DESIGN REVIEW BOARD
Monday, April 10, 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:

Diana Sepulveda and Edison Gutierrez representing Cook Needham located at 109 Chapel Street and applying for outdoor dining.

Tom Taricano & Steve Schwede, FastSigns representing Manny's Barbershop located at 809 Highland Avenue and applying for signage and barbershop pole light.

Tom Taricano & Steve Schwede, FastSigns representing Needham Furniture Makers located at 590 Hillside Avenue and applying for signage.

Tom Taricano & Steve Schwede, FastSigns representing Harvey Family Dental located at 1183 Highland Avenue and applying for signage and exterior lighting.

Bill Kuck, Sunshine Sign Company Inc. representing Charles River Orthodontics located at 329-331 Chestnut Street and applying for signage.

Kristin Tarr, ENGIE Distributed Renewables Development, LLC representing Olin College located at 1000 Olin Way and applying for a site plan review of an application for a solar canopy.

REVIEW
Minutes of 3/27/2023 meeting.

Next Public Meeting – April 24, 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: 109 Chapel St Needham MA 02492 ***Date:*** 3-22-2023

Owner: Roma Realty Trust

Address: 125 Pearl St P.O. Box 850551 Braintree MA 02185
Street *City* *State* *Zip*

Telephone: 617 653 6779

Applicant: CEED Corp (DBA) Cook Restaurant Edison Contreras PRESIDENT

Address: 169 Chapel St Needham MA 02194
Street *City* *State* *Zip*

Telephone: 781 400 5927

Designer/Installer: House Carpentry Corp

Address: 58 Oliver St #2 Everett MA 02149
Street *City* *State* *Zip*

Telephone: 781 615 9876

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:
Add a total of 52 outdoor seats with new Iron tables and chairs, same lighting fixture, propane heaters and verydeck screens for privacy and few Planters Soranding.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 109 Chapel st Needham MA 02492
Name of Applicant Edisan Gutierrez
Applicant's Address 109 Chapel st Needham MA 02492
Phone Number 8572505132

Applicant is: Owner ____ Tenant ✓
Agent/Attorney ____ Purchaser ____

Property Owner's Name Roma Realty Trust
Property Owner's Address 125 Pearl st PO Box 850551 Braintree MA 02185
Telephone Number 6176530779

Characteristics of Property: Lot Area ____ Present Use ____
Map # __ Parcel # __ Zoning District ____

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:
Modify existing outdoor dining permit to 52 seats.
With few decorations and new furniture.

Signature of Applicant (or representative) Edisan Gutierrez
Address if not applicant 15 Neil Rd Revere MA 02151
Telephone # 8572505132
Owner's permission if other than applicant Nicolas Tsoumbris Trustee

---

SUMMARY OF PLANNING BOARD ACTION
Received by Planning Board ____ Date ____
Hearing Date ____ Parties of Interest Notified of Public Hearing ____
Decision Required by ____ Decision/Notices of Decision sent ____
Granted ____
Denied ____ Fee Paid ____ Fee Waived ____
Withdrawn ____
NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

Edison Gutierrez
15 Nell Rd
Revere MA 02151

March 15th 2023

Lee Newman
Director of Planning
Town of Needham
1471 Highland Ave
Needham, MA 02492

Dear Mrs. Newman,

I am writing to request an amendment of the site plan special permit 91-1 which was transferred to Ceed Corp DBA Cook Restaurant on December 5th, 2022, that currently has an approved seating capacity of 126 seats inside at tables, with an additional 6 seats in the waiting area, for a total of 132 approved indoors. The parking requirement for a 132-seat restaurant with one take-out station is 54 parking spaces (1 parking space per 3 seats = 44, plus 10 parking spaces per takeout station). The Petitioner secured a waiver to reduce the number of required on-site parking spaces for the 132-seat restaurant use from 54 spaces to 0 spaces under the Original Major Project Site Plan Special Permit Decision No. 91-1, dated June 11, 1991, amended March 11, 1997.

We are proposing 52 seats outside which exceeds the 30% of the indoor number which is why we are requesting the amendment and the associated parking waiver as further outlined below.

Section 6.9 of the Zoning By-Law permits up to 30% of the approved indoor seating to be utilized outdoors without authorization from the Special Permit Granting Authority and the provision of additional parking. 30% of 132 seats is 44 seats. As we are requesting 52 outdoor seats, the request is more than 30% of the approved indoor seats and we are therefore requesting approval for such, as allowed by Section 6.9, as well as an additional parking waiver under Section 5.1.1.6. Forty-four (44) seats are permitted through Section 6.9; therefore, we are applying for a parking waiver with respect to the remaining 8 seats, which is a waiver of 3 additional parking spaces.

Our proposed seasonal seating would run between the months April-November. Our hours of operation are not proposed to change. Our maximum total number of employees on site at any given time is 14.

After the approval of the amendment and parking waiver from the Planning Board, we will proceed to ask the Select Board for the permission to have the outdoor dining seats on public property.

If you have any questions, comments, or concerns please let me know at your earliest convenience.

Sincerely,

Edison Gutierrez, President, Ceed Corp

TOWN of NEEDHAM
MASSACHUSETTS
APPLICATION FOR OUTDOOR SEATING
UNDER SECTION 6.9 OF THE ZONING BY-LAW

LOCATION:
Property Address: 109 Chapel St Needham MA 02492
Name of Establishment: Cook Restaurant

APPLICANT:
Name (must be business owner, manager, or lessee): Edison Cattierrez (Leed Corp)
Address: 109 Chapel St
Needham MA 02492
Telephone Number: 857 2505132
Email Address: eg@cook109.com

Do you own or rent property? Rent

PROPERTY OWNER:
Complete this section if applicant is not the property owner
Name (must be owner): Roma Realty Trust
Address: 125 Pearl St P.O Box 850551 Braintree MA 02185
Telephone Number: 6176530779
Email Address: elisavet1783@gmail.com

APPLICATION REQUEST:

Are you requesting to have outdoor dining on PRIVATE parking spaces? Yes ✓ No ___

If yes, how many private parking spaces?

Are you requesting to have outdoor dining on PUBLIC parking spaces (on-street or in a public parking lot)? Yes ✓ No ___

If yes, how many public parking spaces do you intend to use in each category? *Note: there is a maximum of 3 parking spaces allowed per applicant.*

_____ # on-street public parking spots. Please note, required concrete barriers will take up 1 parking spot and should be added to the total number of spots you are applying to use.

* 3 # of off-street public parking spots (in a public parking lot)

Are any of the spaces you are requesting to use designated for handicap parking? NO
Are you requesting to have outdoor dining on a sidewalk? NO

ALCOHOL SERVICE

___ NO

__✓__ YES

If you are seeking permission to serve alcohol outside (i.e., to extend your existing license to a patio or other outdoor seating areas), you must get approval from the Select Board by filing an Alteration of Licensed Premises, which is available on the Alcoholic Beverages Control Commission (ABCC) website at https://www.mass.gov/how-to/amend-your-alcoholic-beverages-retail-license-alteration-of-premises-or-location-change-abcc.

Please select one. Expansion area must be either:

1. Contiguous to the licensee's premise with a clear view of the area from inside the premises; or
2. The Licensee may commit to providing management personnel dedicated to the area.

FEES AND TERM

Outdoor seating licenses are issued for a term of one year, unless stated otherwise, and can be renewed annually. The annual application fee is $25, which will be credited toward the annual licensing fee if the application is approved

For outdoor dining approved on public property, there is an annual licensing fee for the sole use of public space for outdoor dining at the rate of $250 per public parking space and $100 for the use of the sidewalk. If an applicant is approved for the use of public parking space(s) and the sidewalk, the $100 sidewalk licensing fee will be waived.

CERTIFICATION

I/we the undersigned certify that I am the owner of record of the named property or that the owner of record authorizes the proposed work and that the above information which I/we provided is correct.

I/we have read and fully understand the procedures as established by the Town of Needham and further understand that failure to comply with said procedures may result in revocation of this permit.

Signature of Applicant(s): _____ Date: 3-2-2023

_____ Date: _____

THIS SECTION BELOW IS FOR OFFICIAL USE ONLY

Major Project Site Plan Review Special Permit (Planning Board) yes_____ no_____

Zoning Board of Appeals Special Permit yes_____ no_____

Select Board Licensing Approval _____

Certificate of Insurance covering outdoor area: _____

Departmental Approval (Health _____ Building _____Fire_____ Police _____ Public Works _____)

License Agreement (if seating is on sidewalk or other public property): _____

Alteration of Licensed Premises (for alcohol service in outdoor area): _____

Comments: _____

_____

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 135

Total number of seats existing inside 96 (may be same as above or fewer)

Number of restrooms provided 3

Total number of seats proposed outside 52 Size of Grease Trap 60 gal

Number of chairs 52 Air Curtains (if opening is off kitchen) ____

Number of tables 10 Screens (if opening is off kitchen) ____

Outdoor Seating Area dimensions See attached plan

Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):

Concrete barrier

Privacy Screens

DATES AND HOURS OF OPERATION

The standard outdoor dining season in the Town of Needham is April 1 - November 30. The Town will consider applications that extend beyond that timeframe on an individual basis.

Are you requesting to serve food & beverage outdoors earlier than April 1 or later than November 30? Yes ~~no~~

If yes, what are your proposed opening and closing dates?

What days of the week and hours do you plan to serve food & beverage outdoors?

7 days Mon-Fri 12-9, Sat-Sun 10-9

BRIEF DESCRIPTION OF:

Seating Arrangement, Type of Furniture, Type of Barrier or Enclosure to Define Seating Area (mandatory if alcohol is proposed to be served), Ingress/Egress from the Inside to the Outside, Location of Outdoor Exit Area in the case of an emergency, Written Description of Colors and Materials Used

Semi enclosed patio fixing enclosed with concrete barriers 10 tables/booths planters on the sides (see green on plan) back parking lot. Egress from the inside. Black seats Wooden/Iron tables black, Veredera screens w/wood. Same electrical lighting we have. Same propane heaters we have.

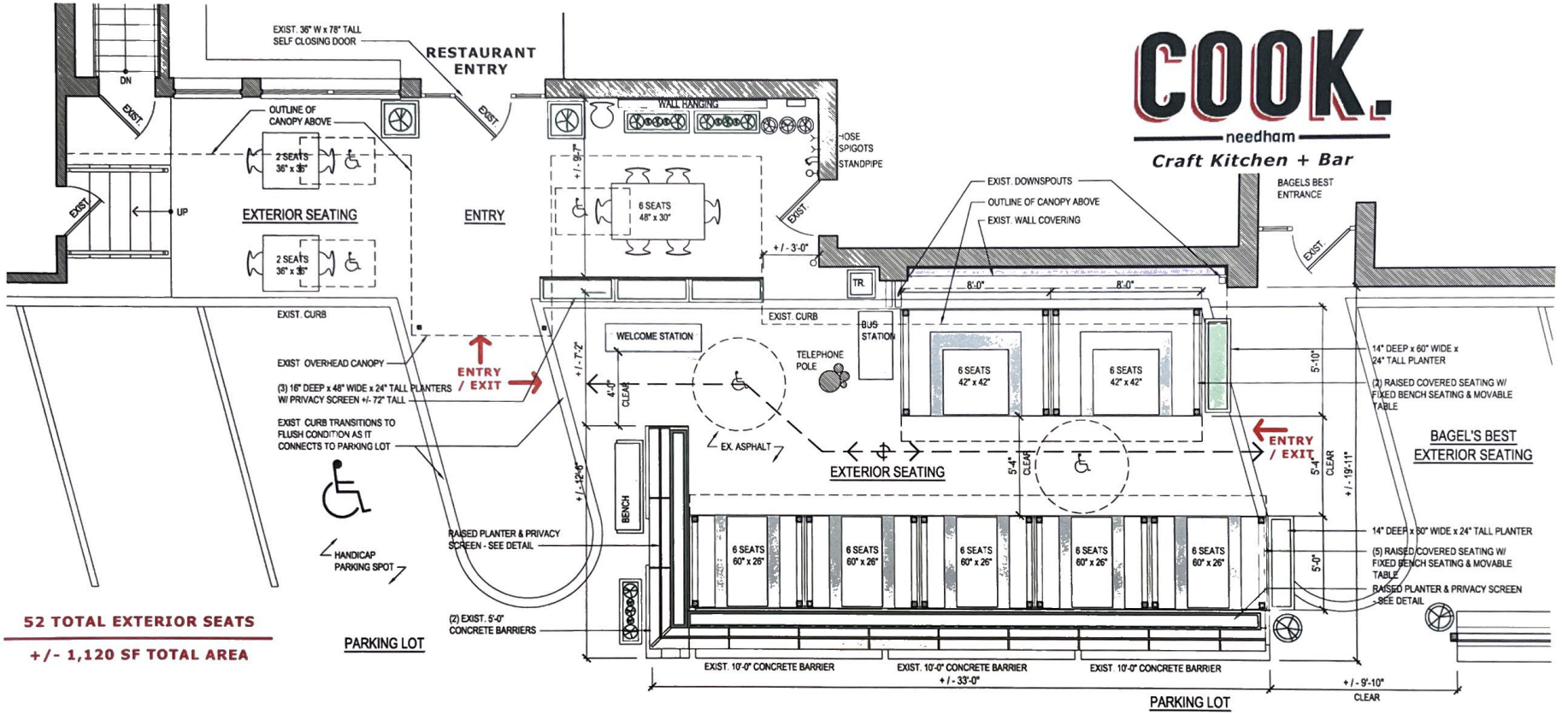
EXTERIOR SEATING

COOK. Craft Kitchen + Bar

NEEDHAM MA
21 FEBRUARY 2023

Prepared for:
COOK. Craft Kitchen + Bar
109 Chapel Street
Needham, MA 02492

Architect:
Scott Melching AIA, LEED GRP
116 Arch Street
Needham MA 02492
www.scottmelchingarchitect.com



52 TOTAL EXTERIOR SEATS

+/- 1,120 SF TOTAL AREA

INTERNATIONAL BUILDING CODE

TOTAL SEAT COUNT

EXTERIOR SEATS =	52 SEATS
INTERIOR SEATS =	96 SEATS
TOTAL	**= 148 SEATS**

ACCESSIBLE SEATING
PER IBC 1108.2.9.1 DINING SURFACES
5% OF SEATING IS REQUIRED TO BE ACCESSIBLE

52 EXT. SEATS * 5% = 2.6 ACCESSIBLE SEATS REQ'D

3 ACCESSIBLE SEATS ARE PROVIDED.

3 > 2.6 COMPLIANT

PLUMBING FIXTURE REQUIREMENT - CMR 248
PER 10.10 TABLE 1 :
MINIMUM FACILITIES FOR BUILDING OCCUPANCY

A-3 RESTAURANTS

- WATER CLOSETS	- 1 PER 30 (WOMEN) - 1 PER 60 (MEN)
- URINALS	- 50% (MEN)
- LAVATORY	- 1 PER 200

CURRENT LAVATORY COUNT AT COOK:

- 1 UNISEX RESTROOM WITH ONE WATER CLOSET & ONE SINK (ACCESSIBLE)
- 1 MEN'S ROOM WITH ONE WATER CLOSET, ONE URINAL, AND ONE SINK
- 1 WOMEN'S ROOM WITH ONE WATER CLOSET, AND ONE SINK. (ACCESSIBLE)

TOTAL OF 4 WATER CLOSETS & 3 LAVATORIES.

4 = 4 REQUIRED WATER CLOSETS

150 OCCUPANTS MAXIMUM W/ 3 WATER CLOSETS + URINAL

3 > 1 REQUIRED LAVATORIES

REGISTERED ARCHITECT SCOTT H. MELCHING NO. 32162 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

N

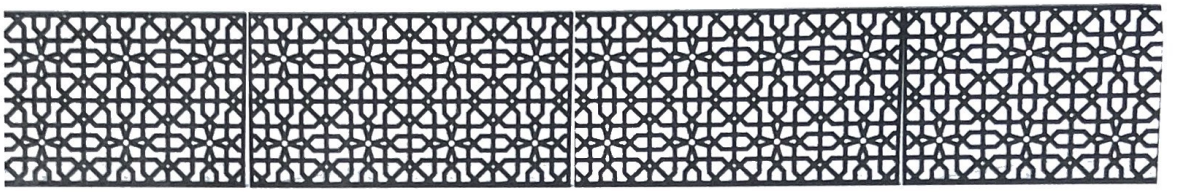
SCALE : 3/16" = 1'-0"
21 FEBRUARY 2023

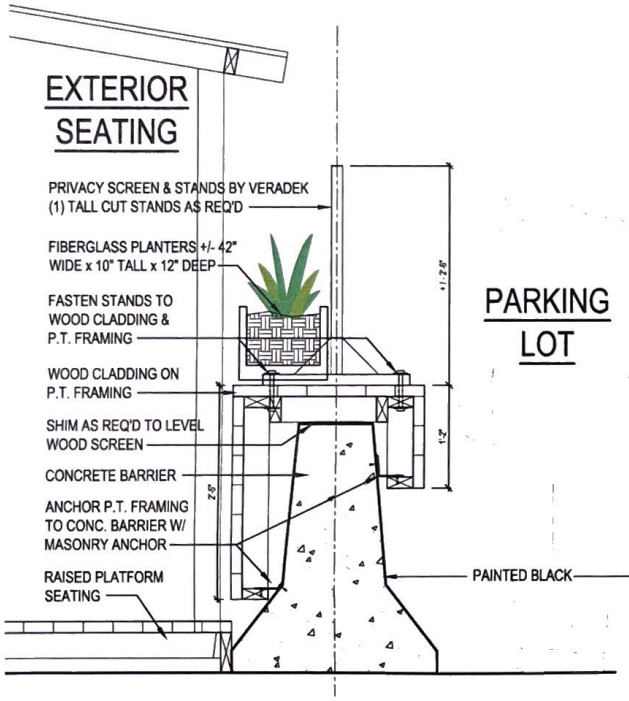
2 | EXTERIOR SEATING PLAN

COOK. CRAFT KITCHEN + BAR | NEEDHAM MA

SCOTT MELCHING ARCHITECT
AIA LEED GRP

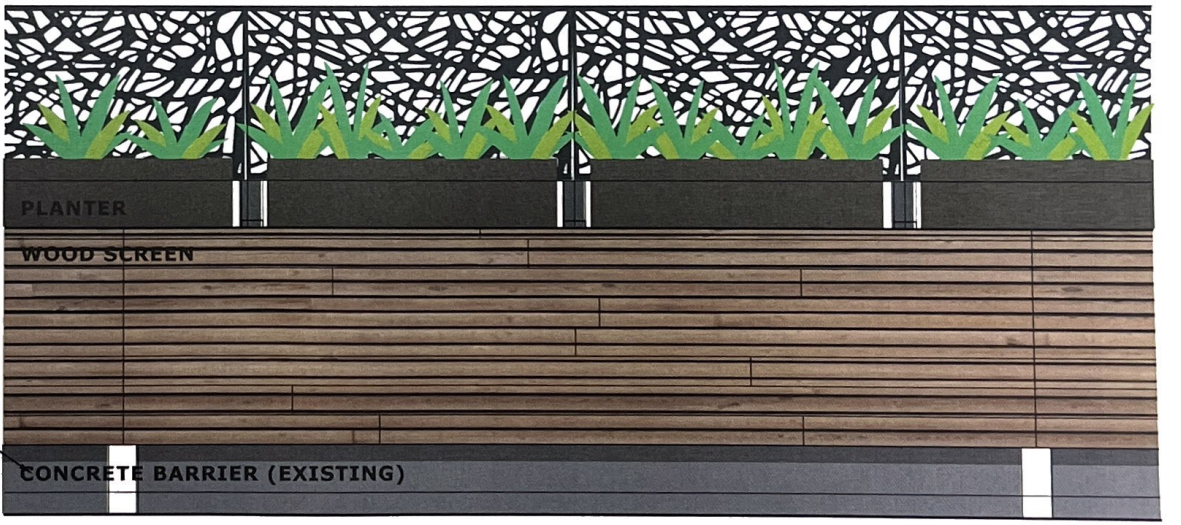
VERADECK SCREEN - PARILLA





SECTION DETAIL

VERADECK SCREEN - WEB



INTERIOR ELEVATION

3 | EXTERIOR SEATING - SCREEN DETAIL AT JERSEY BARRIER

SCALE : 3/4" = 1'-0"
21 FEBRUARY 2023

REJUVENATION FIBERSTONE PLANTER

VERADEK METAL SCREEN

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 890 Highland Ave. *Date:* 4/3/23

Owner: MAKARIOS, THEODORE & MAKARIOS, PERRY

Address: Roclville Measows Unit 10 Millis MA 02054
Street *City* *State* *Zip*

Telephone: _____

Applicant: FASTSIGNS OF NEEDHAM

Address: 15 KEARNEY ROAD NEEDHAM MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

Designer/Installer: FASTSIGNS OF NEEDHAM

Address: 15 KEARNEY ROAD NEEDHAM MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

Type of Application
☑ **Sign**
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project ☐ **- preliminary** ☐ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

Brief description of sign or project:
IN EXISTING LIGHT BOX, TO REPLACE LEXAN WITH NEW LEXAN AND NEW TENANT -

MANNY'S BARBER SHOP

©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Primary (Front) Signage

Manny's Barbershop
Lexan panel with translucent vinyl graphics
890 Highland Ave
Needham, MA
02492

FRONT entrance:

138″

28″

Replacing the lexan insert with new lexan and graphics

Sign width = 138in
Sign height = 28in
Manny's "M" height = 8.7in
Barbershop "B" height = 11.7in
Square footage = 26.83sqft
Sign to grade = 165.5in

Existing Signage

Proposed Signage

The barber pole is 2″ tall and is 8 feet off the ground to the bottom of the light fixture

Brand: mefeir ★★★★★ 584
Mefeir 20" LED Barber Pole Light Classic Style,Hair Salon Barber Shop Open Sign,Rotating Red White Blue LED Strips,IP44 Waterproof Save Energy (20")

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Neighborhood View

Manny's Barbershop
Lexan panel with vinyl graphics
890 Highland Ave
Needham, MA
02492

890 Highland Ave, Needham, MA 02492

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

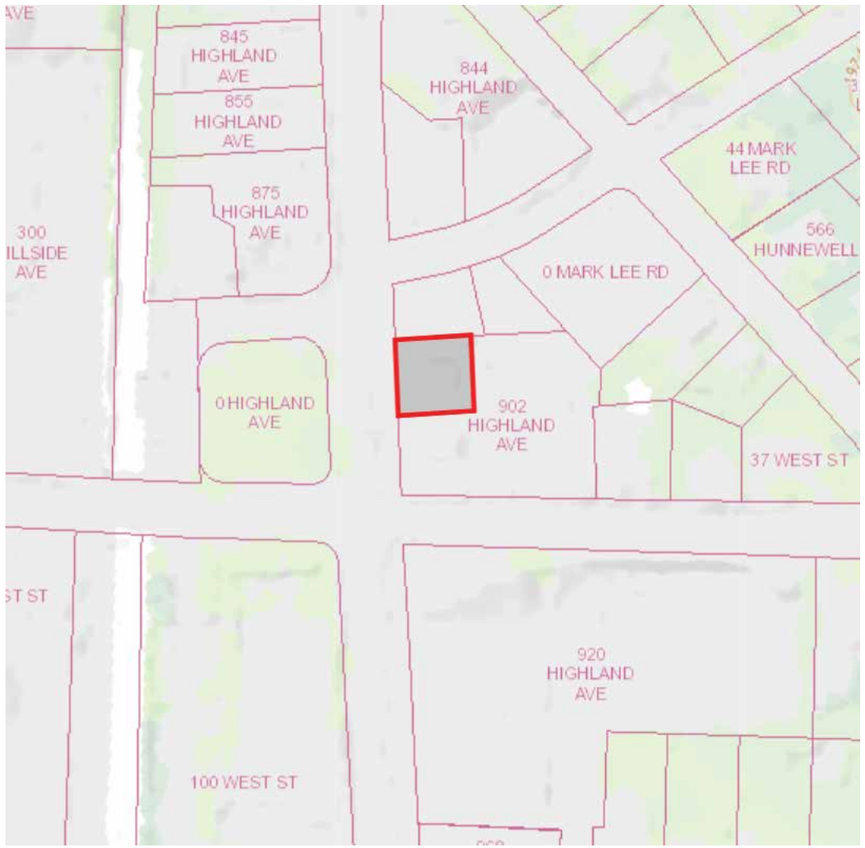
Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

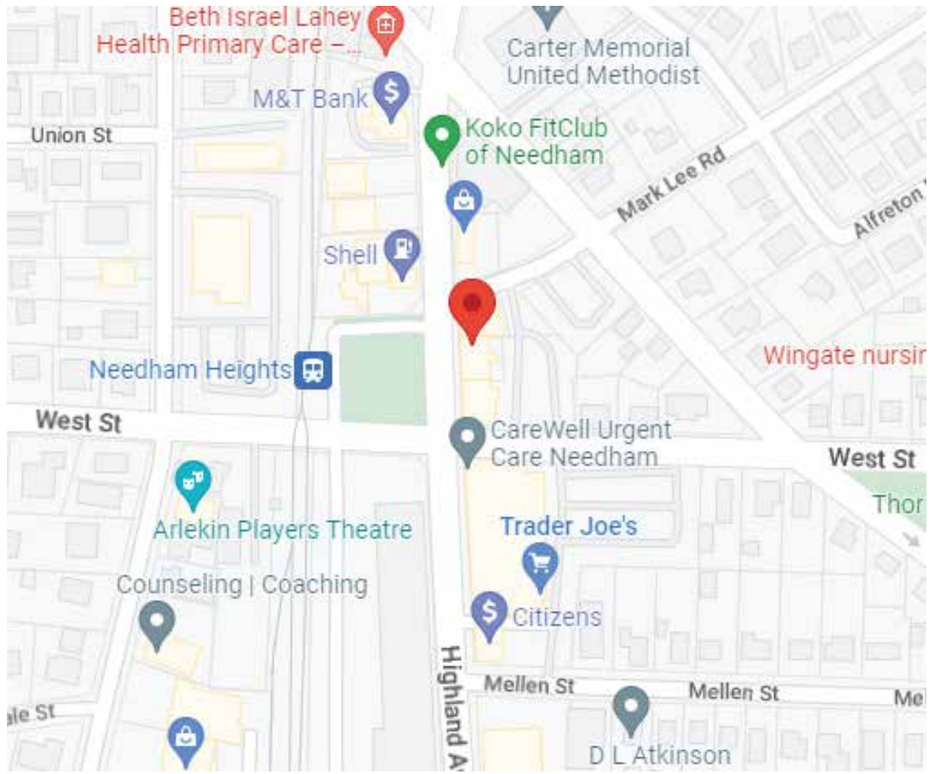
©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

Aerial View

Manny's Barbershop
Lexan panel with translucent vinyl graphics
890 Highland Ave
Needham, MA
02492





890 Highland Ave, Needham, MA 02492

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 890 Highland Ave. *Date:* 4/3/23

Owner: MAKARIOS, THEODORE & MAKARIOS, PERRY

Address: Roclville Measows Unit 10 Millis MA 02054
Street *City* *State* *Zip*

Telephone: _____

Applicant: FASTSIGNS OF NEEDHAM

Address: 15 KEARNEY ROAD NEEDHAM MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

Designer/Installer: FASTSIGNS OF NEEDHAM

Address: 15 KEARNEY ROAD NEEDHAM MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

Type of Application
☑ **Sign**
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project ☐ **- preliminary** ☐ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

Brief description of sign or project:
A 20' BARBER POLE WILL BE ATTACHED TO RIGHT SIDE BRICK WALL.

8 FEET ABOVE THE SIDEWALK.

Brand: mefeir

★★★★★ 584

Mefeir 20" LED Barber Pole Light Classic Style,Hair Salon Barber Shop Open Sign,Rotating Red White Blue LED Strips,IP44 Waterproof Save Energy (20")

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Location: 590 (588) Hillside Ave *Date:* 4/3/23

Owner: Miller, Thomas & Stacy

Address: 290 South St Walpole MA 02081
Street *City* *State* *Zip*

Telephone: 508-660-9007

Applicant: Needham Furniture Makers

Address: 590 Hillside Ave Needham MA
Street *City* *State* *Zip*

Telephone: 203-979-5427

Designer/Installer: Fastsigns of Needham

Address: 15 Kearney Rd. Needham MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

Type of Application
☒ **Sign**
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project ☐ **- preliminary** ☐ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

Brief description of sign or project: 1/4" max metal (acm) sign with digitally printed graphics, mounted with galvanized hardware

©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Primary Signage

Needham Furniture Makers

Maxmetal (ACM) sign w/ digitally printed vinyl graphics
590 Hillside Ave
Needham, MA
02494

120″

38″

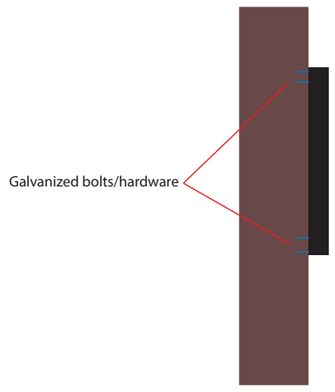
1/4″ maxmetal (ACM) sign with digitally printed vinyl graphics

Sign width = 120in
Sign height = 38in
Needham "N" height = 9.87in
Furniture "F" height = 3.62in
Square footage = 31.66sqft
Sign to grade = 172in

Existing Signage

Proposed Signage

Mounting Detail - side view



This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Additional details

Needham Furniture Makers
Maxmetal (ACM) sign w/ digitally printed vinyl graphics
590 Hillside Ave
Needham, MA
02494

Note: photo from 2020 - LiceGuard sign is not currently on the building

RED arrows = vehicle entrance from Hillside Ave

YELLOW arrows = building entrance on South side of building

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Neighborhood View

Needham Furniture Makers
Maxmetal (ACM) sign w/ digitally printed vinyl graphics
590 Hillside Ave
Needham, MA
02494

590 Hillside Ave, Needham, MA 02494

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

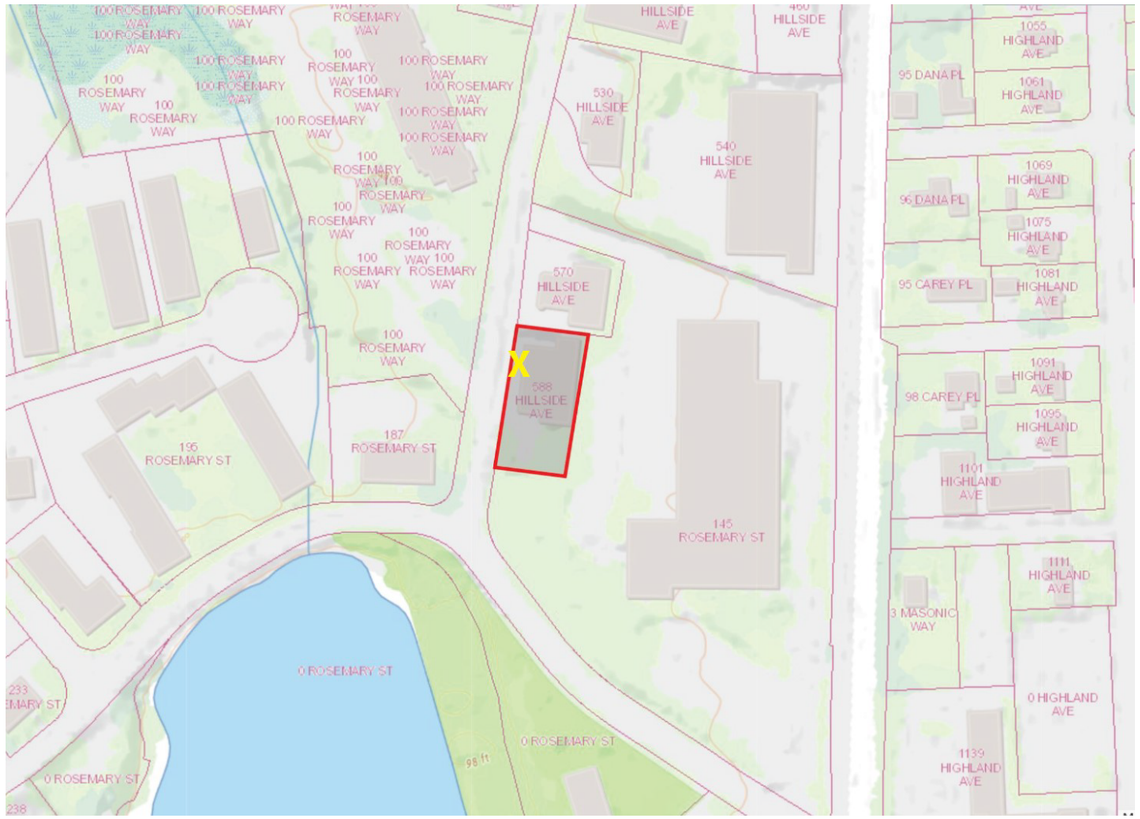
©2012 FASTSIGNS International, Inc.

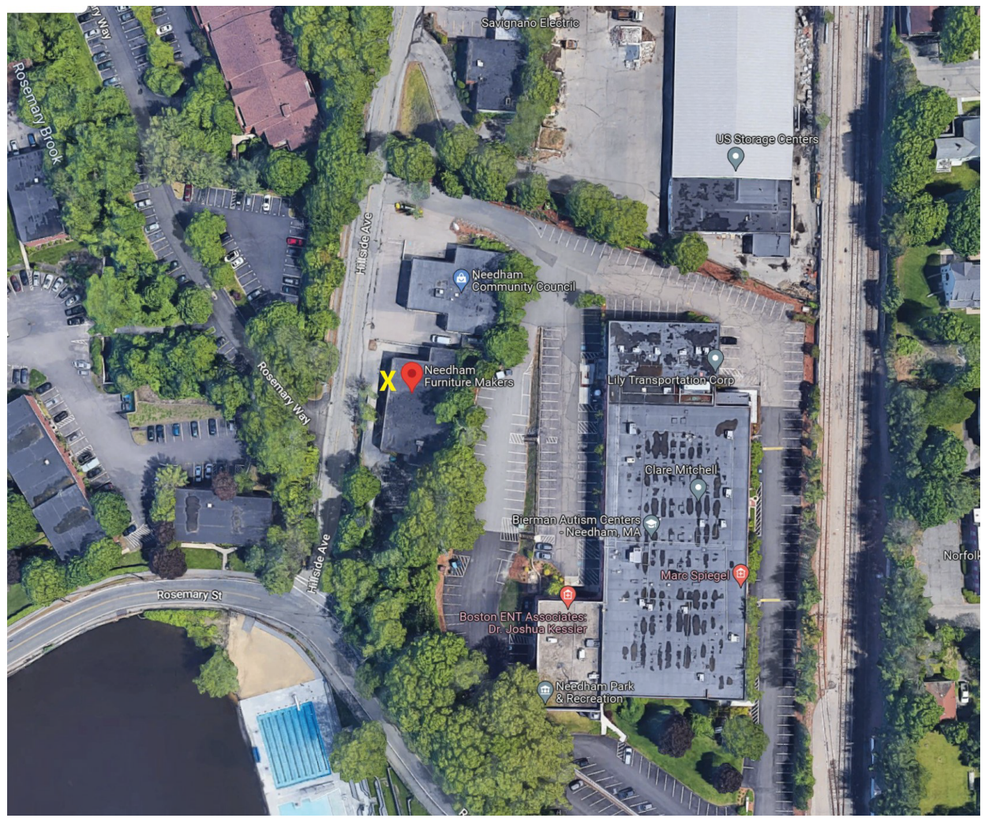
FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Aerial View

Needham Furniture Makers
Maxmetal (ACM) sign w/ digitally printed vinyl graphics
590 Hillside Ave
Needham, MA
02494





590 Hillside Ave, Needham, MA 02494

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 1183 Highland Ave *Date:* 4/3/23

Owner: Philnorstan Realty LLC

Address: 10 Newbury St. Boston MA 02116
Street *City* *State* *Zip*

Telephone: 617-267-6828

Applicant: Harvey Family Dental

Address: 1183 Highland Ave Needham MA 02492
Street *City* *State* *Zip*

Telephone: 617-675-1500

Designer/Installer: Fastsigns of Needham

Address: 15 Kearney Rd. Needham MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

Type of Application
☒ **Sign**
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project ☐ **- preliminary** ☐ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

Brief description of sign or project: Aluminum bar frame sign with aluminum backing and 1/2" 3D acrylic letters

©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Primary (Front) Signage

Harvey Dental

Aluminum bar frame sign with 1/2" acrylic 3D letters
1183 Highland Ave
Needham, MA
02494

FRONT entrance:

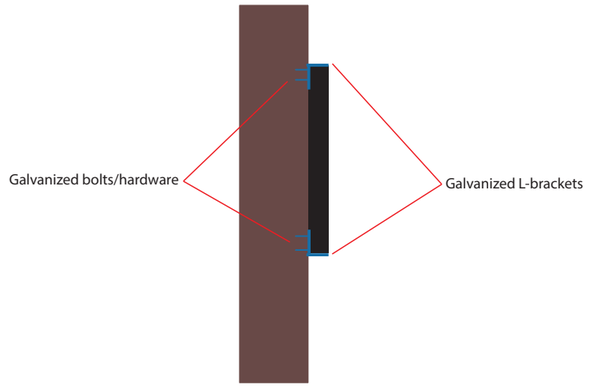
Sign width = 84in
Sign height = 36in
Harvey "H" height = 8.85in
Family"F" height = 2.4in
Square footage = 21sqft
Sign to grade = 8ft

Existing Signage

Proposed Signage

Lights to be installed by customer's electrician

Mounting Detail - side view



This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 1183 Highland Ave *Date:* 4/5/23

Owner: Philnorstan Realty LLC

Address: 10 Newbury St. Boston MA 02116
Street *City* *State* *Zip*

Telephone: 617-267-6828

Applicant: Harvey Family Dental

Address: 1183 Highland Needham MA 02494
Street *City* *State* *Zip*

Telephone: 617-675-1500

Designer/Installer: Fastsigns of Needham

Address: 15 Kearney Rd Needham MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

Type of Application
☒ **Sign**
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project ☐ **- preliminary** ☐ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

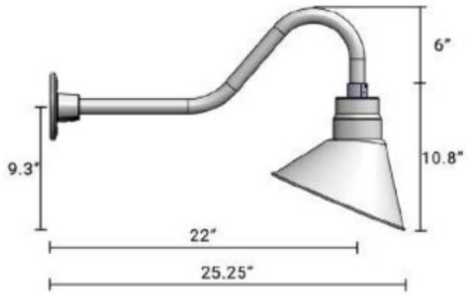
Brief description of sign or project: Two 22" gooseneck lights in black satin for external illumination of wall sign

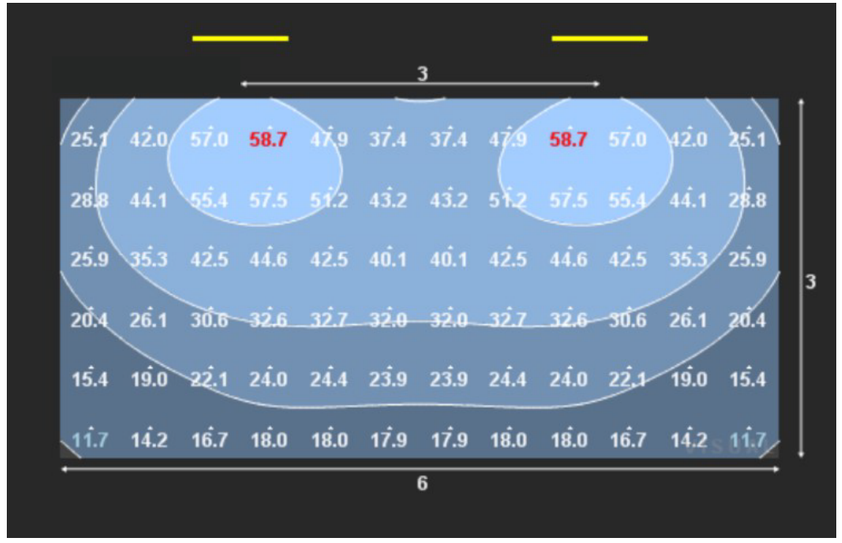
FASTSIGNS®
More than fast. More than signs.™
©2012 FASTSIGNS International, Inc.
Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Additional details

Harvey Dental

Aluminum bar frame sign with 1/2" acrylic 3D letters
1183 Highland Ave
Needham, MA
02494





1183 Highland Ave, Needham, MA 02494

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Neighborhood View

Harvey Dental
Aluminum bar frame sign with 1/2" acrylic 3D letters
1183 Highland Ave
Needham, MA
02494

1183 Highland Ave, Needham, MA 02494

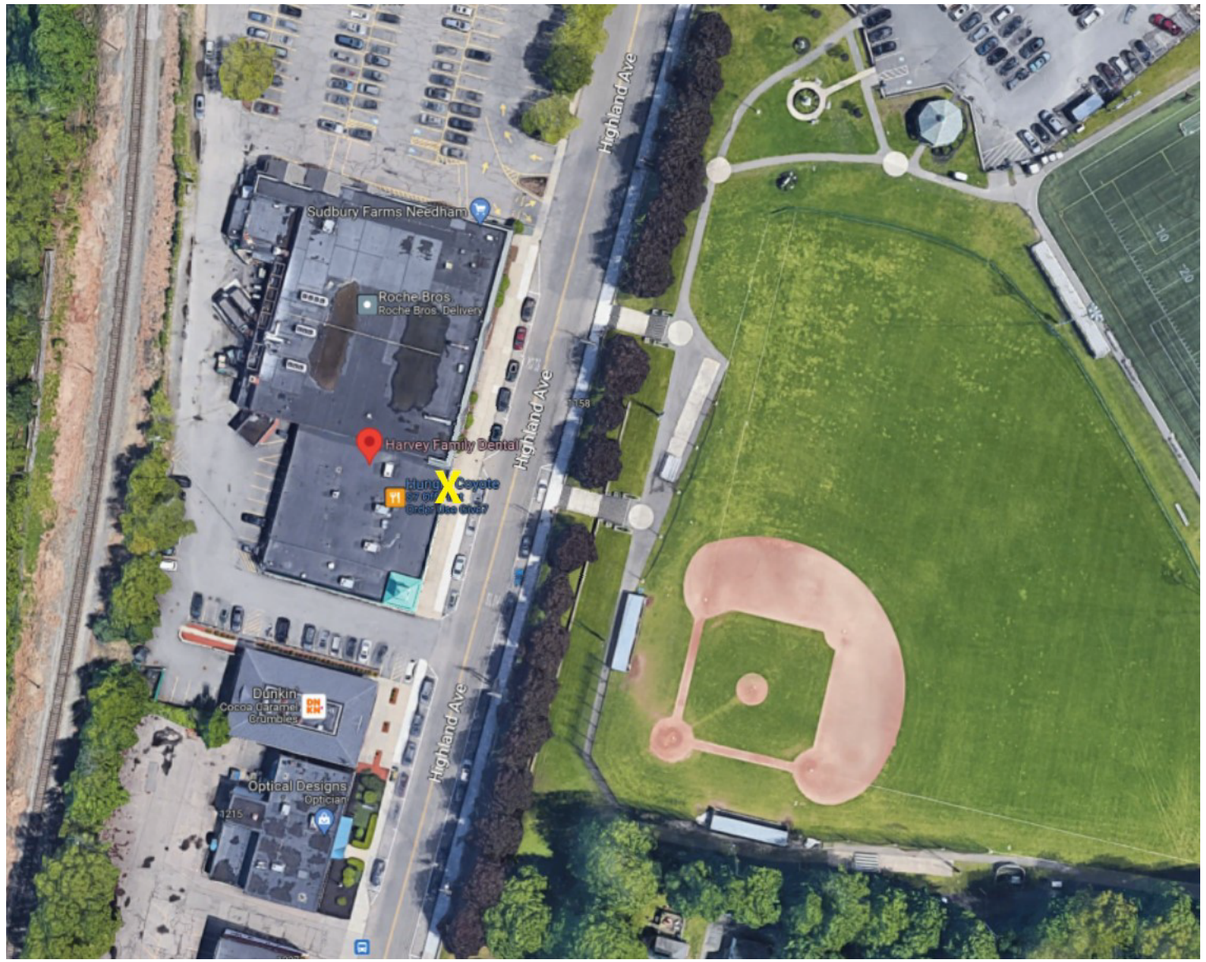
This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

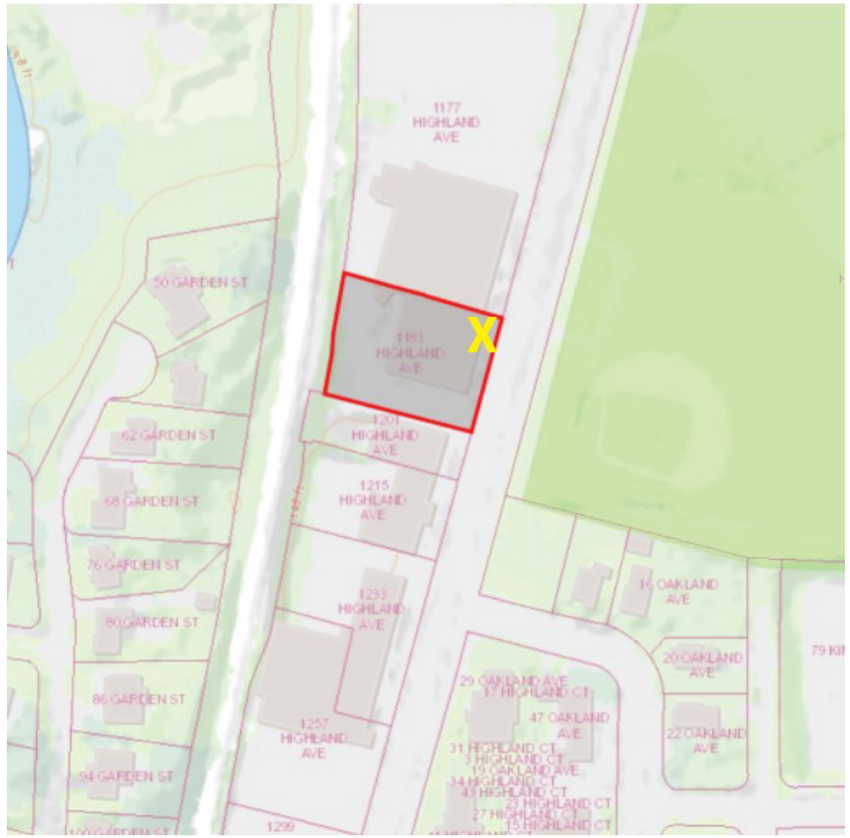
Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Aerial View



Harvey Dental

Aluminum bar frame sign with 1/2" acrylic 3D letters
1183 Highland Ave
Needham, MA
02494



1183 Highland Ave, Needham, MA 02494

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 331 Chestnut St *Date:* 4/5/2023

Owner: Alex M Bejian

Address: 329 Chestnut St *Street* Needham *City* MA *State* 02492 *Zip*

Telephone: 781-223-6035

Applicant: Sunshine Sign Co Inc. For Dr Ming Khenkar

Address: 331 Chestnut St *Street* Needham *City* MA *State* 02492 *Zip*

Telephone: 508.528-5401

Designer/Installer: Sunshine Sign Co Inc

Address: 121 Westboro Rd *Street* Grafton *City* MA *State* 01536 *Zip*

Telephone: 508-868-5401

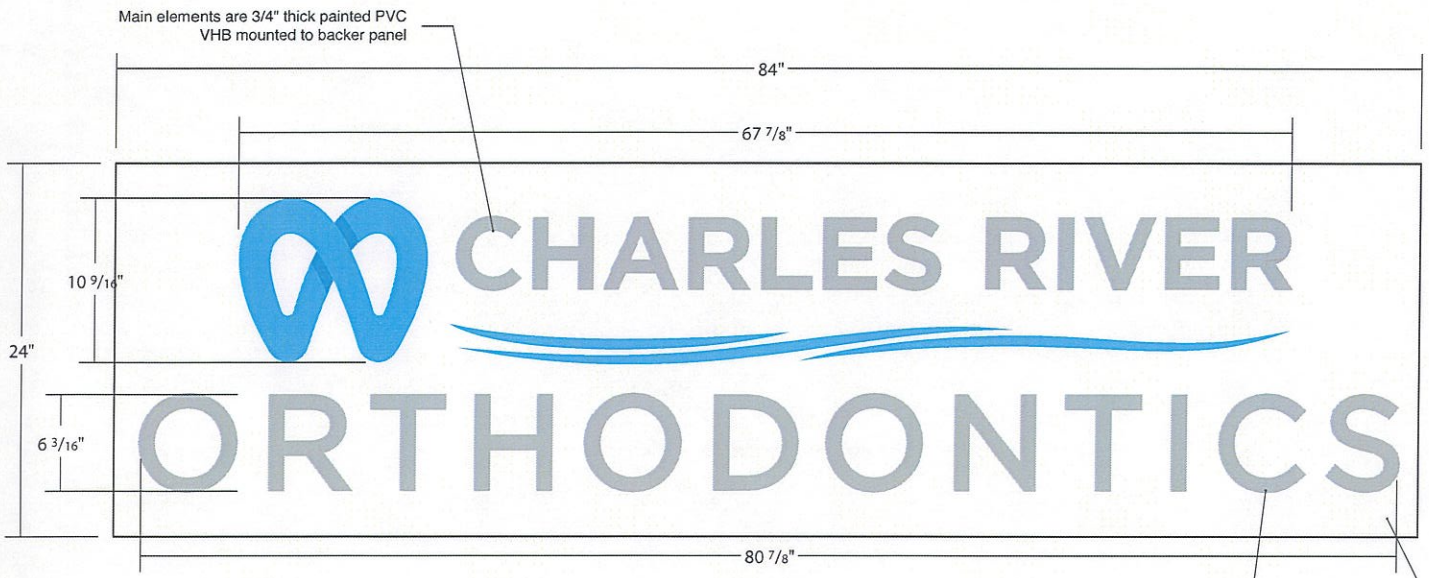
Type of Application
☒ **Sign** Wall Replacement 14 SF
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project (Site Plan Review) ☐ **- preliminary** ☐ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

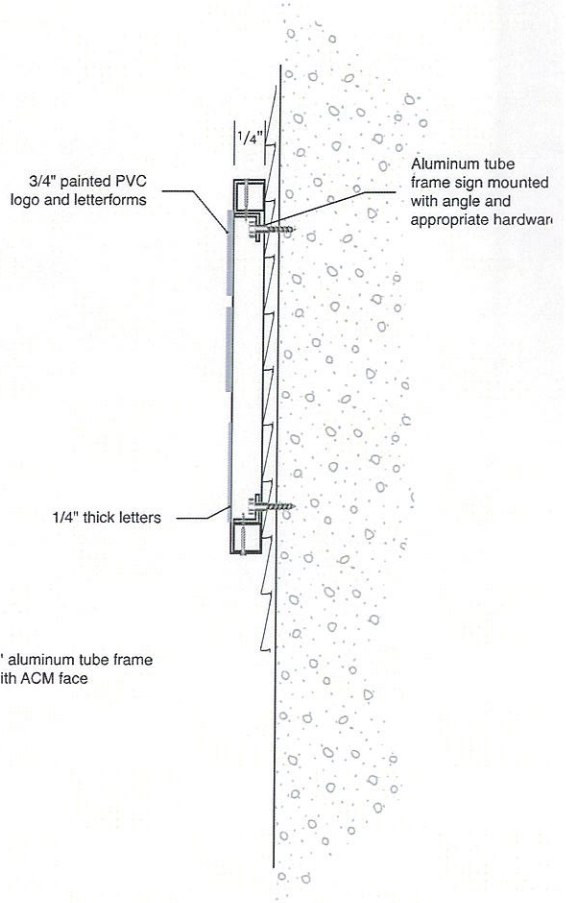
Brief description of sign or project:

Replace Existing Wall Sign with new 2'x7' = Total 14SF

Please email completed application to elitchman@needhamma.gov

Revised 2/2020





1 Front
1 1/2" = 1'

SIGN TYPE A — Exterior ID

Quantity (1)

Sign will be 24" H x 72" W x 2" thick painted aluminum tube frame with ACM face, painted PVC dimensional letters, and vinyl accents.

Sign will require 2-color paint process.

PALETTE

GRAPHICS: Template

VINYL: To match PANTONE 109-12 C

PAINT: To match PANTONE 109-12 C

PAINT: To match PANTONE Cool Gray 7 C

CLIENT:CHARLES RIVER ORTHODONTICS | PROJECT / SIGN TYPE: EXTERIOR BUILDING ID | DRAWN BY: LRG | JOB #: 20830-70113 | DATE: APR. 5, 2023

SUNSHINE sign
121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

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

Name

Signature

1
SIGN TYPE: A

OPTION

1 Front
NTS

CLIENT:CHARLES RIVER ORTHODONTICS | PROJECT / SIGN TYPE: EXTERIOR BUILDING ID | DRAWN BY: LRG | JOB #: 20830-70113 | DATE: APR. 5, 2023

4

SUNSHINE sign

121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

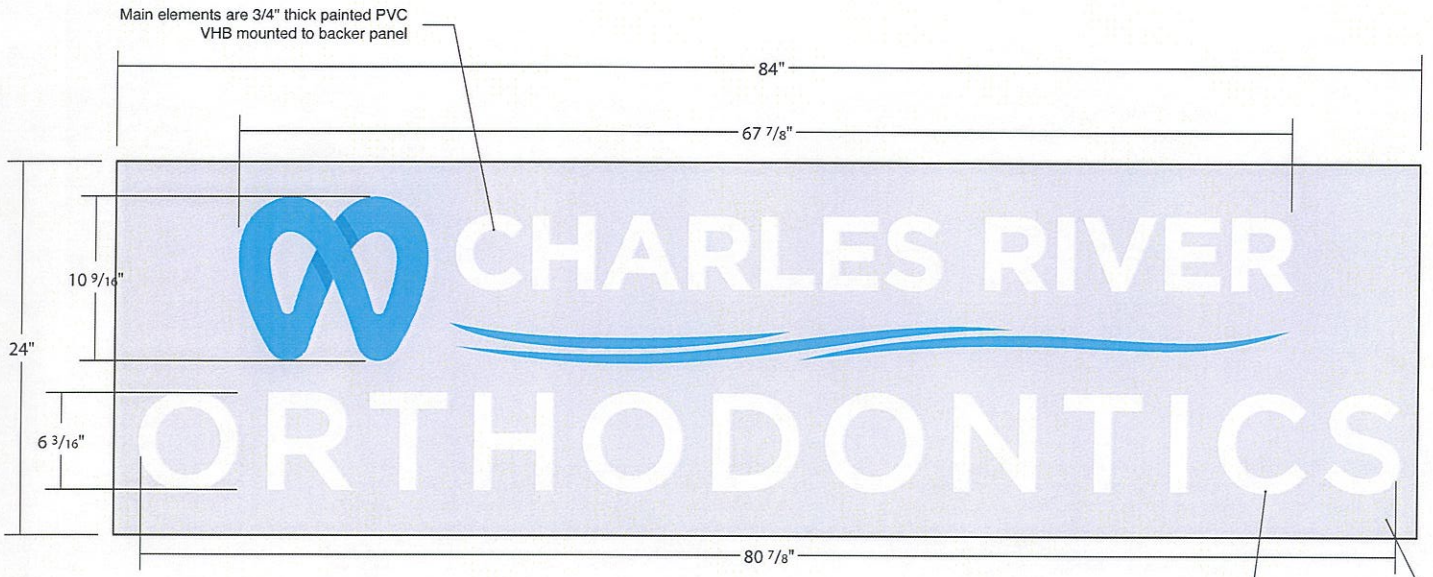
This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

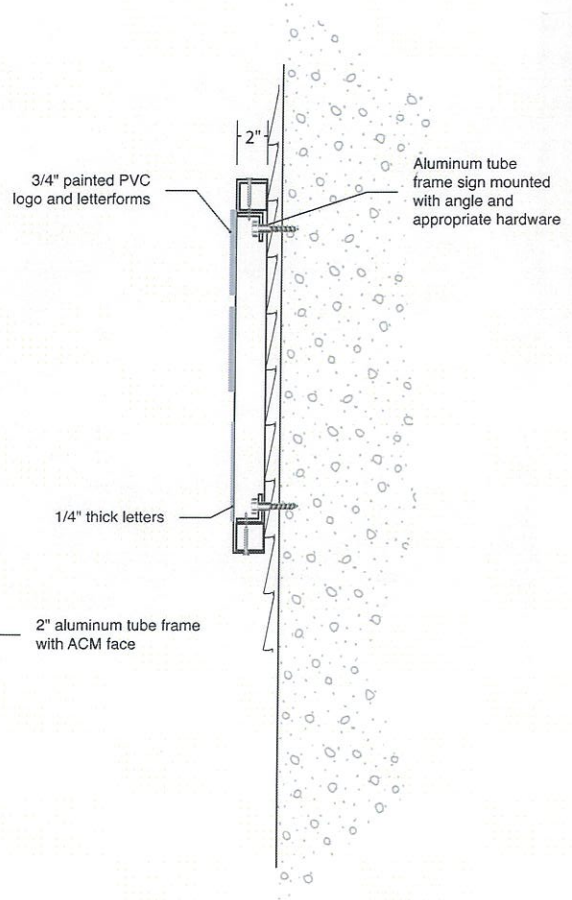
☐ Approved for Fabrication ☐ Revise and Resubmit
☐ Approved as Noted ☐ Rejected

Name

Signature

SIGN TYPE: A





1 Front
1 1/2" = 1'

SIGN TYPE A

Exterior ID

OPTION

Quantity (1)

Sign will be 24" H x 72" W x 2" thick painted aluminum tube frame with ACM face, painted PVC dimensional letters, and vinyl accents.

Sign will require 2-color paint process.

PALETTE

GRAPHICS: Template

PAINT: To match PANTONE 109-12 C

VINYL: To match PANTONE 109-12 C

PAINT: To match PANTONE 427 C

CLIENT:CHARLES RIVER ORTHODONTICS | PROJECT / SIGN TYPE: EXTERIOR BUILDING ID | DRAWN BY: LRG | JOB #: 20830-70113 | DATE: APR. 5, 2023

3

SIGN TYPE: A

SUNSHINE sign
121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

☐ Approved for Fabrication ☐ Revise and Resubmit

☐ Approved as Noted ☐ Rejected

Name

Signature

1 Front
NTS

CLIENT:CHARLES RIVER ORTHODONTICS | PROJECT / SIGN TYPE: EXTERIOR BUILDING ID | DRAWN BY: LRG | JOB #: 20830-70113 | DATE: APR. 5, 2023

SUNSHINE sign
121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

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

Name

Signature

2
SIGN TYPE: A

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 331 Chestnut St *Date:* 4/5/2023

Owner: Alex M Bejian

Address: 329 Chestnut St *Street* Needham *City* MA *State* 02492 *Zip*

Telephone: 781-223-6035

Applicant: Sunshine Sign Co Inc. Fbo Dr Ning Khedkar

Address: 331 Chestnut St *Street* Needham *City* MA *State* 02492 *Zip*

Telephone: 508-768-5401

Designer/Installer: Sunshine Sign Co Inc

Address: 121 Westboro Rd *Street* Grafton *City* MA *State* 01536 *Zip*

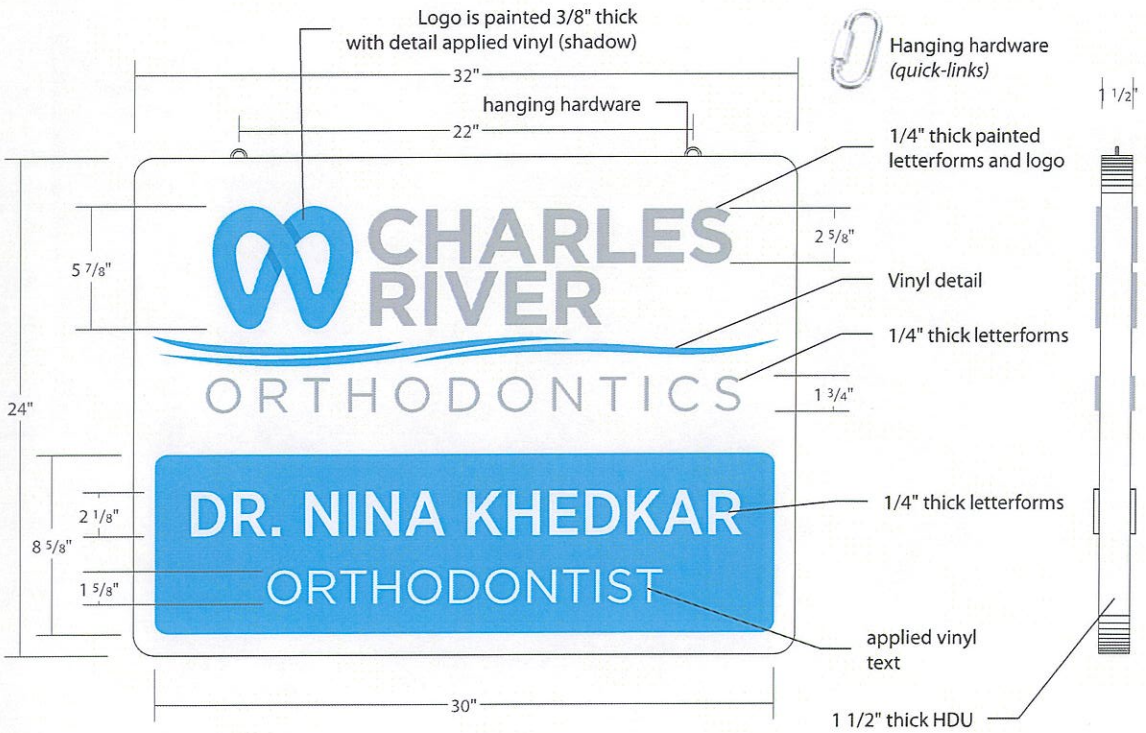
Telephone: 508-868-5401

Type of Application
☒ **Sign** Flag Mount Replacement 4 SF
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project (Site Plan Review) ☐ **- preliminary** ☐ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

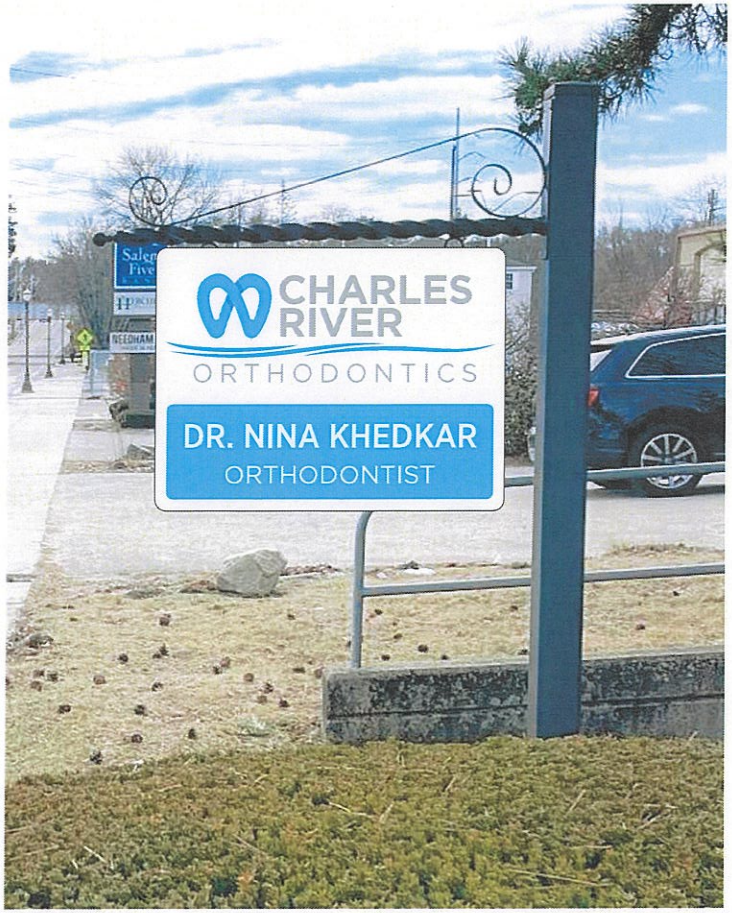
Brief description of sign or project:

Replace Existing Flag Mount Sign Face with New 2'x2' = 4SF Total Area

Please email completed application to elitchman@needhamma.gov



1 Front
2" = 1'



1 Front
NTS

SIGN TYPE **B** D/F Carved HDU Flag Sign Exterior ID

Quantity (1)

double-sided carved HDU sign for existing flagmount post.
Sign will be approx. 24" H x 32" W x 1.5" thick HDU panel
with dimensional text and 3-color paint process.
Sign will include mounting hardware to accommodate
existing holes (22" on center)

PALETTE

GRAPHICS: Template
VINYL: To match PANTONE 109-12 C
PAINT: To match PANTONE 109-12 C
PAINT: To match PANTONE Cool Gray 7 C
PAINT: White

CLIENT:CHARLES RIVER ORTHODONTICS | PROJECT / SIGN TYPE: EXTERIOR BUILDING ID | DRAWN BY: LRG | JOB #: 20830-70113 | DATE: APR. 5, 2023

5

SUNSHINE sign

121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

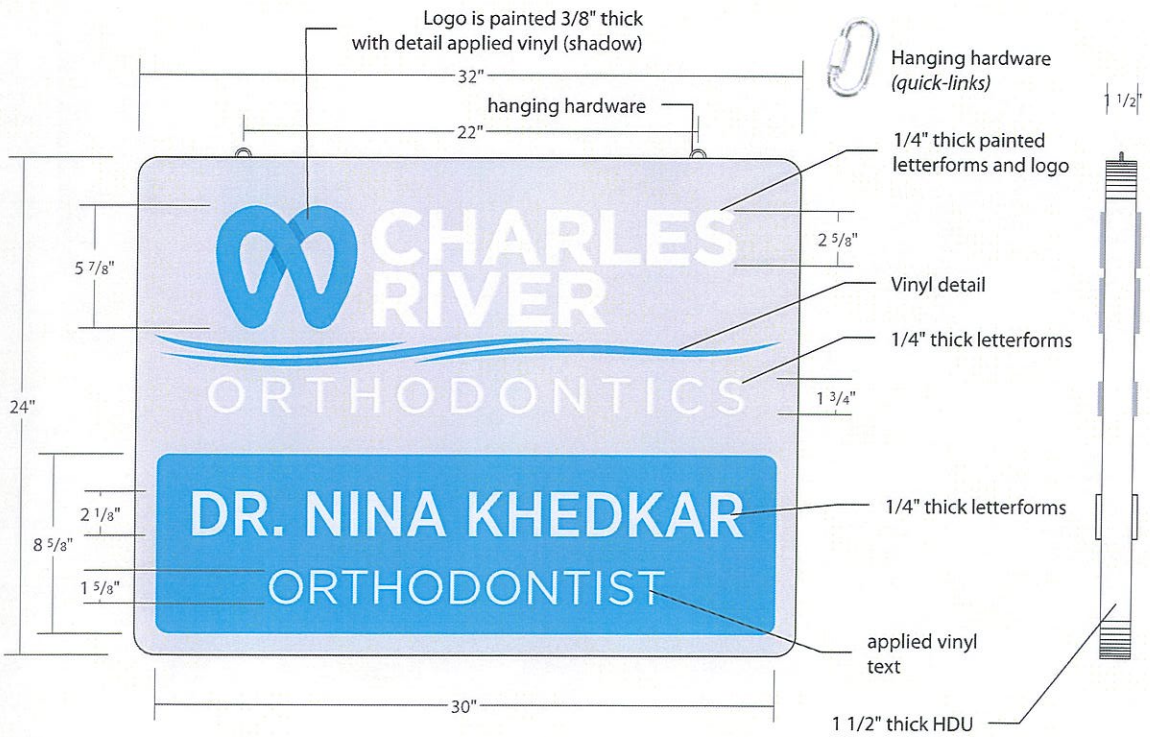
This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

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

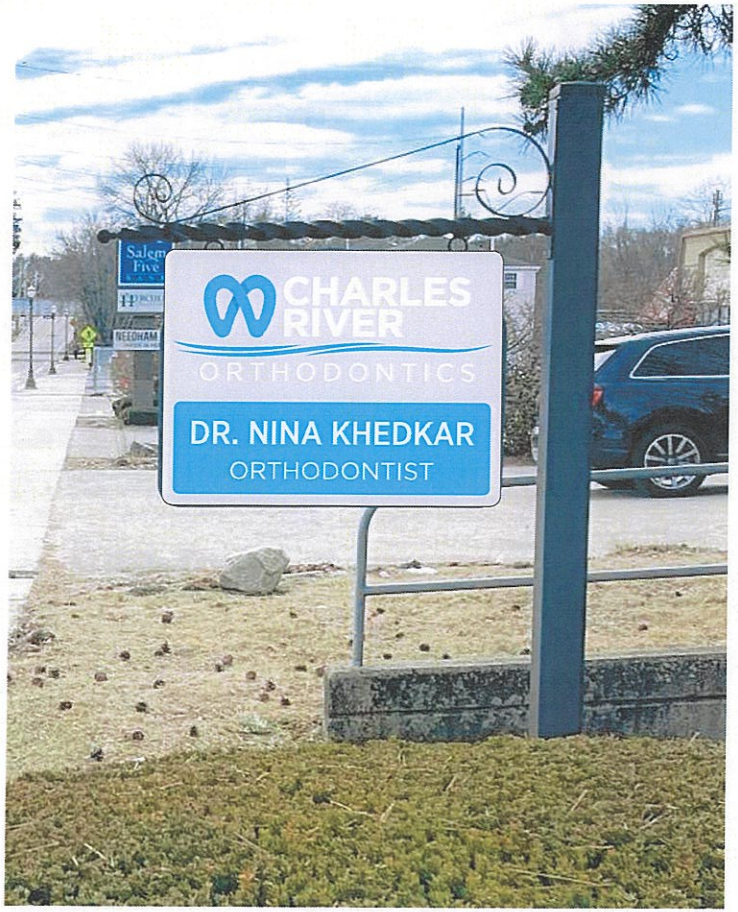
Name

Signature

SIGN TYPE: B



1 Front
2" = 1'



1 Front
NTS

OPTION

SIGN TYPE **B** D/F Carved HDU Flag Sign Exterior ID

Quantity (1)
double-sided carved HDU sign for existing flagmount post.
Sign will be approx. 24" H x 32" W x 1.5" thick HDU panel
with dimensional text and 3-color paint process.
Sign will include mounting hardware to accommodate
existing holes (22" on center)

PALETTE

GRAPHICS: Template
VINYL: To match PANTONE 109-12 C
PAINT: To match PANTONE 109-12 C
PAINT: To match PANTONE 427 C

CLIENT:CHARLES RIVER ORTHODONTICS | PROJECT / SIGN TYPE: EXTERIOR BUILDING ID | DRAWN BY: LRG | JOB #: 20830-70113 | DATE: APR. 5, 2023

SUNSHINE sign
121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

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

Name
Signature

6
SIGN TYPE: B

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

***Property Location**:_____1000 Olin Way, Needham, MA 02492_____ Date: __04/04/2023__*

Owner: *Franklin W. Olin College of Engineering*

Address: *1000 Olin Way* *Needham* *MA* *02492*
Street *City* *State* *Zip*

Telephone: _____

***Applicant**: ENGIE Distributed Renewables Development, LLC*

Address: *225 W. Hubbard St. Suite 200* *Chicago* *IL* *60654*
Street *City* *State* *Zip*

Telephone: *573-239-7508*

***Designer/Installer**:* *To Be Awarded*

Address: _____
Street *City* *State* *Zip*

Telephone: _____

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

X Zoning Administrative Review - For Zoning Board of Appeals

Brief description of sign or project:
Developer proposes constructing a 480kW AC solar carport canopy over existing paved parking lot (Main Lot A).

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

Preliminary SWPPP Report
To: Olin College
From: SoCore Engineering
Date: 03/31/2023
Subject: Permit Submission to Town of Needham, MA - Zoning Board of Appeals

SoCore Engineering, an ENGIE North America company, proposes to construct a solar carport on the campus of Olin College. The site is an existing parking lot located at 1000 Olin Way in Needham, Massachusetts featuring head-in parking stalls separated by landscaped islands with curb and gutter. A topographic survey has been conducted onsite to give additional information on the existing features of the site to aid in the final design of the solar carport project.

The proposed improvements include the installation of five total solar carport structures and associated electrical equipment and cables. The installation of these features will require disturbances to the ground- most notably to install the concrete pier foundations supporting the carport structures as well as the trenching and boring required to install electrical cables. The installation of the solar carport structures will be completed in phases to ensure minimal disturbance and inconvenience to the students and faculty that use this parking lot.

A total of 13,400 SF of impervious area will be created due to the installation of the solar carports. These carport structures will feature rain gutters and snowguards to prevent water and snow from falling onto vehicles and people beneath. The gutters will collect the rain and snow melt from the solar panels and direct it through downspouts to the parking lot level where it will flow into the nearest storm drains. The stormwater will flow through this existing storm sewer network and cross underneath Olin Way before releasing into the existing wetland. No drainage features are proposed for this project beyond the stormwater conveyance system within the solar canopy.

A full SWPPP report will be prepared prior to construction to ensure that the construction activities planned on site will have minimal impact on the surrounding natural environment. This SWPPP will be present on-site during construction and shall be made available upon request by a State or Municipal inspector.

Temporary erosion control best management practices (BMPs) will be implemented on site to ensure no sediment laden stormwater runoff leaves the construction area. The provided drawing set details the proposed design and locations of these BMPs on the C3.00 – Erosion Control & Stormwater Management Plan and C3.10 – Erosion Control Details sheets. Based on the current design, all rainwater that falls on the project area leaves the site through the existing storm sewer network. Inlet protection will also be used to ensure untreated stormwater does not flow into the existing storm sewer network within the parking lot area and temporary soil stockpiles on site will be protected with additional BMPs as needed. If this design is modified in such a way that some of this stormwater flows offsite without flowing through the storm sewer, then silt fence or sediment control logs will be installed and maintained along

the down-slope project perimeter to capture any sediment in this stormwater and protect all downstream areas. A construction entrance will be provided if deemed necessary based on site conditions to prevent sediment from being tracked onto public roadways.

Prior to construction, a Notice of Intent (NOI) will be filed through the National Pollutant Discharge Elimination System (NPDES) program within the US EPA to provide coverage under the NPDES General Permit. Upon construction completion and final stabilization of all disturbed areas, a Notice of Termination (NOT) will be filed to terminate coverage under the NPDES General Permit. If there are any concerns with this preliminary SWPPP plan please contact our team using the contact information below.

Report by:
Will Maidment
William.Maidment@engie.com
(815) 382-6480

Reviewed by:
Mark Albery, PE
Mark.Albery@engie.com
(260) 720-2191

OLIN WAY SOLAR

NEEDHAM TOWNSHIP,
NORFOLK COUNTY,
MASSACHUSETTS

PROJECT INFORMATION

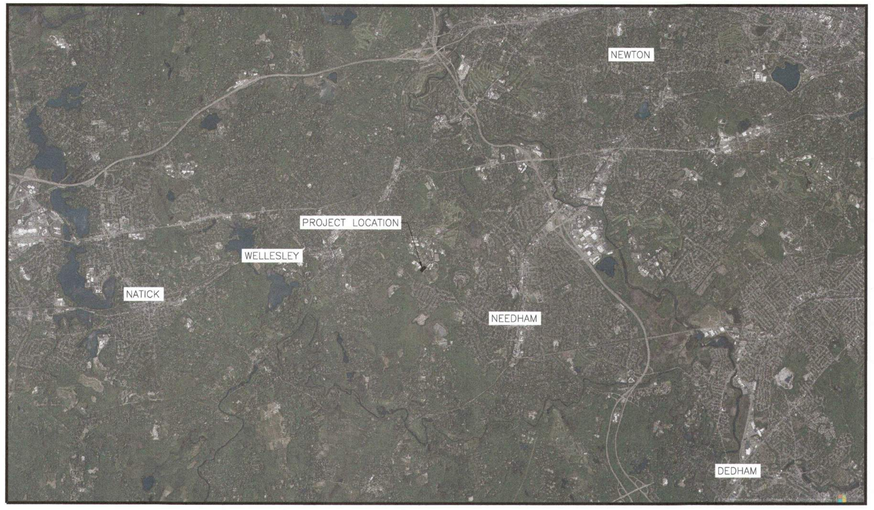
DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE:	ELECTRICAL – SEAN P. PRISLINGER, P.E. CIVIL – JOHN C. GANTNER, P.E.
BUILDING CODE:	MASSACHUSETTS BUILDING CODE, 9TH EDITION (BASED ON IBC-15)
FIRE CODE:	MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (BASED ON NFPA 1-15)
ELECTRICAL CODE:	MASSACHUSETTS ELECTRICAL CODE (BASED ON NFPA 70-20)
SYSTEM SIZE:	480.00kWac/690.12kWdc
RACKING TYPE:	FIXED-TILT 5° (6 MODULES IN PORTRAIT & 3 MODULES IN PORTRAIT)
ROW SPACING:	78' C-C
HEIGHT:	12' MINIMUM

SITE INFORMATION

ZONING DISTRICT:	942 – COLLEGE OR UNIVERSITY
JURISDICTION:	NEEDHAM TOWNSHIP
FLOOD ZONE:	PROPERTY IS IN FLOOD ZONE DESIGNATION X, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0017E, EFFECTIVE DATE OF JULY 17, 2012.

PROJECT TEAM

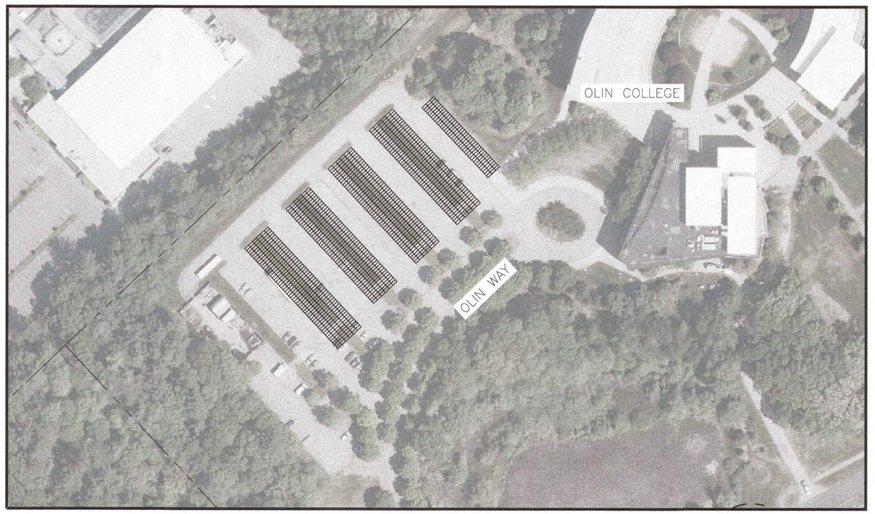
UTILITY	DEVELOPER	ELECTRICAL/CIVIL
Eversource Energy 800 Boylston St. Boston, MA 02199 1-800-592-2000	**Engie Distributed Solar & Storage** 225 West Hubbard St, Suite 200 Chicago, IL 60654 1-877-SOCORE1	**SoCore Engineering** 225 West Hubbard St, Suite 200 Chicago, IL 60654 1-877-SOCORE1



VICINITY MAP

NOT TO SCALE

NORTH



SITE AERIAL

SCALE: 1" = 100'

NORTH

SHEET INDEX

●	NEW DRAWING
Δ	REVISED DRAWING
○	NO CHANGES
—	DRAWING OMITTED

SHEET NUMBER	SHEET TITLE	02.24.2023 – INTERCONNECTION	03.31.2023 – ISSUE FOR ZONING PERMIT
G1.00	COVER SHEET	I	●
	ALTA / TOPOGRAPHIC SURVEY (BY OTHERS)	—	●
	CIVIL DRAWINGS		
C0.10	CIVIL SITE NOTES & SPECIFICATIONS	—	●
C1.00	EXISTING CONDITIONS & SITE DEMO PLAN	—	●
C2.00	SITE GEOMETRY PLAN	—	●
C2.10	SITE DETAILS	—	●
C3.00	EROSION CONTROL & STORMWATER MGMT PLAN	—	●
C3.10	EROSION CONTROL DETAILS	—	●
	ELECTRICAL DRAWINGS		
E2.00	SINGLE LINE DIAGRAM	●	—

THE INFORMATION DISCLOSED HEREIN WAS ORIGINATED BY AND IS THE SOLE PROPERTY OF SOCORE ENGINEERING, LLC. ALL PATENT, PROPRIETARY, DESIGN, USE, SALE, MANUFACTURING AND REPRODUCTION RIGHTS THERETO ARE HEREBY RESERVED.

CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS AND SPECIFICATIONS, VERIFYING ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, AND NOTIFYING SOCORE ENGINEERING IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PROPERLY SIZED EQUIPMENT. SUBMIT SHOP DRAWINGS TO SOCORE ENGINEERING FOR APPROVAL OF CONFORMITY TO SOCORE'S DESIGN INTENT.

SOCORE ENGINEERING, LLC. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESSED WRITTEN CONSENT OF SOCORE ENGINEERING, LLC.

ALL STATEMENTS AND REQUIREMENTS SET FORTH ABOVE ARE INCORPORATED BY REFERENCE AND APPLY TO THE PLAN DRAWINGS OF EACH PAGE OF THIS DRAWING SET.

ENGIE Distributed Solar & Storage

ENGIE North America Inc.
225 West Hubbard St, Suite 200
Chicago, IL 60654
DEVELOPER

SoCore Engineering
225 West Hubbard St, Suite 200
Chicago, IL 60654
1-877-SOCORE1
ENGINEER

REV	DATE	ISSUANCE
0	02.24.2023	INTERCONNECTION
1	03.31.2023	ISSUE FOR ZONING PERMIT

DESCRIPTION
DRAWING OMITTED
ORIGINAL ISSUANCE

PROJECT NAME: OLIN WAY SOLAR
1000 OLIN WAY
NEEDHAM, MA 02492
(42.292826, -71.265995)

SHEET NAME: COVER SHEET

DESIGNER: WMM
REVIEWER: MSA
SCALE: AS NOTED
SHEET SIZE: 24" X 36"

STAMP

COMMONWEALTH OF MASSACHUSETTS
JOHN C GANTNER
CIVIL
NO. 47748
REGISTERED PROFESSIONAL ENGINEER
3/31/23

EOR: CIVIL
JOHN C. GANTNER, PE

SHEET NUMBER
G1.00

811 DigSafe

FILE PATH: \\PCH1FILE02.D90.TES.LOCAL\CH1\COMPANY DATA_NEW FOLDER STRUCTURE\PROJECTS\OLIN WAY_MA_OLIN\ENGINEERING AND DESIGN\DRAWINGS_G1.00 – COVER SHEET.DWG 3/30/2023 BY: XF5893

N/F
BABSON COLLGE

TOWN LINE

WELLESLEY
NEEDHAM

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM

50' ALGONQUIN GAS TRANSMISSION CO. EASEMENT 14144/546 16

50' ALGONQUIN GAS TRANSMISSION CO. EASEMENT 14155/564 16

50' ALGONQUIN GAS TRANSMISSION CO. EASEMENT 14144/564 16

100' BUFFER ZONE

MATCHLINE

LEGEND

BIT CONC	BITUMINOUS CONCRETE
CB	CATCH BASIN
CC	CONCRETE CURB
CLF	CHAIN LINK FENCE
CONC	CONCRETE
COV	COVER
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
GC	GRANIT CURB
HYD	HYDRANT
I=	INVERT
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
R=	RIM
TTE	TOP TREE ELEVATION 3'±
WF	WETLAND FLAG
	TREE LINE
	LANDSCAPE/LAWN LINE

TRAILER
GATE
SALT SHED
MATERIAL STORAGE
BIT CONC
8' CLF
DCB R=167.79 I=163.7
DMH R=173.22 I=169.1(A) I=169.0(B) I=167.6(C)
DCB R=168.53 I=164.8
DMH R=168.93 I=164.5 (CEN TR)
DCB R=172.98 I=169.3
DCB R=177.15 I=172.4
DCB R=166.47 I=162.5
DMH R=166.75 I=162.2(ACD) I=162.5(B)
CB R=165.70 I=162.7
12"RCP
15"RCP
EMERG. POST
8"WATER
DMH R=183.83 I=177.7(A) I=178.5(B) I=177.6(C)
DCB R=183.56 I=178.5
DMH R=182.16 I=175.0(AC) I=175.7(B)
CB R=191.92 I=175.4
CB R=184.63 I=180.9
SEAT WALL
PAVERS
COMM
ELEC
ELECH
CONC
GC
LP
TP 1
TP 5
TP 6
TP 7
TP 8
TTE=3'±
TTE=4'±
TTE=5'±
TTE=6'±
TTE=7'±
TTE=8'±
TTE=9'±
TTE=10'±
TTE=11'±
TTE=12'±
TTE=13'±
TTE=14'±
TTE=15'±
TTE=16'±
TTE=17'±
TTE=18'±
TTE=19'±
TTE=20'±
TTE=21'±
TTE=22'±
TTE=23'±
TTE=24'±
TTE=25'±
TTE=26'±
TTE=27'±
TTE=28'±
TTE=29'±
TTE=30'±
TTE=31'±
TTE=32'±
TTE=33'±
TTE=34'±
TTE=35'±
TTE=36'±
TTE=37'±
TTE=38'±
TTE=39'±
TTE=40'±
TTE=41'±
TTE=42'±
TTE=43'±
TTE=44'±
TTE=45'±
TTE=46'±
TTE=47'±
TTE=48'±
TTE=49'±
TTE=50'±
TTE=51'±
TTE=52'±
TTE=53'±
TTE=54'±
TTE=55'±
TTE=56'±
TTE=57'±
TTE=58'±
TTE=59'±
TTE=60'±
TTE=61'±
TTE=62'±
TTE=63'±
TTE=64'±
TTE=65'±
TTE=66'±
TTE=67'±
TTE=68'±
TTE=69'±
TTE=70'±
TTE=71'±
TTE=72'±
TTE=73'±
TTE=74'±
TTE=75'±
TTE=76'±
TTE=77'±
TTE=78'±
TTE=79'±
TTE=80'±
TTE=81'±
TTE=82'±
TTE=83'±
TTE=84'±
TTE=85'±
TTE=86'±
TTE=87'±
TTE=88'±
TTE=89'±
TTE=90'±
TTE=91'±
TTE=92'±
TTE=93'±
TTE=94'±
TTE=95'±
TTE=96'±
TTE=97'±
TTE=98'±
TTE=99'±
TTE=100'±
TTE=101'±
TTE=102'±
TTE=103'±
TTE=104'±
TTE=105'±
TTE=106'±
TTE=107'±
TTE=108'±
TTE=109'±
TTE=110'±
TTE=111'±
TTE=112'±
TTE=113'±
TTE=114'±
TTE=115'±
TTE=116'±
TTE=117'±
TTE=118'±
TTE=119'±
TTE=120'±
TTE=121'±
TTE=122'±
TTE=123'±
TTE=124'±
TTE=125'±
TTE=126'±
TTE=127'±
TTE=128'±
TTE=129'±
TTE=130'±
TTE=131'±
TTE=132'±
TTE=133'±
TTE=134'±
TTE=135'±
TTE=136'±
TTE=137'±
TTE=138'±
TTE=139'±
TTE=140'±
TTE=141'±
TTE=142'±
TTE=143'±
TTE=144'±
TTE=145'±
TTE=146'±
TTE=147'±
TTE=148'±
TTE=149'±
TTE=150'±
TTE=151'±
TTE=152'±
TTE=153'±
TTE=154'±
TTE=155'±
TTE=156'±
TTE=157'±
TTE=158'±
TTE=159'±
TTE=160'±
TTE=161'±
TTE=162'±
TTE=163'±
TTE=164'±
TTE=165'±
TTE=166'±
TTE=167'±
TTE=168'±
TTE=169'±
TTE=170'±
TTE=171'±
TTE=172'±
TTE=173'±
TTE=174'±
TTE=175'±
TTE=176'±
TTE=177'±
TTE=178'±
TTE=179'±
TTE=180'±
TTE=181'±
TTE=182'±
TTE=183'±
TTE=184'±
TTE=185'±
TTE=186'±
TTE=187'±
TTE=188'±
TTE=189'±
TTE=190'±
TTE=191'±
TTE=192'±
TTE=193'±
TTE=194'±
TTE=195'±

FLOOD NOTE
THE AREA SHOWN HEREON IS LOCATED IN ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25021C0017E EFFECTIVE DATE JULY 17, 2012.

BENCHMARK
X-CUT HYD BOLT
ELEV=171.83

NOTES
1) ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION PERFORMED MARCH 15, 2023.
2) THE FOCUS OF THIS SURVEY IS THE "A" PARKING AREA TO THE WEST MILAS HALL, AND REFERENCES TO TITLE ITEMS REFER TO THIS AREA ONLY AND IS NOT TO BE CONSTRUED AS SURVEY PERFORMED FOR THE ENTIRE CAMPUS.
3) LIMITED INFORMATION WAS AVAILABLE FOR UNDERGROUND UTILITIES.
4) WETLAND AREAS FLAGGED BY SWCA ENVIRONMENTAL CONSULTANTS.

DIG SAFE
UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. PUSTIZZI
#46505
REGISTERED PROFESSIONAL LAND SURVEYOR

OLIN COLLEGE OF ENGINEERING

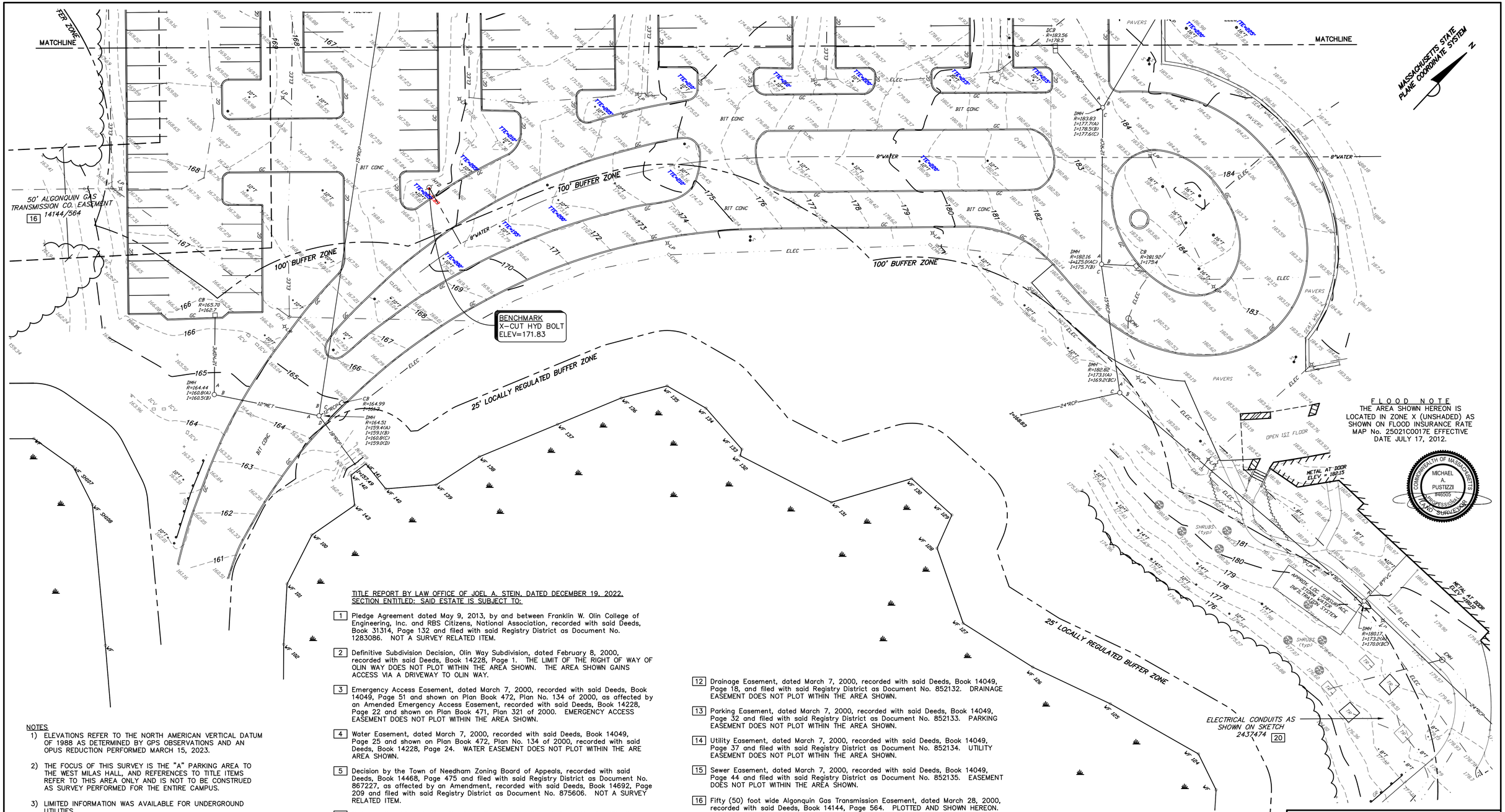
EXISTING CONDITIONS PLAN
IN
NEEDHAM, MA
(NORFOLK COUNTY)

SCALE: 1"= 20' DATE: MARCH 15, 2023

0 20 40 60 80 ft

Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.:(508) 970-0096

SHEET 1 OF 2 5075TP1.DWG


MATCHLINE
MATCHLINE
50' ALGONQUIN GAS TRANSMISSION CO. EASEMENT 14144/564
16
100' BUFFER ZONE
100' BUFFER ZONE
100' BUFFER ZONE
25' LOCALLY REGULATED BUFFER ZONE
25' LOCALLY REGULATED BUFFER ZONE
BENCHMARK
X-CUT HYD BOLT
ELEV=171.83
8"WATER
8"WATER
BIT CONC
BIT CONC
BIT CONC
ELEC
ELEC
ELE

GENERAL CONSTRUCTION NOTES:

1. REFER TO ALTA SURVEY FOR THE HORIZONTAL COORDINATE SYSTEM AND VERTICAL DATUM USED FOR THE DESIGN OF THIS PROJECT.
2. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE PROJECT GEOTECHNICAL REPORT, AND ANY OTHER APPLICABLE TECHNICAL REPORTS.
3. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, REGULATIONS, SPECIFICATIONS AND PERMITS WHICH APPLY TO THE CONSTRUCTION OF THESE SITE IMPROVEMENTS, INCLUDING LOCAL, STATE AND FEDERAL REQUIREMENTS WITH RESPECT TO STORMWATER DISCHARGE AND CONTROLLING THE POLLUTION OF THE ENVIRONMENT AND DRIVING EQUIPMENT OVER AND ACROSS STATE AND TOWN MAINTAINED ROADS.
4. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AND LICENSES AND MAINTAIN COPIES OF THEM ON-SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF THE MOST UP TO DATE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON-SITE AT ALL TIMES DURING CONSTRUCTION.
5. NO CONSTRUCTION ACTIVITIES TO TAKE PLACE OUTSIDE PERMITTED LIMITS OF CONSTRUCTION LINE WITHOUT PRIOR AUTHORIZATION.
6. ALL WORK IN THE PUBLIC RIGHTS OF WAY SHALL CONFORM WITH THE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS" FOR WORK IN THE APPLICABLE STATE.
7. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION FIELD STAKING, TESTING AND DOCUMENTATION, UNLESS SPECIFIED OTHERWISE BY THE OWNER.
8. THESE PLANS WERE DEVELOPED BASED ON INFORMATION PROVIDED TO SOCORE ENGINEERING LLC AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER EXISTING SITE FEATURES.
9. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT OF WAY. OVERNIGHT PARKING OF VEHICLES ON PRIVATE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL PROPERTY CORNERS OR MONUMENTS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A PROFESSIONAL LICENSED LAND SURVEYOR.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH ACTUAL CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
12. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE CIVIL ENGINEER OF RECORD FOR APPROVAL PRIOR TO MAKING ANY CHANGES. APPROVED CHANGES SHALL REQUIRE A DRAWING REVISION TO MAINTAIN CONTROL OVER THE ENGINEER APPROVED DESIGN. CHANGES MADE WITHOUT APPROVAL MAY NEED TO BE AMENDED AT CONTRACTORS COST.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND MEASURES ON SITE. THE CIVIL ENGINEER OF RECORD HAS NO OVERALL SUPERVISORY AUTHORITY AND NO DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND STORING OF EQUIPMENT DURING INSTALLATION.
15. ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
16. DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL QUANTITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHOULD RELY ON FINAL TAKEOFFS FOR EXACT QUANTITIES.

DEMOLITION NOTES:

1. CONTRACTOR TO CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO ENSURE MINIMAL INTERFERENCE WITH FACILITY OPERATIONS. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION.
2. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
3. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER ON ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED. ADDITIONAL COORDINATION WITH LAND OWNER MAY BE REQUIRED PRIOR TO DEMOLITION.
4. IF ANY ITEMS OR STRUCTURES ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLANS OR ALTA SURVEY WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STRUCTURES, TREES, STREETS OR ADJACENT PROPERTIES WILL BE REPLACED/REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHOULD CONTACT ENGINEER IF ANY QUESTION ARISES REGARDING THE VIABILITY OF AN EXISTING UTILITY STRUCTURE.
7. CLEARING SHALL INCLUDE THE REMOVAL OF BUSHES, TREES AND OTHER PLANTS, AS DETERMINED BY OWNER, WITHIN THE LIMITS SHOWN. CLEARING SHALL ALSO INCLUDE THE REMOVAL OF ALL ROCKS OR BOULDERS LARGER THAN 2 INCHES, AT THE SURFACE, TO ALLOW FOR FUTURE SITE MOWING. ROCKS AND BOULDERS SHALL BE PILED AT A LOCATION DETERMINED BY THE LAND OWNER AND CIVIL ENGINEER. TREES AND STUMPS MAY BE CHIPPED AND USED ONSITE AS TEMPORARY EROSION CONTROL BARRIERS.
8. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR:
   A. FLAGGING PERIMETER OF LIMITS OF CONSTRUCTION, WETLAND BOUNDARIES, AND ANY OTHER AREAS OF PROTECTION OR CONSERVATION.
   B. ENSURING THAT COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AND TREE PROTECTION MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATING (VERTICALLY AND HORIZONTALLY) ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN AND SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   F. COORDINATION WITH UTILITY COMPANIES & ADJACENT LANDOWNERS/BUSINESSES WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
9. CONTRACTOR IS TO PROCEED WITH SITE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL FEDERAL, OSHA, STATE AND LOCAL REQUIREMENTS (AS APPLICABLE), TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
10. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF CONSTRUCTION WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY DEMOLITION OPERATIONS.
12. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
13. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND OTHER IMPROVEMENTS THAT AREA REMAINING ON OR OFFSITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN ON SITE AS A RESULT OF DEMOLITION ACTIVITIES.
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEMOLISHED MATERIAL FROM THE PROJECT SITE AND DISPOSING OF THOSE MATERIALS IN A LEGAL MANNER.

TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AS WELL AS ANY APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN CONSTRUCTION ACTIVITIES IMPACT PUBLIC ROADWAYS OR RIGHTS OF WAY. DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, AND OTHER ADJACENT FACILITIES.
2. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING TRAFFIC CONTROL PLAN. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
3. ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY DICTATE OTHERWISE, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE AND FIVE FEET BEHIND THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION, AND FOUNDATION STRUCTURE SHALL BE LOCATED SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY. CONTRACTOR SHALL CONFIRM WITH ENGINEER PRIOR TO SIGN PLACEMENT.

ACCESS ROAD NOTES:

1. THE PRIVATE ACCESS ROADS HAVE BEEN DESIGNED TO ACCOMMODATE LIGHT DUTY TRUCKS FOR LOW VOLUME USE IN NORMAL OPERATION CONDITIONS AS WELL AS HEAVY DELIVERY VEHICLES THROUGHOUT THE CONSTRUCTION PERIOD. THE ROAD DESIGN IS NOT INTENDED FOR ALL WEATHER USE OF HIGH VOLUME, HEAVY CONSTRUCTION LOADS. PERIODIC ROADWAY MAINTENANCE IS REQUIRED SUCH AS GRADING AND REPLACEMENT OF APPROVED ROAD BASE DURING AND AFTER CONSTRUCTION INCLUDING AFTER HEAVY RAIN OR EXCESSIVE FREEZE-THAW CYCLES.
2. ACCESS ROAD SECTIONS MAY VARY THROUGHOUT THE SITE AND DO NOT NECESSARILY FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS.
3. CARE SHOULD BE TAKEN TO ENSURE THE EXPOSED SUBGRADE OR FILL SOILS DO NOT DRY OUT OR BECOME SATURATED PRIOR TO PLACEMENT OF ADDITIONAL FILL OR BASE MATERIAL. IF THIS OCCURS, THE EXPOSED FILL SOILS OR SUBGRADE SHOULD BE SCARIFIED, MOISTURE ADJUSTED, AND RE-COMPACTED BEFORE PLACEMENT OF ADDITIONAL MATERIAL.
4. ALL AGGREGATE MATERIAL MUST BE SUPPLIED FROM A SOURCE APPROVED BY PROJECT OWNER AND ENGINEER OF RECORD BASED ON AGGREGATE TEST RESULTS.
5. APPROVED BASE SHOULD BE PLACED IN LOOSE LIFTS IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.
6. AGGREGATE MATERIAL SHALL BE MOVED AND STORED IN A MANNER TO MINIMIZE PARTICLE SEGREGATION.
7. ONE GRADATION SIEVE ANALYSIS SHALL BE PERFORMED FOR EVERY 5,000 CY OF ROAD BASE PLACED WITHIN THE PROJECT AND PROVIDED TO THE ENGINEER. (MAX OF 10 PER PROJECT).
8. APPROVED ROAD BASE SHOULD BE PROOF-ROLLED WITH A MINIMUM OF 26,500 POUNDS PER AXLE VEHICLE. IF PUMPING OR TUGGING IN EXCESS OF 1.5 INCHES IS OBSERVED, SOFT AREAS SHOULD BE EXCAVATED AND RE-COMPACTED OR REPLACED AND RE-CHECKED BY PROOF ROLLING.
9. APPROVED ROAD BASE SHALL BE COMPACTED TO THE MAXIMUM DRY DENSITY AND +/- 2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698, AT A FREQUENCY OF ONE TEST PER LIFT PER 1,000 LINEAL FEET, OR MINIMUM OF 2 TESTS PER LIFT PER ACCESS ROAD, WHICHEVER IS GREATER.
10. WHERE THE ACCESS ROADS TIE INTO EXISTING PAVEMENT: EXISTING PAVEMENT SHALL BE NEATLY SAW CUT TO A STRAIGHT LINE AND ALL PAVING ON THE NEW PAVEMENT SIDE OF THE CUT SHALL BE COMPLETELY REMOVED AND REPLACED WITH THE PAVEMENT SECTIONS PROPOSED IN THE CONSTRUCTION DRAWINGS, IF APPLICABLE. THE CUT LINE SHALL BE FULL-DEPTH AND COATED WITH A TACK COAT TO FURNISH A BOND BETWEEN THE EXISTING SURFACE COURSE AND THE NEW SURFACE COURSE.

UTILITY NOTES:

1. ALL EXISTING UTILITIES SHOWN ARE LOCATED BASED ON INFORMATION AVAILABLE TO THE ENGINEER OF RECORD AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. GUARANTEE IS NOTE MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR ARE SHOWN IN ACCURATE LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR THE FIELD LOCATION AND PROTECTION OF ALL EXISTING UTILITIES ASSOCIATED WITH THE PROJECT WORK SCOPE DURING CONSTRUCTION. AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE 811 UTILITY LOCATE SERVICE FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGE SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR THE TEMPORARY BRACING AND SHORING REQUIRED FOR CONSTRUCTION. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE AN EXISTING UTILITY, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY OR DEPARTMENT AFFECTED TO OBTAIN THEIR PERMISSION REGARDING THE METHOD USED FOR SUCH WORK.
2. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE OBTAINED FROM ALL UTILITY COMPANIES, INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING FACILITIES AND UTILITIES SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
3. THE CONTRACTOR IS TO UNCOVER ALL EXISTING UTILITY LINES BEING TIED INTO OR CROSSED AND VERIFY EXISTING GRADES BEFORE ANY CONSTRUCTION.
4. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN STORM, SANITARY, AND ALL UTILITIES.
5. BRACING OF UTILITY POLES OR OTHER STRUCTURES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS REQUIRED IN CLOSE PROXIMITY TO EXISTING OR PROPOSED STRUCTURES. THE COST OF BRACING POLES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE CLEARING SPECIFICATIONS:

1. REMOVE SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS AS REQUIRED TO ALLOW INSTALLATION OF PROJECT. REMOVE SIMILAR ITEMS ELSEWHERE ON SITE OR PREMISES AS SPECIFICALLY INDICATED ON PLANS. "REMOVAL" INCLUDES DIGGING OUT AND OFF-SITE DISPOSING OF STUMPS AND ROOTS UNLESS NOTED OTHERWISE.
2. CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER, WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
3. TOPSOIL: TOPSOIL IS DEFINED AS FERTILE, FRIABLE NATURAL LOAM SURFACE SOIL FOUND IN A DEPTH OF NOT LESS THAN 4 INCHES. SATISFACTORY TOPSOIL IS REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTERS, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 1/2", AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
   A. TOPSOIL SHALL BE STRIPPED FROM AREAS WITHIN THE EXTENTS OF GRADING AND TRENCHING AND STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED, AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.
   B. STOCKPILES SHALL BE CONSTRUCTED SUCH THAT SIDE SLOPES DO NOT EXCEED 2H:1V, AND STOCKPILES SHALL BE STABILIZED AND PROTECTED IMMEDIATELY AFTER FORMATION.
   C. PERIMETER CONTROLS MUST BE PLACED AROUND THE STOCKPILE IMMEDIATELY AND SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 7 DAYS OF THE FORMATION OF THE STOCKPILE.
   D. PRIOR TO IMPORTING TOPSOIL, CONTRACTOR SHALL SUBMIT INFORMATION ON THE SOURCE AND TYPE OF TOPSOIL TO ENGINEER FOR APPROVAL.
   E. ROTOTILL NEWLY IMPORTED TOPSOIL WITH THE NATIVE SOIL IN 6 INCH LIFTS TO PROVIDE AN EVEN MIXTURE BETWEEN NATIVE AND IMPORTED SOIL.
4. CLEARING AND GRUBBING: CLEAR SITE OF TREES, SHRUBS AND OTHER VEGETATION, EXCEPT FOR THOSE INDICATED TO BE LEFT STANDING. ABSOLUTELY NO CLEARING OR GRUBBING IS TO TAKE PLACE WITHIN A WETLAND. CONTRACTOR TO NOTIFY ENGINEER IF ANY EXISTING WETLANDS OTHER PROTECTED AREAS ARE IMPEDING CONSTRUCTION.
   A. AREAS OF PROPOSED GRUBBING ARE LIMITED TO FENCED ARRAY AREAS, AREAS OF GRADING OR FILL PLACEMENT, AND ACCESS ROADS. STUMPS AND ROOT MASSES ARE ANTICIPATED TO REMAIN IN PLACE FOR ALL OTHER AREAS.
   B. GRUBBING SHALL BE CONDUCTED SO THAT EARTH DISTURBANCE COMMENCES FROM THE HIGHEST ELEVATION. ONCE TEMPORARY STABILIZATION MEASURES (MULCH, EROSION CONTROL MIX, ETC.) ARE IN-PLACE, GRUBBING OF DOWNGRADIENT AREAS MAY COMMENCE.
   C. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
   D. USE ONLY HAND METHODS FOR GRUBBING INSIDE DRIP LINE OF TREES INDICATED TO REMAIN.
   E. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
      i. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES LOOSE DEPTH, AND THOROUGHLY COMPACT TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
5. REMOVAL OF EXISTING SITE FEATURES: REMOVE ALL UNDERGROUND AND ABOVE GROUND SITE FEATURES SHOWN ON THE DRAWINGS.
   A. FOUNDATIONS SHALL BE REMOVED TO A MINIMUM OF 3' BELOW SUB-GRADE.
   B. ABOVE- OR BELOW-GRADE IMPROVEMENTS MAY BE ENCOUNTERED WHICH ARE NOT ON THE SURVEY DOCUMENTS OR SHOWN ON THE CONTRACT DRAWINGS WHICH MUST BE REMOVED AS A PART OF THIS CONTRACT. IF ANY SUCH IMPROVEMENTS ARE ENCOUNTERED THE CONTRACTOR MUST NOTIFY THE ENGINEER PRIOR TO REMOVAL.
6. DISPOSAL OF WASTE MATERIALS
   A. REMOVE ALL WASTE MATERIALS AND UNSUITABLE SOIL FROM THE OWNER'S PROPERTY, AT THE CONTRACTOR'S EXPENSE.

GRADING NOTES:

1. CONTRACTOR TO ADJUST ALL EXISTING STRUCTURES TO MEET NEW GRADES.
2. WHEREVER FEASIBLE, STORMWATER RUNOFF ORIGINATING FROM UPGRADIENT AREAS SHALL BE DIVERTED AWAY FROM THE ARRAY AREA UNTIL FINAL STABILIZATION IS ACHIEVED.
3. ACTIVE AREAS OF EARTH DISTURBANCE SHALL BE LIMITED TO 5 CONTIGUOUS ACRES OR THE AMOUNT THAT CAN BE TEMPORARILY STABILIZED IN ONE DAY, WHICHEVER IS LESS. MASS CLEARING AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
4. ALL WORK RELATIVE TO PAD CONSTRUCTION, TRENCHING AND BACKFILLING, SITE PREPARATION AND GRAVEL INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THE PROJECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND/OR STATE OR LOCAL STANDARD SPECIFICATIONS.
5. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3H:1V) UNLESS SHOWN OTHERWISE.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE. THIS SHOULD BE ACHIEVED BY CONSTRUCTING ADEQUATE EROSION CONTROL BARRIERS ALONG THE LIMITS OF CONSTRUCTION AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION MONUMENT PRIOR TO BEGINNING CONSTRUCTION.
8. NO TOPSOIL AND NO OTHER SOIL TO BE REMOVED FROM SITE. EXCESS SOIL GENERATED FROM THIS SITE REQUIRES CHARACTERIZATION PRIOR TO REMOVAL. RATHER THAN EXPORT MATERIAL, IT IS PREFERRED THAT MINOR EXCAVATIONS ARE REUSED ON SITE AS BACKFILL IN THE SAME GENERAL AREA IT ORIGINATED.
9. A MINIMUM 4" LAYER OF TOPSOIL IS TO BE PROVIDED IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS. THE GENERAL CONTRACTOR SHALL TEST THE EXISTING TOPSOIL AND PLAN TO ADD NUTRIENTS, ADDITIVES, BALANCE THE PH, AND IMPORT TOPSOIL AS NECESSARY TO OBTAIN STABILIZATION. IN THE EVENT THAT THERE IS EXCESS TOPSOIL NEAR THE END OF GRADING ACTIVITIES, REMAINING TOPSOIL IS TO BE ADDED TO THE PLANTING AREAS AND BERMS.
10. UNLESS OTHERWISE STATED, ALL FILL AREAS SHALL BE CONSTRUCTED IN LIFTS OF 8" MAXIMUM THICKNESS WITH WATER ADDED OR SOIL CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ENGINEER AND COMPACTED WITH A SHEEP'S FOOT ROLLER TO A COMPACTION GREATER THAN OR EQUAL TO 95% OPTIMUM MOISTURE CONTENT.
11. EXISTING FIELD CONDITIONS ARE TO BE MAINTAINED WHERE FEASIBLE. GRADES THROUGHOUT THE SITE ARE DESIGNED TO MEET THE SPECIFICATIONS OF THE RACKING SYSTEM. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED AND RE-SPREAD AT COMPLETION OF GRADING.

DEWATERING NOTES:

1. THE CONTRACTOR SHALL INSTALL, MAINTAIN, AND OPERATE ALL CHANNELS, SUMPS, AND OTHER TEMPORARY DIVERSION AND PROTECTIVE WORKS NEEDED TO DIVERT STREAM FLOW AND OTHER SURFACE WATER THROUGH OR AROUND THE CONSTRUCTION SITE. CONTROL OF SURFACE WATER SHALL BE CONTINUOUS DURING THE PERIOD THAT DAMAGE TO CONSTRUCTION WORK COULD OCCUR.
2. OPEN EXCAVATIONS SHALL BE DEWATERED AND KEPT FREE OF STANDING WATER AND MUDDY CONDITIONS AS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ALL DRAINS, SUMPS AND ALL OTHER EQUIPMENT REQUIRED TO PROPERLY DEWATER THE SITE. DEWATERING SYSTEMS THAT CAUSE A LOSS OF SOIL FINES FROM THE FOUNDATION AREAS WILL NOT BE PERMITTED.
3. INSTALL DIVERSION DITCHES OR BERMS IF NECESSARY TO MINIMIZE THE AMOUNT OF CLEAN STORMWATER RUNOFF ALLOWED INTO THE EXCAVATION AREA.
4. CONTRACTOR TO COORDINATE WITH ENGINEER PRIOR TO SELECTING AREAS TO DISCHARGE DEWATERING EFFLUENT. DISCHARGE SHALL BE MANAGED TO ENSURE IT IS LEAVING THE SITE IN THE FORM OF CLEAN SHEET FLOW.
5. REMOVAL OF WATER FROM THE CONSTRUCTION SITE SHALL BE ACCOMPLISHED SO THAT EROSION AND TRANSPORTATION OF SEDIMENT AND OTHER POLLUTANTS ARE MINIMIZED. DEWATERING IN PERIODS OF INTENSE HEAVY RAIN OR WHEN THE INFILTRATIVE CAPACITY OF THE SOIL IS EXCEEDED SHALL BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE.
6. WHEN TEMPORARY WORKS ARE NO LONGER NEEDED, THE CONTRACTOR SHALL REMOVE AND RETURN THE AREA TO A CONDITION SIMILAR TO THAT WHICH EXISTED BEFORE CONSTRUCTION. AREAS WHERE TEMPORARY WORKS WERE LOCATED SHALL BE GRADED BASED ON APPEARANCE WITH NO OBSTRUCTION TO NATURAL SURFACE WATER FLOWS OR THE PROPER FUNCTIONING AND ACCESS TO THE WORKS OF IMPROVEMENTS INSTALLED. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING THE REMOVAL STAGES TO MINIMIZE THE LOSS OF SOIL SEDIMENT AND DEBRIS THAT WAS COLLECTED DURING CONSTRUCTION.

EARTHWORK SPECIFICATIONS:

1. SOIL MATERIAL
   A. GENERAL FILL: PROVIDE SOIL MATERIALS THAT ARE FREE OF DEBRIS, WASTE, FROZEN MATERIALS, VEGETABLE, ORGANIC AND OTHER DELETERIOUS MATTER AND HAVING MAXIMUM PARTICLE SIZE OF 2" IN ALL DIMENSIONS.
   B. SELECT FILL: CLEAN NATURAL OR CRUSHED STONE OR GRAVEL CONFORMING TO THE APPLICABLE STATE DEPARTMENT OF TRANSPORTATION'S STANDARD GRADATION SPECIFICATIONS.
   C. SUBBASE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2 INCH (38-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
   D. BASE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D2940; WITH AT LEAST 95 PERCENT PASSING A 1-1/2 INCH (38-MM) SIEVE AND

FILE PATH: \\PCH1FILE02.090.TES.LOCAL\CH1\COMPANY DATA_NEW FOLDER STRUCTURE\PROJECTS\OLIN WAY_MA_OLIN\ENGINEERING AND DESIGN\DRAWINGS\C1.00 - EXISTING CONDITIONS.DWG 3/30/2023 BY: YF5693

ENGIE Distributed Solar & Storage

ENGIE North America Inc.
225 West Hubbard St, Suite 200
Chicago, IL 60654
DEVELOPER

SoCore Engineering
225 West Hubbard St, Suite 200
Chicago, IL 60654
1-877-SOCORE1
ENGINEER

REV.	DATE	ISSUANCE
0	02.24.2023	INTERCONNECTION
1	03.31.2023	ISSUE FOR ZONING PERMIT

DESCRIPTION
DRAWING OMITTED
ORIGINAL ISSUANCE

PROJECT NAME
OLIN WAY SOLAR
1000 OLIN WAY
NEEDHAM, MA 02492
(42.292826, -71.265995)

SHEET NAME
EXISTING CONDITIONS & SITE DEMOLITION PLAN

DESIGNER WMM | SCALE AS NOTED
REVIEWER MSA | SHEET SIZE 24" X 36"

STAMP

COMMONWEALTH OF MASSACHUSETTS
JOHN C. GANTNER
CIVIL
NO. 55748
REGISTERED
PROFESSIONAL ENGINEER
3/31/23

EOR: CIVIL
JOHN C. GANTNER, PE

SHEET NUMBER
C1.00

811 DigSafe

SITE NOTES:

1. COLUMN LAYOUT AND QUANTITY TO BE DETERMINED ONCE THIRD-PARTY ENGINEERING FIRM BEGINS THEIR DESIGN OF THE SOLAR CARPORT STRUCTURE.

ENGIE Distributed Solar & Storage

ENGIE North America Inc.
225 West Hubbard St, Suite 200
Chicago, IL 60654
DEVELOPER

SoCore Engineering
225 West Hubbard St, Suite 200
Chicago, IL 60654
1-877-SOCORE1
ENGINEER

REV	DATE	ISSUANCE	DESCRIPTION
0	02.24.2023	INTERCONNECTION	DRAWING OMITTED
1	03.31.2023	ISSUE FOR ZONING PERMIT	ORIGINAL ISSUANCE

PROJECT NAME
OLIN WAY SOLAR
1000 OLIN WAY
NEEDHAM, MA 02492
(42.292826, -71.265995)

SHEET NAME
SITE GEOMETRY PLAN

DESIGNER WMM
REVIEWER MSA
SCALE AS NOTED
SHEET SIZE 24" X 36"

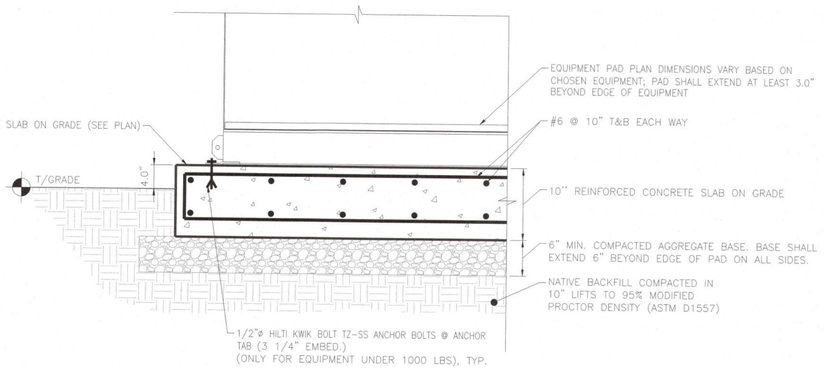
STAMP

EOR: CIVIL
JOHN C. GANTNER, PE

SHEET NUMBER
C2.00

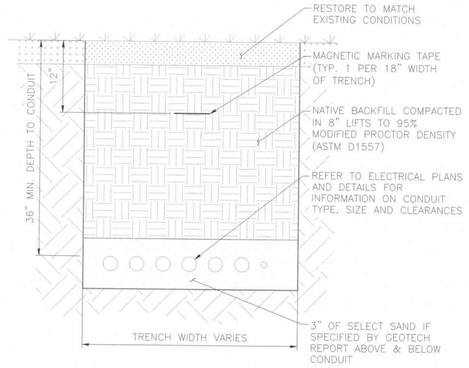
811 DigSafe

FILE PATH: \\PCH1\FILE02.D90.TES.LOCAL\CH1\COMPANY DATA_NEW FOLDER STRUCTURE\PROJECTS\OLIN WAY_MA_OLIN\ENGINEERING AND DESIGN\DRAWINGS\C2.00 - SITE GEOMETRY PLAN.DWG 3/30/2023 BY: XF5893



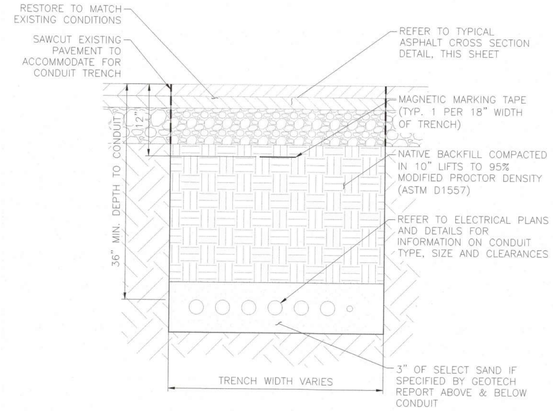
NOTES:
1. CONTRACTOR SHALL ENSURE EQUIPMENT PAD DIMENSIONS SATISFY ELECTRICAL EQUIPMENT SIZES AND REQUIRED CLEARANCES PRIOR TO BEGINNING PAD PREPARATION WORK.

1 CONCRETE EQUIPMENT PAD
SCALE: 1" = 1'



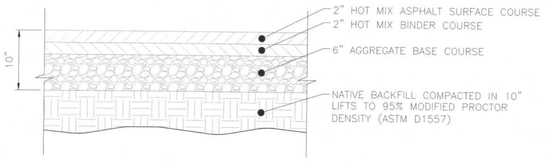
NOTES:
1. TOPSOIL SHOULD BE SET ASIDE AND ONLY USED TO TOP OFF AREAS WHERE VEGETATION IS PROPOSED. ALL TOPSOIL SHALL BE COMPACTED TO 85% PER THE MODIFIED PROCTOR DENSITY TEST (ASTM D1557).
2. ONCE ALL ELECTRICAL CONDUITS OR CONDUCTORS ARE IN PLACE, RE-COMPACT THE DISTURBED NATIVE SOIL IN 8" LIFTS TO 95% PER THE MODIFIED PROCTOR DENSITY TEST (ASTM D1557). BACKFILL SHALL BE SAND OR SCREENED EARTH FREE OF STONES OR SHARP OBJECTS FOR THE FIRST SIX INCHES ABOVE THE CONDUIT.
3. ONSITE NON-ORGANIC SOILS ARE SUITABLE FOR USE AS BACKFILL. CONTRACTOR TO ENSURE THAT THE BOTTOM OF THE TRENCH MUST BE FREE OF LOOSE OR PROJECTING STONES AND DEBRIS CAPABLE OF DAMAGING CONDUIT OR CONDUCTORS. REFER TO EARTHWORK SPECIFICATIONS AND THE GEOTECHNICAL REPORT FOR MORE INFORMATION.
4. REFER TO ELECTRICAL PLANS AND DETAILS FOR INFORMATION ON CONDUIT TYPES, SIZES AND CLEARANCES.

2 CONDUIT TRENCH DETAIL
SCALE: 1" = 1'



NOTES:
1. TOP SOIL SHOULD BE SET ASIDE AND ONLY USED TO TOP OFF AREAS WHERE VEGETATION IS PROPOSED. ALL TOPSOIL SHALL BE COMPACTED TO 85% PER THE MODIFIED PROCTOR DENSITY TEST (ASTM D1557).
2. ONCE ALL ELECTRICAL CONDUITS OR CONDUCTORS ARE IN PLACE, RE-COMPACT THE DISTURBED NATIVE SOIL IN 8" LIFTS TO 95% PER THE MODIFIED PROCTOR DENSITY TEST (ASTM D1557).
3. ONSITE NON-ORGANIC SOILS ARE SUITABLE FOR USE AS BACKFILL. CONTRACTOR TO ENSURE THAT SOILS ARE FREE OF DEBRIS CAPABLE OF DAMAGING CONDUIT OR CONDUCTORS. REFER TO EARTHWORK SPECIFICATIONS AND THE GEOTECHNICAL REPORT FOR MORE INFORMATION.
4. CONTRACTOR TO INSTALL ASPHALT PER TYPICAL ASPHALT CROSS SECTION DETAIL.
5. REFER TO ELECTRICAL PLANS AND DETAILS FOR INFORMATION ON CONDUIT TYPES, SIZES AND CLEARANCES.

3 CONDUIT TRENCH DETAIL IN ASPHALT
SCALE: 1" = 1'



NOTES:
1. EXISTING ASPHALT CROSS SECTION SHOULD BE REPLACED IN KIND.

4 TYPICAL ASPHALT CROSS SECTION
SCALE: 1" = 1'

ENGIE Distributed Solar & Storage

ENGIE North America Inc.
225 West Hubbard St, Suite 200
Chicago, IL 60654
DEVELOPER

SoCore Engineering
225 West Hubbard St, Suite 200
Chicago, IL 60654
1-877-SOCORE1
ENGINEER

REV.	DATE	ISSUANCE DESCRIPTION
0	02.24.2023	DRAWING OMITTED
1	03.31.2023	ORIGINAL ISSUANCE
		INTERCONNECTION
		ISSUE FOR ZONING PERMIT

PROJECT NAME
OLIN WAY SOLAR
1000 OLIN WAY
NEEDHAM, MA 02492
(42.292826, -71.265995)

SHEET NAME
SITE DETAILS

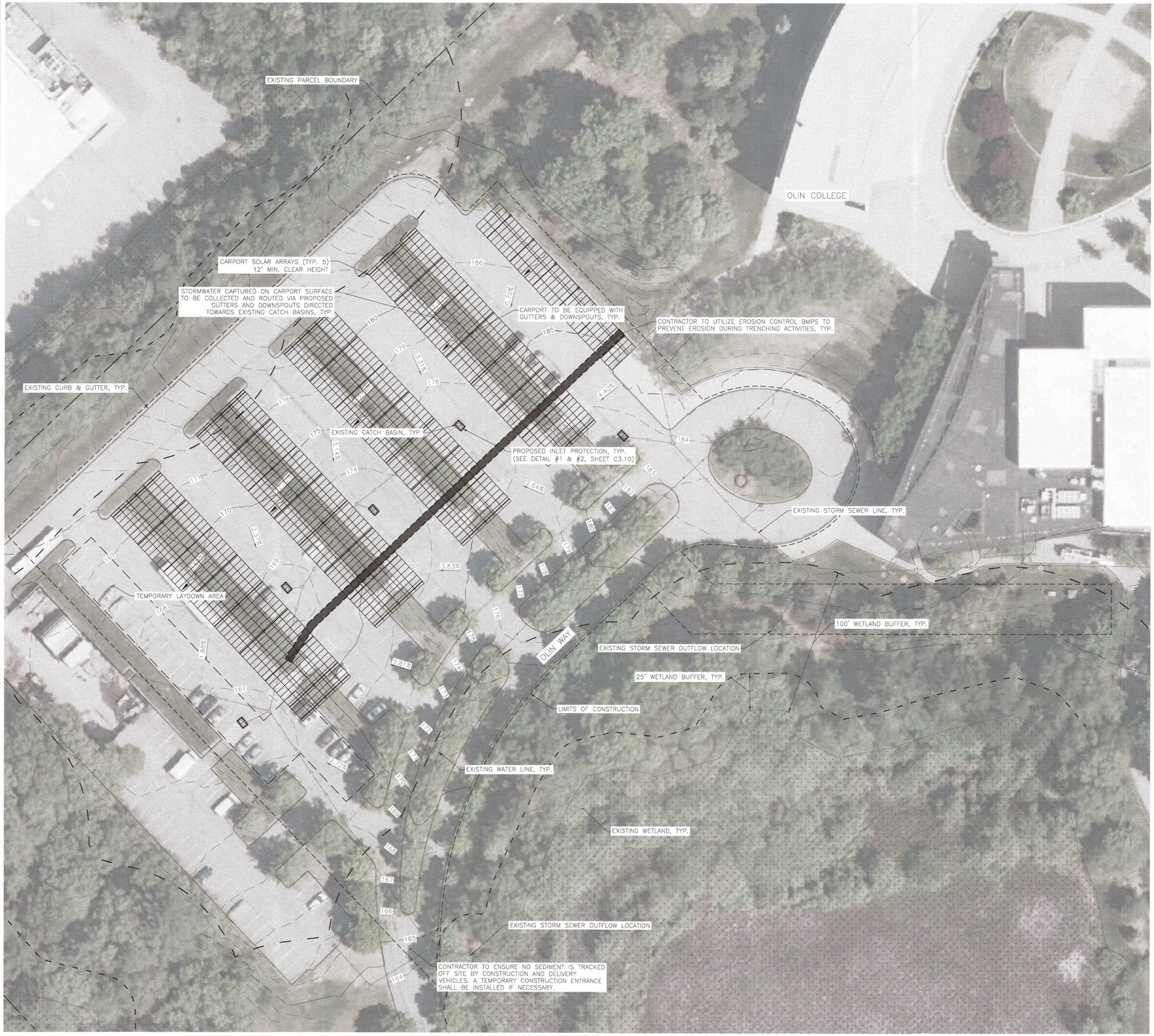
DESIGNER WMM | SCALE AS NOTED
REVIEWER MSA | SHEET SIZE 24" X 36"

STAMP

EOR: CIVIL
JOHN C. GANTNER, PE

SHEET NUMBER
C2.10

FILE PATH: \\PCHI1FILE02.D90.TES.LOCAL\CHI1\COMPANY DATA_NEW FOLDER STRUCTURE\PROJECTS\OLIN WAY_MA_OLIN\ENGINEERING AND DESIGN\DRAWINGS\C2.10 - SITE DETAILS.DWG 3/30/2023 BY: XF5893



NORTH

0 15 30 60

(IN FEET)

SCALE: 1" = 30'

DESCRIPTION OF SCOPE OF WORK:

THE SCOPE OF THIS PROJECT INCLUDES THE REMOVAL OF LIGHT POLE FIXTURES AND THE INSTALLATION OF SOLAR CARPORT STRUCTURES. SITE DISTURBANCE WILL BE LIMITED TO SMALL ISOLATED AREAS OF THE SITE.

EROSION AND SEDIMENTATION CONTROL WILL BE MOST CRITICAL DURING DEMOLITION AND DURING TRENCHING AND BACKFILLING OPERATIONS FOR THE UNDERGROUND ELECTRICAL CONDUIT AND FOUNDATION INSTALLATION.

EROSION CONTROL NOTES:

1. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENTATION CONTROL OF LOCAL GOVERNMENT AGENCIES, PROCEDURES AND STANDARDS FOR URBAN SOIL AND SEDIMENTATION CONTROL IN MASSACHUSETTS, AND MASSDEP STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
2. A COPY OF THE APPROVED EROSION SEDIMENTATION CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
3. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENGINEER.
5. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO THE FIELD TILES OR STORM SEWER IS PROHIBITED.
6. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED WITHIN 15 CALENDAR DAYS OF THE END OF ACTIVE SOIL DISTURBANCE.
7. FILTER BASKETS SHALL BE INSTALLED AND MAINTAINED AROUND THE INLET AND OUTLET STRUCTURES AS SPECIFIED. THIS INCLUDES ANY STRUCTURE IN THE VICINITY OF ALL TRENCHING AND BACKFILLING OPERATIONS.
8. SEDIMENTATION BASINS, BARRIERS, AND ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SORT OF SITE DISTURBING.
9. INLETS NOT SHOWN ON THE PLANS THAT ARE IMPACTED BY THE CONSTRUCTION SHALL HAVE INLET PROTECTION INSTALLED.
10. ALL EXCAVATION FROM SITE TRENCHING OPERATIONS SHALL BE PROTECTED TO ELIMINATE EROSION & SEDIMENTATION FROM ENTERING THE SEWER SYSTEM OR FROM LEAVING THE SITE.
11. STOCKPILE LOCATION SHALL BE CHOSEN TO MINIMIZE THE POTENTIAL FOR EROSION.
12. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". THE INSPECTION REPORT SHALL BE KEPT ON SITE AND FILLED OUT FOR EACH COMPLETED INSPECTION.
13. SHOULD THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF TEMPORARILY INCREASE DURING CONSTRUCTION, THEN ADDITIONAL MEASURES TO PROTECT ADJACENT PROPERTIES SHALL BE UNDERTAKEN.
14. THE TEMPORARY EROSION MEASURES SHALL REMAIN IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
15. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLES WASHDOWN FACILITIES, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY.
16. EXCAVATED SOILS SHALL BE HAULED OFF IMMEDIATELY; IF STOCK PILING IS REQUIRED, SURROUND STOCKPILE WITH EROSION PROTECTION AND COVER DURING RAIN EVENTS.

811 DigSafe

ENGIE

ENGIE Distributed Solar & Storage

ENGIE North America Inc.
225 West Hubbard St, Suite 200
Chicago, IL 60654

DEVELOPER

SoCore Engineering

225 West Hubbard St, Suite 200
Chicago, IL 60654
1-877-SOCORE1

ENGINEER

REV.	DATE	ISSUANCE
0	02.24.2023	INTERCONNECTION
1	03.31.2023	ISSUE FOR ZONING PERMIT

DESCRIPTION
DRAWING OMITTED
ORIGINAL ISSUANCE

PROJECT NAME
OLIN WAY SOLAR
1000 OLIN WAY
NEEDHAM, MA 02492
(42.292826, -71.265995)

SHEET NAME
EROSION CONTROL & STORMWATER MANAGEMENT PLAN

DESIGNER WMM | REVIEWER MSA | SCALE AS NOTED | SHEET SIZE 24" X 36"

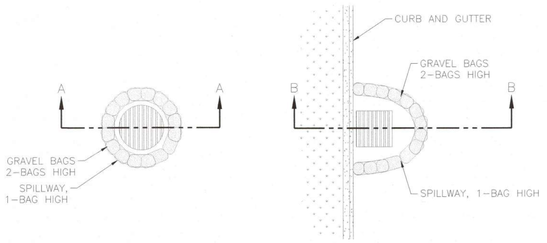
STAMP

COMMONWEALTH OF MASSACHUSETTS
JOHN C GANTNER
CIVIL
NO. 54748
REGISTERED PROFESSIONAL ENGINEER
3/31/23

EOR: CIVIL
JOHN C. GANTNER, PE

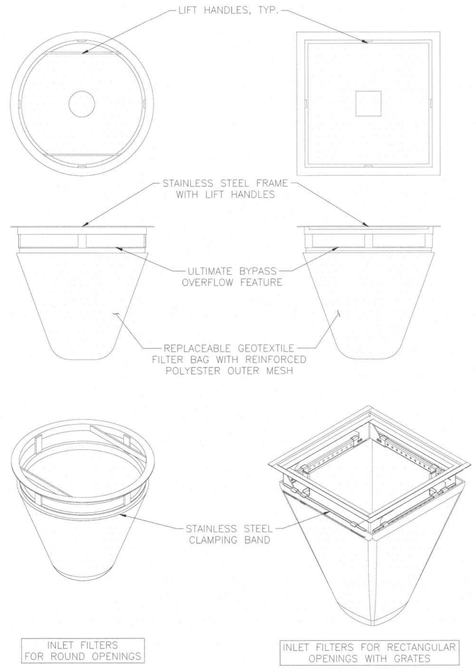
SHEET NUMBER
C3.00

FILE PATH: \\PCH1FILE02.D90.TES.LOCAL\CH1\COMPANY DATA_NEW FOLDER STRUCTURE\PROJECTS\OLIN WAY_MA_OLIN\ENGINEERING AND DESIGN\DRAWINGS\C3.00 - GRADING & STORMWATER MANAGEMENT PLAN.DWG 3/30/2023 BY: XF5893



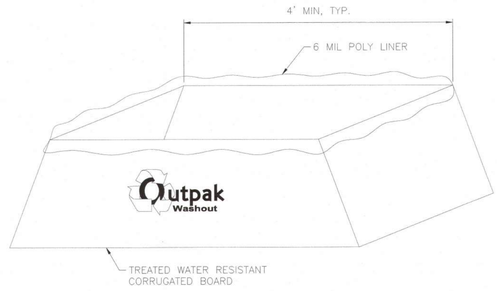
NOTES:
1. CONTRACTOR TO INSTALL TEMPORARY GRAVEL BAGS AROUND ON ALL STORM SEWER CATCH BASINS AND INLETS.
2. INLET PROTECTION MEASURES MUST BE INSTALLED TO ENSURE THAT FLOWS DO NOT BYPASS THE INLET PROTECTION AND ENTER THE STORM DRAIN WITHOUT TREATMENT.
3. CHECK GRAVEL BAGS FOR PROPER ARRANGEMENT AND DISPLACEMENT. REMOVE THE SEDIMENT BEHIND THE BARRIER WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE BARRIER.
4. INLET PROTECTION MUST BE REMOVED AND PROPERLY DISPOSED OF WHEN THE DRAINAGE AREA FOR THE INLET HAS REACHED FINAL STABILIZATION.
5. GRAVEL BAG INLET PROTECTION IS NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT ADDITIONAL FILTER FABRIC

1 INLET PROTECTION – GRAVEL BAG
SCALE: 1" = 2'



NOTES:
1. CONTRACTOR TO INSTALL TEMPORARY INLET SEDIMENT FILTER ON ALL STORM SEWER CATCH BASINS AND INLETS.
2. INLET PROTECTION MEASURES MUST BE INSTALLED TO ENSURE THAT FLOWS DO NOT BYPASS THE INLET PROTECTION AND ENTER THE STORM DRAIN WITHOUT TREATMENT.
3. PROPRIETY INLET PROTECTION DEVICES SHOULD BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
4. INLET PROTECTION MUST BE REMOVED AND PROPERLY DISPOSED OF WHEN THE DRAINAGE AREA FOR THE INLET HAS REACHED FINAL STABILIZATION.

2 INLET PROTECTION – FILTER BASKET
SCALE: 1" = 1'



NOTES:
1. CONTRACTOR TO PROVIDE OUTPAK CORRUGATED CONCRETE WASHOUT OR APPROVED EQUAL.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
3. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
4. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
5. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
6. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
7. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
8. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
9. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
10. WASH OUT WASTES INTO THE WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

3 CONCRETE WASHOUT
SCALE: 1" = 1'

ENGIE Distributed Solar & Storage

ENGIE North America Inc.
225 West Hubbard St, Suite 200
Chicago, IL 60654
DEVELOPER

SoCore Engineering
225 West Hubbard St, Suite 200
Chicago, IL 60654
1-877-SOCORE1
ENGINEER

REV.	DATE	DESCRIPTION
0	02.24.2023	ISSUANCE
1	03.31.2023	INTERCONNECTION ISSUE FOR ZONING PERMIT

PROJECT NAME
OLIN WAY SOLAR
1000 OLIN WAY
NEEDHAM, MA 02492
(42.292826, -71.265995)

SHEET NAME
EROSION CONTROL
DETAILS

DESIGNER WMM
REVIEWER MSA
SCALE AS NOTED
SHEET SIZE 24" X 36"

STAMP

EOR: CIVIL
JOHN C. GANTNER, PE

SHEET NUMBER
C3.10

FILE PATH: \\PCH1FILE02.D90.TES.LOCAL\CH1\COMPANY DATA_NEW FOLDER STRUCTURE\PROJECTS\OLIN WAY_MA_OLIN\ENGINEERING AND DESIGN\DRAWINGS\C4.10 - EROSION CONTROL NOTES & DETAILS.DWG 3/28/2023 BY: XF5893

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

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

Applicants & Attendees:

1. Amy Murray, AG Signs & Graphics representing EMPWR Fitness located at 140 Gould Street and applying for signage.
2. Bryan Bonina, Signarama representing Montessori School located at 238 Highland Avenue and applying for signage.
3. Masala Art located at 990 Great Plain Avenue and applying for signage and lighting. *This item was previously withdrawn.*
4. Richard Batten, Batten Brothers Signs representing Needham Bank located at 1063 Great Plain Avenue and applying for signage.
5. Gary McCoy, Poyant Signs representing TripAdvisor to discuss informally signage at 400 First Avenue.

Chair Gluesing called the meeting to order on March 27, 2023, at 7:30 p.m. He reviewed the remote meeting procedures.

Agenda Item 1:
Amy Murray, AG Signs & Graphics representing EMPWR Fitness located at 140 Gould Street and applying for signage.

Amy Murray, AG Signs & Graphics, explained that the business has recently changed its name to EMPWR Fitness and thus is requesting to change the existing signage.

Ms. Robinson asked if the sign on the façade is facing Route 95. Ms. Murray stated that this essentially faces into the parking lot at the back of the building. This is the only side being requested. These as are solid acrylic, painted letters. This will be centered on the wall and there is no lighting proposed.

Chair Gluesing asked if the wall this will be mounted on is fairly smooth. Ms. Murray stated that she believes it is. The sign will be stud mounted.

Upon motion duly made by Ms. Robinson and seconded by Ms. Opton, it was voted to approve the sign for EMPWR Fitness at 140 Gould Street, as presented. Susan Opton – aye; Steve Dornbusch – aye; Deborah Robinson – aye; and Chair Gluesing -aye. Motion passed 4-0.

DRAFT

Agenda Item 2:

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

Bryan Bonina, Signarama, explained that the proposal is for a 1/2" PVC sign mounted to the front façade of the building. The sign will be a digital print. The sign will be centered in its space.

Mr. Dornbusch stated that he believes there needs to be more negative space at the bottom of the sign.

Ms. Robinson agreed that there may need to be a bit more negative space on top and bottom of the sign. She stated that standalone letters within the triangle may have been nicer.

Mr. Dornbusch asked about why there are two signs with different naming approaches and visuals for the Montessori School. Mr. Bonina stated that he was only asked to design a sign on the façade. Chair Gluesing stated that the existing compound sign on Highland Avenue may be unpermitted.

Chair Gluesing agreed with adding more negative space on the top and bottom of the proposed sign. Mr. Bonina suggested reducing the image on the sign by 5% in order to allow for this extra space.

Chair Gluesing stated that the Board would like the applicant to have the existing compound sign reviewed as well.

Upon motion duly made by Ms. Robinson and seconded by Mr. Dornbusch, it was voted to approve the sign for the Needham Montessori School, with the condition that the overall size of the image be reduced 5% to allow more negative space on the top and bottom. Susan Opton – aye; Steve Dornbusch – aye; Deborah Robinson – aye; and Chair Gluesing -aye. Motion passed 4-0.

Agenda Item 3:

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

Chair Gluesing noted that the applicant withdrew this application.

Agenda Item 4:

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

Richard Batten, Batten Brothers Signs, explained that the building is located in the rear of the main branch, in the parking area, where there was previously a drive-up ATM machine. The proposal is for, on the Garden Street sign, a 45"x45" "NB" logo sign, and nearby, 12" tall, satin stainless-steel letters, 2" deep with halo illumination (11.5 s.f.) a Needham Bank sign. Facing the parking area is another set of satin stainless-steel letters with halo illumination, 11.8 s.f. Also, facing the parking area is a display cabinet, 36"x84" (21 s.f.) which is internally illuminated. This cabinet would be recessed into the building. Finally, another set of satin stainless-steel letters, 35"x5.9" (16.77 s.f.) for the Drive-Up Banking sign.

Chair Gluesing stated that this appears to be a lot of signage for this building and street. There is no other business competition in the area. He is also concerned with the hierarchy of the signs, as they are all about the same size.

DRAFT

Ms. Robinson stated that the NB logo is likely out of scale for the building and street. She suggested making this logo smaller or possibly placing it in one of the window openings. Mr. Batten noted that there is masonry framing the edge of this logo.

Mr. Batten suggested placing the words Needham Bank on one line for the Garden Street façade, moving "Bank" away from the edge of the building. Ms. Robinson suggested that both Needham Bank signs be the same size and style. Chair Gluesing stated that the panel for this sign is a bit recessed and the scale of the sign would likely need to be reduced in order to fit it all on one line properly.

Mr. Dornbusch commented on the starkness of the white color in the NB logo.

Chair Gluesing noted that, per the regulations, this building can have one sign. The extra signs will require a special permit. The graphic element may be considered an architectural feature. The display cabinet is not generally covered under the bylaw as allowable, so it would also likely need to go through the special permit process.

Mr. Dornbusch asked the purpose behind the display cabinet. It is intended for changing information such as interest rates. Mr. Batten stated that this faces toward the parking area and would generally address customers entering/exiting the bank. Mr. Dornbusch noted that it would need to be quite large to be functional, but this size may fight with the rest of the sign elements on the building.

Chair Gluesing stated that some of these signs face a residential neighborhood. The lights will need to shut off in the evenings. He stated that he believes the illuminated letters on the Drive-Up Banking sign could be smaller and still be functional for the purpose. He suggested looking at a different scale or material for the logo letters. He also suggested adding the scaled elevation drawings of the Garden Street side of the building to their application, in order to best size the Needham Bank sign.

Mr. Batten agreed to work through the Board comments and apply for the necessary special permits, to be addressed at a future meeting.

Agenda Item 5:

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

Gary McCoy, Poyant Signs, explained that in 2015 a special permit was sought for the four current signs on the TripAdvisor building. At this time, TripAdvisor has minimally changed its logo, so one proposal is to replace the current signs, in kind, with the new logo. Secondly, TripAdvisor is looking to lease out two areas within the building and is seeking preapproval for the potential tenants. This would require two additional signs, proposed to have halo lighting, be less than 100 s.f. each, and look similar to the existing TripAdvisor signs. Mr. McCoy explained that there is a rear entrance that the applicant would like to identify as a main entrance. Thus, the proposal is to remove the existing TripAdvisor sign and replace it with a "400" sign to designate the building address. Chair noted that special permits do not carry over so new Special Permits are needed.

Chair Gluesing noted that pre-approval is not something the Board can really do. However, new tenants to a building are allowed to have signs. The applicant can come back when there are end tenants identified in order for the Board to approve the signs at that time. He suggested scaling down the existing TripAdvisor sign to be closer to 100 s.f., so that all signs will be consistent.

Ms. Robinson discussed the negative space around each of the TripAdvisor signs.

DRAFT

Mr. McCoy stated that he would work through the Board's comments and come back for a special permit application at a future meeting.

Minutes:

Minutes from the 02/27/2023 meetings. Ms. Opton noted that lines 99 and 100 should be revised to "lawns require an overspray for watering and lose a lot of water due to evaporation."

Upon motion duly made by Ms. Robinson and seconded by Ms. Opton, it was voted to approve the meeting minutes of February 27, 2022, as amended. Susan Opton – aye; Steve Dornbusch – 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 adjourn at 8:46 p.m. Susan Opton – aye; Steve Dornbusch – aye; Deborah Robinson – aye; and Chair Gluesing -aye. Motion passed 4-0.

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

DRAFT