

DESIGN REVIEW BOARD

Monday, April 24, 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 extended several times again through 2025, meeting of public bodies could be conducted virtually provided that adequate access is provided to the public.

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

HEARINGS:

Public notice is hereby given that **Trip Advisor** located at 400 First Ave., has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.5.3.1 a) (Number of wall signs) and any other applicable sections of the By-law.

Public notice is hereby given that **Needham Bank** located at 1063 Great Plain Ave., has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.5.3.1 a) (number of signs) 5.5.3.4 (Temporary signs) and any other applicable sections of the By-law.

APPLICANTS:

Josh Helm & Tom Leonard of Genalco located at 333 Reservoir Street applying for signage.

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

REVIEW

Minutes of 4/10/2023 meeting.

Next Public Meeting – May 15, 2023 at 7:30pm via Zoom Webinar



A Site Plan - Plan View
Not to Scale

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



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

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

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This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not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

Revisions:
03.21.23 LR R2 additional signs & new logo

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

Approved By:

Date:

Site Plan



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

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

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

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

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

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

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

SIGN #1 on Site Plan

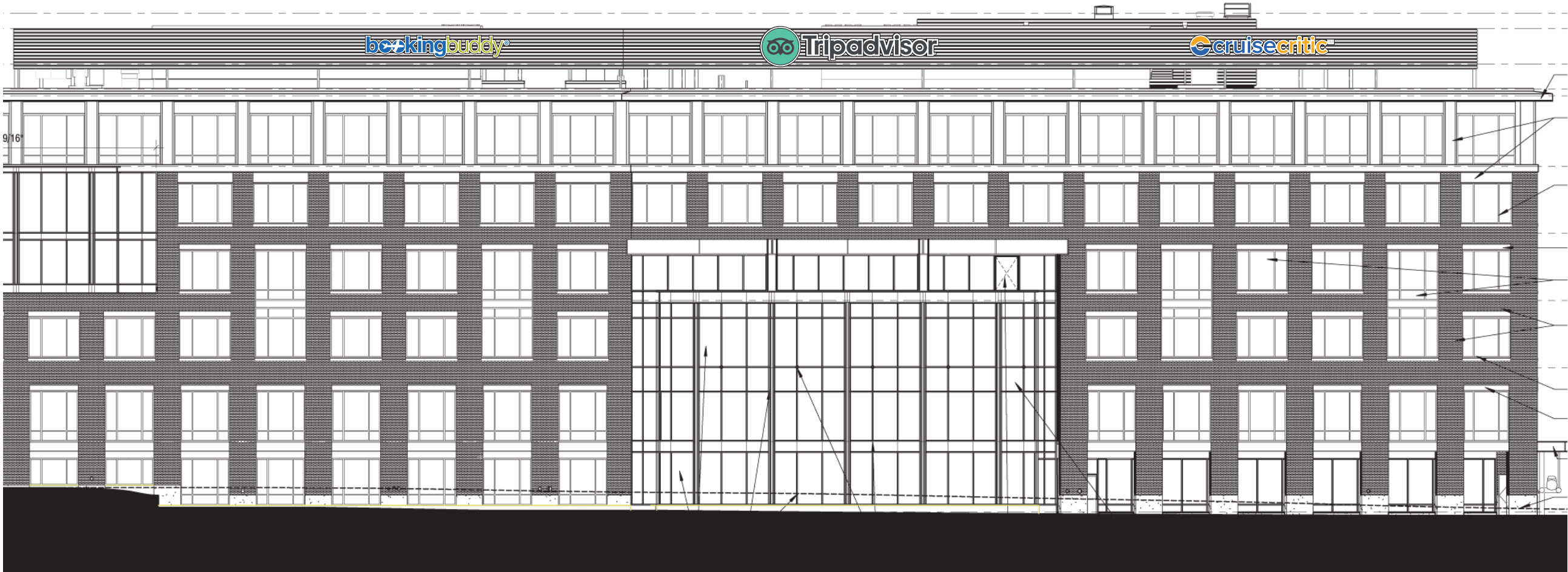
Please email completed application to elitchman@needhamma.gov



A Photo Comp - Existing
Not to Scale



B Photo Comp - Proposed
Not to Scale



C Elevation - 1st Avenue
Not to Scale

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

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Revisions:

03.30.23 LR R3 added temp graphics



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

Approved By:

Date:

Halo Lit Channel Letters
Conceptual Drawing

Option A



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

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

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

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

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

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

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

SIGN #2 on Site Plan

Please email completed application to elitchman@needhamma.gov



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

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

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

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

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

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

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

SIGN #3 on Site Plan

Please email completed application to elitchman@needhamma.gov



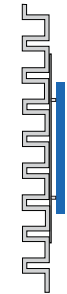
A Sign Elevation - Front View
Scale: 3/16"=1'-0"



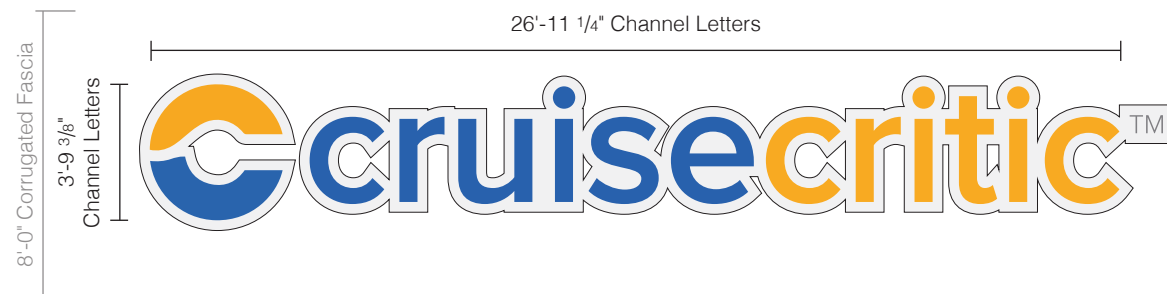
B Sign Elevation - Side View
Scale: 3/16"=1'-0"



C Sign Elevation - Front View
Scale: 3/16"=1'-0"



D Sign Elevation - Side View
Scale: 3/16"=1'-0"



E Sign Elevation - Front View
Scale: 3/16"=1'-0"



F Sign Elevation - Side View
Scale: 3/16"=1'-0"



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

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

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Revisions:



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

Approved By:

Date:

Halo Lit Channel Letters
Conceptual Drawing

Option A

Channel Letters

CL



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

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

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

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

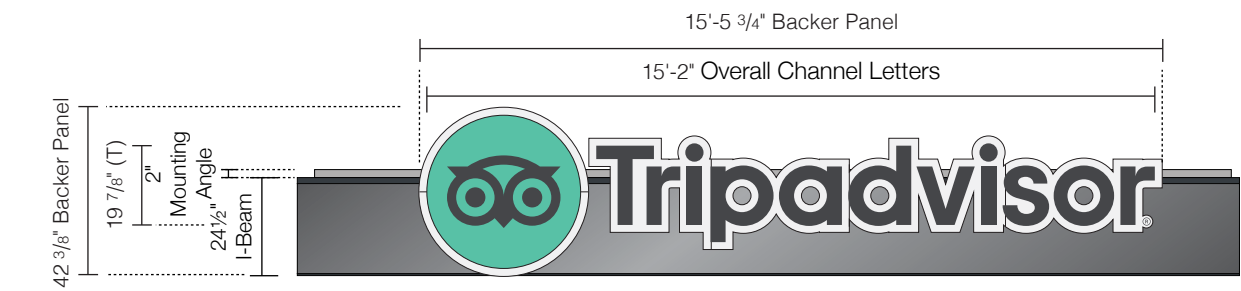
Designer/Installer: Poyant Signs
Address: 125 Samuel Barnet Blvd New Bedford Ma 02745
Telephone: 508-328-1457
Street City State Zip

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

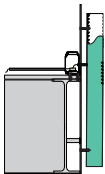
Brief description of sign or project: Replace existing sign with new TA Logo.

SIGN #4 on Site Plan

Please email completed application to elitchman@needhamma.gov



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



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



C Photo Comp - Existing Location 4
Not To Scale



D Photo Comp - Proposed Location 4
Not To Scale

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

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Revisions:

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

Approved By:

Date:

Halo Lit Channel Letters
Location 4
Conceptual Drawing

Option A



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

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

Owner: Trip Advisor

Address: 400 First Ave Needham Ma

Telephone: Street 774.259.7667 City State Zip

Applicant: Poyant Signs/ Gary McCoy

Address: 125 Samuel Barnet Blvd. New Bedford Ma 02745

Telephone: Street 508-328-1457 City State Zip

Designer/Installer: Poyant Signs

Address: 125 Samuel Barnet Blvd New Bedford Ma 02745

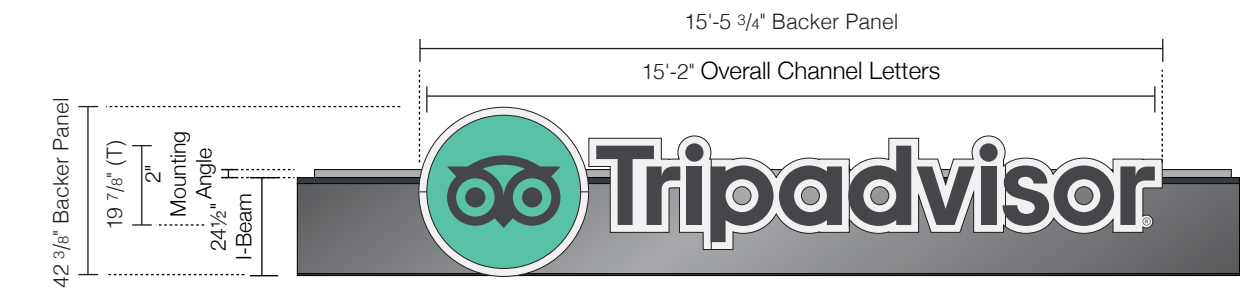
Telephone: Street 508-328-1457 City State Zip

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

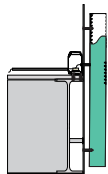
Brief description of sign or project: Replace existing sign with new TA Logo.

SIGN #5 on Site Plan

Please email completed application to elitchman@needhamma.gov



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



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



C Photo Comp - Existing Location 5
Not To Scale



D Photo Comp - Proposed Location 5
Not To Scale

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

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Revisions:

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

Approved By:

Date:

Halo Lit Channel Letters
Location 5
Conceptual Drawing

Option A



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

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

Owner: Trip Advisor

Address: 400 First Ave Needham Ma

Telephone: Street 774.259.7667 City State Zip

Applicant: Poyant Signs/ Gary McCoy

Address: 125 Samuel Barnet Blvd. New Bedford Ma 02745

Telephone: Street 508-328-1457 City State Zip

Designer/Installer: Poyant Signs

Address: 125 Samuel Barnet Blvd New Bedford Ma 02745

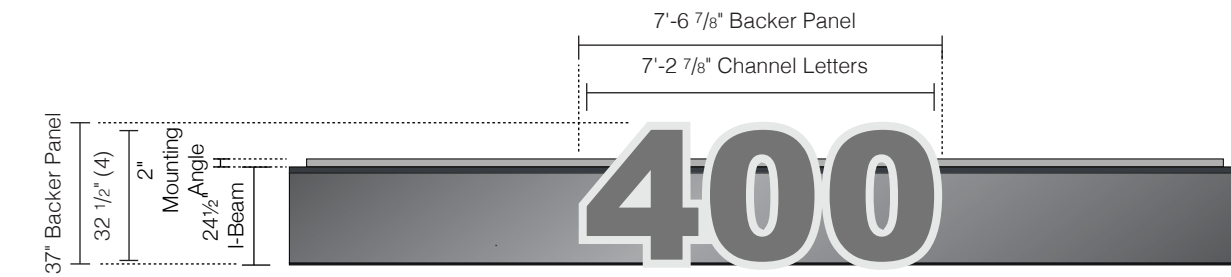
Telephone: Street 508-328-1457 City State Zip

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

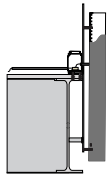
Brief description of sign or project: Replace existing sign with new 400 address sign.

SIGN #6 on Site Plan

Please email completed application to elitchman@needhamma.gov



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



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



C Photo Comp - Existing Location 6
Not To Scale



D Photo Comp - Proposed Location 6
Not To Scale

Trip Advisor

400 First Ave
Needham, MA

Project: 17598
Trip Advisor

Sales: Gary McCoy
Date: 02.27.2020
Designer: NLM

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Revisions:

03.30.23 LR R3 remove small text



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

Approved By:

Date:

Halo Lit Channel Letters
Location 6
Conceptual Drawing

Option A



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1063 GREAT PLAIN AVE **Date:** 04/07/23

Owner: Needham Bank

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

Applicant: Batten Bros Sign Inc.

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

Designer/Installer: Jason Celic

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

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

Brief description of sign or project:

Sign spelling "Needham Bank" 11.3" x 9' Halo lit letters with white LED's mounted to wall

Please see attached drawings

Please email completed application to elitchman@needhamma.gov



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1063 GREAT PLAIN AVE **Date:** 04/07/23

Owner: Needham Bank

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

Applicant: Batten Bros Sign Inc.

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

Designer/Installer: Jason Celic

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

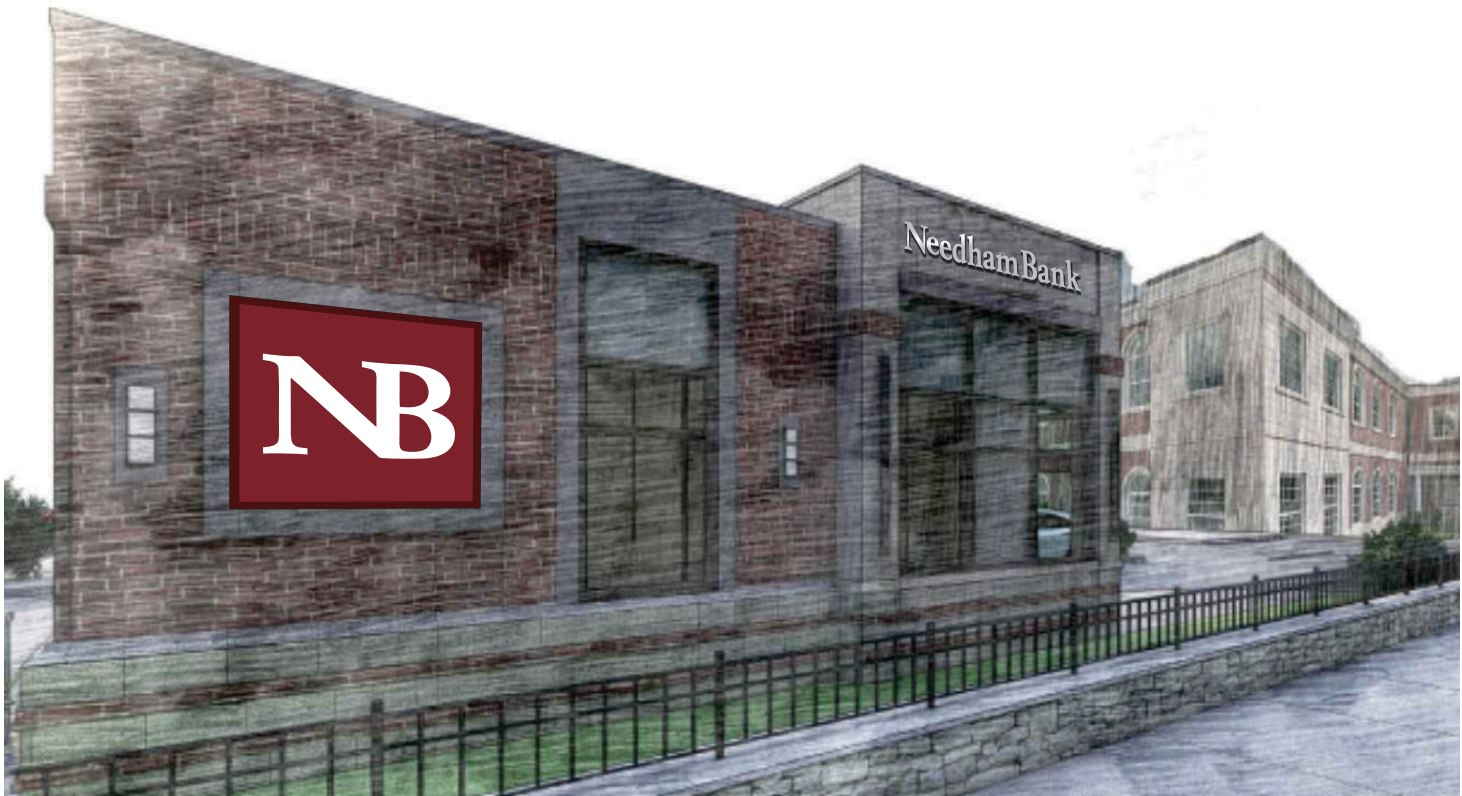
Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Cabinet Sign Logo "NB" 45" x 45" illuminated with white LED's mounted to wall

Please see attached drawings

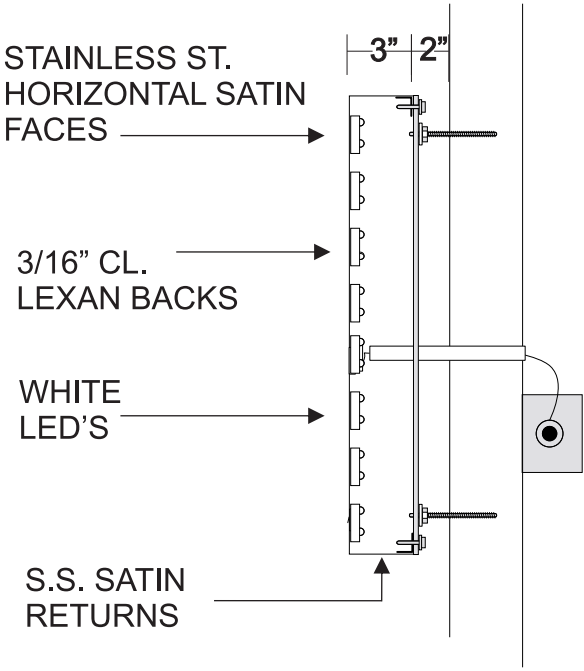
Please email completed application to elitchman@needhamma.gov



WEST ELEVATION - SCALE 3/16"=1'-0"



- HALO LIT LETTERS - SCALE 3/4"=1'-0"**
- 3" DEEP HALO LIT STAINLESS STEEL LETTERS
 - HORIZONTAL SATIN FACES & RETURNS
 - 3/16" CLEAR LEXAN BACKS. WHITE LED ILLUMINATED
 - MOUNTED TO BUILDING WITH 2" STANDOFFS



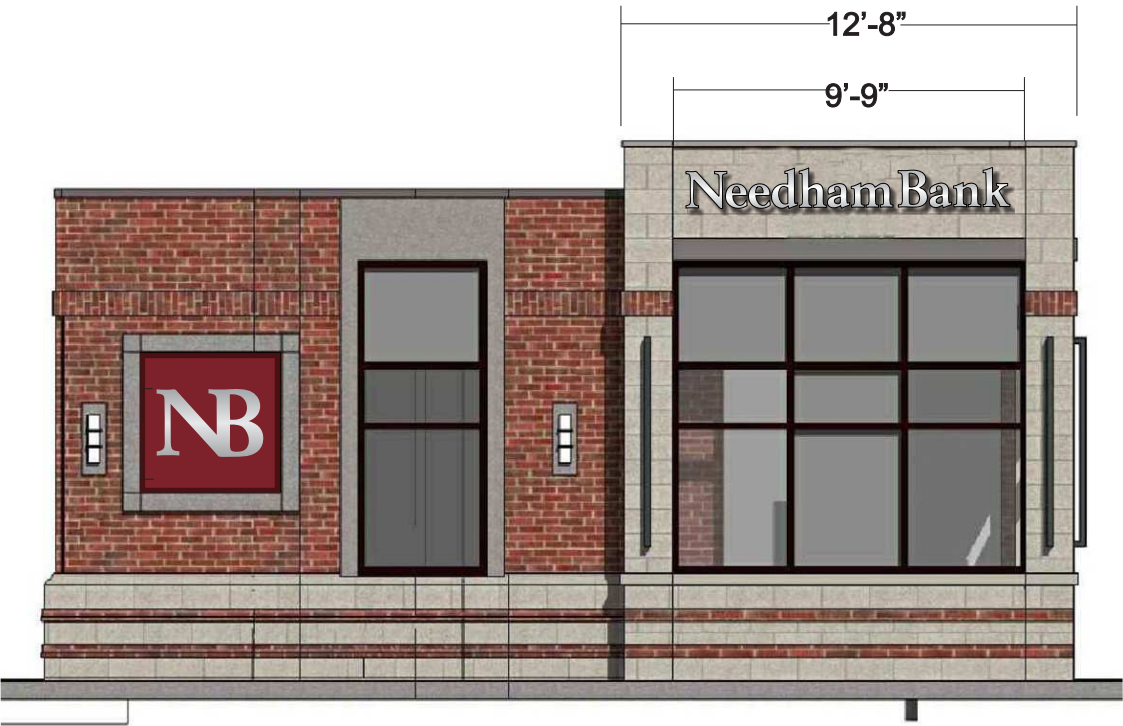
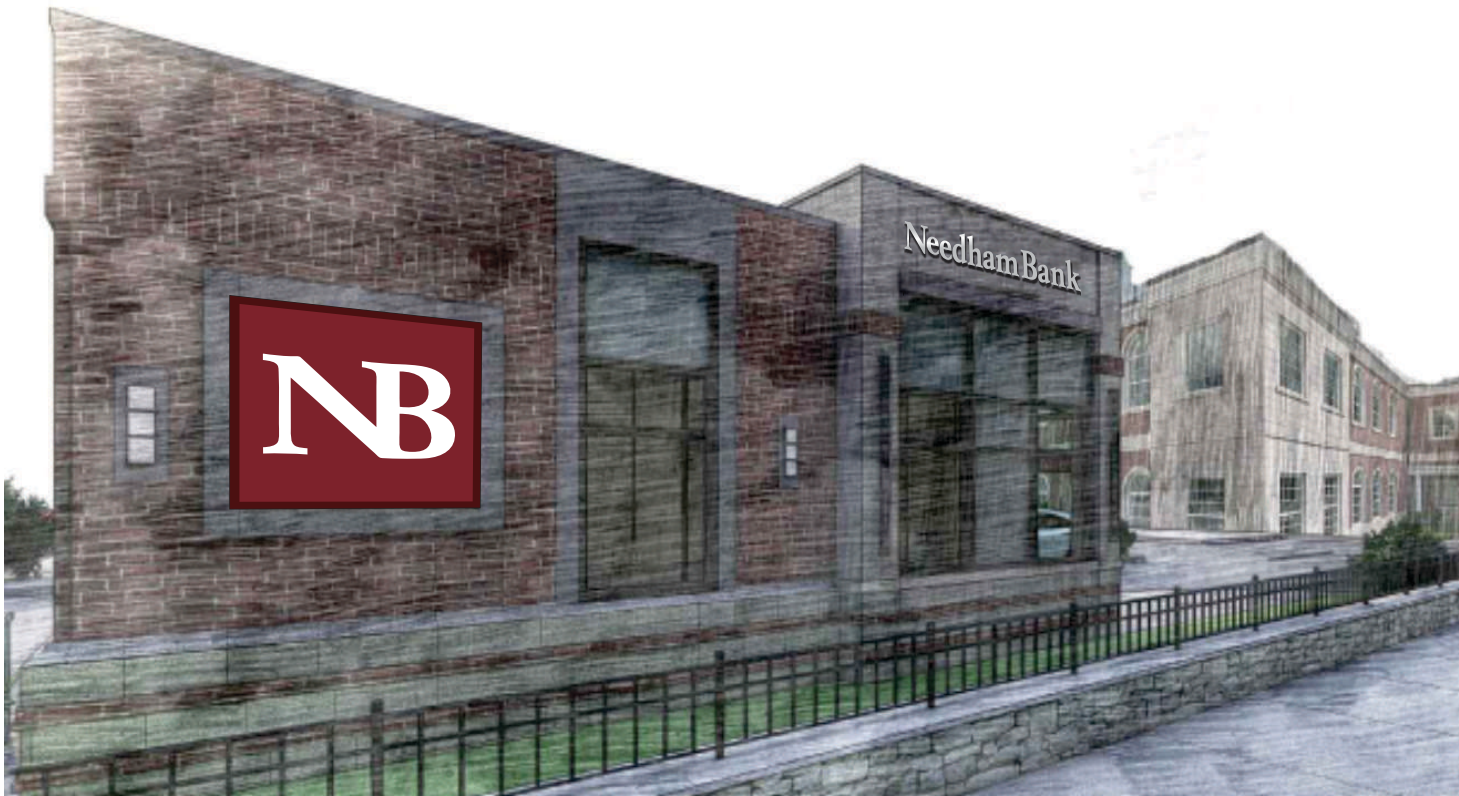
SIDE VIEW -N.T.S.

 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Needham Bank	Location:	Job Description: HALO LIT LETTERS	Revised
	Salesman: Rich Designer: Ronald Scale: AS NOTED	Drive Up ATM 1063 Great Plain Ave., Needham, MA		
	Date: 2/2/23	Sketch #: 64519	File Name: Drive Up ATM_Needham	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

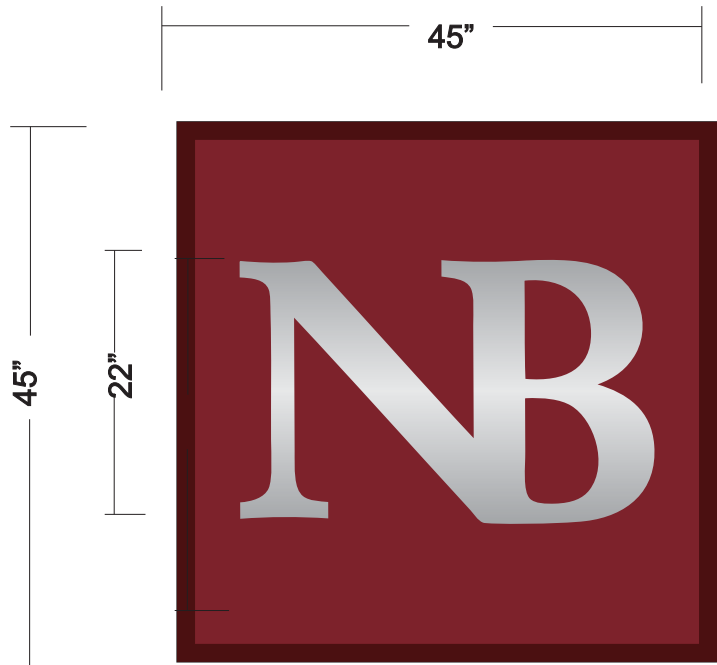
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Customer Approval:

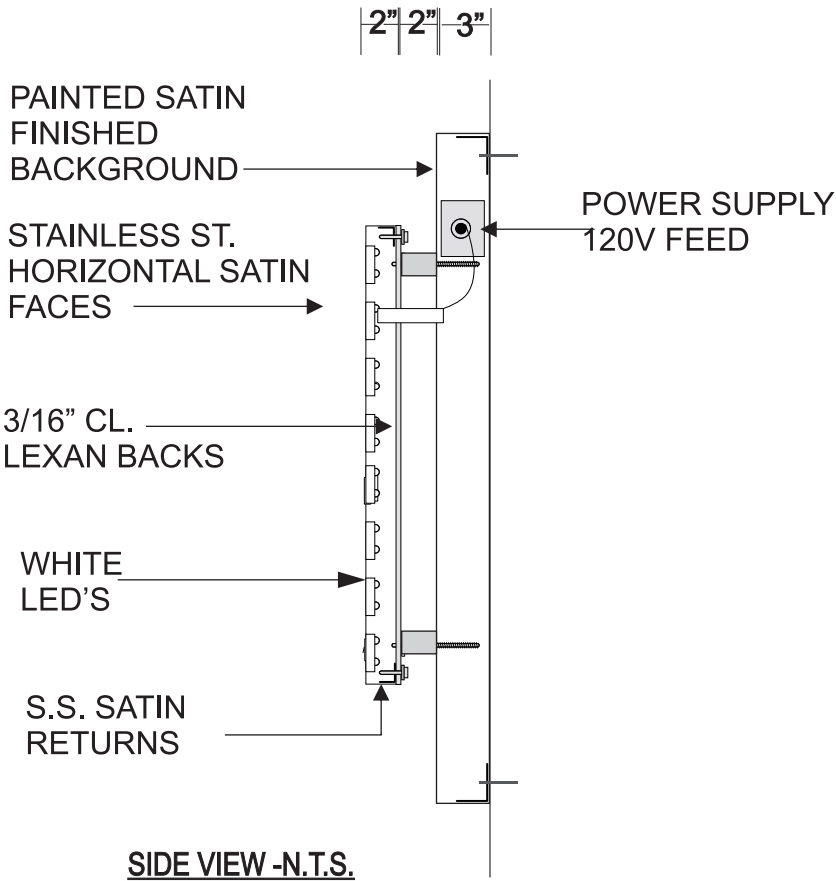


WEST ELEVATION - SCALE 3/16"=1'-0"

PROPOSED NEW SIGN



- ILLUMINATED SIGN CABINET - SCALE 3/4"=1'-0"
- 3" DEEP ALUMINUM BACKER PANEL PAINTED BURGUNDY
 - 2" DEEP ILLUMINATED "HALO LIT" S.S. LETTERS W/SATIN FINISH
 - 2" STANDOFFS, WITH WHITE LED'S



SIDE VIEW -N.T.S.

Project: Needham Bank		Location:	Job Description:	Revised
Salesman: Rich	Designer: Ronald	Drive Up ATM 1063 Great Plain Ave., Needham, MA	Illuminated Logo	
Scale: AS NOTED				
Date: 2/2/23	Sketch #: 64519	File Name: Drive Up ATM_Needham		
BATTEN BROS. Sign Advertising 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800				
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.				
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Customer Approval:				



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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Application and Report

Property Location: 1063 GREAT PLAIN AVE **Date:** 04/07/23

Owner: Needham Bank

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

Applicant: Batten Bros Sign Inc.

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

Designer/Installer: Jason Celic

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

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

Brief description of sign or project:

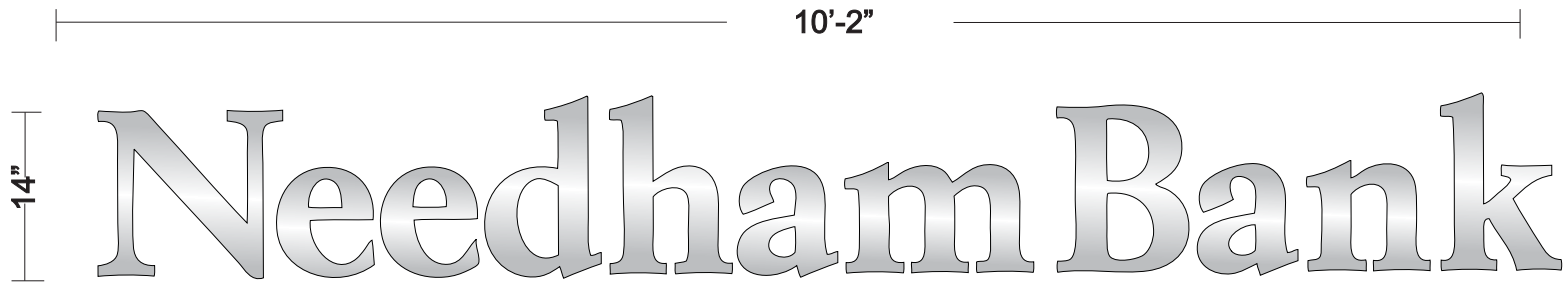
Sign spelling "Needham Bank" 14" x 10'-2" Halo lit letters with white LED's mounted to wall

Please see attached drawings

Please email completed application to elitchman@needhamma.gov



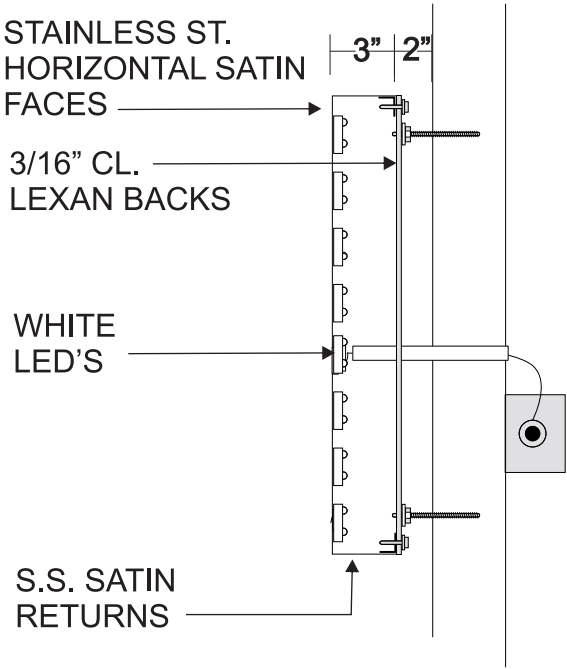
PROPOSED NEW SIGN



- HALO LIT LETTERS - SCALE 3/4"=1'-0"**
- 3" DEEP HALO LIT STAINLESS STEEL LETTERS
 - HORIZONTAL SATIN FACES & RETURNS
 - 3/16" CLEAR LEXAN BACKS. WHITE LED ILLUMINATED
 - MOUNTED TO BUILDING WITH 2" STANDOFFS



EAST ELEVATION - GARDEN STREET



SIDE VIEW -N.T.S.

 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800			Project: Needham Bank		Location:		Job Description: HALO LIT LETTERS	Revised
Salesman: Rich		Designer: Ronald		Drive Up ATM 1063 Great Plain Ave., Needham, MA				
Scale: AS NOTED								
Date:		Sketch #:		64519				
File Name: Drive Up ATM_Needham								
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.								
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Customer Approval:								



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
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Street City State Zip
Telephone: 781-444-2100

Applicant: Batten Bros Sign Inc.

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

Designer/Installer: Jason Celic

Address: 893 Main St, Wakefield, MA 01880
Street City State Zip
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☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

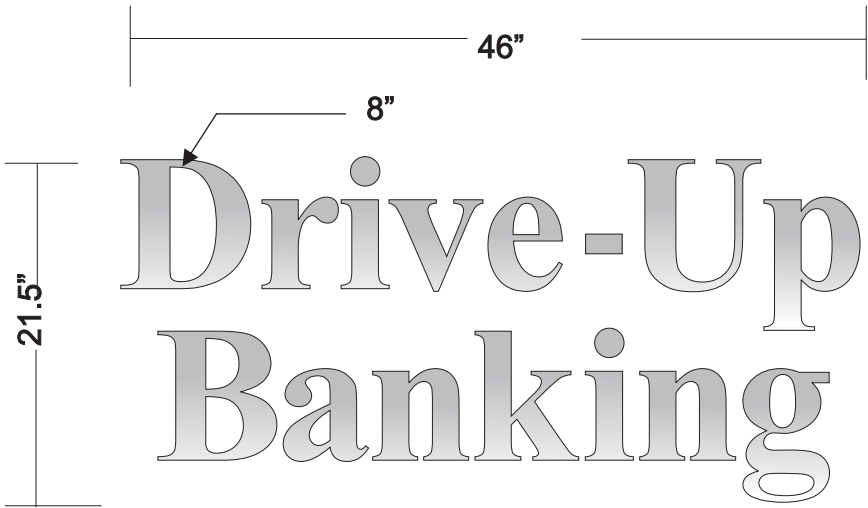
Sign spelling "Drive-Up Banking" 21.5" x 46" Halo lit letters with white LED's mounted to wall

Please see attached drawings

Please email completed application to elitchman@needhamma.gov



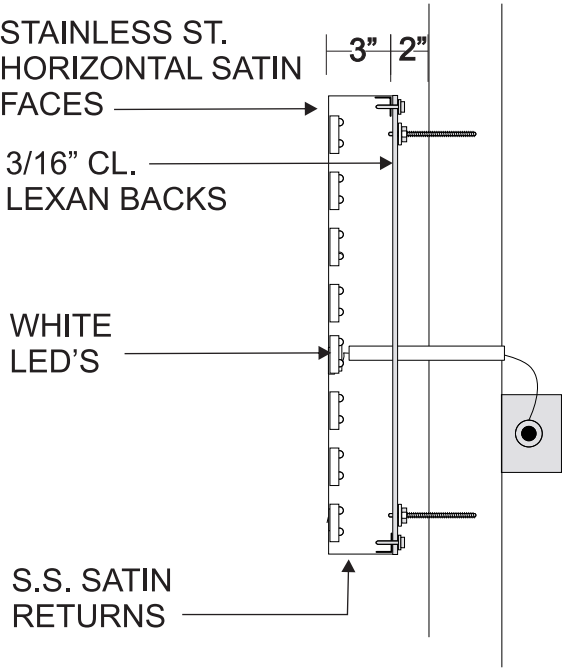
PROPOSED NEW SIGN



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



SOUTH ELEVATION - 3/16"=1'-0"



SIDE VIEW -N.T.S.

 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Needham Bank	Location:	Job Description:	Revised
	Salesman: Rich Scale: AS NOTED Date: 3/29/23 Sketch #: 64519	Drive Up ATM 1063 Great Plain Ave., Needham, MA	HALO LIT LETTERS	
File Name: Drive Up ATM_Needham				
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.				
Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.				
Customer Approval:				



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1063 GREAT PLAIN AVE **Date:** 04/07/23

Owner: Needham Bank

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

Applicant: Batten Bros Sign Inc.

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

Designer/Installer: Jason Celic

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

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

Brief description of sign or project:

36" x 84" Signcomp cabinet sign with 2 part outer frame illuminated with white LED's mounted to wall

Please see attached drawings

Please email completed application to elitchman@needhamma.gov

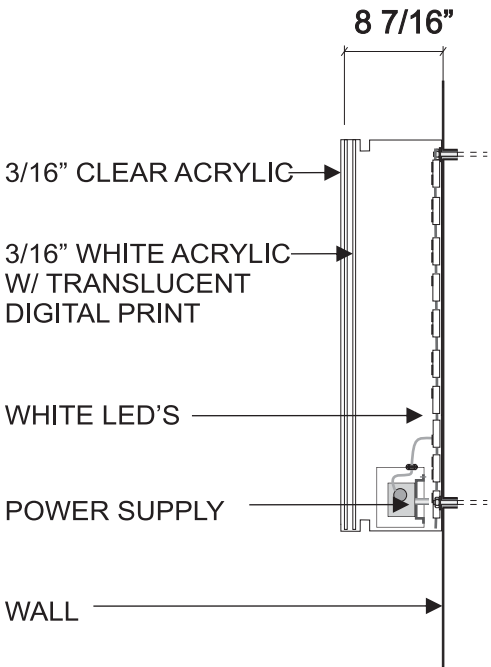


EAST ELEVATION

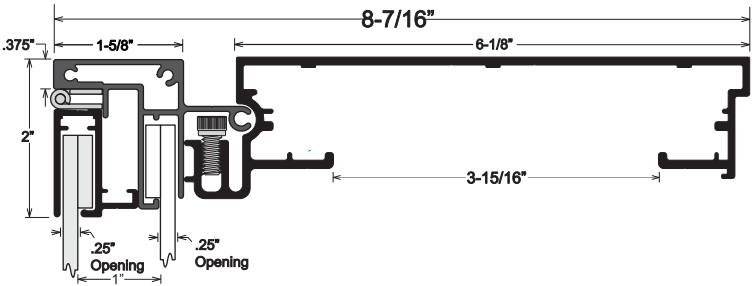
PROPOSED NEW SIGN
PROPOSED NEW SIGNS



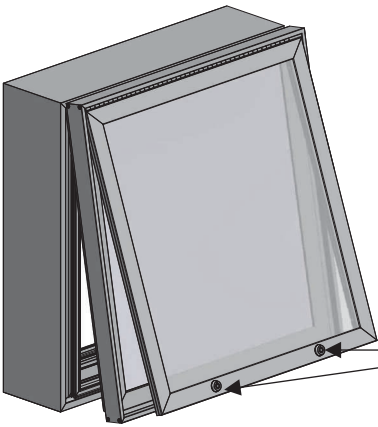
- SIGNCOMP SIGN CABINET - SCALE 1/2"=1'-0"**
- SINGLE FACE BODY INNER FRAME RETAINER, 2 PART OUTER FRAME
 - 8 7/16" DEEP SIGNCOMP SIGN CABINET
 - 3/16" CLEAR ACRYLIC OUTER LENS, 3/16" WHITE ACRYLIC INNER LENS W/ DIGITALLY PRINTED GRAPHICS
 - STUD MOUNTED TO BUILDING



SIDE VIEW -N.T.S.



SECTION VIEW - N.T.S.



BARREL LOCKS

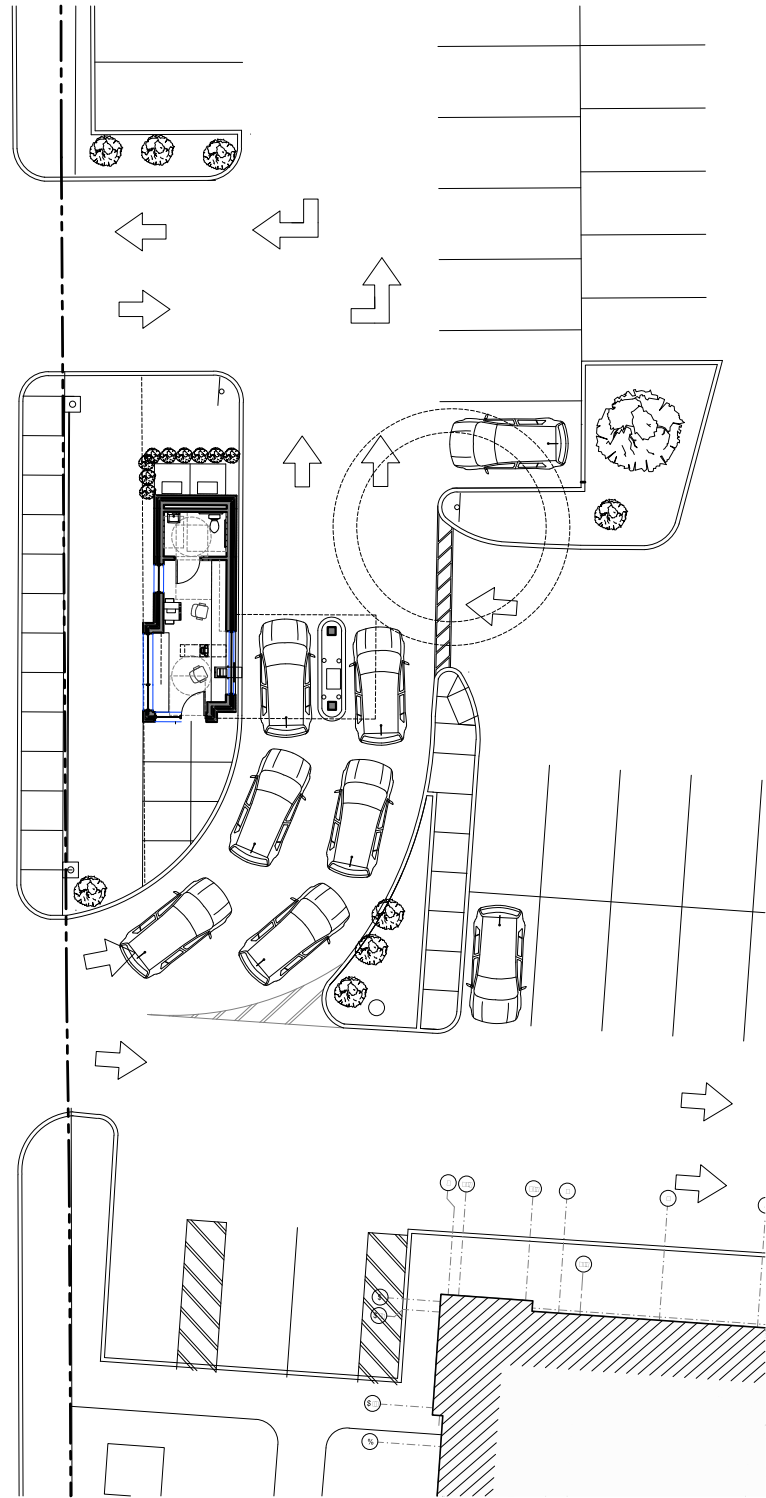
3D VIEW

B BATTEN BROS. Sign Advertising 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800				Project: Needham Bank		Location:		Job Description:		Revised
AS NOTED		Salesman: Rich	Designer: Ronald	Drive Up ATM 1063 Great Plain Ave., Needham, MA						
		Date: 3/29/23		Sketch #: 64519		File Name: Drive Up ATM_Needham				
				Illuminated Logo						

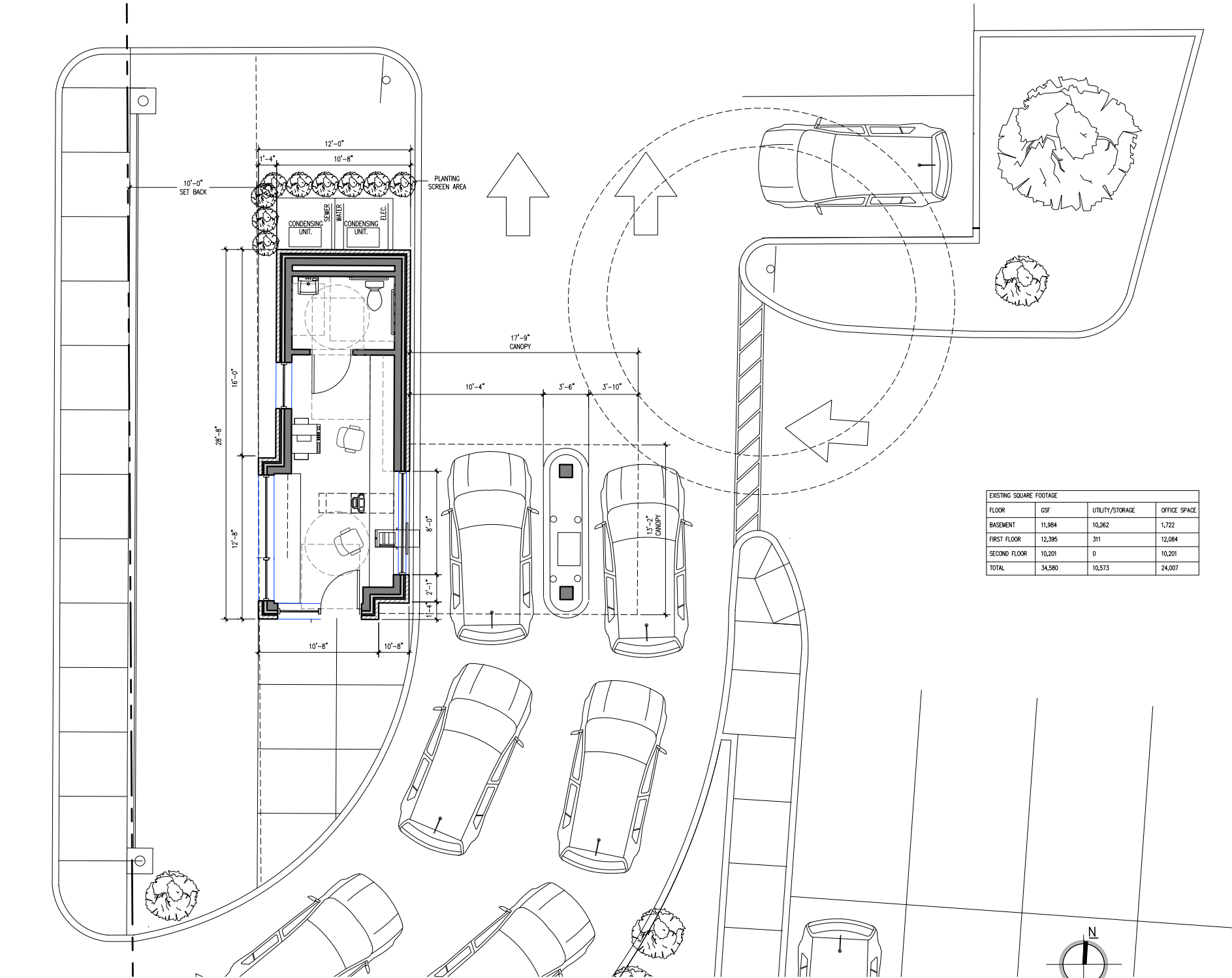
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

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Customer Approval:



2 6.7 (3/\$1
6&S/ (1/4") 1:20



1 1/225 (3/\$1
6&S/ (1/4") 1:20

EXISTING SQUARE FOOTAGE			
FLOOR	GSF	UTILITY/STORAGE	OFFICE SPACE
BASEMENT	11,964	10,262	1,722
FIRST FLOOR	12,395	311	12,084
SECOND FLOOR	10,201	0	10,201
TOTAL	34,560	10,573	24,007

Site Plan



893 MAIN STREET, WAKEFIELD, MA 01880
(781) 245-4800

Project: Needham Bank
Salesman: Rich Designer: Ronald
Scale: AS NOTED

Date: 2/2/23 Sketch #: 64519

Location: Drive Up ATM
1063 Great Plain Ave.,
Needham, MA

File Name: Drive Up ATM_Needham

Job Description: Site Plan

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

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Customer Approval:



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 333 Reservoir Street, Needham Heights, MA 02494 **Date:** 3/30/2023

Owner: Reservoir Realty LLC

Address: 333 Reservoir Street, Needham Heights, MA 02494

Street City State Zip

Telephone: 781-444-9500

Applicant: Genalco Inc

Address: 333 Reservoir Street, Needham Heights, MA 02494

Street City State Zip

Telephone: 781-444-9500

Designer/Installer: Fast Signs

Address: 15 Kearney Rd, Needham, MA 02494

Street City State Zip

Telephone: 781-808-3819

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

Brief description of sign or project:

Replace current sign on the front entrance with a new updated one (96 wide x 30 height)

Please email completed application to elitchman@needhamma.gov



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 333 Reservoir Street, Needham Heights, MA 02494 **Date:** 3/30/2023

Owner: Reservoir Realty LLC

Address: 333 Reservoir Street, Needham Heights, MA 02494

Street City State Zip

Telephone: 781-444-9500

Applicant: Genalco Inc

Address: 333 Reservoir Street, Needham Heights, MA 02494

Street City State Zip

Telephone: 781-444-9500

Designer/Installer: Fast Signs

Address: 15 Kearney Rd, Needham, MA 02494

Street City State Zip

Telephone: 781-808-3819

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

Brief description of sign or project:

Replace current sign facing the highway with a new updated one (144 wide x 82 height)

Please email completed application to elitchman@needhamma.gov

20.4" tall



GENALCO inc.

HEAVY EQUIPMENT & CONTRACTOR SUPPLIES

9" tall

3" tall

6" tall

**CUSTOM HOSE
ASSEMBLIES
WHILE YOU WAIT**

**TAKE EXIT 35C TO
333 RESERVOIR STREET**

4.66" tall



144 x 82

c: 100 m: 0 y: 0 k: 0



GENALCO inc.

c: 100 m: 72 y: 11 k: 1

HEAVY EQUIPMENT & CONTRACTOR SUPPLIES

c: 100 m: 72 y: 11 k: 1

**CUSTOM HOSE
ASSEMBLIES
WHILE YOU WAIT**

c: 100 m: 0 y: 0 k: 0

**TAKE EXIT 35C TO
333 RESERVOIR STREET**

c: 100 m: 72 y: 11 k: 1



144 x 82



GENALCO inc.

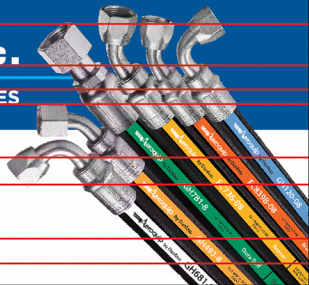
HEAVY EQUIPMENT & CONTRACTOR SUPPLIES

ENGINEERING
TOMORROW

Danfoss

Aeroquip | Hose Center

**CUSTOM HOSE
ASSEMBLIES
WHILE YOU WAIT**



4" tall

1.45" tall

2.8" tall

2.4" tall

9.65" tall

12.5" tall

c: 100 m: 0 y: 0 k: 0

c: 100 m: 72 y: 11 k: 1

c: 0 m: 100 y: 100 k: 0

c: 0 m: 0 y: 0 k: 100

GENALCO inc.
EST. 1947
HEAVY EQUIPMENT & CONTRACTOR SUPPLIES

ENGINEERING TOMORROW
Danfoss
Aeroquip | Hose Center

**CUSTOM HOSE ASSEMBLIES
WHILE YOU WAIT**

The advertisement features a blue header with the Genalco logo and text. Below this, a red and black section displays the Danfoss and Aeroquip logos. The main text 'CUSTOM HOSE ASSEMBLIES WHILE YOU WAIT' is prominently displayed in blue. On the right side, there is a detailed image of several custom hose assemblies with various colored hoses (green, yellow, orange, blue) and metal fittings.

c: 100 m: 72 y: 11 k: 1

c: 100 m: 0 y: 0 k: 0



New sign below
as one sign



GENALCO inc.

HEAVY EQUIPMENT & CONTRACTOR SUPPLIES

**CUSTOM HOSE
ASSEMBLIES
WHILE YOU WAIT**

**TAKE EXIT 35C TO
333 RESERVOIR STREET**







Replace with same sign
size(sign design below)









322 Reservoir St

Needham, Massachusetts

Google Street View

Aug 2019

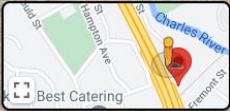
See more dates

A FINE DANCE STUDIO WATERSTONE

GENALCO

Reservoir St

Google





333 Reservoir St

Needham, Massachusetts

Google Street View

Aug 2019

See more dates



Google

Image capture: Aug 2019 © 2023 Google United States Terms Privacy Report a problem

330 Reservoir St

Needham, Massachusetts

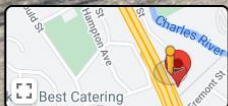
Google Street View

Aug 2019

See more dates

B5 Personal Training
Needham

322



Google

Image capture: Aug 2019 © 2023 Google United States Terms Privacy Report a problem



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 1183 Highland Ave Date: 4/17/23

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:

1.5" thick HDU sign w/ v-groove text/logo/border,
mounted w/ galvanized brackets/hardware

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

Primary Signage



1.5" thick HDU sign with V-grooved text, logo, and border
 Background painted PMS 275
 Text/logo/border painted white
 Text/logo painted PMS 5295

36"

72"

Harvey Dental

HDU sign w/ v-grooved text/logo
 1183 Highland Ave
 Needham, MA
 02494

Sign width = 72in
 Sign height = 36in
 Harvey "H" height = 8.96in
 Family "F" height = 2.49in
 Square footage = 18sqft
 Sign to grade = 8ft

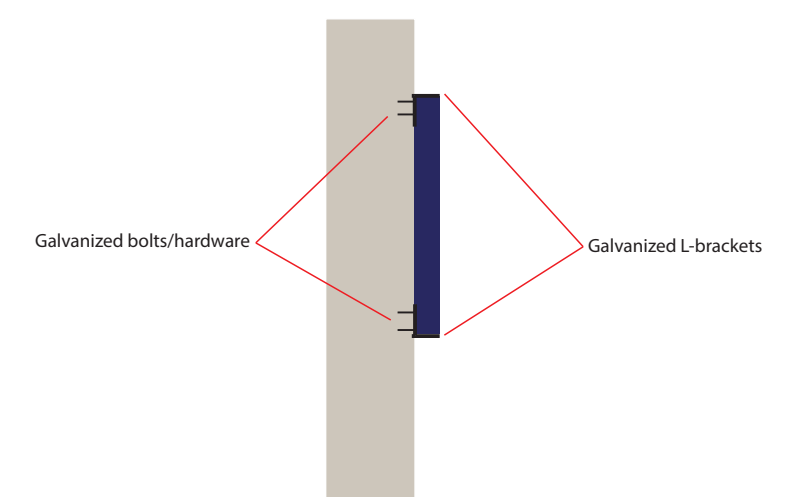
Existing Signage



Proposed Signage



Mounting Detail - side view



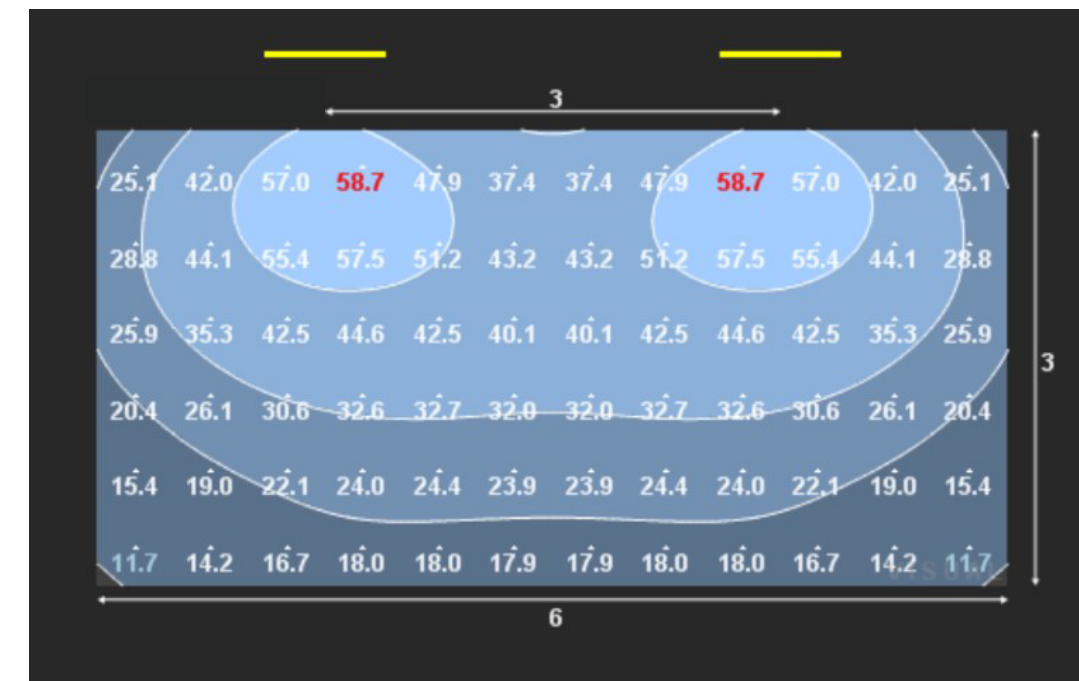
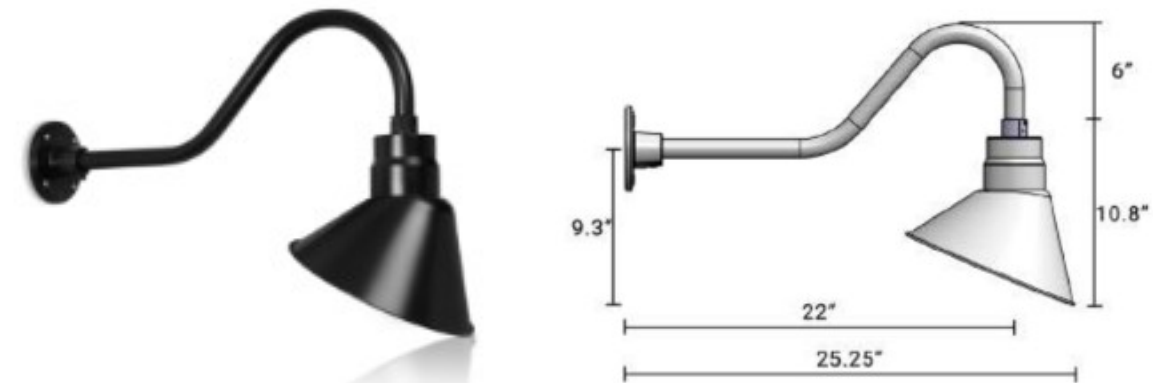
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Additional details



Harvey Dental

HDU sign w/ v-grooved text/logo
 1183 Highland Ave
 Needham, MA
 02494



1183 Highland Ave, Needham, MA 02494

Neighborhood View

Harvey Dental

HDU sign w/ v-grooved text/logo

1183 Highland Ave

Needham, MA

02494



1183 Highland Ave, Needham, MA 02494

Aerial View

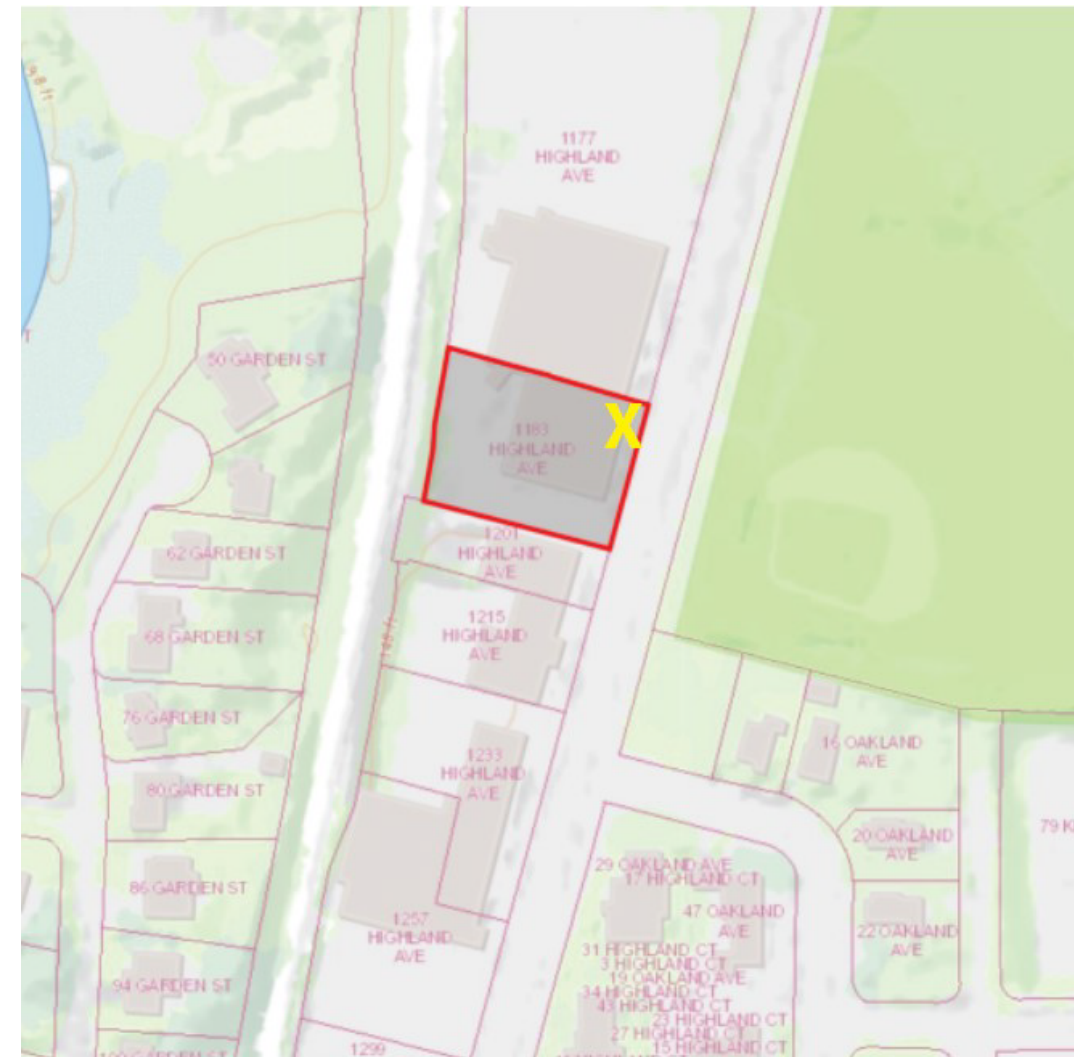
Harvey Dental

HDU sign w/ v-grooved text/logo

1183 Highland Ave

Needham, MA

02494



1183 Highland Ave, Needham, MA 02494



Design Review Board Meeting Minutes
Monday, April 10, 2023
7:30 p.m.

Board Members:

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

Applicants & Attendees:

1. Diana Sepulveda and Edison Gutierrez representing Cook Needham located at 109 Chapel Street and applying for outdoor dining.
2. Tom Taricano & Steve Schwede, FastSigns representing Manny's Barbershop located at 890 Highland Avenue and applying for signage and barbershop pole light.
3. Tom Taricano & Steve Schwede, FastSigns representing Needham Furniture Makers located at 590 Hillside Avenue and applying for signage.
4. Tom Taricano & Steve Schwede, FastSigns representing Harvey Family Dental located at 1183 Highland Avenue and applying for signage and exterior lighting.
5. Tony Marciellio, Sunshine Sign Company Inc. representing Charles River Orthodontics located at 329-331 Chestnut Street and applying for signage.
6. 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.

Chair Gluesing called the meeting to order on April 10, 2023, at 7:30 p.m. He reviewed the remote meeting procedures.

Agenda Item 1:

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

Diana Sepulveda stated that currently there are six tables and some decorations at this location. The proposal is to upgrade this with new iron tables for a total of 52 outdoor seats. The lighting fixtures will remain the same and propane heaters will continue to be used. The proposal includes some planters and a trellis overhead to make the space more aesthetically pleasing.

Ms. Opton stated that the proposal looks inviting and professional.

In response to a question from Mr. Dornbusch, Ms. Sepulveda stated that there are a total of 148 seats indoor and outdoor proposed. There will be a special permit hearing for this modification on April 25th with the Planning Board.

Mr. Dermody asked about the accessibility of the area. Ms. Sepulveda stated that they are leaning toward a fake grass area, instead of a platform, to make the area accessible for all.

Upon motion duly made by Ms. Opton and seconded by Mr. Dornbusch, it was voted to approve the Cook Needham outdoor seating area, as submitted. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 4-0.

Agenda Item 2:

Tom Taricano & Steve Schwede, FastSigns representing Manny's Barbershop located at 890 Highland Avenue and applying for signage and barbershop pole light.

Steve Schwede stated that the proposal is to use an existing light box and install a new logo for the barbershop. The background of the sign is gray, and the largest letter is approximately 12" tall. The barber pole is proposed to be 20" tall and located 8' off the ground from the bottom of the fixture. This is mounted on a brick wall.

Mr. Dornbusch stated that he would like to make sure the background is noticeably gray and not white.

Mr. Dermody asked if there will be something physically rotating in the barber pole. Mr. Schwede stated that he believes this is the case. Chair Gluesing noted that, unless this is on a timer, it must turn off at 11pm.

Chair Gluesing asked about the light source and condition of the existing light box. Mr. Schwede stated that the condition is good, but he is unclear on the light source. If the source is fluorescent this would be the time to change the power source to LED since that's more energy efficient.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the signage, as submitted. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 4-0.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the barber pole, with the condition that it has a timer and is shut off either when the business closes or by 11pm. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 4-0.

Agenda Item 3:

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

Tom Taricano explained that the proposal is for a Maxmetal sign with vinyl graphics. The tallest letter height is approximately 10". He reviewed the proposed location for the sign on the building. The sign will be installed with galvanized bolts into the building.

Mr. Dornbusch suggested making the letters for "Furniture Maker" a bit larger.

Mr. Taricano noted that there is a small directional sign that exists on the building, pointing toward the parking area for the business.

Mr. Dermody echoed Mr. Dornbusch's comment regarding the letter sizes for the business. He suggested centering the sign over the window and in the space. Mr. Taricano agreed.

Chair Gluesing stated that visibility of the lettering may be difficult but should work due to the speed of vehicles on the street. He suggested that the sign height could be closer to 32" or 34", rather than 38" in order to eliminate some of the negative space.

Ms. Opton agreed that the sign could be narrowed a bit and that the lettering of the business could be more prominent. Mr. Taricano stated that this is what the business proposed.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the sign, with the condition that the sign height be 34", and that the sign be centered over the window and that it's centered top and bottom between the window and the roof. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 4-0.

Agenda Item 4:

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

Tom Taricano explained that the proposal is for an aluminum bar frame sign, with a 1" bar around the side of the sign and 3D acrylic painted letters on the front, mounted to the aluminum. The customer has purchased two lights to be installed above the sign, with approximately 7.5" plates. The sign is proposed 5" above the bottom of the existing façade section of the building. The blue and gray elements of the sign are all raised, and the background is a lighter gray color.

Mr. Dornbusch stated that all other signs along this block do not have a background. Mr. Taricano explained that the logo was too thin to propose channel letters. Chair Gluesing suggested mounting the letters and imagery on the wall without a backing. Mr. Taricano stated that the existing façade is not in great condition. Mr. Dornbusch stated that the background of the sign could also blend in more with the façade of the building.

Mr. Dermody stated that there seems to be a lot of negative space at the top right of this sign. He asked whether this is the business logo, Mr. Taricano and Mr. Schwede confirmed that.

Chair Gluesing stated that the Board would recommend channel letters, if possible. It would be helpful to change the sign background color to be closer to the wall color and to then darken the other items on the sign as needed. The negative space could be made smaller with a redesign of the sign, but the proposal is not objectionable enough to require this. He suggested that this hearing be continued so that the feedback can be brought to the client.

Mr. Taricano then suggested shrinking the negative space on the two ends and painting the background to match the façade. The Board agreed.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the sign, with the condition that the sign be 72” wide, reduced in length, with the frame painted the same color as the background of the sign, and that the background color be painted to match as closely as possible the panel of the building. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 4-0.

Agenda Item 5:

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

Tony Marciellio explained that the proposal includes a white aluminum frame sign with a panel and dimensional letters. The existing business sign is a bit thinner than the proposed sign. There is also a gray version proposed if the Board so chooses. There is an existing flag mount sign, 24”x 22”. that could also be a gray or white color. The client would prefer the white color, as it is more aesthetically pleasing for teeth to be white, instead of gray.

Chair Gluesing stated that he has spoken with the Building Inspector regarding the fact that the signage on this building is mostly unpermitted and out of control. This new tenant is not responsible for that, but as a condition of approval, the Board would like to see this cleaned up. Mr. Marciellio agreed and noted that there are other locations on the building that would be more appropriate for the proposed sign. Chair Gluesing noted that the existing “Tutoring” sign will need to be removed and a permit applied for.

Mr. Dermody stated that he is concerned with the sign becoming too tall, as there is a narrow viewing window in the proposed area.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the sign, with a white background in the location of the current dentist sign and placing the Orthodontics letters (kerning) slightly closer together, and the pole mounted sign at the street as submitted, and that the Tutoring sign, Invisalign signs, and banner in the CodeWiz windows are removed. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 4-0.

Agenda Item 6:

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.

Kristin Tarr explained that an application has been submitted to the Zoning Board of Appeals for a special permit amendment to Olin’s existing permit. This hearing will occur on April 27th. The proposal is for a carport solar canopy project.

Jeremy Goodman, Head of Campus Operations at Olin College, explained that the solar carport is the College’s first major initiative under its climate action plan. The only opportunity to install this type of project is during the summer.

Ms. Tarr explained that the proposal is for a solar carport canopy over existing Parking Lot A. Mr. Goodman noted that the College has four parking lots, and lot A is perfectly situated for solar. This project is not particularly visible from any location outside of the Olin campus. Ms. Tarr explained that the carport will consist of five different tiers structured over existing vegetated islands. The existing conditions in those islands will remain. Clearance of the structure is a 12' minimum. There will be a 5-10' height difference between each tier. The solar canopy consists of a single pole with cantilevered two directions to support the array. The array will have six modules in its width. The proposed width is shorter than the existing vegetated islands so there should not be any impacts to access from this design.

Chair Gluesing asked if there are transformers being added and where would they be. Ms. Tarr responded that it will all be tied into the existing electrical and transformers. In response to a couple of questions from Mr. Dermody, Mr. Goodman explained that the steel posts are painted Olin Blue, the solar panels are translucent and will allow some light transmission. This should sustain the existing juniper plants. If not, these plants will be traded for additional native plants.

In response to a question from Mr. Dermody, Mr. Maidment, the Civil Engineer from ENGIE explained that there is a gutter system in the canopies which will then flow to existing catch basins in the parking lot.

Ms. Tarr explained that there is a preliminary lighting plan for this project, including timers to turn on/off at sunrise and sunset which she shared via Zoom. Existing lighting will need to be removed and replaced with adequate lighting.

Chair Gluesing stated that a memo will be drafted and sent to the Zoning Board of Appeals with comments on this project.

Minutes:

Minutes from the 03/27/2023 meeting

Upon motion duly made by Ms. Opton and seconded by Mr. Dornbusch, it was voted to approve the meeting minutes of March 27, 2023, as presented. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – abstain; and Chair Gluesing -aye. Motion passed 3-0-1.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to adjourn at 8:51 p.m. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 4-0.

Next Public Meeting – April 24, 2023 at 7:30pm via Zoom Webinar