

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Design Review Board, Special Meeting
Date and Time:	Wednesday, August 5, 2026 at 6:00 pm
Meeting Location:	Virtual Zoom Meeting
DRB Members Present:	Chair Paul Durand, Daniel Estes, Marc Perras, and Sarah Tarbet
Others Present:	Stephanie Owens, Senior Planner
Recorder:	Christine Petryszyn

Projects in the Urban Renewal Area

1. **6 Front Street:** Small Project Review – Replacement of 34 windows on the second and third floors of the property.

Ben Goldberg was present to discuss the proposal:

- The applicant noted that the existing windows are old, wood single pane. He would like to replace them with a vinyl double pane set with simulated divided lights to match what is existing.
- The paint would also match the existing color.
- Renderings were shared.
- The windows are on the second and third floor above Orchid, Nocturne, and a coffee house.
- The applicant noted the existing windows are in very poor condition.
- The first-floor windows have all been redone or reglazed. The second-floor windows are in the worst shape so that want to begin the project with those. A phase 2 is expected. The scope of work was reduced once cost estimates were received.
- A sample window was shared.
- Mr. Durand noted the proposed mullion thickness is thicker than the original and that there may be more lights than appropriate for the size of the windows. He believes the proposed windows will look too heavy for the façade.
- Ms. Tarbet agreed and suggested a window replacement that would be more similar to the existing.
- The applicant said he would research better options.
- Mr. Perras noted that it is not a full replacement, that some of the existing windows will remain.
- Mr. Durand recommended a window that matches the frame dimensions as well.
- Mr. Perras said it would be helpful to have a drawing for the new window and typical existing window side by side with dimensions. He said it would also be helpful to see an example of the window in a brick façade in any building.
- Ms. Tarbet asked about the profile of the existing window frame and whether it matches the existing. The applicant noted the window was recommended by the contractor.

There were no comments or questions from members of the public.

VOTE: Mr. Perras made a motion to continue with the information requested regarding mullion pattern sizing and of new proposed as opposed to existing.

Seconded by Tarbet.
Roll Call: Estes, Perras, Tarbet, and Durand. 4-0 in favor.

Adjournment

VOTE: Ms. Tarbet made a motion to adjourn. Seconded by: Perras. All in favor.

The meeting adjourned at 6:15PM.

Know your rights under the Open Meeting Law M.G.L. c. 39 §23B and City Ordinance Sections 2-028 through 2-2033