



# CITY OF SALEM PLANNING BOARD

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## **Amended Decision**

### **2<sup>nd</sup> Amendment to Site Plan Review and Stormwater Management Permit**

**81 Highland Avenue (Map 24, Lot 1); 108 Jefferson Avenue (Map 24, Lot 88); Old Road (Map 24, Lot 19); 1 Dove Avenue (Map 24, Lots 216 and 218); 79 Highland Avenue (Map 14, Lot 129); 55 Highland Avenue (Map 24, Lot 220); and 57 Highland Avenue (Map 24, Lot 2)**

August 5, 2021

Massachusetts General Brigham Salem Hospital  
c/o Correnti & Darling LLP  
Joseph C. Correnti, Esquire  
63 Federal Street  
Salem, MA 01970

### **Findings and Decision**

RE: Application of Massachusetts General Brigham Salem Hospital for a 2<sup>nd</sup> Amendment to the previously approved Site Plan Review decision and Stormwater Management Permit for the property located at 81 Highland Avenue (Map 24, Lot 1); 108 Jefferson Avenue (Map 24, Lot 88); Old Road (Map 24, Lot 19); 1 Dove Avenue (Map 24, Lots 216 and 218); 79 Highland Avenue (Map 14, Lot 129); 55 Highland Avenue (Map 24, Lot 220); and 57 Highland Avenue (Map 24, Lot 2). The applicant proposes changes to the project work to include the enclosing of an existing open-air space at the Davenport 4 entrance beneath the Surgi-Center, creation of a new indoor lobby, construction of a new canopy over the existing drop-off area, and the movement of a pedestrian walkway. Changes to signage are proposed. No change to the underlying driveway area is proposed.

### **Procedural History**

1. On June 17, 2021, Massachusetts General Brigham Salem Hospital filed the above referenced application for a 2<sup>nd</sup> amendment to a Site Plan Review decision and Stormwater Management Permit.
2. The original Site Plan Review and Stormwater Management Permit was issued by the City of Salem Planning Board on December 22, 2016.
3. A subsequent amendment was issued by the Planning Board on April 4, 2019, approving proposed changes to the area in front of the Davenport Building and Surgi-Center, where the old campus utility plant was located. These changes included grading, additional

parking spaces, landscaping, and creation of an accessible, multi-vehicle drop off and pick-up area. New signage was also proposed.

4. On Thursday, July 8, 2021, the Planning Board of the City of Salem opened a Public Hearing to review the application for a 2<sup>nd</sup> amendment.
5. Testimony was heard and the Public Hearing was closed on July 8, 2021.
6. Throughout the public hearing, the plans and other submission material were reviewed by the Planning Board. Throughout its deliberations, the Planning Board was mindful of the statements of the applicants and their representatives, and the comments of the general public, all as made at the public hearing.

### ***Specific Findings***

In considering approval of the Site Plan Review and Stormwater Management Permit, as amended, the Planning Board makes the following specific findings pertaining to the City of Salem Zoning Ordinance and Code of Ordinances:

#### **Signage**

##### ***Placement, Height, and Illumination***

North Shore Medical Center is a grandfathered nonresidential use in an R1 district. Thus, the non-residential signage criteria apply. On-premises signs in nonresidential districts can exceed frontage amounts allowed by schedules set forth in Sec. 4-51 of the Salem Code of Ordinances, including location and height, provided that a comprehensive sign design for the sign frontage is certified by the Planning Department and the Planning Board as a complementary and harmonious synthesis of signs and architectural features, as outlined in Sec. 4-42 of the Code of Ordinances.

Signage proposed by the applicant complies with the scheduled size but exceeds location and placement allowed by Sec. 4-51. The proposed sign is above the sill of the first level of windows and above 25 feet in grade in some locations.

Internal illumination is allowed by the Zoning Code. Salem's Commercial Design Guidelines recommend no internally lit signs. However, the proposed sign is found to be out of the ECOD, per Sec. 8.2.2, "*the boundaries of the [entrance corridor] overlay shall be interpreted as following the rear lot lines of properties fronting on the corridor or along a line one hundred fifty (150) feet from the centerline of the corridor, whichever is less.*"

The sign, including its placement, height, and illumination, must meet the above finding of a complementary and harmonious synthesis of signs and architectural features. The Director of Planning and Community Development, Tom Daniel, certified in a memo dated July 21, 2021 that the sign design is complementary and harmonious. The Planning Board also certifies that the sign is a complementary and harmonious synthesis of signs and architectural features. Specifically, the Planning Department and the Planning Board find that:

1. The use of a simple logo and wordmark avoids cluttered or extraneous information
2. The size of the sign is in proportion with the 2<sup>nd</sup> floor windows
3. Only the letters of the word mark portion of the sign are lit, as opposed to a box sign with a light-colored background. The primary color of the logo sign is blue, which is less obtrusive than a white box sign

4. The sign is set back from the street frontage
5. The sign serves a wayfinding purpose
6. The sign is in character with other signage in the area and will not overwhelm those signs

## **Decision**

At a regularly scheduled meeting, the Planning Board voted on July 8, 2021 by a vote of six (6) in favor and none (0) opposed to approve the amendment to the Site Plan Review and Stormwater Management Permit with the following conditions:

### **1. Original Decision**

- i. All conditions set forth in the original decision dated December 22, 2016 and the subsequent amendment dated April 4, 2019 shall remain and be adhered to by the applicant, unless explicitly eliminated or amended in this decision.

### **2. Conformance with the Plan**

- i. Work shall conform with plan sheets listed below:

<b>Drawing Title</b>	<b>Sheet No.</b>	<b>Prepared By</b>	<b>Issued</b>	<b>Revised</b>
Existing Conditions and Site Preparation Plan	C101	HAI Architecture	05.25.2021	
Site Plan	C201	HAI Architecture	05.25.2021	
Site Details	C302	HAI Architecture	05.25.2021	
Exterior Elevations – North & East Side	A201d	HAI Architecture	05.25.2021	
Exterior Elevations – Signage North Elevation	A201f	HAI Architecture	05.25.2021	
Canopy Sections – (Scheme 2G)	A301	HAI Architecture	05.25.2021	
Existing Exterior Elevations	GC201	HAI Architecture	05.25.2021	
Signage Plan	21-2902-1r1	Metro Sign	05.13.21	
Signage Plan	21-2902-1.1r1	Metro Sign	05.13.2021	

### **3. Amendments**

- i. Any further amendments to the site plan shall be reviewed by the City Planner and if deemed necessary by the City Planner, shall be brought to

the Planning Board. Any waiver of conditions contained within shall require the approval of the Planning Board.

#### **4. Landscaping**

- i. Per condition 1.i., the Applicant will comply with the Landscaping conditions in the original and amended decisions.
- ii. The Applicant shall relocate, in the same planted vicinity, the two (2) shade trees and six (6) shrubs that are scheduled to be removed.
- iii. Near the existing walkway that is scheduled for removal, the Applicant shall add eight (8) additional large shade trees, no less than 2.5" caliper. These shade trees shall not be a small, ornamental flowering type tree.

#### **5. Signage**

- i. The Applicant shall not include a box projecting from the building façade for the "Mass General Brigham Salem Hospital" sign.
- ii. The Applicant may consider slightly lowering the "Mass General Brigham Salem Hospital" sign further from the roofline.
- iii. The Applicant may consider continuing the vertical recessed lines of the façade paneling through the "Mass General Brigham Salem Hospital" sign and to the roofline.

#### **6. As-built Plans**

- i. As-built Plans, stamped by a Registered Professional Engineer, shall be submitted to the Department of Planning and Community Development and Department of Public Services prior to the issuance of the engineer's retainer and final payment.
- ii. The As-Built plans shall be submitted to the City Engineer in an electronic file format suitable for the City's use and approved by the City Engineer.
- iii. A completed tie card, a blank copy (available at the Engineering Department) and a certification signed and stamped by the design engineer, stating that the work was completed in substantial compliance with the design drawing must be submitted to the City Engineer; as well as, any subsequent requirements by the City Engineer.
- iv. To the extent that construction work has been completed for a portion of the Project or the Project in its entirety but that the As-Built plans have not yet been fully completed (for said portion of the Project or the Project in its entirety), the applicant may provide a performance bond or surety in an amount and form subject to approval of the City Planner to ensure that the As-Built Plans are completed within a reasonable timeframe.

#### **7. Pre-Construction Conference**

- i. Prior to the start of work, a pre-construction conference shall be scheduled with the City Planner, the City Engineer (or his designee), the Building Commissioner, the Health Agent, and any other departments that may be

necessary. The Owner shall submit a construction schedule at the time of the pre-construction conference. The construction schedule that identify when civil improvements enumerated in condition 4.i.a-e herein is expected to occur.

## **8. Violations**

- i. Violations of any condition contained herein shall result in revocation of this permit by the Planning Board, unless the violation of such condition is waived by a majority vote of the Planning Board.

## **Record of Vote**

The following members of the Planning Board vote to approve an amendment to the Site Plan Review and Stormwater Management Permit, subject to the above-stated terms and conditions: Vice Chair (Acting as Chair) Kirt Rieder, Sarah Tarbet, Todd Waller, Helen Sides, Tom Furey, DJ Napolitano.

No members of the Planning Board are in opposition.

I hereby certify that a copy of this decision and plans has been filed with the City Clerk and copies are on file with the Planning Board. The Site Plan Review Decision shall not take effect until a copy of this decision bearing the certification of the City Clerk that twenty (20) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, is recorded in the Essex South Registry of Deeds and is indexed under the name of the owner of record is recorded on the owner's Certificate of Title. The owner or applicant, his successors or assigns, shall pay the fee for recording or registering.



Kirt Rieder  
Vice Chair (Acting Chair)