

DESIGN REVIEW BOARD

Monday, March 27, 2023

7:30 p.m.

Virtual Meeting using Zoom

Meeting ID: 845-1987-6965

(Instructions for accessing below)

Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued June 16, 2021, and in effect until April 1, 2022, extended again through July 15, 2022 meeting of public bodies could be conducted virtually provided that adequate access is provided to the public. On July 16, 2022 legislation was signed to extend key pandemic-era accommodations, including remote local government meeting authorizations, through March 31, 2023.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 845-1987-6965 Link: <https://us02web.zoom.us/j/84519876965>

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click "Join a Meeting" and enter the following ID: 845-1987-6965

APPLICANTS:

Amy Murray, AG Signs & Graphics representing EMPWR Fitness located at 140 Gould Street and applying for signage.

Bryan Bonina, Signarama representing Montessori School located at 238 Highland Avenue and applying for signage.

Tom Taricano, FastSigns representing Masala Art located at 990 Great Plain Avenue and applying for signage and lighting.

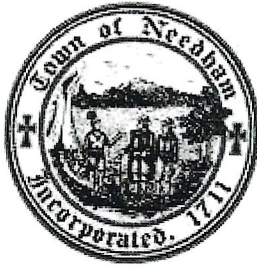
Collin Celic, Batten Brothers Signs representing Needham Bank located at 1063 Great Plain Avenue and applying for signage.

Gary McCoy, Poyant Signs representing TripAdvisor to discuss informally signage at 400 First Avenue.

REVIEW

Minutes of 2/27/2023 meeting.

Next Public Meeting – April 10, 2023 at 7:30pm via Zoom Webinar



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 140 Gould St, Needham, MA Date: 3-2-2023

Owner: Robert Hentschel

Address: 187 Rosemary St Needham MA 02494

Telephone: 781-444-7963

Applicant: Amy Murray

Address: 139B Southbridge St Auburn MA 01501

Telephone: 508-283-7398

Designer/Installer: AG Signs and Graphics

Address: 139B Southbridge St Auburn MA 01501

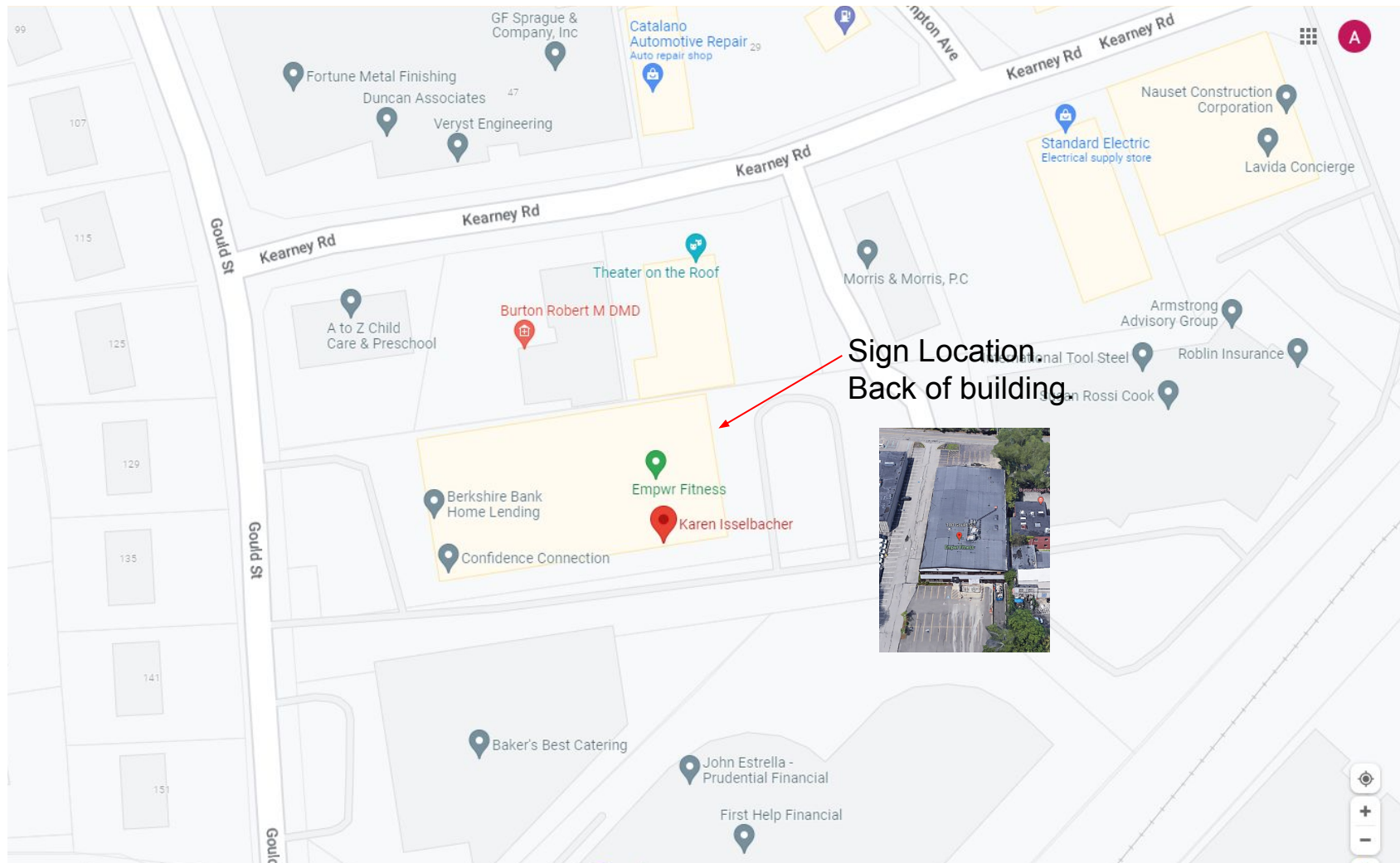
Telephone: 508-283-7398

Type of Application	
☒	Sign
☐	Minor Project
☐	Exterior Alterations
Major Project (Site Plan Review)	
☐	- preliminary
☐	- final
☐	Flexible Subdivision
☐	Planned Residential Development
☐	Residential Compound

Brief description of sign or project: 360 Degrees of Fitness and Wellness

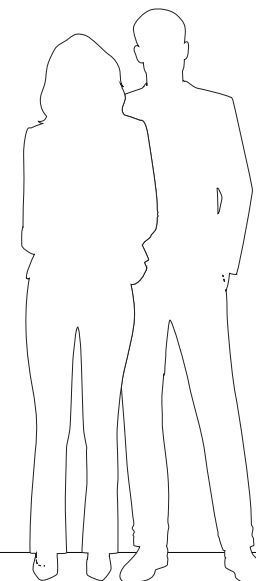
has changed name to EMPOWER Fitness, so they need
to replace current sign on building to new name.

Please email completed application to elitchman@needhamma.gov





3/8" painted black acrylic letters that will be stud mounted. Total area of sign: 20 sqft



scale: 1/2" = 1'-0"

Customer:
EMPWR Fitness

location:
140 Gould Street
Needham, MA

order number:
###

date:
2.23.23

file path: server/jobs/
File

Salesman:
am

drawn by:
rks

☐ Approved for Fabrication

☐ Approved as Noted

☐ Revise and Resubmit

approved

tda


Signs & Graphics™

139B Southbridge Street
Auburn, MA 01501
phone: 774.994.9495

This drawing illustrates or otherwise contains information proprietary to AG Signs and Graphics. Any disclosure or use of this information is expressly prohibited without written agreement.

Drawing No. **1**

Attachment Schedule

10-24 6061-T-6 aluminum stud: Yield strength 31,000psi

GE Silicone II: Tensile strength 245 psi

Acrylic sheet density: .04 lbs./cu. inch

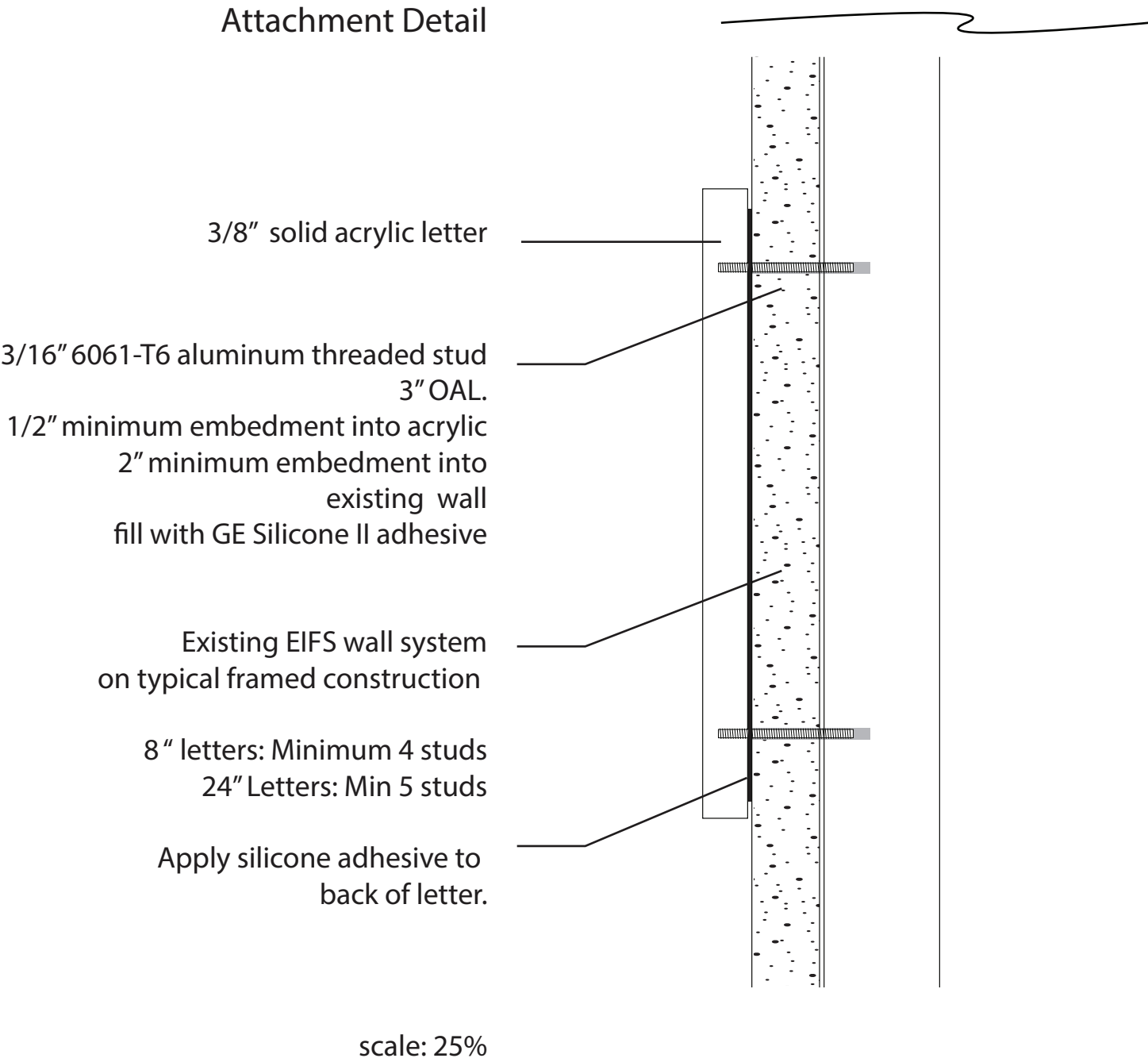
3/4" sheet weight: 5.71 lbs./sq.ft.

Largest letter weight W: 17.13

Max. windload: 100 mph

Max. area per letter .205 sq. ft.

Max. force: .02 kps.



Customer:
EMPWR Fitness

location:
140 Gould Street
Needham, MA

order number:
###

Salesman:
am

date:
2.23.23

drawn by:
rks

file path: server/jobs/
File

☐ Approved for Fabrication

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tda

ag

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Drawing No. 2



5.5.3.2 Permanent Attached Signs. The total area of all permanent attached signs shall be not more than fifteen percent of the projected area of the elevation to which they are attached. Each sign shall not exceed 2 square feet for every linear foot of the projected area of the elevation to which it is attached, up to a maximum of 32 square feet. If a sign is oriented for visibility from Route 128 (I-95), and is to exceed 32 square feet, then the Board may approve it only after a finding that the sign complies with the Design Guidelines, and no such sign shall exceed one hundred square feet.

Customer: EMPWR Fitness
location: 140 Gould Street
Needham, MA
order number: ### Salesman: am
date: 2.23.23 drawn by: rks
file path: server/jobs/
File

- ☐ Approved for Fabrication
- ☐ Approved as Noted
- ☐ Revise and Resubmit

approved tda



139B Southbridge Street
Auburn, MA 01501
phone: 774.994.9495

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140

EMPWR
FITNESS





140

EMPWR
FITNESS

140



Customer:
EMPWR Fitness

location:
140 Gould Street
Needham, MA

order number: ### Salesman: am
date: 2.23.23 drawn by: rks

file path: server/jobs/
File

- ☐ Approved for Fabrication
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- ☐ Revise and Resubmit

approved tda



Signs & Graphics™

139B Southbridge Street
Auburn, MA 01501
phone: 774.994.9495

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← Needham, Massachusetts

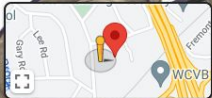
Google Street View

Nov 2020

OFFICE SPACE FOR LEASE
CALL CONRAD GRAY, INC.
617-872-3884

140

140 GOULD STREET
NEEDHAM, MASS 02459
OFFICE SPACE FOR LEASE
CALL CONRAD GRAY, INC.
617-872-3884



Front of building facing Gould St

Google

Image capture: Nov 2020 © 2023 Google United States Terms Privacy Report a problem

← 87 Station St
Needham, Massachusetts

Google Street View

Jul 2022 See more dates



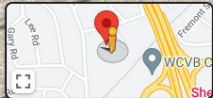
Right elevation and additional parking

Google

Image capture: Jul 2022 © 2023 Google United States Terms Privacy Report a problem



Another view of right elevation from back of building, and close up of existing signage on building.





Company changed name to EMPWR Fitness, replacing this sign with the new proposed sign.

View looking across the parking lot, opposite of wall where the sign will be. →





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 238 Highland Ave, Needham MA **Date:** 2/28/2023

Owner: RK Centers

Address: 50 Cabot Street, Suite 200 Needham MA 02494
Street City State Zip
Telephone: 781-320-0001

Applicant: Signarama Walpole (Bryan Bonina)

Address: 458 High Plain Street Walpole MA 02081
Street City State Zip
Telephone: 508-660-1231

Designer/Installer: Signarama Walpole

Address: 458 High Plain Street Walpole MA 02081
Street City State Zip
Telephone: 508-660-1231

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

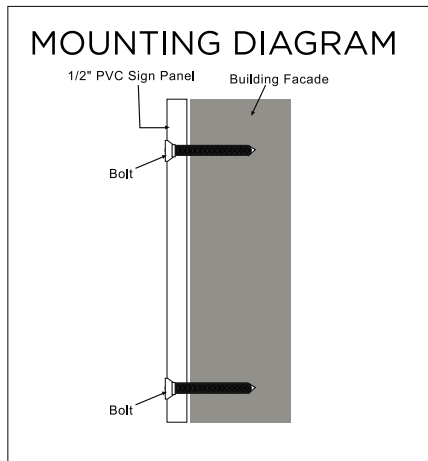
Install a 1/2" PVC Sign panel to the facade of building over front entrance.

Sign to be white & purple, based on customers company colors

Sign will be flat with digitally printed graphics & bolted directly to facade.

Please email completed application to elitchman@needhamma.gov

Proposed Signage
QTY 1 - Non-Illuminated 1/2" PVC Building Sign



WALPOLE
Signarama

508-660-1231
signarama-walpole.com

sales@signarama-walpole.com

458 High Plain St. Intersection Rts 1 & 27
Walpole, MA 02081



- Proof colors may vary from monitors & actual sign materials.
- A pdf proof is not a correct representation of printer output color.
- Resolution & Color from files provided by customer are the customers responsibility.
- Hard Proofs can be printed to ensure color satisfaction at a cost to be determined.
- Additional design charges may apply if customer does not proceed with all or part of project

PROOF 1	PROOF 2	PROOF 3	PROOF 4	PROOF 5
FREE	FREE	\$20.00	\$25.00	\$30.00

This proof is for conceptual use - actual sizes / colors / proportions may slightly vary.

CLIENT
APPROVAL

- Client signature ensures all spellings & specifications for signage are correct.
- All errors are your responsibility once final approval is received.
- Additional charges apply if you wish to make changes once artwork has been printed, fabricated and/or installed.

Customer: Grant Associates

Date:

Approved By:

THIS DESIGN IS EXCLUSIVE PROPERTY OF SIGNARAMA WALPOLE.
IT MAY NOT BE REPRODUCED, COPIED, EXHIBITED OR UTILIZED FOR ANY PURPOSE, IN PART OR IN WHOLE, WITHOUT WRITTEN CONSENT.









210

LEVIN
IDEAL
FILE







TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

MASALA ART

Property Location: 990 GREAT PLAIN AVE Date: 02.14.23

Owner: NEEDHAM, MA 02492
VINOD KAPUR, President, Sai Restaurant, Inc

Address: "Same"

Telephone: (617) 230-2100

Applicant: Masala Art

Address: 990 Great Plain Avenue, Needham, MA 02492

Telephone: (617) 230-2100

Designer/Installer: Fast Sign,

Address: 15 Kearney Road, Needham, MA 02494

Telephone: (781) 444-4889 Ask for Tom or Vanessa

Type of Application	
☒	Sign
☐	Minor Project
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☐	Major Project (Site Plan Review)
☐	- preliminary
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☐	Flexible Subdivision
☐	Planned Residential Development
☐	Residential Compound

Brief description of sign or project:

Exterior Sign in the front & back, by Fast Sign
Needham, MA 02494.

Please email completed application to elitchman@needhamma.gov

Aerial View

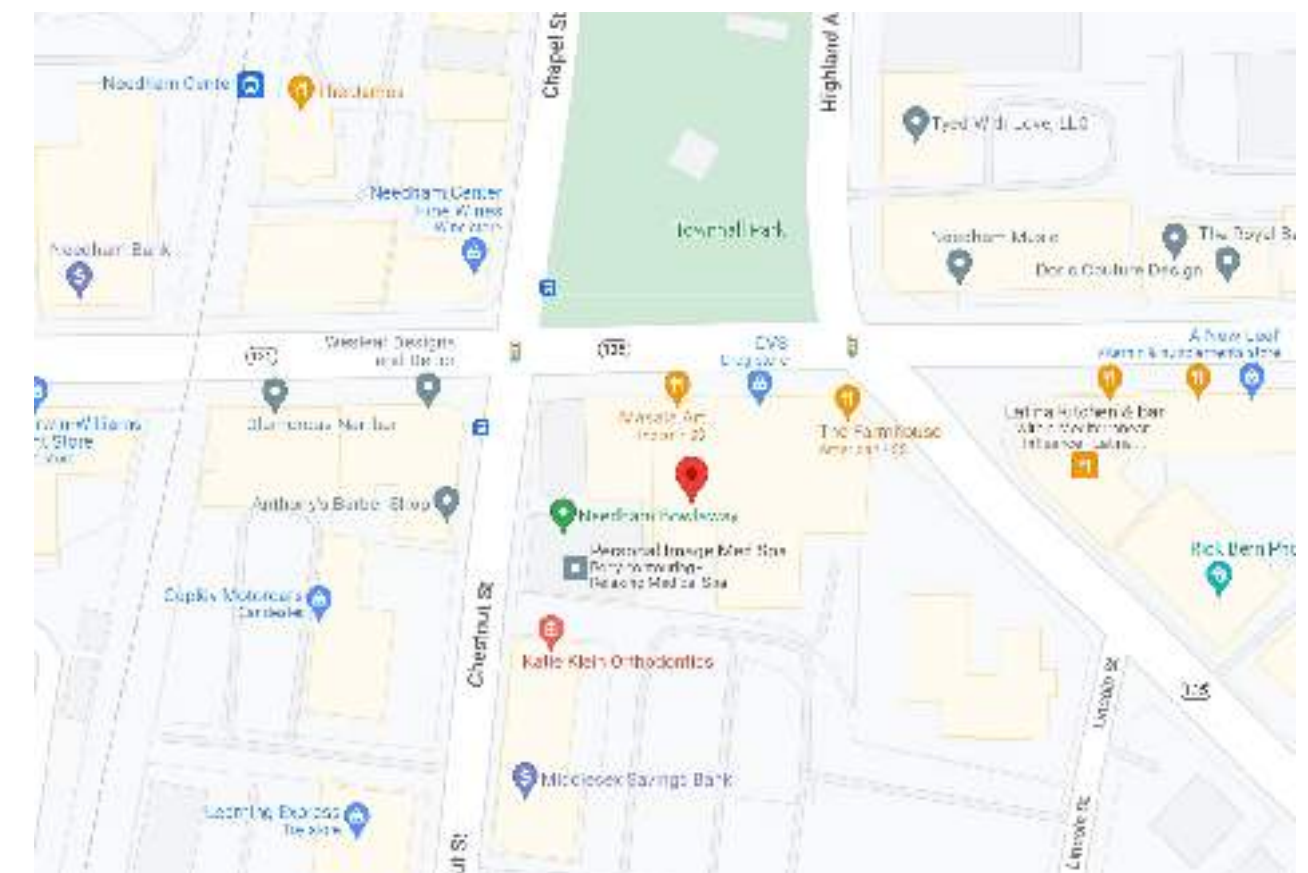
Masala Art

HDU sign w/ V-groove text/border

990 Great Plain Ave

Needham, MA

02492



990 Great Plain Ave, Needham, MA 02492

Primary (Front) Signage

Masala Art

HDU sign w/ V-groove text/border
 990 Great Plain Ave
 Needham, MA
 02492

FRONT entrance:

216"

20"



1.5" thick HDU sign, V-grooved text/logo/border, sandblasted stipple background

- *Text/logo - painted w/ gold leaf
- *Border - painted w/ metallic gold
- *Background - painted black

Sign width = 216in

Sign height = 20in

Masala "M" height = 10in

Indian "I" height = 6.125in

Square footage = 30sqft

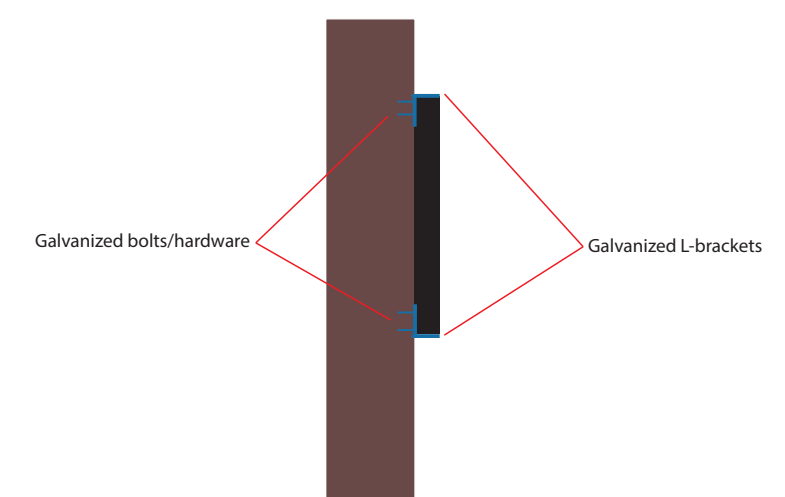
Sign to grade = 136in

Proposed Signage

Existing Signage



Mounting Detail - side view



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Neighborhood View



Masala Art

HDU sign w/ V-groove text/border

990 Great Plain Ave

Needham, MA

02492

990 Great Plain Ave, Needham, MA 02492



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

MASALA ART

Property Location: 990 GREAT PLAIN AVE Date: 02.14.23

Owner: NEEDHAM, MA 02492
VINOD KAPUR, President, Sai Restaurant, Inc

Address: "Same"

Telephone: (617) 230-2100

Applicant: Masala Art

Address: 990 Great Plain Avenue, Needham, MA 02492

Telephone: (617) 230-2100

Designer/Installer: Fast Sign,

Address: 15 Kearney Road, Needham, MA 02494

Telephone: (781) 444-4889 Ask for Tom or Vanessa

Type of Application	
☒	Sign
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Major Project (Site Plan Review)	
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☐	Residential Compound

Brief description of sign or project:

Exterior Sign in the front & back, by Fast Sign
Needham, MA 02494.

Please email completed application to elitchman@needhamma.gov

Secondary (Back) Signage

BACK entrance:

156"



20"

1.5" thick HDU sign, V-grooved text/logo/border, sandblasted stipple background

*Text/logo - painted w/ gold leaf

*Border - painted w/ metallic gold

*Background - painted black

Masala Art

HDU sign w/ V-groove text/border

990 Great Plain Ave

Needham, MA

02492

Sign width = 156in

Sign height = 20in

Masala "M" height = 10in

Indian "I" height = 6.125in

Square footage = 21.67sqft

Sign to grade = 110in

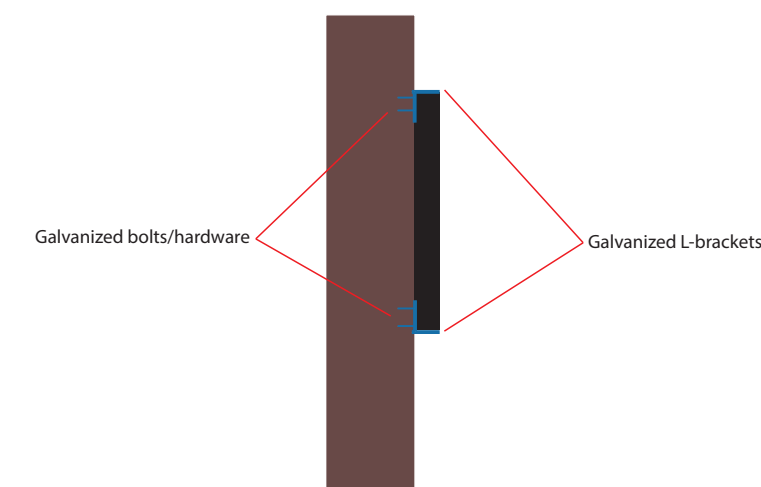
Proposed Signage



Existing Signage



Mounting Detail - side view



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Neighborhood View

(back, public, parking lot)

Masala Art

HDU sign w/ V-groove text/border

990 Great Plain Ave

Needham, MA

02492



990 Great Plain Ave, Needham, MA 02492



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: MaSala Art.
990 Great Plain Avenue Date: 02.14.23.
Needham, MA 02492
Owner: VINOD KAPUR, President, Sai Restaurant, Inc.
Address: "Same"
Telephone: (617)230-2100

Applicant: MaSala Art
Address: 990 Great Plain Avenue, Needham, MA 02492
Telephone: (617)230-2100

Designer/Installer: Fast Sign/Brien Seibman
Address: _____
Telephone: _____

Type of Application
☐ Sign
☒ Minor Project
☒ Exterior Alterations
☒ Major Project (Site Plan Review)
☒ - preliminary
☒ - final
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☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Electrical - Ghoose Neck Lights

Please email completed application to elitchman@needhamma.gov



13 & 26 Watt Angled Cone Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Cone Shade with Upcurve 30" High, 25" from Wall Goose Arm Style 3.

Color: Black

Weight: 14.0 lbs

Project:

Masala Art

Type:

S1

Prepared By:

AB

Date:

2/17/23

Driver Info

Type	Constant Current
120V	0.3A
208V	0.3A
240V	0.3A
277V	0.15A
Input Watts	15.2W

LED Info

Watts	13W
Color Temp	4000K (Neutral)
Color Accuracy	87 CRI
L70 Lifespan	100,000 Hours
Lumens	388 lm
Efficacy	25.5 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 75W Incandescent, 50W Metal Halide or 18W CFL

Construction

Fixture:

The GN3LED13NRAC11B comes with the GOOSE3B Arm

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate

Gaskets:

High-temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Shades:

11" Angled Cone Shade offered

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Single multi-chip, 13W high-output, long-life LED

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Technical Specifications (continued)

LED Characteristics

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 100-240VAC 0.3 - 0.15A, 277VAC 0.15A, THD ≤20%, PF 97.5%.

Surge Protection:

4kV

Other

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan

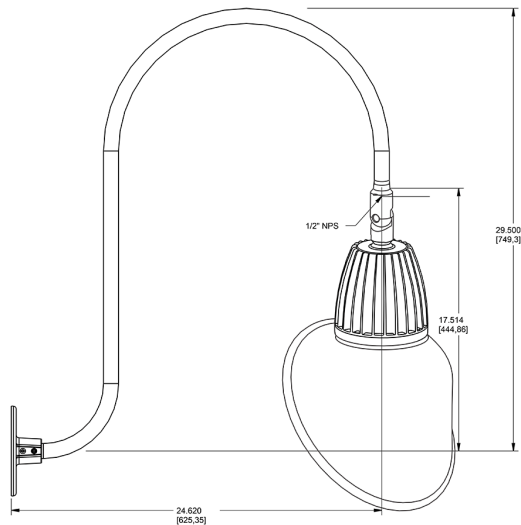
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

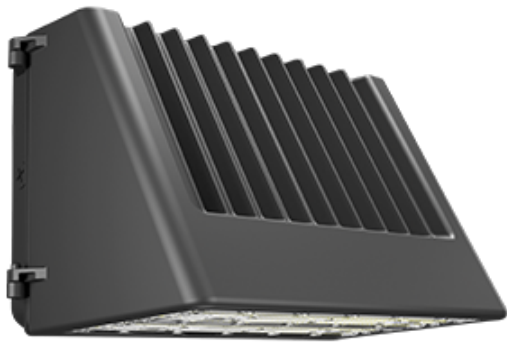


Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Reflector	Shade	ShadeSize	Finish
GN3LED	13	N	R	AC	11	B
	13 = 13W 26 = 26W	Y = 3000K Warm N = 4000K Neutral	Blank = Flood R = Rectangular S = Spot	AC = Angled Cone	11 = 11" Blank = 15"	B = Black W = White A = Bronze S = Silver G = Hunter Green YL = Yellow LB = Light Blue BL = Royal Blue BWN = Brown I = Ivory R = Red



Color: Bronze

Weight: 10.6 lbs

Project:

Masala Art

Type:

S1

Prepared By:

AB

Date:

2/17/23

Driver Info

Type	Constant Current
120V	1.00A
208V	0.60A
240V	0.50A
277V	0.40A
Input Watts	102/102.8/101W

LED Info

Watts	100W
Color Temp	3000K/4000K/5000K
Color Accuracy	80 CRI
L70 Lifespan	100,000 Hours
Lumens	12833/14984/13166 lm
Efficacy	125.8/145.8/130.4 lm/W

Technical Specifications**Field Adjustability****Field Adjustable:**

Color temperature selectable by 3000K, 4000K and 5000K

Compliance**UL Listed:**

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLUXLTH10KVW

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 400W Metal Halide

LED Characteristics**LEDs:**

Long-life, high-efficiency, surface-mount LEDs

Electrical**Driver:**

Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.00A, 208V: 0.60A, 240V: 0.50A, 277V: 0.40A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V selectable photocell that can be turned on and off.

Construction**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Technical Specifications (continued)

Construction

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Full cutoff (0°)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Note:

All values are typical (tolerance +/- 10%)

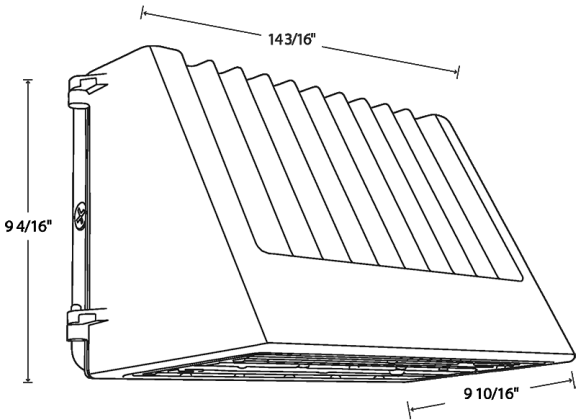
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Full cutoff
- Selectable on/off photocell
- 0-10V dimming, standard

Ordering Matrix

Family	Style	Wattage
SLIM17FA	FC	100
FC = Full cutoff		100 = 100W 120 = 120W 150 = 150W



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1063 Great Plain Ave **Date:** 3/21/2023

Owner: Needdham Bank

Address: 1063 GREAT PLAIN AVE Needdham MA 02492
Street City State Zip
Telephone: 781-444-2100

Applicant: Rich Batten

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Designer/Installer: Jasson Celic

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
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☐ Planned Residential Development
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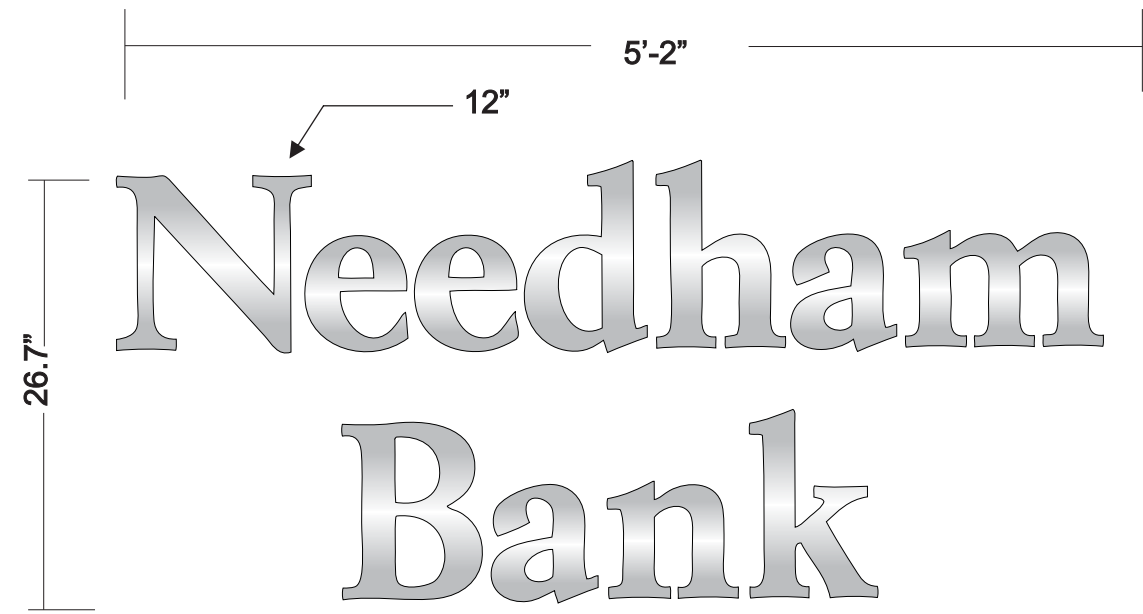
Brief description of sign or project:

Insttalling Halo lit stainless steel letters spelling NEEDHAM BANK 5'-2" x 26.7" mounted to wall

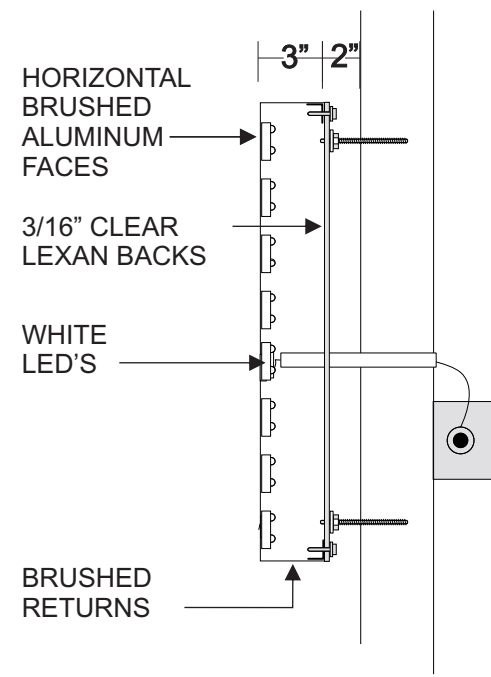
Please email completed application to elitchman@needhamma.gov



PROPOSED NEW SIGNS



- HALO LIT LETTERS - SCALE 1"=1'-0"
- 3" DEEP HALO LIT STAINLESS STEEL LETTERS
 - HORIZONTAL BRUSHED FACES & RETURNS
 - 3/16" CLEAR LEXAN BACKS. WHITE LED ILLUMINATED
 - MOUNTED TO BUILDING WITH 2" STANDOFFS



SIDE VIEW -N.T.S.

BATTEN BROS. Sign Advertising 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Needham Bank		Location: Drive Up ATM 1063 Great Plain Ave., Needham, MA	Job Description: HALO LIT LETTERS	Revised
	Salesman: Rich	Designer: Ronald			
	Scale: AS NOTED				
	Date: 2/2/23	Sketch #: 64519			
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.					
Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.					
Customer Approval:					



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1063 Great Plain Ave **Date:** 3/21/2023

Owner: Needdham Bank

Address: 1063 GREAT PLAIN AVE Needdham MA 02492
Street City State Zip
Telephone: 781-444-2100

Applicant: Rich Batten

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Designer/Installer: Jasson Celic

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

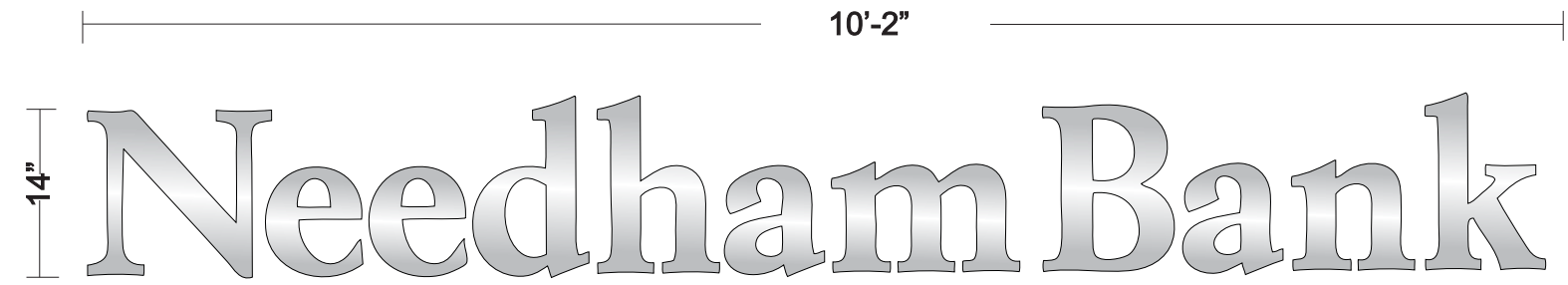
Brief description of sign or project:

Insttalling Halo lit stainless steel letters spelling NEEDHAM BANK 10'-2" x 14" mounted to wall

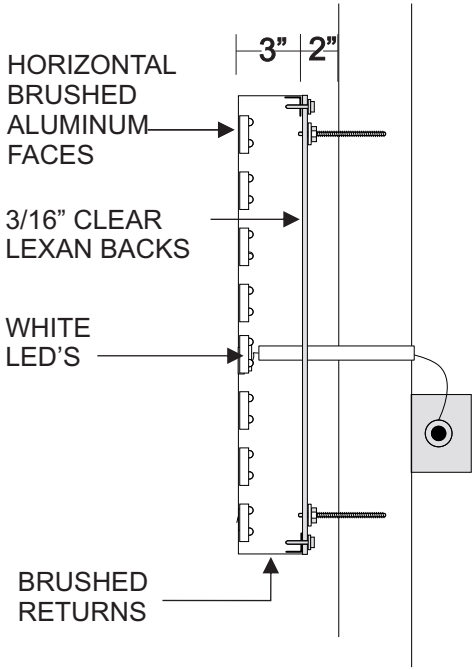
Please email completed application to elitchman@needhamma.gov



PROPOSED NEW SIGN



- HALO LIT LETTERS - SCALE 1"=1'-0"
- 3" DEEP HALO LIT STAINLESS STEEL LETTERS
 - HORIZONTAL BRUSHED FACES & RETURNS
 - 3/16" CLEAR LEXAN BACKS, WHITE LED ILLUMINATED
 - MOUNTED TO BUILDING WITH 2" STANDOFFS



SIDE VIEW -N.T.S.

BATTEN BROS. Sign Advertising 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Needham Bank		Location:		Job Description: HALO LIT LETTERS
	Salesman: Rich Designer: Ronald		Drive Up ATM		
	Scale: AS NOTED		1063 Great Plain Ave.,		
			Needham, MA		
	Date: 2/2/23		Sketch #: 64519		File Name: Drive Up ATM_Needham
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.					
Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.					
Customer Approval:					



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 1063 Great Plain Ave **Date:** 3/21/2023

Owner: Needdham Bank

Address: 1063 GREAT PLAIN AVE Needdham MA 02492
Street City State Zip
Telephone: 781-444-2100

Applicant: Rich Batten

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Designer/Installer: Jasson Celic

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

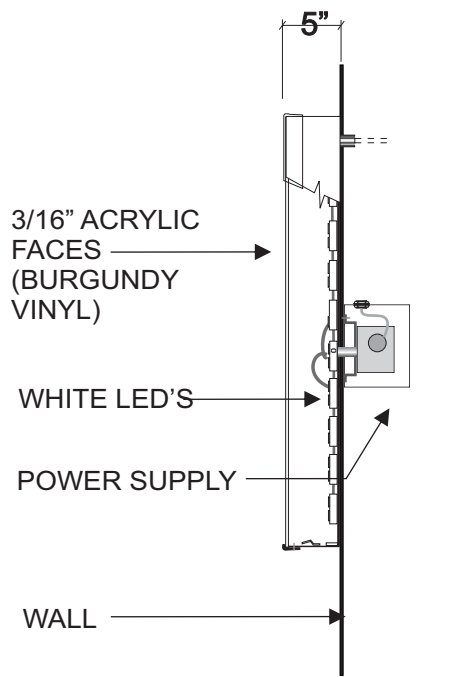
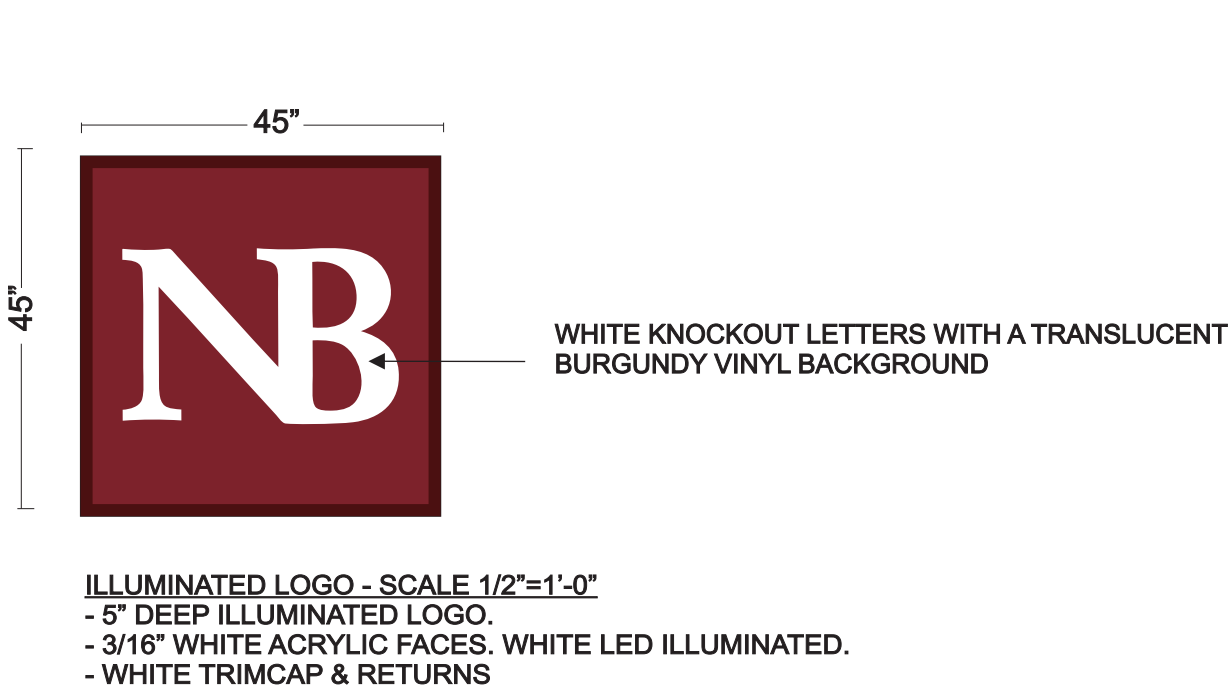
Brief description of sign or project:

Insttalling Cabenit sign lit with White LED's, NB logo 45" x 45" mounted to wall

Please email completed application to elitchman@needhamma.gov



PROPOSED NEW SIGN



SIDE VIEW -N.T.S.

 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Needham Bank		Location: Drive Up ATM 1063 Great Plain Ave., Needham, MA	Job Description: Illuminated Logo	Revised							
	Salesman: Rich	Designer: Ronald										
	Scale: AS NOTED											
	Date: 2/2/23	Sketch #: 64519	File Name: Drive Up ATM_Needham									
	The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.											
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.												
Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.												
Customer Approval:												



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1063 Great Plain Ave **Date:** 3/21/2023

Owner: Needdham Bank

Address: 1063 GREAT PLAIN AVE Needdham MA 02492
Street City State Zip
Telephone: 781-444-2100

Applicant: Rich Batten

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Designer/Installer: Jasson Celic

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

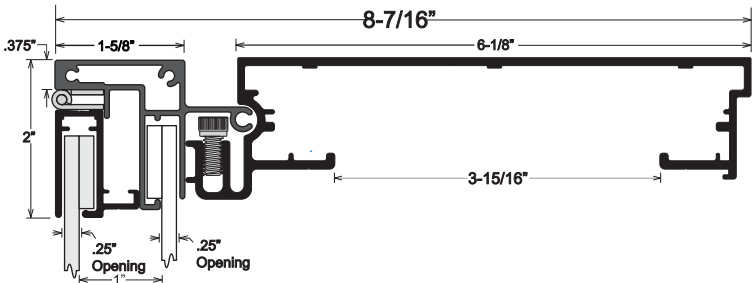
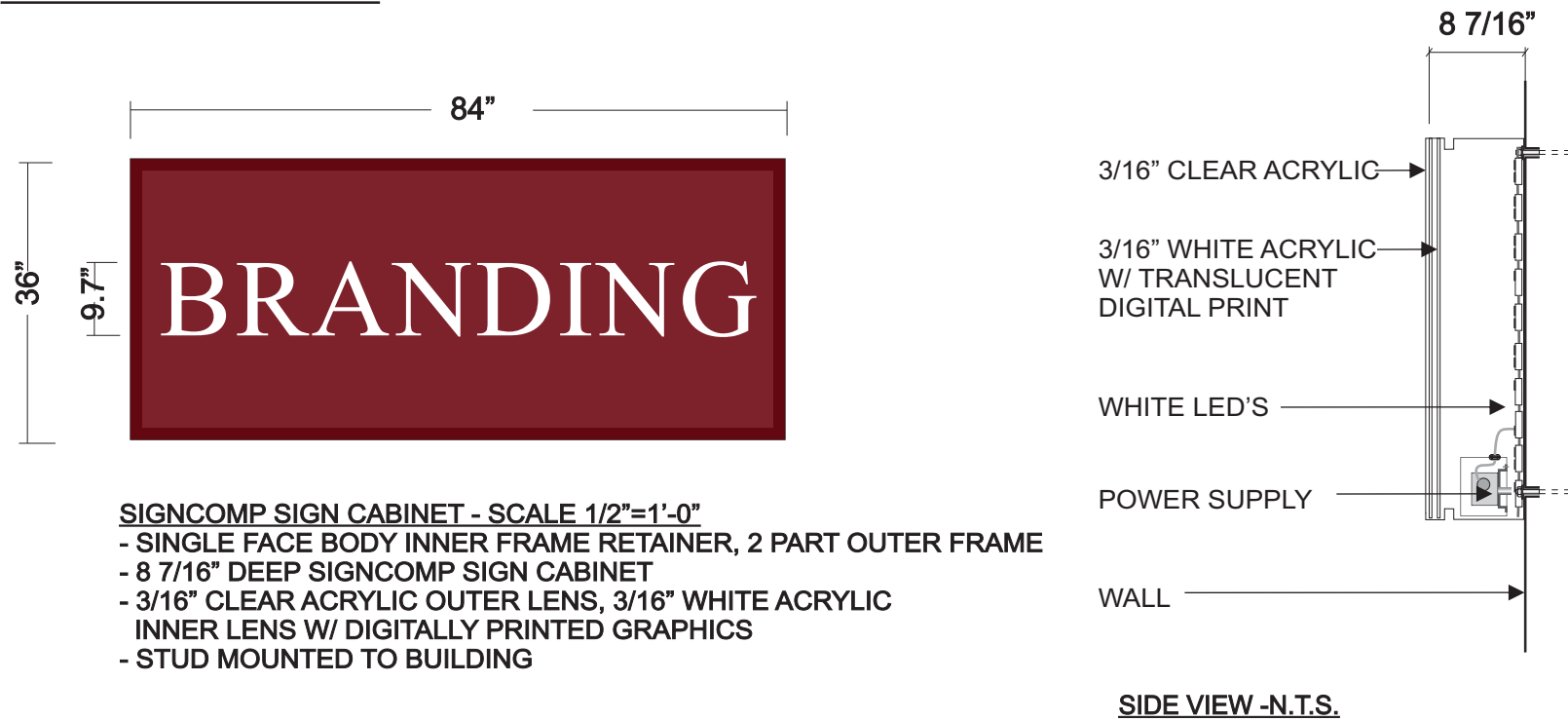
Brief description of sign or project:

Insttalling SIGNCOMP sign cabenit (see drawings) lit with White LED's, 84" x 36" mounted to wall

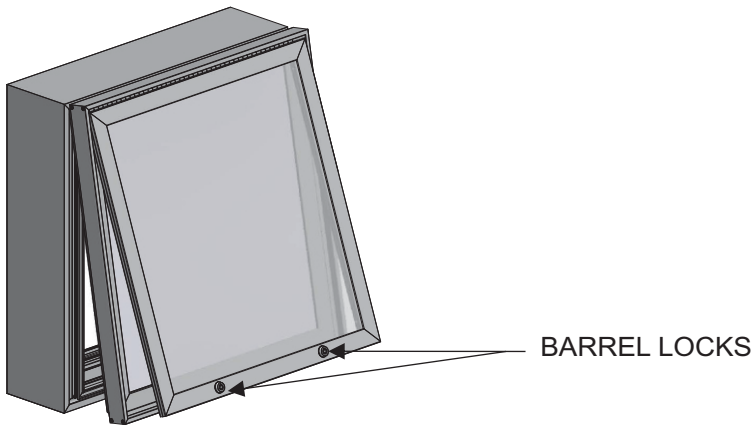
Please email completed application to elitchman@needhamma.gov



PROPOSED NEW SIGNS



SECTION VIEW - N.T.S.



3D VIEW

 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Needham Bank		Revised
	Salesman: Rich	Designer: Ronald	
Scale: AS NOTED		Location:	
Date: 3/10/23		Drive Up ATM	
Sketch #: 64519		1063 Great Plain Ave.,	
		Needham, MA	
		File Name: Drive Up ATM_Needham	
		Job Description:	
		Illuminated Logo	
		This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.	
		Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.	
		Customer Approval:	



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1063 Great Plain Ave **Date:** 3/21/2023

Owner: Needdham Bank

Address: 1063 GREAT PLAIN AVE Needdham MA 02492
Street City State Zip
Telephone: 781-444-2100

Applicant: Rich Batten

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Designer/Installer: Jasson Celic

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
Telephone: 781 245 4800

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

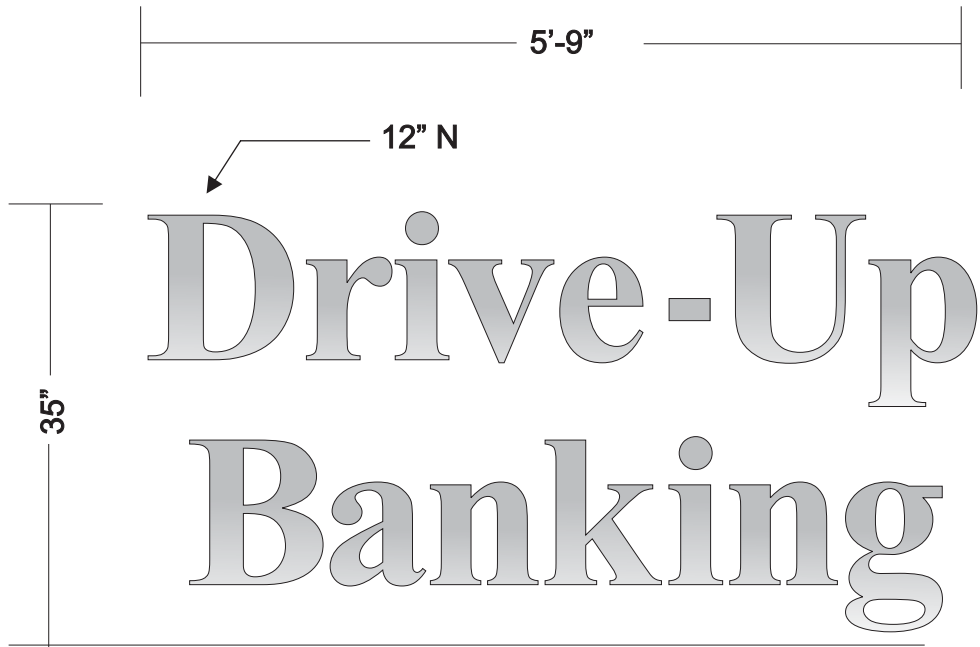
Brief description of sign or project:

Insttalling Halo lit stainless steel sign spells DRIVE-UP BANKING, 5'-9" X 35" mounted to wall

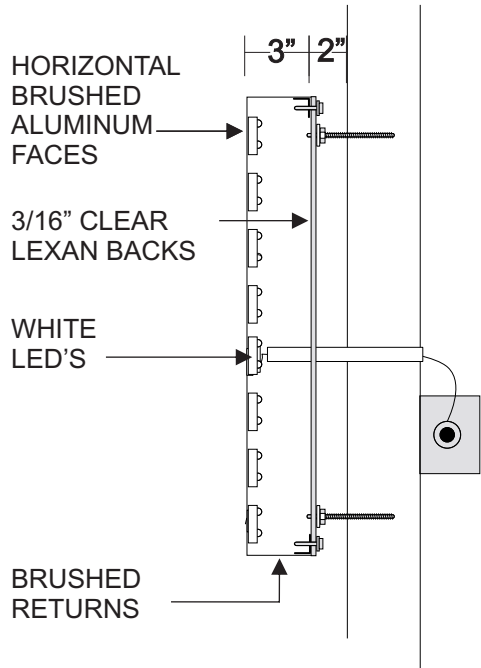
Please email completed application to elitchman@needhamma.gov



PROPOSED NEW SIGN



- HALO LIT LETTERS - SCALE 1"=1'-0"**
- 3" DEEP HALO LIT STAINLESS STEEL LETTERS
 - HORIZONTAL BRUSHED FACES & RETURNS
 - 3/16" CLEAR LEXAN BACKS. WHITE LED ILLUMINATED
 - MOUNTED TO BUILDING WITH 2" STANDOFFS



SIDE VIEW -N.T.S.

 BATTEN BROS. Sign Advertising 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800			Project: Needham Bank		Location:		Job Description:		Revised	
Salesman: Rich		Designer: Ronald		Drive Up ATM		HALO LIT LETTERS				
Scale: AS NOTED				1063 Great Plain Ave.,						
				Needham, MA						
Date: 2/2/23		Sketch #: 64519		File Name: Drive Up ATM_Needham						
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code. Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion. Customer Approval:										

This sign is intended to be installed in accordance with the requirements of Article 680 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 680.6 (A) (1) of the National Electrical Code.

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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 400 First Ave **Date:** 3/23/2/3

Owner: Trip Advisor
Address: 400 First Ave Needham Ma
Telephone: 774.259.7667
Street City State Zip

Applicant: Poyant Signs/ Gary McCoy
Address: 125 Samuel Barnet Blvd. New Bedford Ma 02745
Telephone: 508-328-1457
Street City State Zip

Designer/Installer: Poyant Signs
Address: 125 Samuel Barnet Blvd New Bedford Ma 02745
Telephone: 508-328-1457
Street City State Zip

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project: Replace existing sign with new TA Logo.

SIGN #1 on Site Plan

Please email completed application to elitchman@needhamma.gov



A Site Plan - Plan View
Not to Scale

Sign Type Key	
1	Trip Advisor Sign - Page 1A
2	Tenant Sign - Page 2A
3	Tenant Sign - Page 3A
4	Trip Advisor Sign - Page 4A
5	Trip Advisor Sign - Page 4A
6	400 First Avenue Sign - Page 5A



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:
03.21.23 LR R2 additional signs & new logo

 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

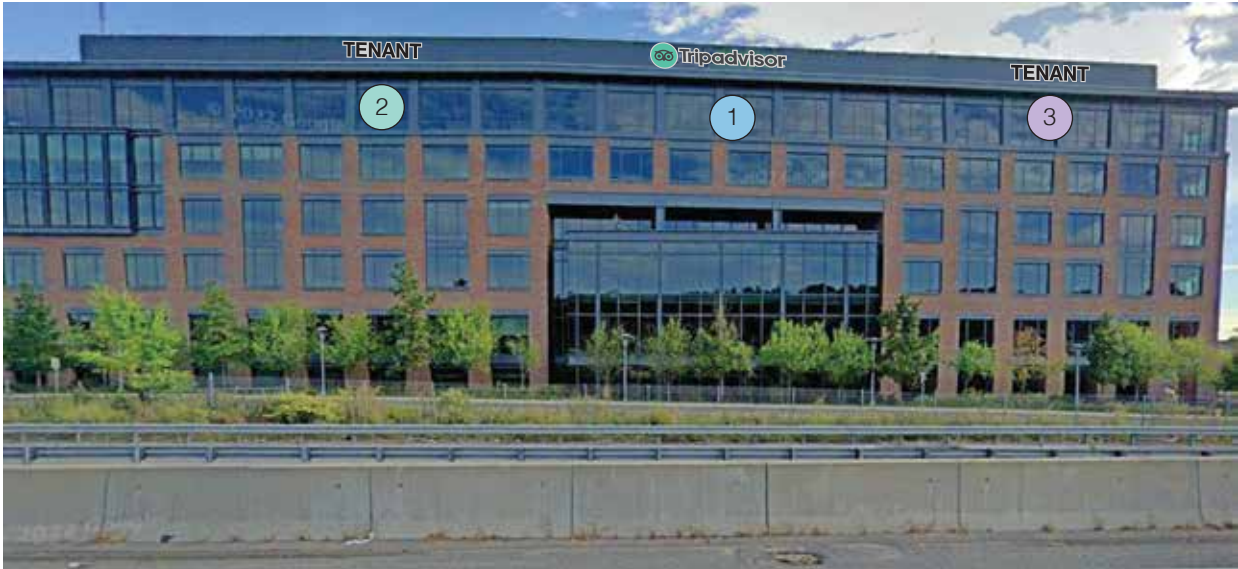
Site Plan

Trip Advisor, LLC | 400 First Ave, Needham, MA | Design Development | March 22, 2023

Concept Package



A Photo Comp - Existing
Not to Scale



B Photo Comp - Proposed
Not to Scale



Install Centered (Same location as original set of letters)



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

Note:
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Revisions:

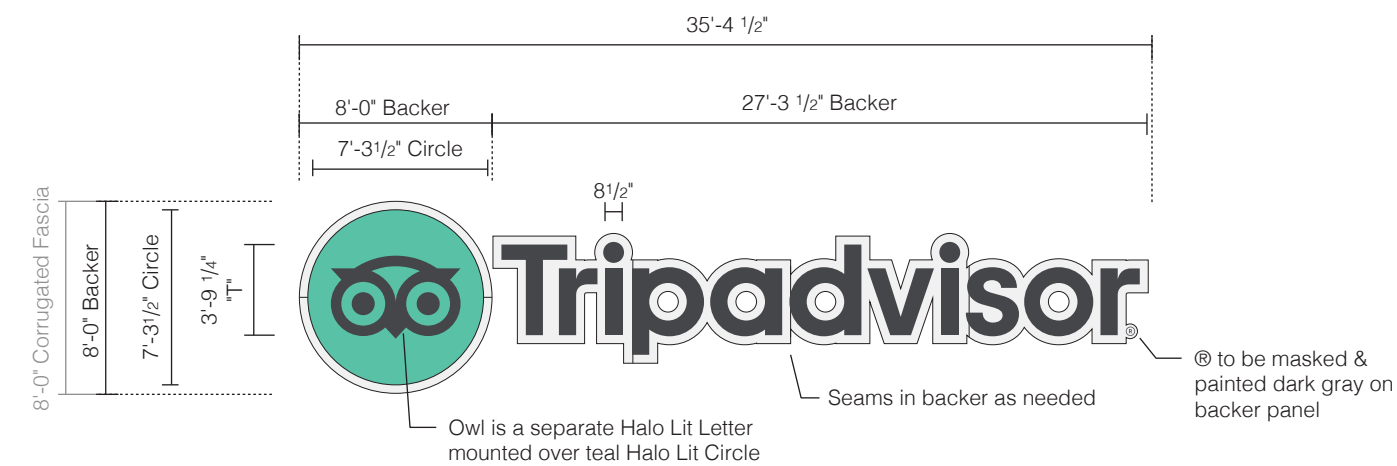
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

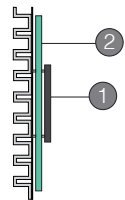
Date:

Halo Lit Channel Letters
Conceptual Drawing

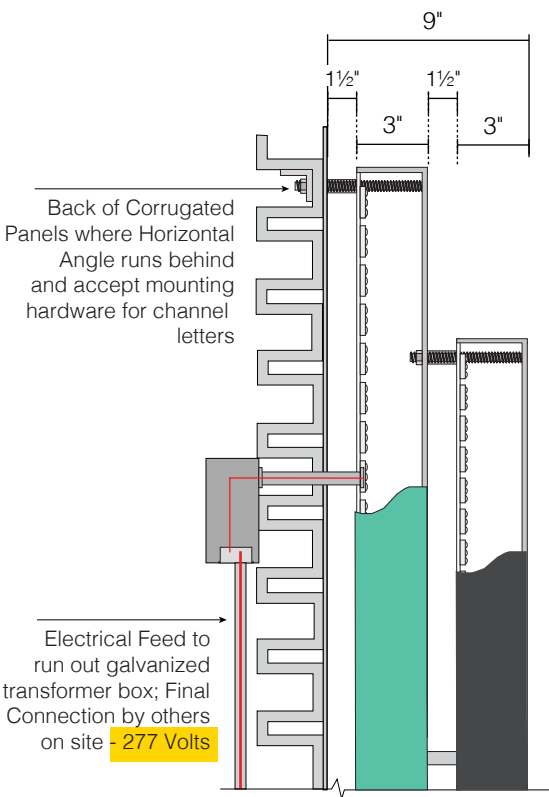
Option A



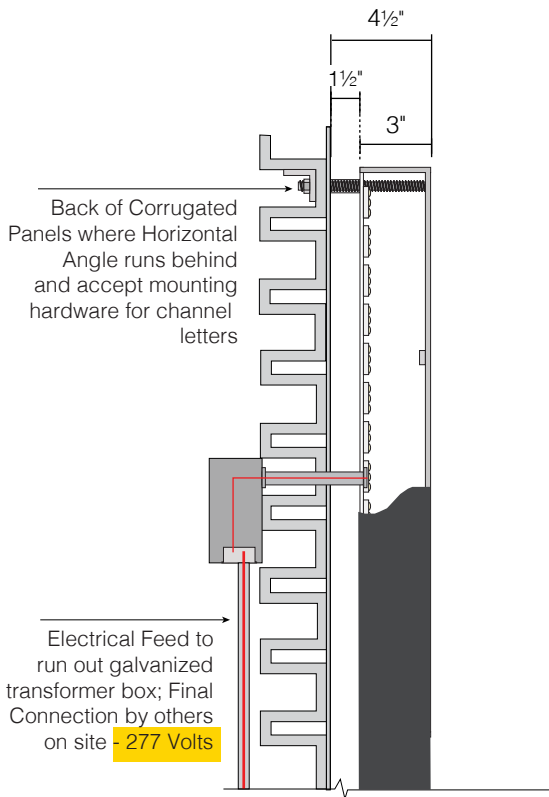
A Sign Elevation - Front View
Scale: 1/8"=1'-0"



B Sign Elevation - Side View
Scale: 1/8"=1'-0"



C Teal Circle with Owl Head - Side Section View
Not to Scale



D All Other Graphics - Side Section View
Not to Scale

SqFt Break Down:	
	53.7
	10.3
	4.5
	3.3
	10.9
	8.6
	11.4
	7.7
	3.3
	6.3
	8.2
	4.6

Total = 132.8 SqFt

Specifications

Qty = 1 132.8 Sq Ft

Halo Illuminated Channel Letters

- *Remove & Dispose of Existing
- *Patch & Paint by Others

- Flush mount to corrugated panel

Provided By Others - All below to be provided by others

- 120V Primary electrical brought to sign location
- Primary electrical connection by others

*See Page 2 for photo comp

*See Page SP for site plan & install locations

Colors & Materials

- 1 Paint
Dark Gray; Satin Finish - Matthews MP41306
Owl Head /Letters Faces & Returns
- 2 Paint
Teal; Satin Finish - PMS 2285C
Owl Backer Cabinet
- 3 Paint
White; Matte Finish
Backer Panel
- 4 Spacers
Silver - Aluminum Mill Finish



125 Samuel Barnett Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

Note:
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Revisions:


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Halo Lit Channel Letters
Location 1
Conceptual Drawing

Option A

Sign Type 17598.1A-R1

1A.1
1 of 2



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 400 First Ave **Date:** 3/23/23

Owner: Trip Advisor

Address: 400 First Ave Needham Ma

Telephone: Street 774.259.7667 City State Zip

Applicant: Poyant Signs/ Gary McCoy

Address: 125 Samuel Barnet Blvd. New Bedford Ma 02745

Telephone: Street 508-328-1457 City State Zip

Designer/Installer: Poyant Signs

Address: 125 Samuel Barnet Blvd New Bedford Ma 02745

Telephone: Street 508-328-1457 City State Zip

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project: Install (1) new tenant sign.

SIGN #2 on Site Plan

Please email completed application to elitchman@needhamma.gov



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 400 First Ave **Date:** 3/23/23

Owner: Trip Advisor
Address: 400 First Ave Needham Ma
Telephone: Street 774.259.7667 City State Zip

Applicant: Poyant Signs/ Gary McCoy
Address: 125 Samuel Barnet Blvd. New Bedford Ma 02745
Telephone: Street 508-328-1457 City State Zip

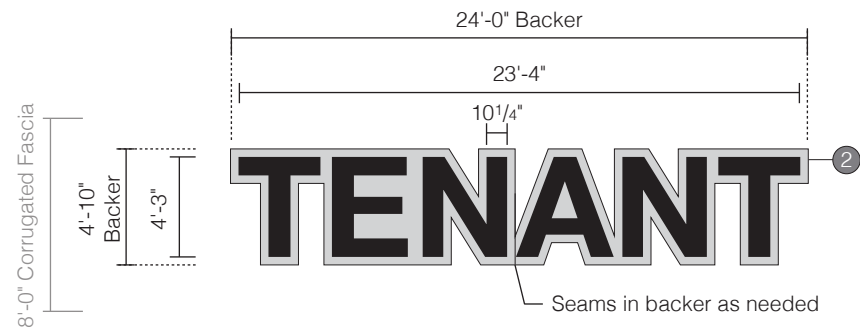
Designer/Installer: Poyant Signs
Address: 125 Samuel Barnet Blvd New Bedford Ma 02745
Telephone: Street 508-328-1457 City State Zip

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project: Install (1) new tenant sign.

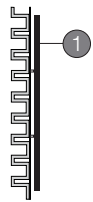
SIGN #3 on Site Plan

Please email completed application to elitchman@needhamma.gov

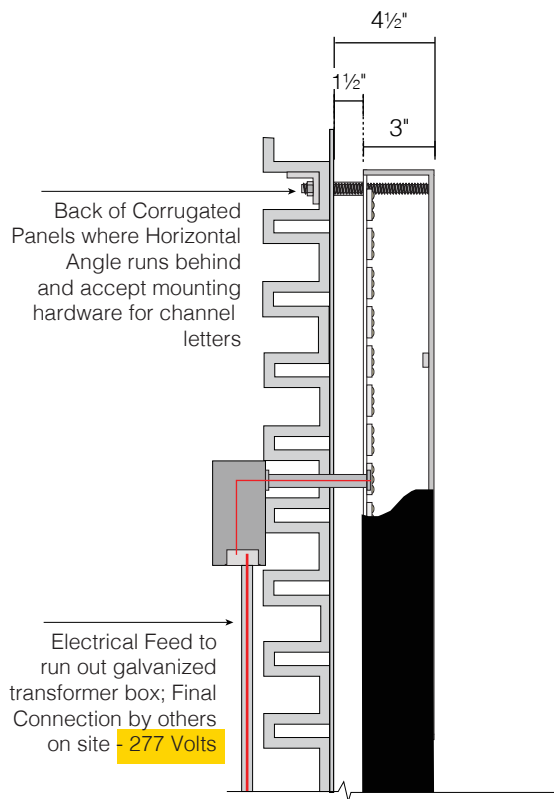


Graphics shown for reference only - Tenant Graphics Needed

A Sign Elevation - Front View
Scale: 1/8"=1'-0"



B Sign Elevation - Side View
Scale: 1/8"=1'-0"



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Proposed
Not to Scale

Specifications

Qty = 1

Halo Lit Channel Letters on Raceway

- *Remove & Dispose of Existing
- *Patch & Paint by Others

- Flush mount to canopy I-Beam fascia using hardware

Provided By Others - All below to be provided by others

- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Colors & Materials TBD



125 Samuel Barnett Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

Note:
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Revisions:



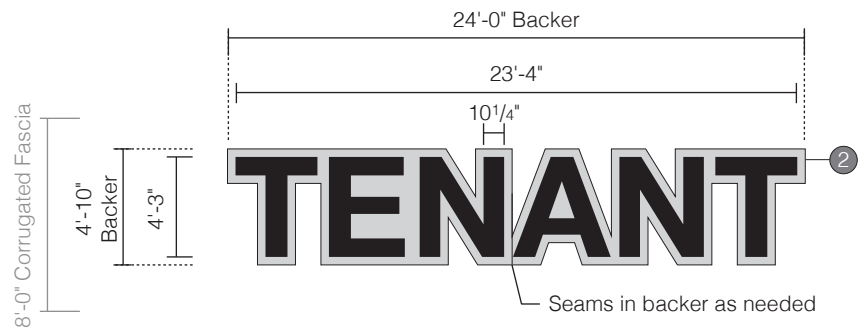
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

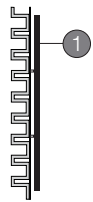
Tenant 2 Halo Lit Channel Letters
Conceptual Drawing

Option A

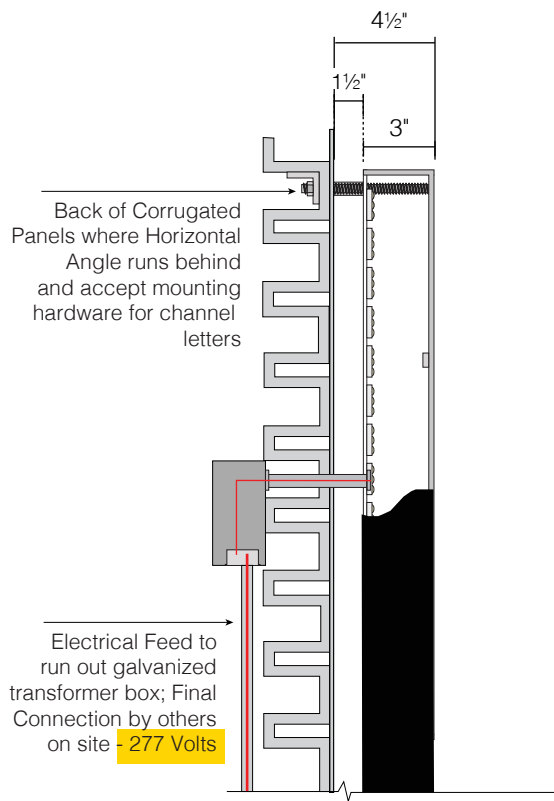


Graphics shown for reference only - Tenant Graphics Needed

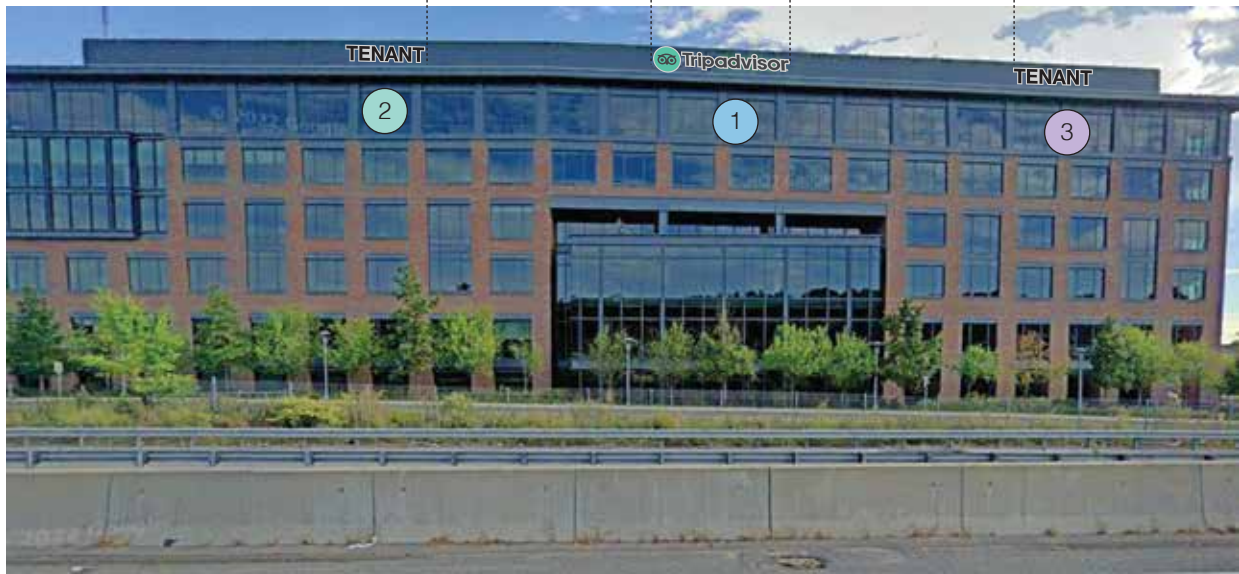
A Sign Elevation - Front View
Scale: 1/8"=1'-0"



B Sign Elevation - Side View
Scale: 1/8"=1'-0"



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Proposed
Not to Scale

Specifications

Qty = 1

Halo Lit Channel Letters on Raceway

- *Remove & Dispose of Existing
- *Patch & Paint by Others

- Flush mount to canopy I-Beam fascia using hardware
- Provided By Others** - All below to be provided by others
 - 120V Primary electrical brought to sign location
 - Primary electrical connection by others

Colors & Materials TBD



125 Samuel Barnett Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

Note:
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Revisions:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Tenant 1 Halo Lit Channel Letters
Location 2
Conceptual Drawing

Option A

Sign Type 17598.2A-R1

2A.1
1 of 1



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 400 First Ave **Date:** 3/23/2/3

Owner: Trip Advisor

Address: 400 First Ave Needham Ma

Telephone: Street 774.259.7667 City State Zip

Applicant: Poyant Signs/ Gary McCoy

Address: 125 Samuel Barnet Blvd. New Bedford Ma 02745

Telephone: Street 508-328-1457 City State Zip

Designer/Installer: Poyant Signs

Address: 125 Samuel Barnet Blvd New Bedford Ma 02745

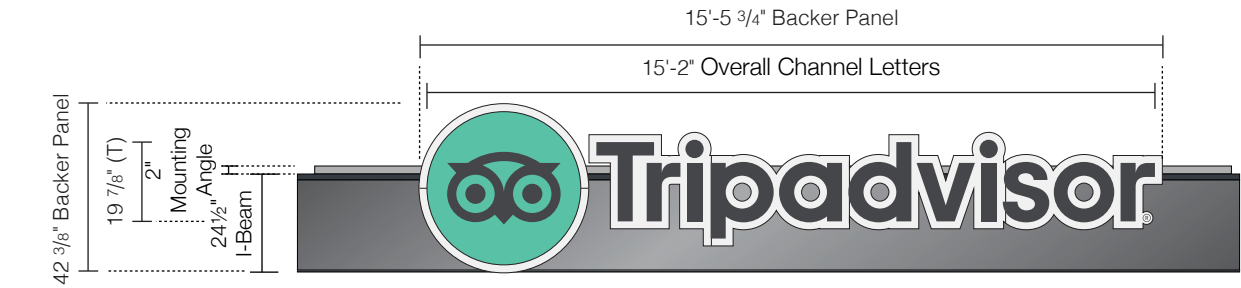
Telephone: Street 508-328-1457 City State Zip

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

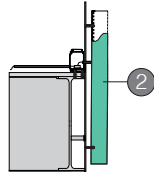
Brief description of sign or project: Replace existing sign with new TA Logo.

SIGN #4 on Site Plan

Please email completed application to elitchman@needhamma.gov



A Sign Elevation - Front View
Scale: 1/4"=1'-0"



B Sign Elevation - Side View
Scale: 1/4"=1'-0"

Specifications

Qty = 1 25.50 Sq Ft
Qty = 1 Location 4

Halo Lit Channel Letters on Raceway

*Remove & Dispose of Existing
*Patch & Paint by Others

- Flush mount to canopy I-Beam fascia using hardware

Provided By Others - All below to be provided by others
- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Colors & Materials

- 1** Paint
Dark Gray; Satin Finish - Matthews MP41306
Owl Head /Letters Faces & Returns
- 2** Paint
Teal; Satin Finish - PMS 2285C
Owl Backer Cabinet
- 3** Paint
White; Matte Finish
Backer Panel
- 4** Spacers
Silver - Aluminum Mill Finish



C Photo Comp - Existing Location 4
Not To Scale



D Photo Comp - Proposed Location 4
Not To Scale

SqFt Break Down:



Total = 25.5 SqFt



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyant signs.com

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

Note:
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Revisions:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Halo Lit Channel Letters
Location 4
Conceptual Drawing

Option A

Sign Type 17598.4A

4A.1
1 of 2



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 400 First Ave **Date:** 3/23/2/3

Owner: Trip Advisor
Address: 400 First Ave Needham Ma
Telephone: 774.259.7667
Street City State Zip

Applicant: Poyant Signs/ Gary McCoy
Address: 125 Samuel Barnet Blvd. New Bedford Ma 02745
Telephone: 508-328-1457
Street City State Zip

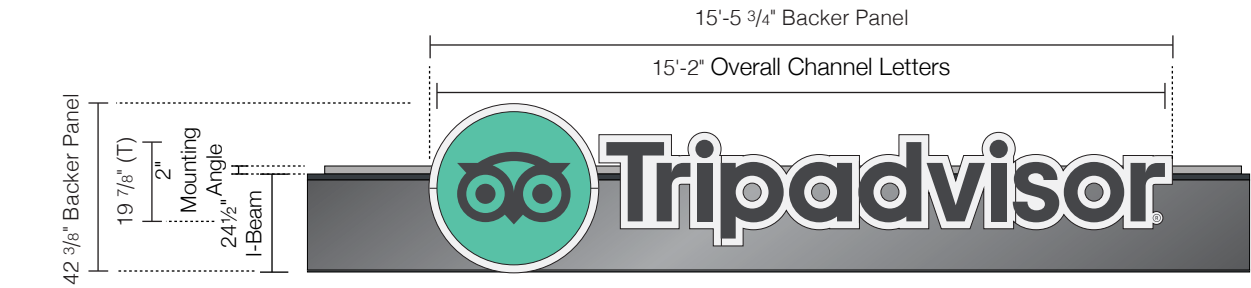
Designer/Installer: Poyant Signs
Address: 125 Samuel Barnet Blvd New Bedford Ma 02745
Telephone: 508-328-1457
Street City State Zip

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

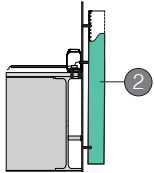
Brief description of sign or project: Replace existing sign with new TA Logo.

SIGN #5 on Site Plan

Please email completed application to elitchman@needhamma.gov



A Sign Elevation - Front View
Scale: 1/4"=1'-0"



B Sign Elevation - Side View
Scale: 1/4"=1'-0"



C Photo Comp - Existing Location 5
Not To Scale



D Photo Comp - Proposed Location 5
Not To Scale

SqFt Break Down:	
	10.2
	2.0
	.9
	.6
	2.1
	1.7
	2.2
	1.5
	.6
	1.2
	1.6
	.9

Total = 25.5 SqFt

Specifications

Qty = 1 25.50 Sq Ft
Qty = 1 Location 5

Halo Lit Channel Letters on Raceway

*Remove & Dispose of Existing
*Patch & Paint by Others

- Flush mount to canopy I-Beam fascia using hardware

Provided By Others - All below to be provided by others
- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Colors & Materials

- 1

Paint
Dark Gray; Satin Finish - Matthews MP41306
Owl Head /Letters Faces & Returns
- 2

Paint
Teal; Satin Finish - PMS 2285C
Owl Backer Cabinet
- 3

Paint
White; Matte Finish
Backer Panel
- 4

Spacers
Silver - Aluminum Mill Finish

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

Note:
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Revisions:


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Approved By:

Date:

Halo Lit Channel Letters
Location 5
Conceptual Drawing

Option A

Sign Type 17598.4A

4A.2
2 of 2



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 400 First Ave **Date:** 3/23/2/3

Owner: Trip Advisor

Address: 400 First Ave Needham Ma

Telephone: 774.259.7667

Applicant: Poyant Signs/ Gary McCoy

Address: 125 Samuel Barnet Blvd. New Bedford Ma 02745

Telephone: 508-328-1457

Designer/Installer: Poyant Signs

Address: 125 Samuel Barnet Blvd New Bedford Ma 02745

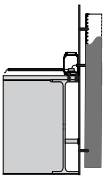
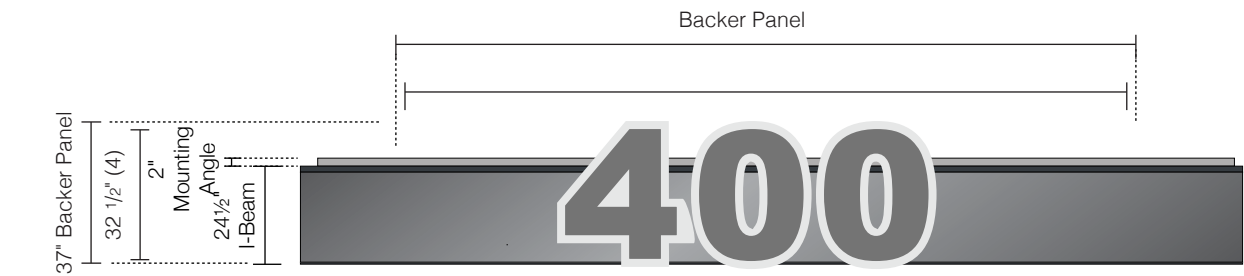
Telephone: 508-328-1457

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project: Replace existing sign with new 400 address sign.

SIGN #6 on Site Plan

Please email completed application to elitchman@needhamma.gov



A Sign Elevation - Front View
Scale: 1/4"=1'-0"

B Sign Elevation - Side View
Scale: 1/4"=1'-0"

Specifications

Qty = 1 30.30 Sq Ft

Halo Lit Channel Letters on Raceway

- *Remove & Dispose of Existing
- *Patch & Paint by Others

- Flush mount to canopy I-Beam fascia using hardware

Provided By Others - All below to be provided by others

- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Colors & Materials TBD



125 Samuel Barnett Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

Note:
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Revisions:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Halo Lit Channel Letters
Location 6
Conceptual Drawing

Option A

Sign Type 17598.5A

5A.1
1 of 1



C Photo Comp - Existing Location 6
Not To Scale

SqFt Break Down:	
4	6.3
0	6.0
0	6.0

Total = 18..3 SqFt



D Photo Comp - Proposed Location 6
Not To Scale



Design Review Board Meeting Minutes
Monday, February 27, 2023
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Steve Dornbusch, Board Member (P)
Susan Opton, Board Member (P)
Deborah Robinson, Board Member (P)
Bob Dermody, Board Member (P)
Kristan Patenaude, DRB Recording Secretary (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Applicants & Attendees:

1. Julie Smith, The Architectural Team, Inc.; Tom Miner, Hawk Design, Inc.; and Evans Huber, attorney representing Wingate Development LLC, located at 589 Highland Avenue, and applying for site plan review.
2. Charly Nanda, Needham Council for Arts & Culture applying for mural design for exterior wall located at 922 Highland Avenue and West Street.
3. John Renzi, Graphic Impact Signs representing Landry's Bicycles located at 100 Highland Avenue and applying for signage.
4. Jay Spencer, owner French Press located at 74 Chapel Street and applying for outdoor dining and signage.
5. Tom Taricano, FastSigns; and Vinod Kapoor, owner Masala Art located at 990 Great Plain Avenue and applying for outdoor dining, signage, and exterior lighting.
6. Kate O'Neil, Enterprise Rent-A-Car; Scott Rogers, J.K. Holmgren Engineering, Inc.; and Peter Zahka, representing Enterprise Rent-A-Car to discuss informally a proposed project at 1584 Great Plain Avenue.

Chair Gluesing called the meeting to order on February 27, 2023, at 7:30 p.m.

Chair Gluesing notified attendees of new public meeting orders issued by the governor of Massachusetts.

Agenda Item 1:

Evans Huber, attorney representing Wingate Development LLC located at 589 Highland Avenue and applying for site plan review.

Evans Huber explained that Wingate Development LLC formerly operated a nursing home in a building which is currently vacant. Approximately a year ago, the intention was to turn this building into independent living units, keeping the existing building envelope as is. Subsequently, special permit approval was received to amend the special permit to allow for that. Wingate then decided it would be better to increase the size of the building and add a third floor

to allow for an additional 22 independent living units. The required percentage of those units will be affordable. As this is a construction project involving more than 10,000 s.f., it requires a site plan review.

Julie Smith, The Architectural Team, Inc., stated that this is an existing two story, brick veneer building. There is a standard red brick and an orange-yellow color brick on the existing building. The building contains gabled roofs, with a flat roof in the center area. of it The proposed third story will not run the entire footprint of the lower floor layout. The proposed changes to the building will modernize it and move it away from a traditional façade. The third story will have a fiber cement lap siding, in a gray color. The bump outs will be white fiber cement panels with a reveal to differentiate the panels. The roof will be raised at those levels to create a soffit and give the area more presence. The front entrance is proposed to have a darkened entry to distinguish it from the rest of the façade. All of the windows are proposed to be changed to black or dark charcoal frames. Some existing gables will remain on the building, in areas where the third story is not located. The main residential entry area will include a glass storefront vestibule within the existing entryway. Juliette balconies are planned to vary the façade. The yellow brick is proposed to be painted a dark gray color.

Tom Miner, Hawk Design, Inc., stated that the proposal includes replacing a sunken loading dock area with green space. There are currently parking spaces to the left of the secondary entrance that are proposed to be converted to landscape space adjacent to the existing recessed patio. An existing patio will be renovated. The intention is to leave existing trees on the site. A drop off area on the lower left of the site will be converted to a landscape feature with a resident seating area. The paving areas on site are proposed to be decreased. The distance between the building and the interior parking lot sidewalk will be extended to provide more privacy to those units on the ground floor. A seating wall is proposed with a pergola. Some existing shrubs will be replanted so that the sign will better stand out. A stand of existing trees will be supplemented with shrubs. Bollards will be included to protect some of the new lawn area from vehicles. A bike rack was added under the covered portion of the previous loading dock area. An existing safety rail along the top of the wall will be replaced and perimeter shrubs will be added. The existing parking on site will be reduced.

Mr. Dermody stated that he believes the proposal is an improvement on the existing structure. He asked about the gables and the units proposed behind them. He suggested reducing the gable on the back of the building to allow better space for that unit. Ms. Smith stated that most of the gables are not close to the units, and they can be shortened to allow for more space from the unit windows. The applicant considered removing the gables from the plan but would like to leave them in to work with the façade.

In response to a question from Mr. Dermody, Ms. Smith explained that there are energy recovery ventilators (ERVs) shown on the roof. These may be 5'-6' maybe off the roof deck. These would have a gray metal finish, and could be screened, if needed. The goal is to minimize the view of these from Gould Street and Highland Avenue.

Ms. Opton asked if the additional lawn areas proposed will have uses or simply be decorative. Mr. Miner stated that the does not envision these as heavily used areas. Most of the used areas

will be near the rear patio. The intention was to make the front area look nice and reduce pavement on the site.

Ms. Opton noted that many towns are having water issues. She agreed with having aprons of lawn area, but the corner lawn proposed is hard to mow, and most likely will not get enough water. She suggested removing the corner lawn area as a way to conserve water. The applicant could consider including plants or ground cover, instead of only lawn. Native trees would be helpful for wildlife. She asked if the rear area could be used for community gardening or a community space. She noted that lawns require an overspray for watering, which water lot in that transfer. Planting beds could instead incorporate a drip system.

Chair Gluesing noted that the Muzi site across the street has a similar area proposed on its corner. It is interesting to see that reflected in this proposal. These might be a nice balance to each other.

It was noted that this proposal will go before the Planning Board on March 7th. The Board agreed to send comments prior to that hearing.

Agenda Item 2:

Charly Nanda, Needham Council for Arts & Culture applying for mural design for exterior wall located at 922 Highland Avenue and West Street.

Charly Nanda stated that two years ago the Council was tasked by the Town to come up with a mural. A Public Arts Subcommittee identified Needham Heights as an area underserved with public art. The proposed owner for 922 Highland Avenue agreed to consider the proposed mural. Through an RFQ process, 20 applications were considered, and three artists moved forward to a design process. From those three candidates, a piece was chosen. *Blossom* by Ryan “Arcy” Christenson, is a nod to the Needham Town flower, the pansy. Mr. Christenson will come to Town and spray paint the mural live. He is sponsored by the spray paint brand. The brand’s paints have minimal wear and tear, and the mural is expected to last more than ten years.

Deborah Robinson joined the meeting.

Chair Gluesing noted that this is before the Board due to its being a façade change to a commercial building.

Ms. Opton stated that she loves the theme and that the Town could use a cheerful mural.

In response to a question from Mr. Dermody regarding the safety of the paint, Ms. Nanda stated this paint is mostly water based. The solvent takes 6-8 minutes to dry to the touch and cures within 12-24 hours. She stated that she believes it has low toxins.

Chair Gluesing stated that this is an oil-based paint, not water based. He stated that he hopes work will not be done if it is a windy day or other inclement weather.

Ms. Robinson asked about the window with the Urgent Care sign on it. Ms. Nanda explained that the door on the building is allowed to be painted on. Permission has not yet been given for the window. Chair Gluesing suggested a scrim material that could be placed over the window and the design painted on the scrim, which would still allow for light to enter it.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve the mural at 922 Highland Avenue and West Street, as submitted. Susan Opton – aye; Bob Dermody – aye; Deborah Robinson – aye; and Chair Gluesing -aye. Motion passed 4-0-1. Steve Dornbusch – recused himself.

Agenda Item 3:

John Renzi, Graphic Impact Signs representing Landry's Bicycles located at 100 Highland Avenue and applying for signage.

John Renzi, Graphic Impact Signs, explained that the primary building sign is proposed to be 32 s.f., illuminated, on the parking lot side of the building. A second sign is proposed, 31 s.f., nonilluminated, on the Highland Avenue side. The proposal also includes two signs on the building to match signs that were approved five years ago by the Design Review Board for the F.W. Webb building. The signs proposed are 24 s.f., where the Board had previously approved 32 s.f. signs. These will be located in the same placement as the previous F.W. Webb signs. The proposal includes refacing an existing multi-tenant, freestanding sign.

Chair Gluesing stated that the two signs on the sides of the building will require a special permit application. The Board can discuss the main two signs this evening. The compound sign is also allowed, per the bylaw.

Ms. Robinson stated that the number of signs proposed seems like a lot for this package. She would object to the two smaller signs on the sides of the building, as she does not find them necessary.

Ms. Opton stated that the sign for the front of the building appears to have letters not in scale to the area it is located. There is a lot of negative space around the letters. Chair Gluesing noted that the sign is approximately 5 s.f. smaller than the previous sign.

Mr. Dermody stated that the Board typically suggests a tint on the illumination of the compound pylon sign. He stated that he was unclear as to why the parking lot sign is larger and illuminated, instead of the Highland Ave sign. Mr. Renzi stated that the illuminated sign is lit by individually, internal, LED-illuminated letters. This is on a raceway which will be painted to match the background. They prefer to illuminate this sign, not the Highland sign.

Mr. Dornbusch stated that the typography of the sign style works well. The type within the frame does not match the scale. Chair Gluesing stated that this is not solvable due to the bylaw limit on the size of the sign. The frame panel on the building was designed to be large.

180 In response to a question from Ms. Robinson regarding why the multitenant sign has different
181 coloring from the main building signs, Mr. Renzi stated that the pylon sign has bronze and white
182 colored signs for the other tenants. This was likely a previous contingency required by the Board.

183
184 Chair Gluesing stated that he would like a condition for the compound sign that film layers be
185 added to the back of the panel to diffuse the brightness of the illumination.

186
187 Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve
188 the signs, with the condition that the compound sign have layered screening behind it to dim the
189 intensity of the panel. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch – aye; Deborah
190 Robinson – aye; and Chair Gluesing -aye. Motion passed 5-0.

191
192 Mr. Renzi explained that the two signs on the building previously were internally illuminated
193 with an opaque background. Chair Gluesing noted that the façade is visible from many directions
194 and these additional signs seem superfluous. He stated that the applicant can apply for a special
195 permit for these signs.

196
197 **Agenda Item 4:**

198 *Jay Spencer, owner French Press located at 74 Chapel Street and applying for outdoor dining*
199 *and signage.*

200
201 Jay Spencer, French Press, 74 and 78 Chapel Street, stated that the proposal includes an exterior
202 alteration of the front of the building and a change to the existing sign. The intention is to add is
203 a louvered pergola that covers the entrance to 74 Chapel Street and extends over to 78 Chapel
204 Street. This pergola is an extruded aluminum, powder-coated, and black in color. There will be
205 one clearly defined entrance. The proposal is to add 22 seats underneath this pergola. The
206 pergola will be attached to the building by a beam, and there will be three additional posts to
207 support the structure. There will be a solid pan roof over the entryway to protect people from the
208 weather. The louvered part will open and close accordingly. There will be support in the ground
209 to provide adequate structural support for the posts. There will be three footings, 24"x48". There
210 will also be a gutter on the inside of the pergola. He stated that the intention is to add electric
211 heating, fans, and lighting underneath the pergola. The existing front awning will be removed,
212 and the proposal is for illuminated channel letters fastened to the new structure.

213
214 In response to a question from Ms. Opton, Mr. Spencer explained that the louvers can be opened
215 to alleviate the weight of snow. There are electric heaters proposed under the pergola to melt
216 snow as well. The louvers cannot be opened when frozen. The louvers are on an automatic
217 sensor and sealed to be completely watertight.

218
219 In response to a question from Ms. Opton, Mr. Spencer explained that the remaining sidewalk is
220 completely accessible at 4'6".

221
222 In response to a question from Mr. Dermody, Mr. Spencer explained that a barrier shown on the
223 plan is a previously approved iron and wood railing barrier. A shade shown on the plan for the
224 pergola is a solar shade, as umbrellas are not proposed for the front area.

In response to a question from Mr. Dermody, Mr. Spencer explained that the sign will no longer contain a bean logo.

In response to a question from Ms. Robinson, Mr. Spencer explained that the solar shade will be able to extend all the way to the ground. It will likely only ever be closed halfway. It will not be closed to split the tables under the pergola.

In response to a question from Mr. Dornbusch, Mr. Spencer stated that the sign face illumination is proposed to be colored either white or sea salt, similar to the brand colors inside.

Chair Gluesing stated that he believes this will be a nice addition to the building. Mr. Spencer confirmed that the sign is proposed to be individually mounted channel letters with a white face raceway behind it with LED lighting. The raceway will be mounted to the steel frame and stand clear of the gutter.

In response to a question from Mr. Dermody, Mr. Spencer explained that the footings of pergola will be slightly below the sidewalk, per the Building Commissioner.

Chair Gluesing stated that the Board will send a memo to the Planning Board with comments and/or suggestions regarding the outdoor seating.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve the sign, as submitted. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch – aye; Deborah Robinson – aye; and Chair Gluesing -aye. Motion passed 5-0.

Agenda Item 5:

Vinod Kapoor, owner Masala Art located at 990 Great Plain Avenue and applying for outdoor dining, signage, and exterior lighting.

Chair Gluesing stated that he would like to continue the signage portion of the application, as the documentation submitted is not in scale. The design of the sign can be discussed at this time.

Tom Taricano, FastSigns, stated that the sign is proposed to replace an awning that currently exists. Chair Gluesing reviewed the scale of the proposed sign. He stated that revised documents need to be submitted.

Ms. Robinson stated that there appears to be a lot of wording regarding an explanation of the establishment, instead of simply the restaurant's name.

Vinod Kapoor, Masala Art, stated that there has often been confusion with this being an art store, so more wording is needed. Chair Gluesing suggested reconfiguring the wording on the sign.

Mr. Taricano stated that the length of awning is 35' or 420". He agreed that this is scaled incorrectly on the drawing.

Mr. Dermody suggested that 'Masala Art' have a thicker letter stroke and 'Indian Restaurant' in a thinner letter stroke.

Chair Gluesing stated that the same scale issues exist for the back sign proposed.

Ms. Opton suggested combining the wording for 'Indian Restaurant' and 'Bar and Lounge' in potentially a different way.

The Board reviewed the proposed outdoor seating area.

In response to a question Chair Gluesing, Mr. Kapoor explained that both sides of the seating area are proposed to be screened using artificial planters set in stones. No dirt is allowed per the Health Department.

Ms. Robinson stated that the outdoor seating proposed looks nice. The jersey barriers are bright and fun.

In response to a question from Mr. Dornbusch, Mr. Kapoor stated that the outdoor seating area is proposed to have green artificial turf. The accessibility ramp will have planting barriers on the right and left sides.

Ms. Opton asked how one keeps from tripping on the artificial turn when entering. Mr. Kapoor stated that this is one piece of turf, stapled to ground.

Chair Gluesing stated that comments on the seating will be sent to the Planning Board. He suggested that revised scale drawings be submitted regarding the proposed sign.

Agenda Item 6:

Peter Zahka, representing Enterprise Rent-A-Car to discuss informally a proposed project at 1584 Great Plain Avenue.

Peter Zahka, representing Enterprise Rent-A-Car, explained that Enterprise Rent-A-Car has entered into a lease on the property at 1584 Great Plain Avenue. This site is approximately 29,000 s.f. and currently has a pre-existing nonconforming use on it, an automobile repair garage. The property is located in the Single Residence B Zoning District and requires an application to the Zoning Board of Appeals (ZBA) to allow for a special permit to substitute one nonconforming use for another. It is believed the proposed use is less objectionable and less detrimental to the site. That application has been filed simultaneously. The interior and exterior of the outside of the existing building will be retrofitted for the use of a rental car agency. This includes a new roof, new siding, new windows, and new doors including the garage doors. The interior will include a wash bay to allow for cleaning or washing vehicles. No changes are proposed to the existing parking and no pavement is proposed to be added or removed. The plan shows 26 parking spaces, including ADA compliant spaces. There is some enhancement and improvement to the existing landscaping proposed. The existing automobile garage sign will be removed, and three new signs are proposed.

316 Scott Rogers, J.K. Holmgren Engineering, Inc., stated that the existing building is approximately
317 1,497 s.f. There are two existing curb cuts off Great Plain Avenue that will remain. The
318 topography of the site is that it sits at elevation 141-142 at the street grade and slopes towards the
319 rear of the lot, to elevation 134. There is a bordering vegetated wetland in the rear of the site and
320 this project will be discussed with the Conservation Commission. An existing shed in the back
321 corner of the property will be removed. A new trash enclosure is proposed on the site, near the
322 location of the existing shed. The existing parking lot will be sealed and restriped to include the
323 ADA spaces. Three lights are proposed, two pole on each side of the site and one at the rear, and
324 a lighting plan is being prepared.

325
326 Mr. Rogers stated that lawn area on the site abuts up against the buffer zones to the wetland. This
327 lawn area will be cleaned up, new topsoil will be added, and the area will be hydroseeded. Some
328 screening will be added to the western side of the site. An existing spruce tree towards the rear of
329 the parking area will be retained, along with a couple of deciduous trees towards the front. An
330 additional red maple street tree is proposed.

331
332 Kate O'Neil, Enterprise Rent-A-Car, stated that the renovation includes new vinyl siding and
333 trim, with stone veneer wainscot at the bottom of the wall. There will be a new roof, new
334 storefront doors, and new windows. There is an intention to install a pylon sign. As proposed, the
335 sign will violate the size and area requirements, at 15' high and 20 s.f. in area, so special permit
336 relief will be sought. The building color will be beige.

337
338 Ms. Opton asked how many cars will be on site at any given time. Ms. O'Neil stated that there is
339 no designation between employee and rental car spots on the plan. There are 26 spots shown.
340 The intention is to get cars back out on road as quickly as possible, so they are not sitting in
341 parking lot. She is unclear as to exactly how many cars may be on site at a time. Mr. Zahka
342 stated that there are eight parking spaces required for employees and customers on the site. There
343 will likely be five or six employees on site at a time. This leaves approximately 20 spaces
344 available to park rental vehicles. This type of business is not typically a major traffic generator.

345
346 Ms. Opton asked if there is another Enterprise Rent-A-Car location in Needham. Ms. O'Neil
347 stated that there is an existing location on Wexford Street, and this project is proposed as a
348 relocation.

349
350 Ms. Opton noted that the Conservation Commission will likely tell the applicant that they do not
351 want grass on the slope near the wetland buffer. It would be nice to plant native species on the
352 site.

353
354 In response to a question from Mr. Dermody, Mr. Rogers stated that the building is on posts and
355 there is an area underneath the structure with an accessible space. This area is currently gravel.
356 Mr. Dermody suggested possibly screening this area.

357
358 In response to a question from Mr. Dermody regarding the lot to east of this site, Mr. Rogers
359 stated that this lot is owned by the same owner but is a separate parcel. Cars will not be parked
360 on that lot.

Ms. Robinson stated that there is some charm to the Old Time Garage character of the building and the existing doors. The existing doors give more of a residential feel than the proposed door. She suggested keeping the proposed door centered under the gable. Ms. Opton agreed that the existing building is more charming than the planned structure.

In response to a question from Mr. Dornbusch regarding if the front lot will look loaded with cars and block the view of the building, Ms. O'Neil stated that only a couple of cars will be left up front; the rear lot will be used for larger vehicles.

Mr. Dornbusch stated that he agrees that native ground coverings are important.

Chair Gluesing asked if there will be lighting on the new building at night. Mr. Rogers stated that lights will be located on the building. Chair Gluesing noted that the ZBA will likely discuss the proposed business hours.

Regarding proposed signage, Mr. Zahka stated that, to the left of the property from the street, the applicant is proposing an illuminated pylon sign, 15' high, 20 s.f.. There is also a sign proposed above the door, and a wall sign, 18 s.f., to replace the garage sign. Additional window stripe signs, 12", over the door, are also proposed.

Chair Gluesing noted that this building is proposed in the Single Residence B Zone. There is no other commercial competition in this area. He suggested that the applicant consider the minimum level of signage needed to accomplish wayfinding to the business.. He stated that he would be hesitant to approve a pole mounted sign in this location. He stated that he would prefer to see an externally illuminated sign in the gable of the structure. He noted that if one of the signs is proposed over the 12' maximum, a special permit and public hearing will be needed.

Ms. Opton stated that she is opposed to the proposed pole sign. She stated that she believes this would be unsightly in this location. The area is mostly single-family homes. A quaint sign over a quaint door would be appropriate and would still allow the business to be noticed.

Mr. Dermody agreed that he is not in favor of the pole sign in this location at the proposed scale and height. He would prefer to see a sign on the gable of the structure. Mr. Dornbusch agreed.

Ms. O'Neil showed a rendering for the proposed sign on the gable. She noted that this would eliminate the fake roof eave in this area. Chair Gluesing stated that this would be a better approach. He noted that the applicant should be careful with the scale of the sign; it needs negative space around it.

Ms. Opton noted that the existing doors add charm to the building. The proposed doors look too commercial. She suggested the applicant consider adding character to the building with certain doors and windows.

Chair Gluesing noted that the house to right of this site is now contemporary, compared to the rest of the neighborhood. A door located under the gable would be more cohesive.

Chair Gluesing stated that the Board may send along comments to the ZBA, if asked.

Minutes:

Minutes from the 9/12/2022, 10/3/2022, 12/5/2022, and 01/30/2023 meetings.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve the meeting minutes of September 12, 2022, as presented. Susan Opton – aye; Bob Dermody – aye; Deborah Robinson – aye; and Chair Gluesing -aye. Motion passed 4-0.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve the meeting minutes of October 3, 2022, as presented. Susan Opton – aye; and Bob Dermody – aye. Motion passed 2-0.

Upon motion duly made by Mr. Dermody and seconded by Ms. Robinson, it was voted to approve the meeting minutes of December 5, 2022, as presented. Bob Dermody – aye; Deborah Robinson – aye; and Chair Gluesing -aye. Motion passed 3-0.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the meeting minutes of January 30, 2023, as presented. Susan Opton – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to adjourn at 10:05 p.m. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch – aye; Deborah Robinson – aye; and Chair Gluesing -aye. Motion passed 5-0.

Next Public Meeting – March 13, 2023 at 7:30pm via Zoom Webinar