

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee: Design Review Board, Regular Meeting
Date and Time: Wednesday, September 28, 2016 at 6:00 pm
Meeting Location: 120 Washington Street, Third Floor Conference Room
Members Present: Paul Durand, Christopher Dynia, David Jaquith, Glenn Kennedy, Helen Sides, J. Michael Sullivan
Members Absent: Ernest DeMaio,
Others Present: Andrew Shapiro, Economic Development Planner
Recorder: Colleen Anderson

Paul Durand calls the meeting to order at 6:05 PM.

Urban Renewal Area Projects Under Review

1. **318 Derby Street (Turtle Alley Chocolates):** Discussion and vote on proposed installation of signage and a-frame sign.

The submission under review includes; a signed application, sign dimensions, elevation photos, and a plan showing a-frame sign location. Hallie baker (owner) was present to discuss the proposed signage.

Baker stated that they are moving to Derby Street and are requesting a 26" wide x 35" high blade and an a-frame sign. Shapiro noted that the signs are compliant with the sign code and commercial design guidelines. There is a 20% threshold for the amount of window space to be covered by signage. The current bubble design takes up approximately 23% but the negative space between some of the bubbles lowers the window coverage to approximately 20-21%.

Kennedy asked if the blade sign would utilize the existing bracket and to confirm that no window signage is proposed on the clerestory windows. Baker replied yes, the existing bracket will be used and no signage will be placed on the upper level windows.

Sullivan asked if the previously approved a-frame would be used at this location. Baker replied yes and noted that the same fonts and colors would be used on the new signage. Kennedy noted that the three signs read as very different and suggested that changes could be made to help tie the three signs together.

Durand opens public comment.

No one wishes to speak.

Durand closes public comment.

Kennedy: Motion to approve the proposed signage and a-frame sign as submitted.
Seconded by: Jaquith. Passes 6-0.

2. **311 Derby Street (The Donut Experiment):** Discussion and vote on proposed installation of signage.

The submission under review includes; a sign application, signage dimensions, elevations, existing and proposed photos. Peter Brown (owner's representative) was present to discuss the proposed signage.

Brown stated that this store is a franchise, which will be located in the same building as Flatbread Pizza. Shapiro noted that a blade sign – 4 feet in diameter and 15" deep, a vinyl decal above the door, and a vinyl decal at the top of the window – 6 feet long x 1'-9" high, are proposed. Shapiro noted that the signs are compliant with the sign code and commercial design guidelines, and noted that the signage doesn't go over the 20% threshold for window coverage in the downtown.

Kennedy asked if the donut sign was three-dimensional. Brown replied yes, 3" thick. Dynia asked if the sign would be illuminated. Brown replied no and there is no plan to illuminate it.

Kennedy asked what the hours of operation would be. Brown replied 5AM to 12 Noon. Brown noted that the signs are used at the two other franchise locations, Florida and South Carolina.

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

3. **172 Essex Street (Witch Pix Costume Studio):** Discussion and vote on proposed installation of signage.

The submission under review includes; a signed application, signage dimensions, elevations, existing and proposed elevation photos. Hope Hitchcock (business owner) was present to discuss the proposed signage.

Hitchcock stated that she purchased the 14 year old Salem Vintage Photography studio in early summer and it is undergoing a name change. They will continue to do witch themed dress-up photo shoots for tourists. A new 76" long x 7" high sign is proposed for the fascia over the door, and seven 23" x 31.5" small window vinyl decals at the top of the windows.

Sullivan asked if the neon open sign would remain over the door. Hitchcock replied that it would remain but will be centered. Kennedy asked if the current width of the fascia sign was 16 feet long. Hitchcock replied yes, 16" high x 16 feet long. The new sign will be 24 feet long.

Sullivan asked if curtains will be placed over the lower windows. Hitchcock replied that pictures are in place and she will replace them with curtains. Shapiro noted that current photos in the window were not approved but were most likely needed because it is a photography studio. Shapiro noted that he had a discussion with Ms. Hitchcock about blocking the light internally rather than applying something to the outside of the windows, to control the natural light.

Kennedy noted that he would prefer the entire length of the fascia band be MDO painted black, that can be removed if necessary, to unify the storefront. Other businesses have done that along the Essex Street Pedestrian Mall and it has been successful. Hitchcock replied that she would have to ask the landlord but will be more costly to her.

Sides: Motion to approve the proposed signage as submitted with an approved scheme to add black painted MDO the entire length of the stores fascia if the applicant chooses. Seconded by: Jaquith. Passes 6-0.

4. **53 Charter Street:** Discussion and vote on proposed restoration of exterior

The submission under review includes; historic and existing photographs and proposed elevations. Walter Beebe-Center of Essex Restoration was present to discuss the proposed project.

Beebe-Center noted that cement siding has been removed and the intention is to repair or replace areas/parts as required to be in keeping with the house as it would have been around 1800. Sullivan asked what the corner condition would have been. Beebe-Center replied wooden block quoins and those will be replicated.

Sides asked if the windows would be true divided light. Beebe-Center replied they will be Marvin double pain, simulated divided lights – muntins on the outside, middle, and inside, and there will be no storm windows. Jaquith asked if there will be properly mounted shutters. Beebe-Center replied yes, protruding on an angle and not fastened to the siding.

Durand asked if the garage will stay. Beebe-Center replied that it will stay and its proposed use is unknown. His company will do the exterior renovation only but the interior is in fairly good shape.

Durand opens public comment.

Jennifer Firth, Historic Salem. Firth asked if there were Construction Documents and a timeline to review. Shapiro replied no. Beebe-Center noted that there were only elevations with notes to replace / repair to match as required and it will be repainted the original paint color.

Durand closes public comment.

Sides: Motion to approve the proposed restoration project. Seconded by: Jaquith. Passes 6-0.

5. **Discussion and vote on Downtown North (in front of Old Salem Jail) and South (Riley Plaza) interpretive sign panels**

The submission under review includes; details on proposed panels, and photos and map of two proposed locations. Patti Kelleher, Staff Planner for the City of Salem Planning Department was present to discuss the proposed sign panels.

Kelleher stated that two proposed panels will be funded and installed with an Essex National Heritage Commission grant. Two of the five proposed panels will be installed within the urban renewal area. The Downtown South sign will be installed by the plaza and the Downtown North one will be installed in front of the Old Salem Jail. The locations were selected based on visibility and to keep them out of the flood plain. Shapiro noted that the panels were designed when Planning was developing other interpretive signs in 2012-2013 that have already been installed. The DRB needs to vote on a proposed location.

Kelleher noted that a couple of minor changes will be made to the signs prior to their installation and once their located the "You Are Here" arrow will be property placed on the panel and "Funded by Essex National Heritage Commission" will be added to the bottom of each panel.

Kennedy asked when the panel would be installed and when the parking lot will be constructed. Kelleher replied that they have until June 2017 to install the panels and they will be fabricated and ready for installation by early spring. Shapiro replied that parking lot will be completed by November. Kennedy noted that the Downtown North sign location should be reviewed again to determine a location that works with the flow of the completed parking lot and walking paths. Durand noted that the DRB's approval would be for the general placement.

Durand opens public comment.

Jennifer Firth, Historic Salem. Firth noted that this was an exciting project and asked to see the content and design prior to the fabrication of the panels. Kelleher replied that she would e-mail it to Firth.

Durand closes public comment.

Shapiro suggested that only the North panel return to the DRB for review prior to its installation.

Kennedy: Motion to approve the signage panels with a recommendation that the DRB review the Downtown North sign prior to fabrication and after the parking lot completion. Seconded by: Jaquith. Passes 6-0.

6. **217 Essex Street (Brew on the Grid):** Discussion and vote on proposed installation of signage + small project review: proposed new outdoor café seating area, new door and windows, and façade improvements.

The submission under review includes; existing and proposed site plan, floor plans, elevations, photos, proposed signage, and patio details. Frank Peace (owner) and Susannah Cramer-Greenbaum of EMBARC Architecture & Design Studio were present to discuss the proposed project.

Peace stated that this would be the second iteration of an establishment that he currently owns in Worcester. It is an artisanal coffee restaurant that will also serve pastries and craft foods. Craft beer and wine are offered at the Worcester location and they hope to do the same in Salem in the future.

Cramer-Greenbaum stated that the building is in good shape, an existing rear louver would be reused and no new louvers are proposed, and two new condensers will be added to existing rooftop dunnage which will not be visible from the street. The existing planting bed along the elevation leading to Derby Square will be replaced by a new outdoor brick patio that will meet grade along Essex Street and have several steps down along the Derby Square side. A portion of an existing window will be replaced with a door to provide patio access and create a second means of egress. An existing bench would be removed and another relocated to closer to Derby Square. Two existing vaults towards the rear of the first floor and the change in grade prevent the rear door from being the second egress. An easement is underway with the City of Salem to use the planting bed as a patio. A portion of the Basement will be used to house a food cooler and for food prep. The patio door will

be mahogany to replicate the existing six lite wood front door which will be sanded to restore the natural mahogany finish.

Cramer-Greenbaum noted that two 30" wide x 30" high blade signs are proposed with two black 2" light fixtures on either side for illumination. The signs will be brown matte color with white lettering. The third piece of proposed signage would be lettering on the entablature of the building, which will be cleaned.

Shapiro noted that refacing the time and temperature clock was included in the package but that proposal would not be permitted per the sign code; instead, removing it and making a second blade sign was suggested as an alternative. The clock's position above the second floor window sills and regulations in the sign code, are preventing its recommendation for approval. Shapiro noted that the future of the time and temperature clock would require further discussion within the Planning Department, but the DRB could recommend approval with a preference to reface the existing clock. Kennedy added that getting the time and temperature clock working again could also be a possibility. Cramer-Greenbaum and Peace replied that that could be a possibility.

Sullivan stated that this time & temperature sign wasn't intended when the building was constructed and from a preservation standpoint his preference would be to have it removed, unless the steps were taken to restore it. Either way, the building has a cleaner look without it. Sullivan also noted that the proposed blade sign on the corner conceals the bank emblems above the Derby Square & Essex Street corner windows and suggests that the blade sign be moved to the opposite side of the Derby Square side bay.

Durand agreed that restoring it could make it iconic and from a preservation point of view that may mean restoring it instead of removing it. Sullivan added that he finds restoring it and using it to say "Brew on the Grid" problematic. Kennedy suggests that the sign could also be placed within the space and Jaquith agreed.

Sullivan noted that the patio design is good. Cramer-Greenbaum noted that the patio surface and face will be brick and concrete to match Derby Square. The patio furniture will be black steel tables and chair with five black umbrellas.

Sullivan asked if night lighting was proposed. Cramer-Greenbaum replied that they have considered two-way sconces, to light the building and the patio, but that has yet to be determined. Sides and Kennedy agreed that light along the patio would illuminate what is currently a dark area.

Kennedy asked if signage was proposed on the patio side. Cramer-Greenbaum replied that the existing bank vault sign would remain. The logo will be added to two sides of the five umbrellas on the patio. Kennedy suggested that the logo be added to 2 or 3 of the umbrellas and not all of them.

Durand opens public comment.

Jennifer Firth, Historic Salem. Firth noted that this is an exciting reuse of the space and asked if the window would be kept intact. Cramer-Greenbaum replied that the windows are in good very shape and will remain.

Durand closes public comment.

Shapiro requested asked for clarification from the Board that if the existing clock does not get restored that it would find it acceptable to have it removed. Durand replied that it was clear and that the recommendation to move it inside was an acceptable suggestion.

Sides: Motion to approve the proposed signage package with; 1) moving the corner blade sign to the other side of the window bay to not block the bank emblem and 2) place the logo on 2-3 umbrellas maximum

Seconded by: Jaquith. Passes 6-0.

7. **212 Washington Street / Riley Plaza (Marina's Newsstand):** Discussion and vote on proposed a-frame sign.

The submission under review includes; a signed permit application, existing signage photos, and dimensioned image of proposed signage. Nicholas Padovani, business owner, was present to discuss the proposed signage.

Shapiro stated that the newsstand is located in Riley Plaza. They were using non-compliant signage including a plywood a-frame sign that lists newspapers. It is larger than what would normally be approved but they are proposing to use a new 2 foot x 3 foot sign frame and remove the logos from a new sign that would be fabricated to fit the frame. The sign will remain in the parking lot which is wide open so pedestrian access is not an issue. Sides suggested that the fonts of each paper be used to make it more recognizable since logos cannot be used and the overall sign would have a nicer look. Kennedy requests that the sign be white, and that the frame be either all white or all black.

Jaquith: Motion to approve the proposed a-frame sign conditional upon painting the frame either all white or all black, and no usage of logos on the new sign.

Seconded by: Sides. Passes 6-0.

8. **9-11 Dodge Street, 217-219 Washington Street and 231-251 Washington Street (Dodge Area LLC c/o RCG LLC):** Review and discussion of 50% construction documents.

The submission under review includes; utility plans, site plans, floor plans, and previously approved and revised perspectives. Matthew Zimmermann of RCG, LLC and Jai Singh Khalsa of Khalsa Design Inc. (Architects) were present to discuss the proposed revisions. Zimmermann stated that the last presentation was for the Design Development review and tonight the Board will be updated on the progress and changes that have been made since the Board's previous comments. They have submitted a permit package to the City that is a precondition of the land purchase. The building has been demolished and debris is still being hauled away. The design team has progressed beyond the 50% review that was submitted to the Board.

Shapiro noted that the DRB is not voting on this submission and are simply checking on the progress of the Construction Document development and final materials and finishes.

Khalsa stated that the permit set submitted is for the garage and building foundation only and the threshold of the set they needed to submit to meet the bank and City requirements to transfer the property. The permit plans submitted show the three garage levels up to the deck of foundation up to the deck level of the mixed-use building. Khalsa noted that they met with the hotel owners last week and they will execute a contract for a Hampton Inn.

Khalsa stated that at their previous meeting several suggestions were made by the Board. 1) widening the connector stair between the hotel and the West building and flare the end of the stair at the entrance to it which was done, 2) an alternate material at underside of decking – Trex composite deck, 3) re-examining directory signage on the South building – Bert Plus Design of Marblehead does projects of this magnitude and was hired to create wayfinding signage but no concepts have been created yet and the directory has been removed from the presentation images, 4) using the lighter lintel and sill color to contrast with the upper level cembrit fiber-cement panels – which has been done, 5) examining a location for public art – they and Andrew Shapiro have been in contact with Deborah Greel to determine the suggested locations, 6) the paving pattern will remain but on the city property it will be cast-in place concrete with alternating colors as requested by the DPW for durability, and on the private owned property permeable pavers in the same color pattern. All of the presentations have been updated to reflect these changes.

Khalsa noted that the other changes were that the raised cross walks in the Dodge Street area have also been eliminated after the City's engineering department review and input. The window trim at the building connector has change and their proportion has been scaled down to a more comfortable size. The Trex deck will be used both at the deck and at the underside of the deck with concealed fasteners. Kennedy noted that special attention should be paid to which of their products is used, some look like plastic and others resemble wood texture from a distance. The signage has been removed from in front of the retail areas, which opens up the windows at that level and the signage consultant will determine the best signage and locations for the project. 5 potential locations, A through E have been proposed for public art and location A is preferred. Corten steel will surround the transformer and will also be used for building name signage, with the laser cut-out letters which will be back-lit. The cut-out letters will be used on the building and will also be lit from behind. The nichia panels will be used on inside of the West building facing out. The Mill Hill building the brighter head and sill color will be used. The windows will be black and casement windows will be used in the West building, both made by Andersen.

Kennedy stated that significant thought should be given to the art given the number of people that will now use the space. Traffic flow may be geared towards Dodge Street and leading to Artist's Row. Khalsa noted that it will draw attention and will be used for wayfinding in the City. Shapiro noted that the Public Art Commission will ultimately make the determination on public art.

Zimmermann stated that they hope to return with their final design at the November DRB meeting. Shapiro noted that the projects have been separated in terms of their review process. Sullivan asked if both projects will be constructed at the same time. Zimmermann replied that the hotel will not finish construction until after the garage has been constructed.

Old/New Business

Approval of the minutes from the August 24, 2016 regular meeting.

Jaquith: Motion to approve.

Seconded by: Kennedy, Passes 6-0.

Urban Renewal Area Projects Under Review (continued)

Durand announces a conflict of interest and recuses himself from participating in the final two agenda items. He leaves the meeting.

9. **209 Essex Street (Hotel Salem):** Small Project Review: Discussion and vote on proposed façade and building improvements, as well as rooftop restaurant.

The submission under review includes; historic photos, photos before demolition, elevations, and aerial views of the rooftop terrace. Mark Meche of Winter Street Architects, and Rich Cooper (owner/partner) were present to discuss the proposed plans.

Shapiro noted that the Salem Historical Commission submitted a letter to the Board stating that they reviewed the project and are endorsing this project that is seeking Historic Tax Credits from the Massachusetts Historical Commission.

Meche stated that he presented before the Board approximately one year ago and exterior improvements were the only items being reviewed; they requested that the outdoor café and signage review be on hold. That design was submitted to Mass Historic for historic tax credits, and the latest presentation incorporates the Mass Historic comments. Some café tables and signage will be in the presentation but they are again requesting that they again not be under review at this time. The demolition of the building interior is 95% complete and the design team is has reached approximately 90% completion with the Construction Documents.

Meche stated that the design changes began with a study of the storefront as it was when first construction. Four cast iron columns and large pieces of transparent polished plate glass were used at the storefront. The basic building exterior scope is brick repairs, stone cleaning and repairs, cornice repairs and painting, new storefront, a new pressed zinc band in the same location, and possible secondary signage in a classic lettering style on the new sign band. The new central sign will be similar to the original Talbots sign. All restoration work will be done within the standards of historic rehabilitation. The proposed storefront will be insulated Low-E clear glass but in smaller sections divided by to show the new first floor restaurant. The new curtain wall will be either silicone glazed or tab connected; tab connected is currently the preferred choice and the flange will be visible from the exterior. The glass will be a PPG solar ban type and should have minimal color shading. The cast iron columns will be painted dark grey to compliment the buildings buff color scheme.

Meche stated that a cable rail system will be installed at the perimeter of the rooftop deck and will be moved far away from the buildings edge, the previously proposed smaller rooftop units at the front of the rooftop will now be reduced to one chilled water system will possibly be screened by reclaimed flat board siding in a shiplap pattern towards the rear of the rooftop; however, all other rooftop equipment will be screened in a louver style. The AC system is spec'd to be 47 dB at 30 feet away and the units will be at a level higher than neighboring buildings so sound from it should not be a concern. The windows on the East façade are being replaced and most of the existing windows will remain. The replacement windows will be double-hung wood windows at the request of the MHC to mimic what was originally in place.

Meche stated that at the South façade (rear) a new interior egress stair will be installed and guest room patio will be added. On the West façade (Derby Square) three windows will be replaced, the existing roof framing will be reused and the roof level improvements will float over it with Bison deck pedestals. Due to the additional rooftop equipment, three overflow scuppers and a painted gutter will be added to the West façade and that water will connect to a drain inside the building.

Sides and Jaquith state that they are in favor of the changes/improvements. Kennedy asked about the rooftop deck capacity. Meche replied 180 people. Cooper noted that that

would only be for special events and those events would end by 7PM and no bands would be allowed. Shapiro noted that capacity and use is not within the purview of the DRB.

Sullivan asked if the lighting at the first floor had been determined. Meche replied that exterior lighting will be incorporated into the signage and that has yet to be determined but an interior plan has been developed but is not part of the presentation. Cooper noted that interior lighting at the first floor restaurant will be soft for ambiance since it will be visible through the curtain wall. Cooper noted that lighting (on dimmers) has been a top priority in all of his previous hotel projects and it will be in this project also.

Jaquith opens public comment.

No one wishes to speak.

Jaquith closes public comment.

Shapiro asked how much of the roof deck will be visible from the ground. Meche replied that MHC requested photos taken from a distance with a railing height mock-up in place and although it can be seen from a narrow angle it does not dominate the view when looking from grade. The high rooftop screening will be more visible. Shapiro also asked if there were plans to restore the painted "Newmark" sign on the West side of the building. Meche replied that there are no plans to restore or remove either sign at this time, there is a painted sign both the East and West facades.

Sullivan asked how the curtain wall is attached to the existing columns. Meche replied that the existing cast pipe columns had a quarter-round cast into the side of the columns to receive the glazing. The new glazing will be placed in the same location.

Sides: Motion to approve the proposed façade and building improvements, and rooftop restaurant, subject to the applicant returning to the DRB and then SRA for review and approval of signage, building lighting, and the ground floor outdoor seating area.
Seconded by: Kennedy. Passes 5-0.

10. **90 Washington Street:** Small Project Review: Discussion and vote on proposed façade and building improvements

The submission under review includes; historic photos, proposed floor plans and elevations. Mark Meche and Dana Weeder of Winter Street Architects, and George Vernet & Peter Bolan (co-owners) were present to discuss the proposed plans.

Shapiro noted that a letter from the Salem Historical Commission submitted a letter to the Board stating that they reviewed the project and are endorsing this project that is seeking Historic Tax Credits from the Massachusetts Historical Commission.

Meche stated that this building used to be the Salem Food Land grocery store and will be the new home to the Salem City Hall Annex. A Schematic Design was done earlier in 2016, the lease was signed in August and approved by the City Council, and historic tax credits are being sought. Salem Historic Commission has reviewed and endorsed this project. No comments have been received from the MHC but there is very little that can be changed because so much of the existing building elements are still in place. The plans have been approved and the project is scheduled to be complete by October 2017.

Meche noted that the building is across from City Hall, the rear entry opens to a municipal parking lot, a right-of-way is directly outside of the rear entry although the property does not belong to the building. The building entry is on the far left side at Washington Street. The three - first floor tenants have their own entrances so there will be no shared access/common area. The meeting rooms are on the ground floor and a stair leads to the 2nd floor Public Services level, although there will be elevator access. Sides asked if the rear entry will be open. Meche replied that that would be up the City to decide although it would be a great secondary access point. The large meeting room will hold 100 people and the smaller 40 plus board members, and both will be modern with state of the art equipment.

Meche noted that the City Council has requested a concierge/help desk on the first floor to direct people. The building will undergo a complete internal demolition and there will be new building systems, ADA complaint, gender neutral single stall restrooms – one with a shower, and bicycle storage.

Meche stated that the second floor has 17 foot high ceilings and will house a new conference room addition at the rear, a rear egress stair, the clerestory windows will provide natural light to the core over top of the 9 foot high new shared meeting rooms and various internal walls, although the majority of the floor will be an open office. The third floor will house other small city departments, possibly a deck, another conference room addition, and each floor will also have a coffee station.

Meche stated that the façade is masonry, steel sash Hope windows were used and black granite bands and medallions are the full depth solid black granite. Half of the original aluminum storefront is gone. The brick will be restored and the windows will be replaced with thermally broken Hope windows. The sign band above the storefront will be restored. At the rear of the building facing Sewall Street, the two different kinds of hope style windows will be replaced. Weeder stated that a flat lock horizontal copper cladding ranging from 14-18" widths will be used at the addition and the vertical elements at the glass curtain wall are snap caps that can be angled as necessary to eliminate the afternoon glare. Meche noted that the existing taller openings in the façade are doors to the fire escape and their consultant's recommendation was to no infill the bottom of the enlarged openings with brick to not confuse the historical record of its use. If it was to be filled in, it should be done so with some differentiation.

Meche noted that from the front the entire building appears to be three stories, but the third level of wall at the far right of the building is exposed element on both sides. Weeder noted that MHC is requiring that replacement glass be installed in that area also and the Sewall Street side of that wall will be the location of the prosed deck at Mayor Driscoll's request. Sides asked if the rear entry would be recessed for cover. Meche replied that there was a 20" projection over the rear property line, which is at the rear of the building, so it cannot project far. Meche noted that MHC doesn't find the rear façade as important as the front façade although it shows its mid-century modern character which is rare.

Sides noted that there is a grocery store on Broughton Street in Savannah with the same façade; SCAD may have documentation on its design.

Sullivan asked if the new copper façade will start at grade and how far the bands will stick out. Meche replied that the copper will only be at grade the sides of the rear door and the bands will stick out 8-10". The addition elements will be pulled away from the corners to make it reversible if necessary and a few openings on the brick façade are being enlarged for new windows. Weeder noted that there is existing copper flashing at roof edge and that encouraged the use of it at the addition. Sullivan asked if the roof edge copper at the top of

the masonry wall would be reused since it has the green patina. Weeder replied that it could be reused.

Shapiro asked if the transformer shown in the rear elevation is existing. Meche replied yes. Sides noted that it will be nice for the rear to have a future since it seems neglected and dismal.

Jaquith opens public comment.

Jennifer Firth, Historic Salem. Firth noted that this is a cool project that is growing on people.

Jaquith closes public comment.

Shapiro noted that the applicant will return for approval of signage, exterior lighting, and any changes requested by MHC.

Sides: Motion to approve the proposed façade and building improvements conditional upon the applicant returning to the DRB and then SRA for review and approval of signage and building lighting.

Seconded by: Dynia. Passes 5-0.

Adjournment

Jaquith: Motion to adjourn the meeting.

Seconded by: Kennedy. Passes 5-0.

Meeting is adjourned at 8:30 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.