

CITY OF BEVERLY
PUBLIC MEETING MINUTES

CITY OF BEVERLY
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2022 MAY 26 P 4: 19

BOARD OR COMMISSION: Design Review Board
DATE and TIME: April 12, 2022; 6:00 PM
LOCATION: Beverly City Hall, 191 Cabot Street, Conference Room A
MEMBERS PRESENT: Sandi Cook, Ellen Flannery, Caroline Baird Mason, Rachel Poor
MEMBERS ABSENT:
OTHERS PRESENT: Assistant Planning Director Emily Hutchings; Heather Hopkins Dudko; Alisha Etheridge; Jeff Sara; Bill Gavigan; Tom Alexander; David Cutler; Michael Mosko; George Zambouras
RECORDER: Emily Hutchings

Chair Sandi Cook calls the meeting to order at 6:00 p.m.

Signs

1. Citizens, 2 Enon Street

Heather Hopkins Dudko

The application includes two wall signs, one panel on an existing freestanding sign, two freestanding directional signs, and one awning sign. The wall signs and directional freestanding signs require a Special Permit. The panel and awning sign comply with the Ordinance. The property is located in the CN zoning district.

Heather Hopkins Dudko provides an overview of the signs, reviewing their respective sizes, lighting types, and locations. She reviews the locations of the directional freestanding signs with a site map (not included in the application). Poor discusses concerns about traffic flow in and out of the site with the proposed layout. Other members agree. Board members note that although they have concerns, review of the parking layout is not before them tonight. Ms. Dudko reviews the proposed ATM signage, and notes that it will not be visible from a public way. Hutchings confirms that because the signage is not visible from a public way, it does not require DRB review. All Board members agree that they have no concerns about the proposed signage, and although they have concerns about the traffic flow, that is not being considered at this meeting.

There being no further comments or questions regarding the matter:

Cook: Moves to approve the proposed panel on the existing freestanding sign and the awning sign as presented. Flannery seconds. The motion carries 4-0.

Cook: Moves to recommend the Zoning Board of Appeals approve a Special Permit for the wall signs and freestanding directional signs as presented. Mason seconds. The motion carries 4-0.

2. Andalin Thai Kitchen and Bar at Beverly Farms, 24 West Street

Alisha Etheridge

The application includes one projecting sign and one awning sign. The signs comply with the Ordinance. The property is located in the CN zoning district.

Alisha Etheridge reviews the signs, noting that the projecting sign will be circular in shape. She presents the Board with an updated rendering. Flannery confirms that "Farms" will be spelled with a capital "F".

Ms. Etheridge states that yes that will be the case. Cook and Flannery state that they like the circular sign shape, and Poor and Mason agree.

There being no further comments or questions regarding the matter:

Flannery: Moves to approve the proposed signage as proposed. Mason seconds. The motion carries 4-0.

3. Beth Israel Lahey Health Primary Care Batten Bros Signs

The application is for two wall signs, which comply with the Ordinance. The property is in the IR zoning district.

Jeff Sara is present from Batten Bros Signs and presents to the Board. He reviews the amended signs, which are slightly smaller than what was initially submitted to the Board, in order to comply with the Ordinance. Mr. Sara reviews the signage and reasoning for the name change – stating a business merger – and reviews the logo. Board members comment about the logo and discuss how it appears. They note no concerns.

There being no further comments or questions regarding the matter:

Cook: Moves to approve the proposed signage as proposed. Flannery seconds. The motion carries 4-0.

4. DD, 41 Enon Street Poyant Signs

The application includes one wall sign, which complies with the Ordinance. The property is located in the CG zoning district.

Bill Gavigan from Poyant Signs reviews the sign for the Board, and states that it faces REV Kitchen. Board members state that it is clean and they have no concerns.

There being no further comments or questions regarding the matter:

Mason: Moves to approve the signage as presented. Cook seconds. The motion carries 4-0.

5. Site Plan Modification: 108 Bridge Street 108 Bridge Street Development LLC

Attorney Tom Alexander introduces the project, stating the request for a project modification. Atty. Alexander states that the team is coming in for a modification after the work has been completed and apologies for coming in after the fact. He discusses the needs of the project and provides a brief summary of the changes, noting landscaping and architectural changes that are relevant to the Board's review, as well as an easement on the property of 106 Bridge Street. He introduces other members of the project, including owner David Cutler, owner/contractor Michael Mosko, and civil engineer George Zambouras.

Atty. Alexander shares additional hard copies of the proposed elevation changes, landscape plan, and site plan. Hutchings prints additional photographs of the property for the Board's review. Atty. Alexander reviews each change to the elevations. He explains the needs for landscaping changes, noting the significant ledge on the property. He reviews the retaining wall and the fence at 106 Bridge Street, and describes the proposed easement. Atty. Alexander states that, due to the comments and concerns

from the Planning Board, they have reduced the easement area by 40%, and have added language to the easement allowing the owners of 106 Bridge Street to have explicit access rights for maintenance purposes. Mr. Zambouras states that the easements are being reduced from 83 inches in width to 63.5 inches in width.

Cook asks Board members for comments. Poor states she has no concerns. Mason notes frustration that applicants cannot continue to come to the Board with after the fact changes; she states she isn't concerned by the changes. Flannery states that her concerns are related to the easements, which will be addressed at the Planning Board level. She states that she has no concerns with the architectural and landscaping changes. Flannery asks about the fencing, and Atty. Alexander states that the fence is entirely on the property of 106 Bridge Street, and therefore is not subject to review. Cook states she thinks the property looks attractive, and notes the Board's role in ensuring such. She confirms that the easement will be addressed at the Planning Board level.

There being no further comments or questions regarding the matter:

Cook: Moves to recommend that the Planning Board approve the Site Plan Review Modification, with the proposed change to the easement. Poor seconds. The motion carries 4-0.

6. New/Other Business

a. Approve draft meeting minutes

- i. January 6, 2022
- ii. February 3, 2022

Flannery states that she has no edits to the January minutes, but she has one question about a motion in the February minutes. The Board reviews the discussion and motion, and Hutchings states she will go back and consider the recording, to ensure the minutes accurately reflect the motion.

Cook: Moves to approve the January 2022 minutes as presented and to continue the consideration of the February 2022 minutes to the next meeting. Mason seconds. The motion carries 4-0.

b. Elect Vice Chair: Continued to the following meeting.

7. Adjournment

Cook: Moves to adjourn. Flannery seconds. The motion carries 4-0.

Meeting adjourned 7:00 p.m.

Next meeting Thursday, May 5, 2022.

List of attachments:

- 4-12-2022 DRB Agenda
- 4-12-2022 DRB Staff Report
- 2 Enon St_Citizens_DRB Application
- 24 West St_Andalin_DRB Application
- 152 Conant St_Beth Israel_DRB Application
- 152 Conant St_Beth Israel_Updated Sign Designs
- 41 Enon St_DD_DRB Application
- 108 Bridge St_3-29-22_Complete App
- 108 Bridge St_Revised Site Plan_4-11-22
- 108 Bridge St_Seger Architects Memo_4-11-22