauson of Ennead Architects were present to discuss the project.

Daniel noted that he toured the Museum's Rowley collection center to see the vastness of their PEM and Phillips Library collection. Monk replied that the only 40% the collections have been relocated to that facility.

Essex Street Façade: Clauson stated that the change to the Essex Street curtain wall at the bend occurred for a couple reasons. The mullions will now be aligned and no longer offset for cost and constructability issues. It also starts to separate the curtain wall from the stone, they were trying to mimic the stone and the result was a clashing, and the curtain wall stands out better now. Monk added that the weight of the granite mullions was a substantial structural issue and the ability of the glass to support that weight was also a concern. Clauson noted that previously the surround and granite caps were granite and now the surround is granite and the caps will be metal.

Garden: Clauson stated that the interior garden space will be accessed through the museum. The proposed metal screen to divide the garden has been changed to a planted screen. This area is not visible from any public way and the garden space is unchanged.

Charter Street: Clauson stated that along Charter Street there is a new plan and an existing paved area that was to previously be removed has been added back for maintenance reasons. Monk added the area is not for parking vehicles; the museum has a skylight on the inner courtyard of the Yin Yu Tang house that gets removed in the spring and reinstalled in the fall, and this is the only place to put the crane to reach over the building and remove it. A stable surface is needed to support the crane and it wouldn't work out with another material. Clauson noted that the transformer was previously approved with bollards and they're now proposing landscaping and screening to conceal it. They've increased the width of the walkway leading to Charter Street slightly to rectify an existing issue. At the Planning Board's request they changed the Charter Street trees from Ginkgo to American Elm, a shade tree that will grow quickly. The tree within the service area hasn't changed. The revised renderings of Charter Street show that everything else is almost the same.

Clauson stated that at the neighboring property requested the Museum modify the look of the surface of the wall deeper into the site and beyond the parking lot. There is an existing stone band around that AEA building and they will continue that banding onto the new brick garden wall. The coping at the top of the wall will remain. At the loading dock they left enough room for pedestrian access to the transformer and screening at the compactor has also been included. Rubin asked how the compactor screening is operated. Monk replied that it will be hinged, on wheels and interlocking segments. The end swings open to the left to provide access.

Vickers noted that the changes will work nicely with the neighborhood. Daniel stated that this is the final approval and the SRA can approve it subject to the DRB's approval. He added that the Planning Board is satisfied with the proposed trees.

Vickers opens public comment.

No one in the assembly wished to speak.

Vickers closes public comment.

Vickers: Motion to approve as submitted subject to DRB approval.
Seconded by: Barrett. Passes 5-0.

4. 132 Essex Street (Phillips Library, Peabody Essex Museum): Discussion on 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.

Daniel stated that the Historical Commission thoroughly vetted and reviewed this project with numerous public meetings and a site visit. When buildings more than 50 years old are reviewed the Secretary of the Interior Standards for historic preservation and the Historical Commission guideline notebook are both used. The SRA should rely on the Historical Commission's review. Landscaping and other site improvements weren't reviewed by the Historical Commission and will be the focus of tonight's review.

Monk stated that the Plummer Hall and Daland House property extends to Brown Street and this project will make improvements to Essex Street, the interior of the Essex Block, and along Brown Street.

Traficonte stated that the current building is a combination of several buildings; Plummer Hall, Daland House, the connector between them, 1966 Stacks wing, boiler room, and a vault. There is access off Brown Street to the back of the Plummer and Daland, an alley between the Gardner-Pingree House and Daland House, and a front gate off Essex Street which is not open to the public. The designated open space includes Armory Park and the Federal garden. The Historical Commission approved removing the 1966 Stack wing and boiler room and to add more greenspace and make it more visible from Essex Street. There is pedestrian access all around the site and throughout the land as well as vehicular access around the block.

Building Changes: Traficonte noted that the building will undergo several changes. The existing fire escape will be removed, and the emergency exit doors restored to windows, the back porch and shed addition with a chain-link fence will be removed, the Stacks wing will be removed, they will restore the facades of 1913 vault, and remove the Boiler Room, shed and chimney. At the front façade they will remove the stair at the connector that was installed in the teens when the building became the Essex Institute. They will salvage the stair and rebuild one in front of Plummer Hall. At the rear they will restore windows, provide a new porch, remove the shed roof, provide access to the lower level with ramp and retaining wall, restore the windows and vault façade. Code compliant interior work will be done; adding new bathrooms, changing door swings, adding a new egress stair and elevator to access all levels, create a grand entrance at grade at the connector, move the stair to the interior, and provide a lift for public access. Rubin asked if there will be a new emergency egress stair. Traficonte replied yes, the new enclosed fire rated egress stair at the Vault will provide access from each level and will satisfy the interior egress for the entire building. The main room at the rear can hold over 50 people and requires two ways out. They will add a door where a window exists for egress to the rear.

Elevations: The rear porch was partially removed when the temporary ramp was installed and the ramp to the Basement will be against the side of the Vault. At the East façade where the Stack wing will be removed, the original façade of the Vault will be revealed. Part of it will become the new egress stair and at the other part some of the windows will be restored. At the front façade the Historical Commission has agreed to an accessible entrance down to street level at the connector and will move the stair and door back in front of Plummer Hall. The project is also undergoing a Mass Historic Review and they anticipate receiving their response shortly. They will also install a brownstone balustrade above the Plummer Hall and Daland House porches. The mechanical plan has not changed along Essex Street, the rooftop units will be out of view; however, more mechanical

equipment will be added on the roof facing Brown Street and there will be minimal visibility from the opposite side of Brown Street.

Existing Conditions: Traficonte stated that the existing black iron fence with a granite base was previously a stone wall. Brick walks leading up to the stairs will be added, a break will be made in the fence and gates added to make it look like as it did originally. Guarino asked if the gates will be closed and the stairs not used. Traficonte replied yes for accessibility. Traficonte noted that the fire escape will be removed and stone benches that were there but aren't now will be installed along the West façade of Plummer Hall. He added that the rear trees should help block of the view of the mechanical units on the roof. At the alley between the Daland House and Gardner-Pingree House the windows bricked up at the egress stair will be kept.

Brown Street: Traficonte stated that at Brown Street there is a curb that is depressed and will be brought back up the appropriate height. There are currently two vehicular entrances that will be made into one.

Federal Garden: Gray stated that Monk approached his firm to work on the design of the Federal garden, an analysis of the existing landscaping, and landscape design recommendations. He researched the old Federal garden plans to see what existed originally. Trees that don't match the original plan will be removed and replaced with what originally existed. At Essex Street they will break the wall and granite, add two risers, a gate and brick path up to both building fronts. At the connector they will extend the iron fence and granite base up to a new granite post on each side of the entrance. The existing landscape is in good condition and will be maintained and extend along the entire front at ground level. Some overgrown shrubs will be removed, new shrubbery planted, and a new lawn area out to the Essex Street fence. The landscaping at the drive will be restored with new ground cover and at the removed Stacks building they've planned for screening with an evergreen hedge along the ramp wall, two birch trees and new ground cover. New shrubbery and ground cover will be added to the rear of the building. After the removal of the fire escape, the landscaping will be extended to the end of the building and three new stone benches will be added at the edge of Armory Park.

Rubin asked what the PEM wanted Gray to accomplish with the new landscaping, shaded areas, security barriers, etc. Gray replied that his objective was to provide a green landscape that was higher at the building edge and lower towards the street to provide a seat for the building. The overgrown shrubs hide the façade which they want to compliment not conceal. The greenery along the drive is for aesthetics. A brick walk will be added at the rear of the building from Armory Park. The wood curb at the drive will be replaced with granite and will continue along the rear to the opposite edge of the site and end at Armory Park. The gravel walk will remain. Monk stated that they want to make the entire block seem more inviting and to highlight the architecture since they will be returning a lot of the complex to public use. Brown Street is a mixture of elements, but it too needs to be more inviting. The historic elements of the Federal garden have disappeared and will be restored. The interior of Essex block is temporary and in 5-10 years there will be a reinterpretation of the historic buildings, which could involve moving some of them to create a historically appropriate position.

Brown Street: Gray stated that the parking area will be renovated and the existing double-loaded parking area from the edge of shrubs to the rear of the garden will become a single loaded parking area. The left entry will be removed, and the existing right entry enlarged from 16-foot wide to 20-foot wide. Traficonte added that the car count will be reduced from 18 to 9 cars. Monk noted that the site drainage will be improved, since the grade has caused damage to the Bray and Andrew-Safford Houses. Gray stated that the single loaded parking lot enlarges the Brown Street planting from 5-foot deep to 17-foot deep. The blacktop sidewalk will be replaced with brick and the granite curb raised. Illumination and a new hedge will be installed. Guarino asked for the new hedge

height. Gray replied 12-feet high maximum but will need to be maintained. Guarino noted that a 12-foot high hedge will eliminate the view from Brown Street. Gray replied that some small shrubs will remain to the right of drive. Monk added that some neighbors were disappointed that the fence is being removed and others wanted the hedge. Guarino asked if the fence will provide security. It is a nice spot to see the Ward House and they could make it more inviting. Traficonte replied that a 4' high hedge will block headlights and can be seen over. Gray added that Ginkgo trees are proposed behind the hedge.

Federal Garden: Gray stated that they want to restore the poplar hedge between the parking area and the Federal garden which will make for a nice backdrop to the garden house. Some flowering trees and ground cover will be replaced, the paving and gravel walks restored, new edgings, new grass. The Federal garden plan also had perennials and annuals which will also be restored.

Traficonte noted that contractor Lee Kennedy will do the construction. The rear area will be fenced and gated. The construction crews will access the site from Brown Street. Essex Street sidewalk will remain open and access will be allowed through the site except at the immediate rear of the building. Phase 1: Remove the Stack, install fencing and make it a staging area. Phase 2: The interior work will be done, there will only be one access point to the building. Phase 3: Begin the work at the front of the building, close the sidewalk in front of Essex Street, and those parking spaces directly in front of the building may or may not be available closed.

Schedule: Lee Kennedy believes the work can be completed in 6 months with a start date of September. Monk added that a completion date of spring will allow them sufficient time to complete the interior building work in February or early March so it can open to the public at the same time as the museum expansion.

Exterior lighting: Traficonte stated that there will be in-ground light fixtures for general light, the pendants on the porch of the Daland House will be restored, bollards with lights will be added to the driveway for safety. There will be pole lights at the rear path, sconces on the historic portico at the rear of the connector and step lights at the rear steps. Rubin asked when the landscape work will take place. Monk replied that the Brown Street work will start ASAP and they will wait until spring of 2019 to do the interior work. Traficonte added that they can start on the Armory Park work when the fire escape is removed and other items around building will wait until spring.

Rubin stated that he was delighted to see the comments from the Historical Commission in their preparatory material and it was good that the PEM was open to the changes and accepting of the Historical Commissions comments.

Vickers opens public comment.

Jessica Herbert, Salem Historical Commission Chair. She noted that they approved of moving the stairs back in front of Plummer Hall but she doesn't recall allowing them to remove the Palladian window or to create new brick walks from a gate up to the stairs of Daland House and Plummer Hall. The remaining proposed work is fantastic. Traficonte replied that slides presented tonight are the same shown at their presentation to the Historical Commission. Monk stated that they will clarify her concerns.

Lou Sirianni, Botts Court. Commends the Board for their review of the project. Asked if the new birch trees in place of the Stacks building would impact the building since they appeared to be quite close to it. Gray replied no, they were placed there to avoid the infiltrator in the ground. Sirianni noted that there is a different interaction at the street between the house and parking lot and the hedge is just right and long overdue. He asked why they wouldn't keep the fence at the house since the relationship from the street to the house is dramatically different than between the street and the

parking lot. A continuous hedge may not be the correct conceptual approach. The brick sidewalk is a great addition and the other brick sidewalks done by the PEM will be of the same great quality.

Tim Jenkins, 18 Broad Street. Asked about the proposed parking lot and roadway materials. Monk replied gravel and no paving. Traficonte added that the current parking lot goes right up to the edge of the sidewalk and there will now be 17-feet of landscaping at the widest point. Jenkins noted that the new poplars will set off the rear of the McIntire summer house in the garden. He asked about the other proposed elements in the Federal garden. Monk replied that the heirloom fruit trees will be saved and they will come as close to the original design as possible.

Tom Furey, 36 Dunlap Street. Stated that a City couldn't do what is being proposed tonight and we should be proud to have the PEM to take on this work. The future is positive at Armory Park and Charter Street with the beauty, aesthetics and care that the PEM brings to the table in Salem. More care and compassion is being given to this site than what the City gave to the City Hall Annex.

No one else in the assembly wished to speak.

Vickers closes public comment.

Coogan noted that lighting is being added and asked if the intention is for the DRB to include it in their review. Monk and Traficonte replied yes.

Daniel asked when the Brown Street work will take place. Monk replied that he wants more public comment for the new parts of this project, especially at Brown Street.

Daniel stated that the body of work for the buildings could be approved and the landscape review can be referred to the DRB, so this can be approved in two separate motions. He spoke with the Chair of the DRB, Paul Durand, about the SRA relying on the Historic Commission review of the building so the SRA can vote on the architecture tonight. Rubin noted that the minor changes addressed by the Historical Commission need to be verified. Monk noted that they still need to hear back from Mass Historic on whether they agree with what the Salem Historical Commission decided. If Mass Historic has any issue with the relocation of the stairs the project would need to return to the SRA. Daniel noted that there could be three competing approvals.

Rubin: Motion to approve the PEM building plan as presented and any building changes must come back to the SRA for a final review.
Seconded by: Guarino. Passes 4-0

Barrett: Motion to refer the review of the landscaping to the DRB and for the applicant to return to the SRA for a final landscape review.
Seconded by: Guarino. Passes 4-0.

New / Old Business

1. 32-50 Federal Street (Superior Court and County Commissioners Building): General update

Daniel stated that the House passed the legislation, the process is progressing and should be wrapped up this month. The mothballing is continuing.

2. 5 Broad street (Council on Aging): Update on disposition process

Coogan stated that they are continuing their progress on the disposition process. They have officially split up the lot from the Broad Street Cemetery and created the 21,000 square-foot 5 Broad Street parcel out of the approximate 2.2 acres. The property has been appraised, a requirement of the 30B Land Disposition process. The process is still on schedule for some proposals for the SRA to review in the fall and by the end of the calendar year they would like to have a recommendation from the SRA to the City Council for a preferred development team and enter into an agreement and begin the permitting process in 2019.

Daniel stated that in addition to the RFP, they are looking at a regulatory mechanism to facilitate the permitting process. They've put together a draft for an Adaptive Reuse Overlay District and held a public meeting to discuss it. The property is zoned R2 and the change in non-conforming use is not an available path to them because it's municipal use which is exempt. Many residents commented on the fact that adjacent schools were converted to housing uses without going through this overlay process. At one time use variances were permitted through the ZBA but that path is no longer available. An overlay zoning district will facilitate the adaptive reuse at other properties, such as the three Archdiocese schools, and for future properties.

Daniel stated that 5 Broad Street doesn't have preservation restrictions and they'd like to put an exterior preservation restriction in place before closing on the property. A use of Historic Tax Credits would trigger a review by the Salem Historical Commission, Mass Historic and the National Park Service. Rubin asked if the RFP would be held back. Coogan replied no. Guarino asked for the reaction of the public at the community meeting. Daniel replied that over 40 people attended including 6 City Councilors. The desire for historic preservation was understood, some wanted to permit it the way they used to, some questioned the broad application, and others questioned whether a homeowner could have this overlay apply to their property. The discussion clarified what still needs to be defined in terms of the dimension relief or having no height limit, they would like the structures to be legally non-conforming and at a height that does not overpower others. Parking concerns were also raised and flexibility on dimensional requirements will be needed. Another concern was the standard of review and how it gets administered. They intended to model this process off of the Planning Board Site Plan Review and were thinking of it as a Planned Unit Development (PUD) for dimensional requirements. Why this is not spot zoning was questioned and there was some skepticism on that issue. The permitting path will be included in the RFP and the DRB and Historical Commission through the Planning Board.

3. Follow up on December 2017 ULI SAP: Discussion of next steps for planning

Daniel stated that the purpose of the panel was to help them determine their approach to developing downtown with a Master Developer. Their conclusion was no, they should look at the sites in two clusters, the court buildings and Tabernacle Church as one cluster and the Church Street parking lot and the mall as the other. The Tabernacle Church and Bridge at 211 want to be included in the solicitation with the court buildings. Others have inquired about the Church street lots but they don't want to look at that lot in isolation. He met with Mayor Driscoll, Chair Napolitano, and Vickers and that has led to creating some planning goals for the downtown that will help as they think of the Court and Church Street cluster even though they will be unique. They will engage the community as the process moves forward. Rubin asked for the current thinking of that process. Daniel replied that they will retain a consultant to help, meet with SRA to talk through the scope, conduct public meetings, and map out a broad plan. Vickers noted that a higher level of visioning is needed for major changes in terms of parking, housing, etc. Rubin asked if anything from the Imagine Salem 2020 can be factors. Daniel replied that Imagine Salem was more about the values of the community and those values apply. Guarino asked about the inclusion of the mall. Daniel replied that the mall is private and not a public entity. He saw a ULI panelist who is still thinking about Salem as they go forward with this process and wants to help Salem seek opportunities.

Jessica Herbert, Chair of Salem Historic Commission. Asked the SRA to consider the demographics which plays a role, particularly in terms of elderly housing for some parcels or micro units. One of the Historical Commission Board members needs housing after receiving notice to vacate their apartment. Most developers want to construct high end housing but there is a broad spectrum of people in the city and not just the wealthy. Vickers replied that he wants to avoid being too prescriptive to allow the developer to be creative in an economical way. Herbert suggested that the Board can help make the housing affordable in the future projects.

4. 65 Washington Street (District Court): Authorization of Memorandum of Agreement (MOA) extension with Department of Capital Asset Management and Maintenance (DCAMM)

Daniel stated that the memorandum on the District Court property runs out next month. DCAMM drafted an extension to change the deadline from August 12th to December 31st that needs to be signed by the SRA Chair.

Guarino: Motion to approve and authorize the SRA Chair to sign the MOA.
Seconded by: Barrett. Passes 5-0.

Coogan and Daniel mentioned the letter submitted to the SRA from the owners of 30 Church Street. In the letter, the 30 Church Street states that the recent loss of tenants in their building is a result of concerns of future noise and vibration associated with the demolition of the District Court building and the construction of the new mixed use building. Daniel stated that there could be multiple reasons for the change in tenants and he will share the letter with Diamond Sinacori and the 65 Washington LLC team. Guarino noted that damage to the building may have been more extensive than what was proposed. Daniel replied that there is an opportunity for dialog. Vickers stated that this information needs to be forwarded to Diamond to get their response.

Other Items:

Daniel stated that there has been some discussion about no longer receiving paper copies, and there are three options. Option 1: continue to mail paper copies, Option 2: use electronic only, and Option 3: to send information electronically and review paper copies at the meeting. Sending materials via e-mail will save postage and administrative time. Rubin noted that if he could use his electronic devices during the meeting he'd be okay with that and each Board member should provide their preference. Coogan said that the applicant pays for the printing and the City pays for postage. Guarino replied that he would be open to trying an electronically, but he'd prefer paper copies of larger projects at the meeting. Coogan replied that he would poll the Board on their individual preference.

Minutes

There were no minutes to review.

Adjournment

Barrett: Motion to adjourn the meeting.
Seconded by: Guarino. Passes 5-0.

Meeting is adjourned at 8:00PM.

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