

DESIGN REVIEW BOARD

Monday, June 5, 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 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 Trader Joe's located at 920 Highland Ave., has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section **5.5.3.1 Number:** (Requesting one additional wall sign) and any other applicable sections of the By-law.

Continued:

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. This application is for a branding sign.

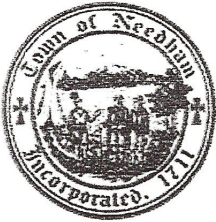
APPLICANTS:

Bill Gavigan, Poyant Signs representing Dunkin' Donuts located at 1203 Highland Avenue and applying for signage.

REVIEW

Minutes of 5/22/2023 meeting.

Next Public Meeting – June 26, 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: 920 HIGHLAND AVE (dba # 958) Date: 5/11/2023

Owner: HIGHLAND MONTROSE, LLC

Address: 159 CAMBRIDGE ST. AUSTON MA 02134

Telephone: (508) 612-6954

Applicant: HEATHER HOPKINS DUSKO

Address: 27 OLD MULDINGHOUSE ROAD AUBURN, MA 01501

Telephone: (508) 612-6954 hwoodhopkins@charter.net

Designer/Installer: SOUSA SIGNS LLC

Address: 225 E. INDUSTRIAL PARK DRIVE MANCHESTER, NH 03109

Telephone: (603) 622-5067 (x: 110)

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

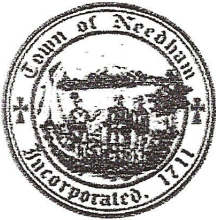
Brief description of sign or project: REPLACE SIGNS AT "TRADER JOES"

SIGN (A) CHANGE LETTERS ON FRONT ENTRANCE

ELEVATION AT 31 SQ FT. (INT ILLUMINATED)

Please email completed application to elitchman@needhamma.gov

Revised 2/2020



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 920 HIGHLAND AVE (dba # 958) Date: 5/11/2023

Owner: HIGHLAND MONTROSE, LLC

Address: 159 CAMBRIDGE ST. AUSTON MA 02134

Telephone: 26 (508) 612-6954

Applicant: HEATHER HOPKINS DUSKO

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Telephone: (603) 622-5067 (x 110)

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

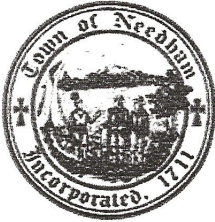
Brief description of sign or project: REPLACE SIGNS AT "TRADER JOES"

SIGN (B): CHANNEL LETTERS (ON A BACKER) ON.

REAR ENTRANCE (FACING HIGHLAND) AT 314.

Please email completed application to clitchman@needhamma.gov

(INT LUM)



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 920 HIGHLAND AVE (dba # 958) Date: 5/11/2023

Owner: HIGHLAND MONTROSE, LLC

Address: 159 CAMBRIDGE ST. AUSTON MA 02134

Telephone: (508) 612-6954

Applicant: HEATHER HOPKINS DUSKO

Address: 27 OLD MUTTONHOUSE ROAD AUBURN, MA 01501

Telephone: (508) 612-6954 hwoodhopkins@charter.net

Designer/Installer: SONSA SIGNS LLC

Address: 225 E. INDUSTRIAL PARK DRIVE MANCHESTER, NH 03109

Telephone: (603) 622-5067 (x: 110)

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 SIGNS AT "TRADER JOES"

SIGN (C): CHANNEL LETTERS (ON BACKER) ON SIDE

ELEVATION ENTRANCE AT 23 SQ FT. (INT ILLUM)

Please email completed application to elitchman@needhamma.gov

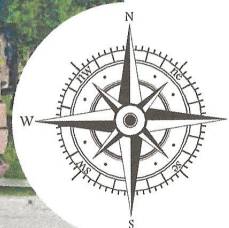
Revised 2/2020

AERIAL VIEW
Scale: NOT TO SCALE



SIGN KEY

- A 21" ILLUMINATED CHANNEL LETTERS
- B 21" ILLUMINATED CHANNEL LETTERS ON BACKER
- C 18" ILLUMINATED CHANNEL LETTERS ON BACKER



b **broadwaynational**
100 DAVIDS DR, HAUPPAUGE, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 32674_03.21.23_00.00_15

AERIAL VIEW
TRADER JOE'S

☐ Approved
☐ Approved with Corrections
☐ Rejected
☐ Revise and Resubmit
Signature: _____ Date: _____

TRADER JOE'S
958 HIGHLAND AVE
NEEDHAM, MA 02494



FRONT ELEVATION
SCALE: NTS

EXISTING



PROPOSED



FACING PARKING LOT
MAIN ENTRANCE

NOTES:

- 84' STORE FRONTAGE FRONT AND REAR.
- 17' STORE FRONTAGE ON SIDE ELEVATION.

b **broadwaynational**

100 DAVIDS DR, HAUPPAUGE, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 32674_03.21.23_00.00_15

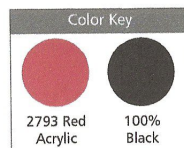
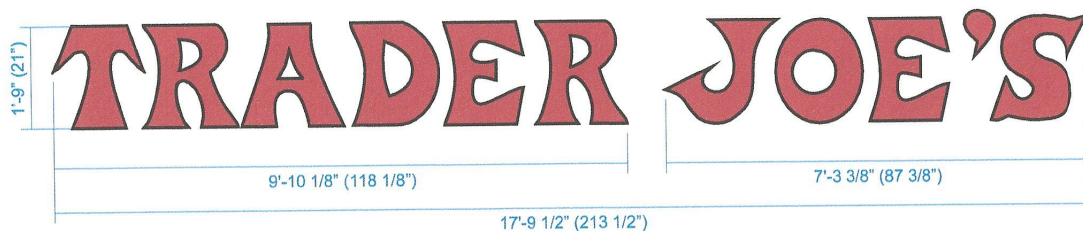
RENDERING
TRADER JOE'S

☐ Approved
☐ Approved with Corrections
☐ Rejected
☐ Revise and Resubmit
Signature: _____ Date: _____

TRADER JOE'S
958 HIGHLAND AVE
NEEDHAM, MA 02494

SIGN A 21" ILLUMINATED CHANNEL LETTERS (LINEAR)
SCALE: 1:21
QTY (1)

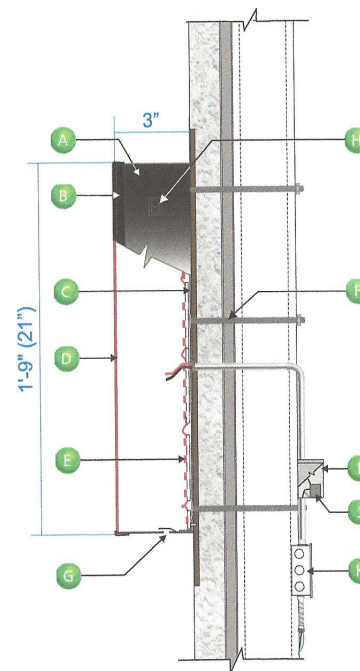
31.13 Sq. Ft.



SPECIFICATIONS

- A** .040 black pre-finished aluminum returns
- B** 1" continuous black jewelite trim cap
- C** .125 ACM backs with white interior
- D** .177 #2793 red acrylic face
- E** Red LED lighting
- F** Non-corrosive 1/4"- 20 rev nuts for thru-bolts, with fender washers & nuts. (Mounting hardware may vary to suit wall conditions)
- G** 1/4" diameter drain hole (min. 2 per letter) with light baffle
- H** Disconnect switch
- I** Enclosure box
- J** LED power supply
- K** 120V Primary power junction box by others prior to installation

SECTION DETAIL
SCALE: NOT TO SCALE



b **broadwaynational**
100 DAVIDS DR, HAUPPAUGE, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 32674_03.21.23_00.00_15

DETAIL
TRADER JOE'S

☐ Approved
☐ Approved with Corrections
☐ Rejected
☐ Revise and Resubmit
Signature: _____ Date: _____

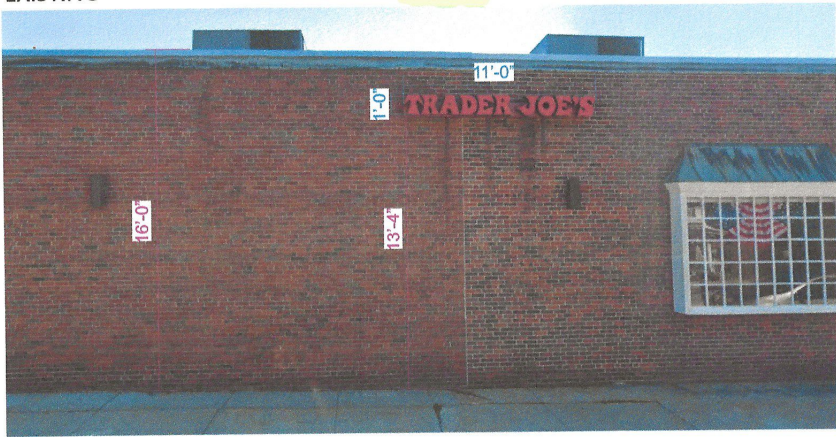
TRADER JOE'S
958 HIGHLAND AVE
NEEDHAM, MA 02494

(B)

REAR ELEVATION
SCALE: NTS

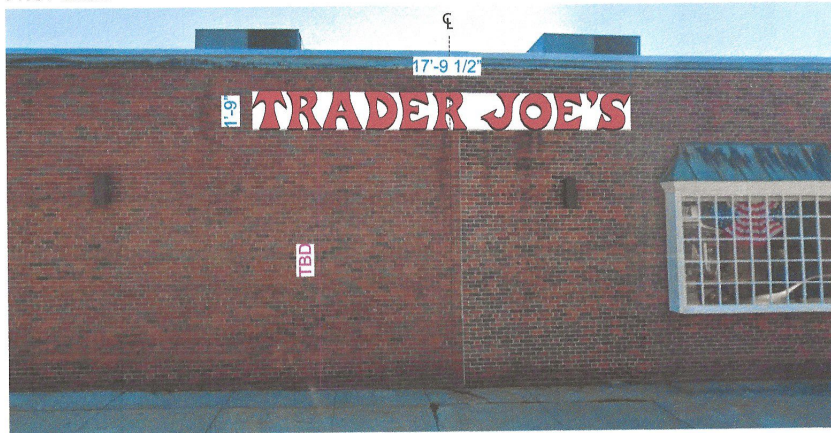
114

EXISTING



314

PROPOSED



FACING HIGHLAND AVE

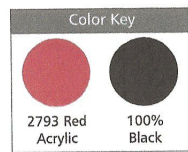
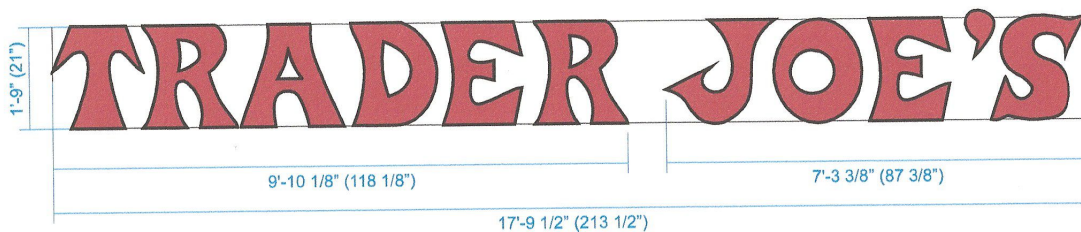
NOTES

- 84' STORE FRONTAGE FRONT AND REAR.
- 17' STORE FRONTAGE ON SIDE ELEVATION.

SIGN B
QTY (1)

21" ILLUMINATED CHANNEL LETTERS ON BACKER PANEL (LINEAR)
SCALE: 1:21

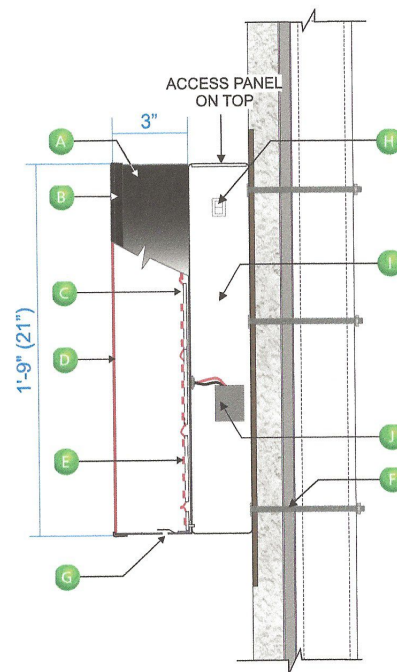
31.13 Sq. Ft.



SPECIFICATIONS

- A .040 black aluminum returns
- B 1" continuous black jewelite trim cap
- C .125 ACM backs with white inside
- D .177 #2793 red acrylic face
- E Red LED lighting
- F Non-corrosive 1/4"- 20 thru-bolts with fender washers & nuts. Mounting hardware may vary to suit wall conditions
- G 1/4" diameter drain hole (min. 2 per letter) with light baffle
- H Disconnect switch
- I 21"H x 213 1/2"L x 4"D white pan face backer panel
- J LED power supply

SECTION DETAIL
SCALE: NOT TO SCALE



b **broadwaynational**
100 DAVIDS DR, HAUPPAUGE, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 32674_03.21.23_00.00_LS

DETAIL
TRADER JOE'S

☐ Approved
☐ Approved with Corrections
☐ Rejected
☐ Revise and Resubmit
Signature: _____ Date: _____

TRADER JOE'S
958 HIGHLAND AVE
NEEDHAM, MA 02494

C

SIDE ELEVATION
SCALE: NTS

34

EXISTING



23

PROPOSED



NOTES:
- 84' STORE FRONTAGE FRONT AND REAR.
- 17' STORE FRONTAGE ON SIDE ELEVATION.

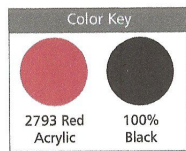
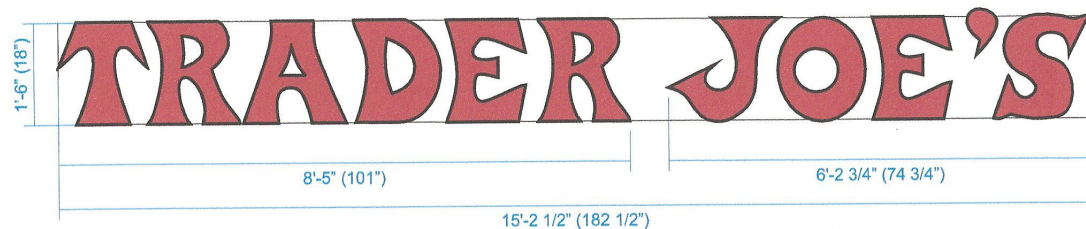
b **broadwaynational**
100 DAVIDS DR, HAUPPAUGE, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 32674_03.21.23_00.00_15

RENDERING
TRADER JOE'S

☐ Approved
☐ Approved with Corrections
☐ Rejected
☐ Revise and Resubmit
Signature: _____ Date: _____

TRADER JOE'S
958 HIGHLAND AVE
NEEDHAM, MA 02494

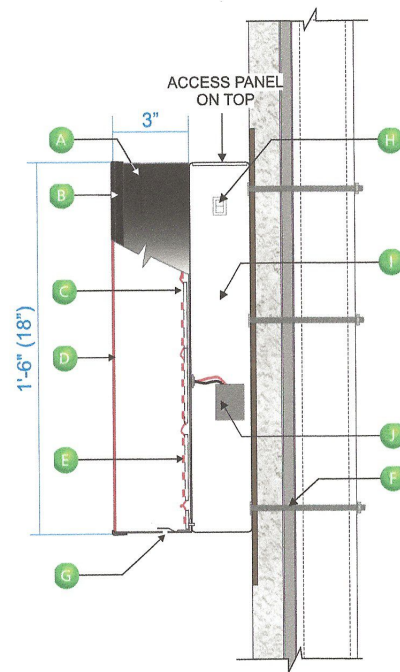
SIGN C 18" ILLUMINATED CHANNEL LETTERS ON BACKER PANEL (LINEAR) 22.81 Sq. Ft.
 SCALE: 1:18
 QTY (1)



SPECIFICATIONS

- A .040 black aluminum returns
- B 1" continuous black jewelite trim cap
- C .125 ACM backs with white inside
- D .177 #2793 red acrylic face
- E Red LED lighting
- F Non-corrosive 1/4"- 20 thru-bolts with fender washers & nuts. Mounting hardware may vary to suit wall conditions
- G 1/4" diameter drain hole (min. 2 per letter) with light baffle
- H Disconnect switch
- I 18"H x 182 1/2"L x 4"D white pan face backer panel
- J LED power supply

SECTION DETAIL
 SCALE: NOT TO SCALE



b **broadwaynational**

100 DAVIDS DR, HAUPPAUGE, NY 11788
 P631.737.3140 F631.737.3160
 INTERNAL USE ONLY: 32674_03.21.23_00.00_15

DETAIL

TRADER JOE'S

☐ Approved
☐ Approved with Corrections
☐ Rejected
☐ Revise and Resubmit
 Signature: _____ Date: _____

TRADER JOE'S
 958 HIGHLAND AVE
 NEEDHAM, MA 02494



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:** 04/22/23

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:

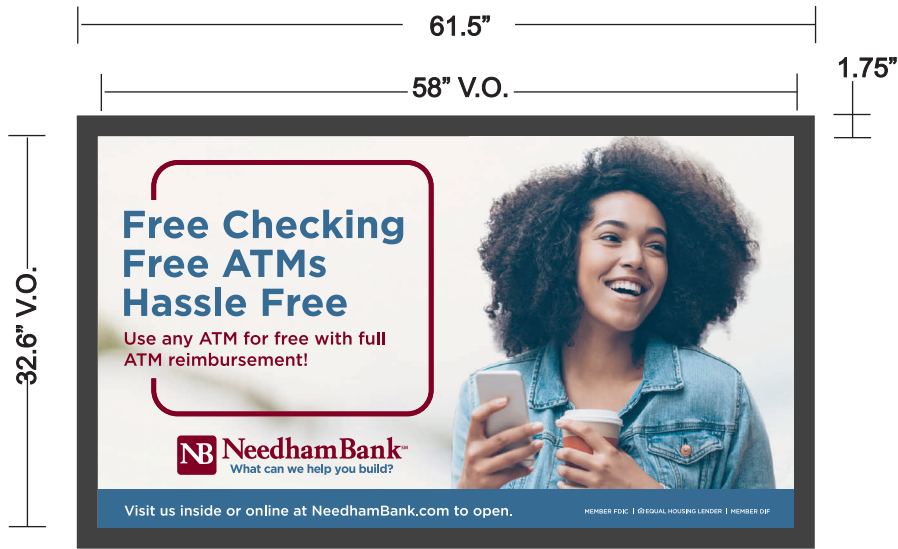
32.6" H x 58" W Signcomp cabinet sign with 2 part outer frame illuminated with white LED's mounted to wall

Please see attached drawings

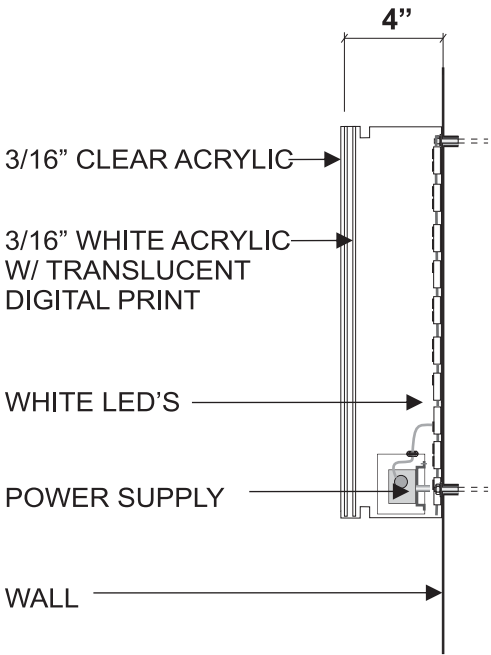
Please email completed application to elitchman@needhamma.gov



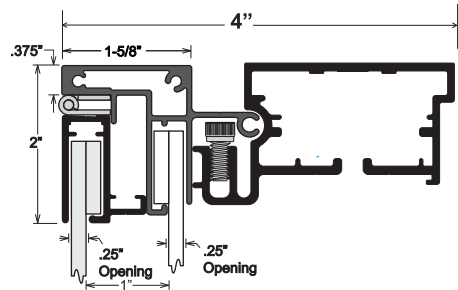
EAST ELEVATION - SCALE 3/16"=1'-0" OPTION #1 GRAPHIC



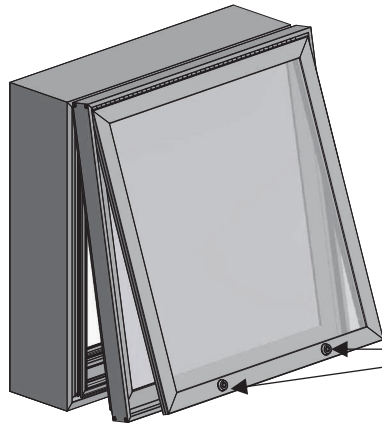
- SIGNCOMP SIGN CABINET - SCALE 3/4"=1'-0"**
- SINGLE FACE BODY INNER FRAME RETAINER, 2 PART OUTER FRAME
 - 8 7/16" DEEP SIGNCOMP SIGN CABINET
 - 3/16" CLEAR ACRYLIC OUTER LENS, 3/16" WHITE ACRYLIC INNER LENS W/ DIGITALLY PRINTED GRAPHICS
 - STUD MOUNTED TO BUILDING



SIDE VIEW -N.T.S.



SECTION VIEW - N.T.S.



3D VIEW

 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Needham Bank		Location:		Job Description: Drive Up ATM 1063 Great Plain Ave., Needham, MA Illuminated Logo	Revised
	Salesman: Rich	Designer: Ronald				
	Scale: AS NOTED					
	Date: 4/25/24	Sketch #: 64519				
		File Name: Drive Up ATM_Needham				

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

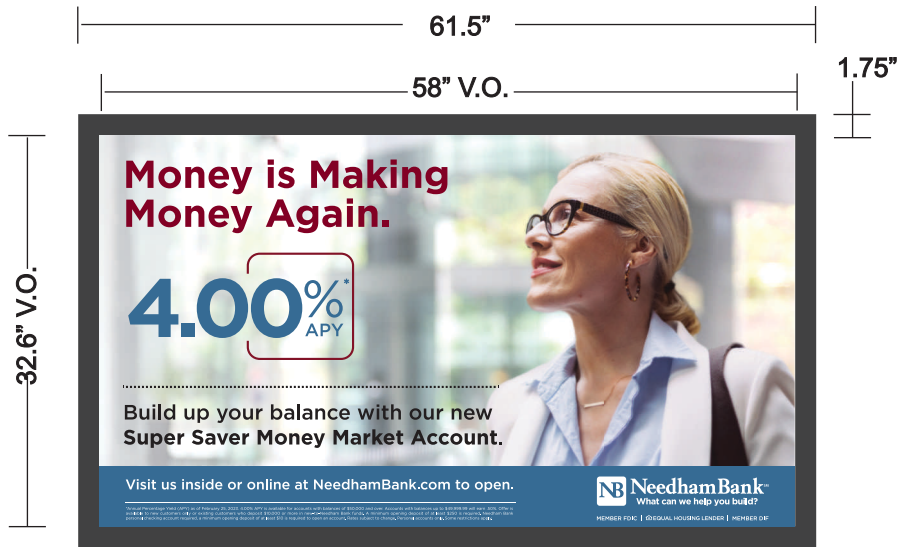
Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.

Customer Approval:



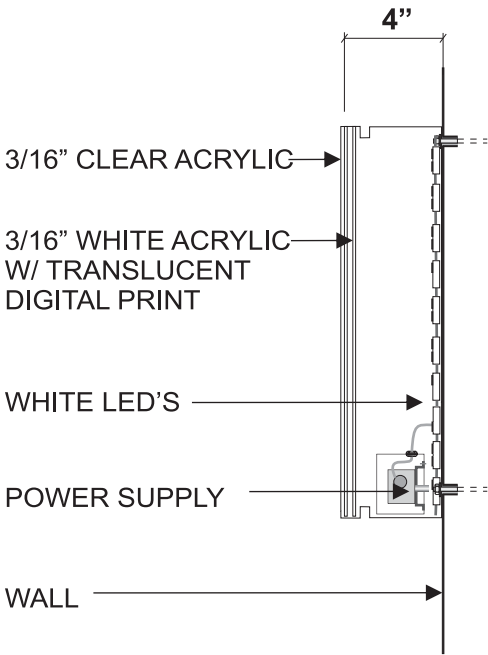
EAST ELEVATION - SCALE 3/16"=1'-0"

OPTION #2 GRAPHIC

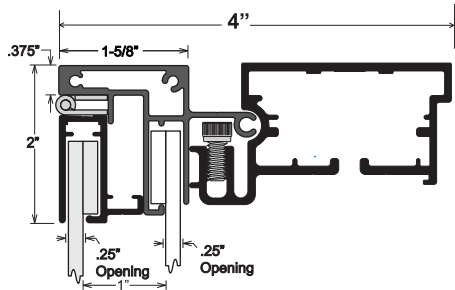


SIGNCOMP SIGN CABINET - SCALE 3/4"=1'-0"

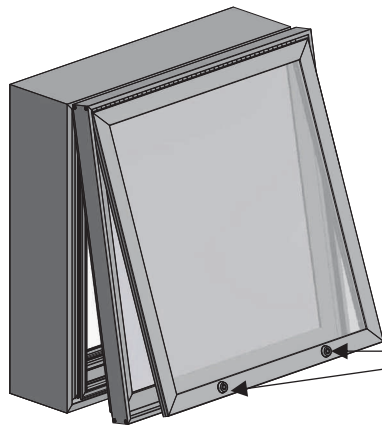
- SINGLE FACE BODY INNER FRAME RETAINER, 2 PART OUTER FRAME
- 8 7/16" DEEP SIGNCOMP SIGN CABINET
- 3/16" CLEAR ACRYLIC OUTER LENS, 3/16" WHITE ACRYLIC INNER LENS W/ DIGITALLY PRINTED GRAPHICS
- STUD MOUNTED TO BUILDING



SIDE VIEW -N.T.S.



SECTION VIEW - N.T.S.



3D VIEW

Project: Needham Bank		Location:	Revised
Salesman: Rich	Designer: Ronald	Drive Up ATM	
Scale: AS NOTED		1063 Great Plain Ave.,	
Date: 4/25/24	Sketch #: 64519	Needham, MA	
		File Name: Drive Up ATM_Needham	
		Job Description:	
		Illuminated Logo	



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.

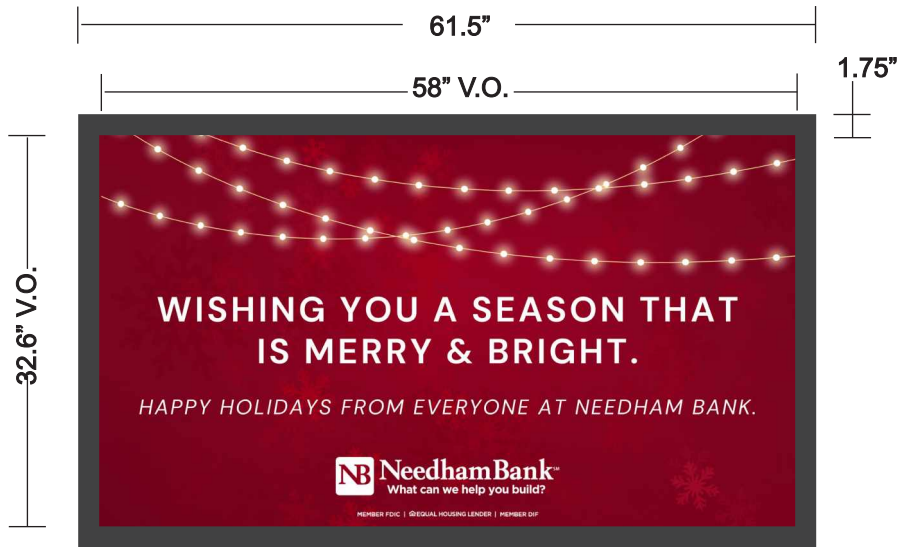
Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.

Customer Approval:



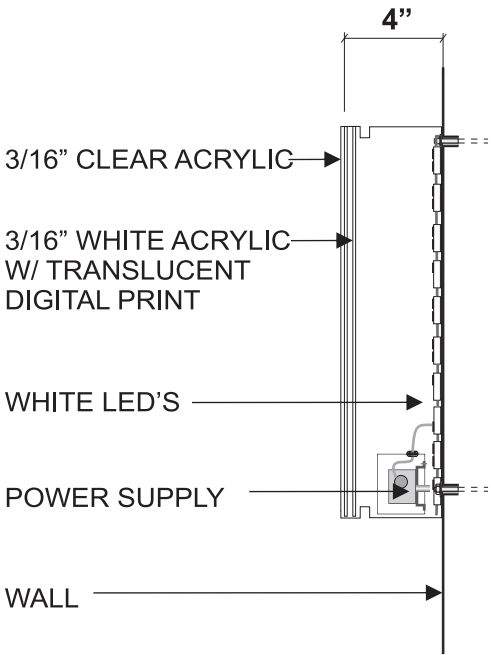
EAST ELEVATION - SCALE 3/16"=1'-0"

OPTION #1 GRAPHIC

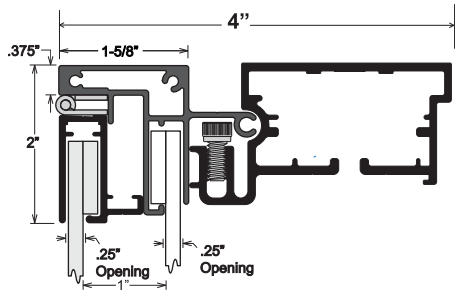


SIGNCOMP SIGN CABINET - SCALE 3/4"=1'-0"

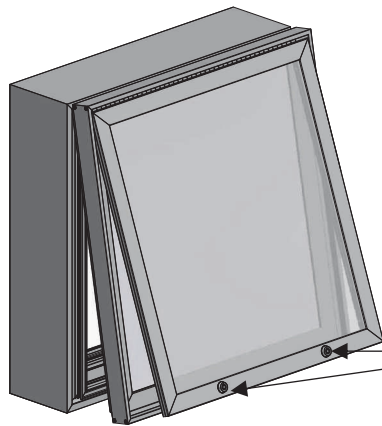
- SINGLE FACE BODY INNER FRAME RETAINER, 2 PART OUTER FRAME
- 8 7/16" DEEP SIGNCOMP SIGN CABINET
- 3/16" CLEAR ACRYLIC OUTER LENS, 3/16" WHITE ACRYLIC INNER LENS W/ DIGITALLY PRINTED GRAPHICS
- STUD MOUNTED TO BUILDING



SIDE VIEW -N.T.S.



SECTION VIEW - N.T.S.



3D VIEW

BARREL LOCKS

Project: Needham Bank		Location:	Revised
Salesman: Rich	Designer: Ronald	Drive Up ATM	
Scale: AS NOTED		1063 Great Plain Ave.,	
Date: 4/25/24	Sketch #: 64519	Needham, MA	
		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

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1203 Highland Ave. **Date:** 5/30/2023

Owner: Philnorstan Realty LTD

Address: 10 Newbury St. Boston MA 02116
Street City State Zip
Telephone: 617-267-6828

Applicant: Poyant Signs

Address: 125 Samuel Barnet Blvd. New Bedford MA 02745
Street City State Zip
Telephone: 774-762-3413

Designer/Installer: Same as applicant

Address: _____
Street City State Zip

Telephone: _____

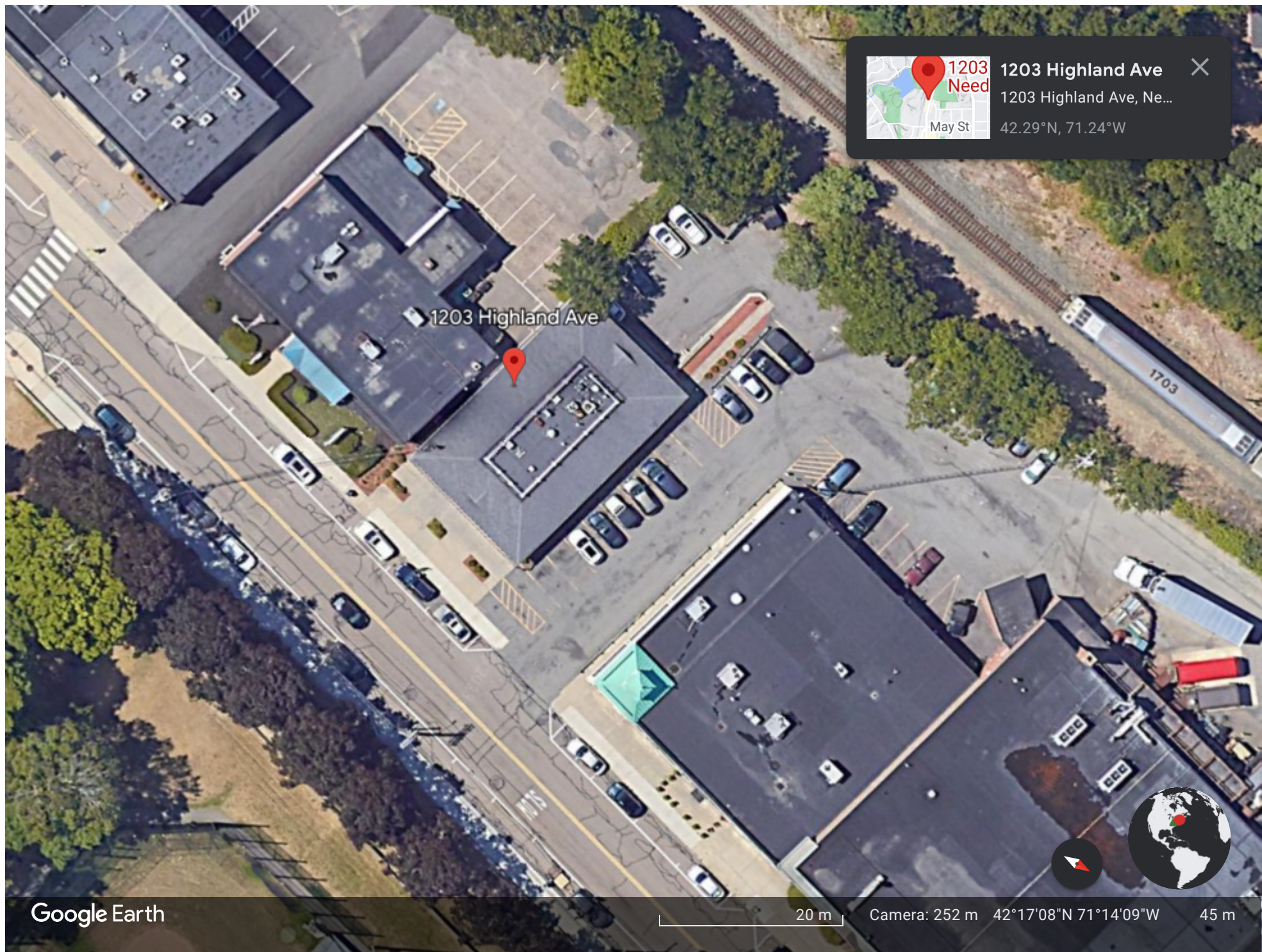
Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Rebrand the existing Dunkin Donuts to Dunkin with a new sign and architectural

building band element as per the attached drawings.

Please email completed application to elitchman@needhamma.gov





1203
Needham

May St

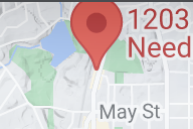
1203 Highland Ave

1203 Highland Ave, Ne...

42.29°N, 71.24°W

✕

← Photo Sphere



1203
Need

May St

1203 Highland Ave

1203 Highland Ave, Ne...

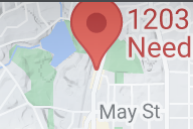
42.29°N, 71.24°W

×

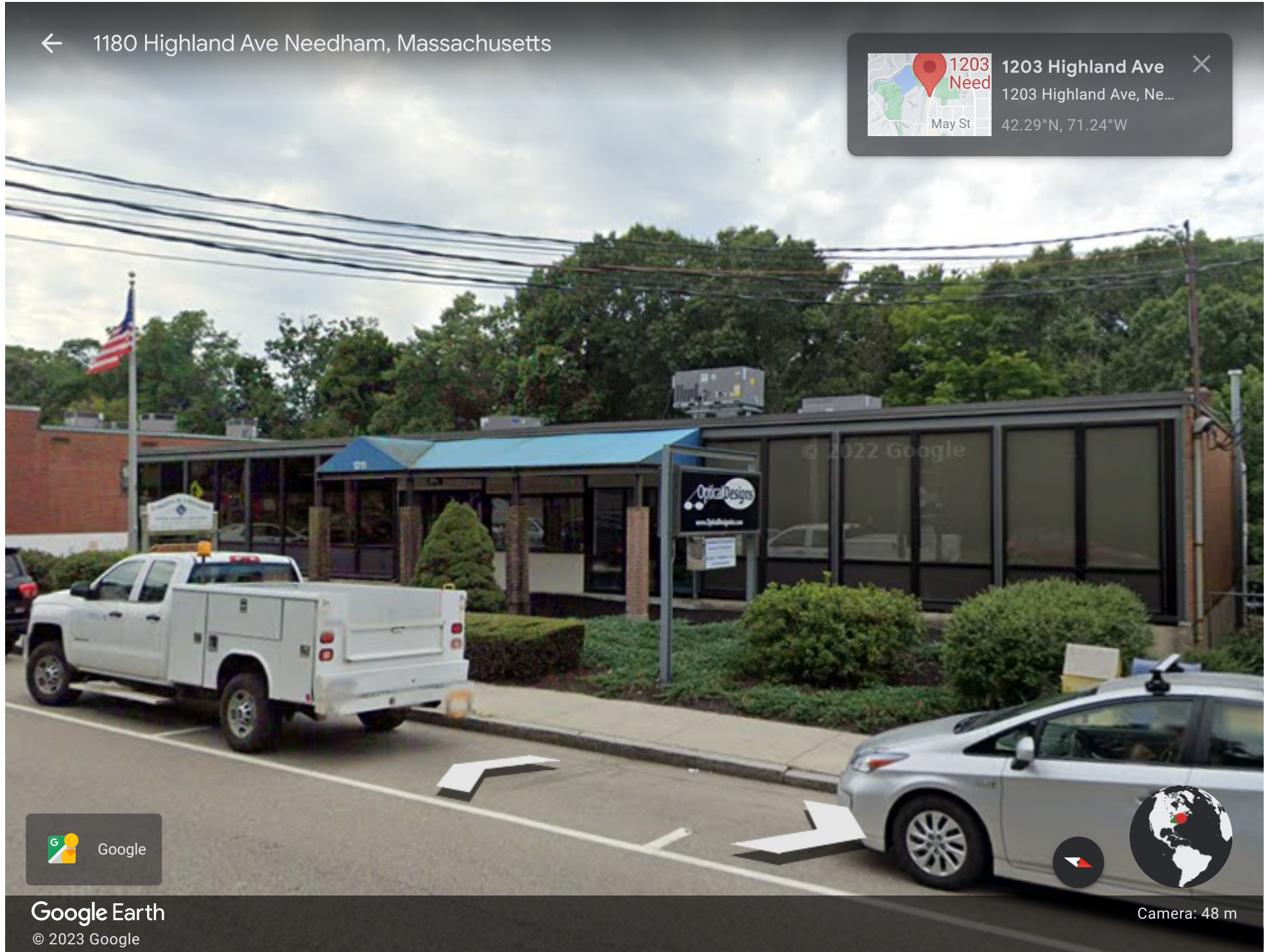


Google Earth
© 2023 Google

← 1180 Highland Ave Needham, Massachusetts



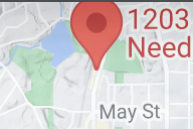
1203 Highland Ave ✕
1203 Highland Ave, Ne...
42.29°N, 71.24°W



Google Earth
© 2023 Google

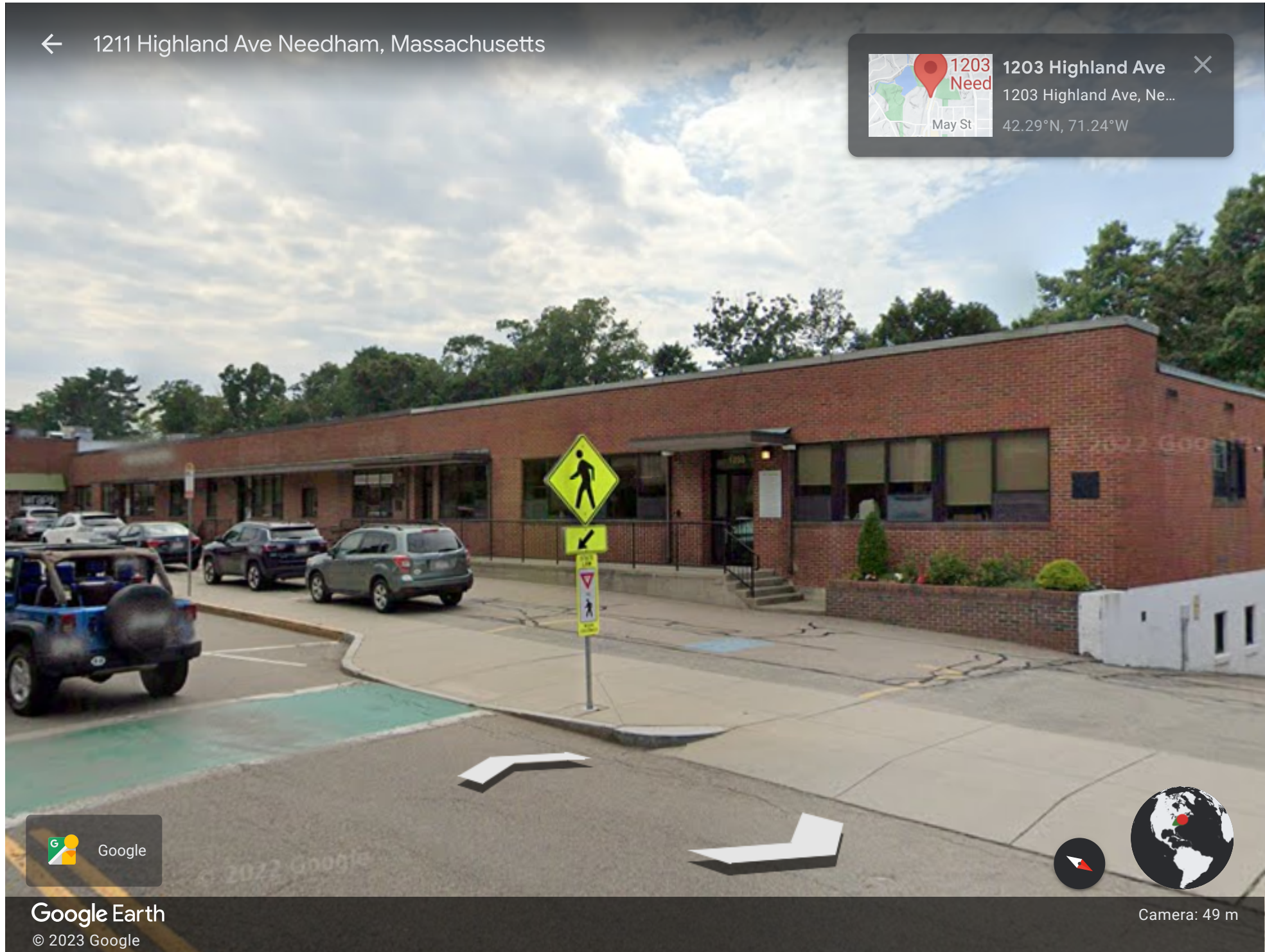
Camera: 48 m

← 1211 Highland Ave Needham, Massachusetts



1203
Need

1203 Highland Ave
1203 Highland Ave, Ne...
42.29°N, 71.24°W

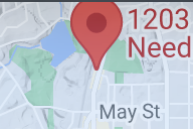


Google Earth
© 2023 Google



Camera: 49 m

← Photo Sphere



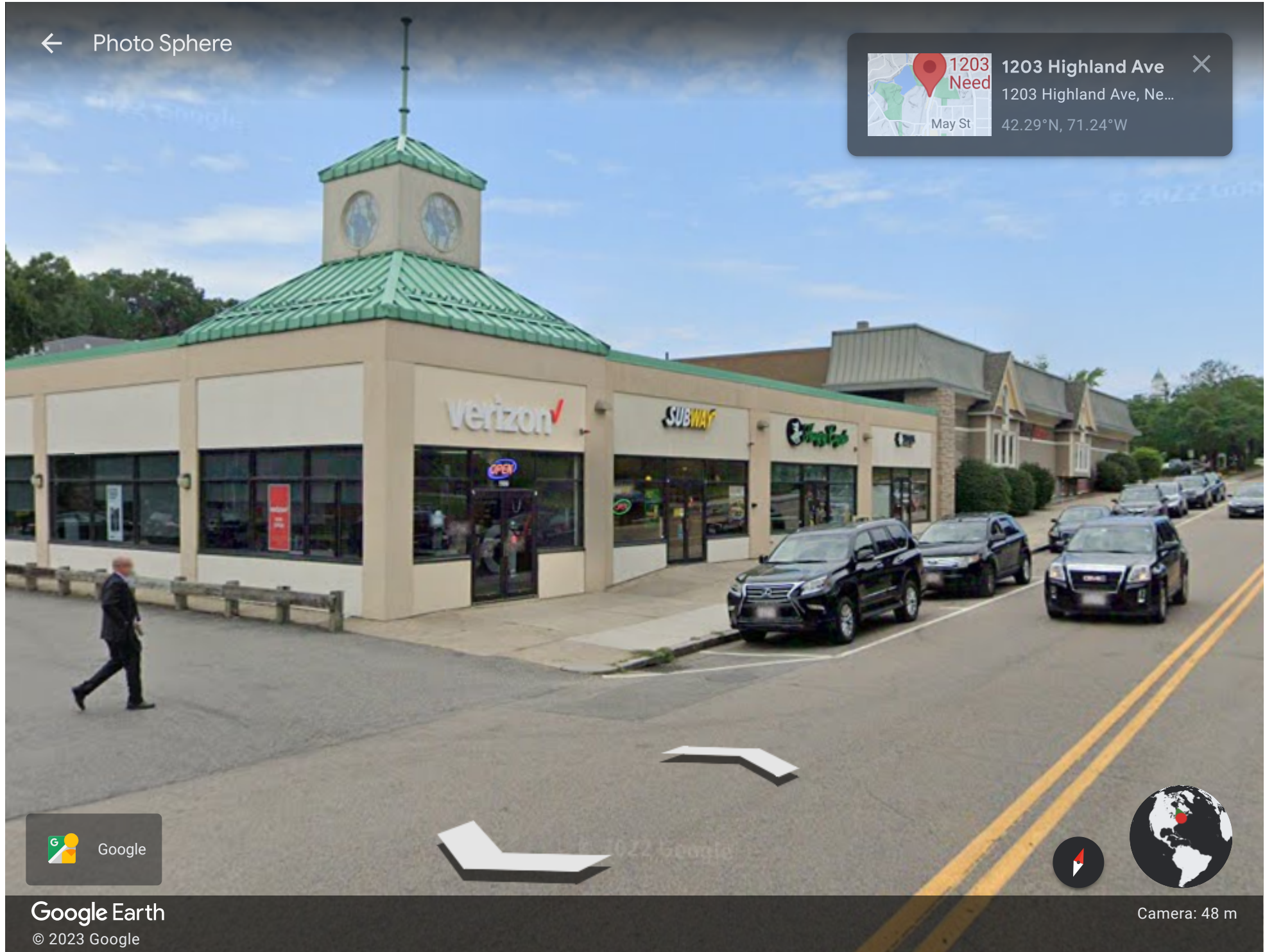
1203
Need

May St

1203 Highland Ave ✕

1203 Highland Ave, Ne...

42.29°N, 71.24°W





D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

Project: 21538
Dunkin'

Sales: Bill Gavigan Jr.
Date: 8.25.22
Designer: RMA

Note:
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Revisions:
5.24.23 RMA (R1) Updated
Proposal



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.

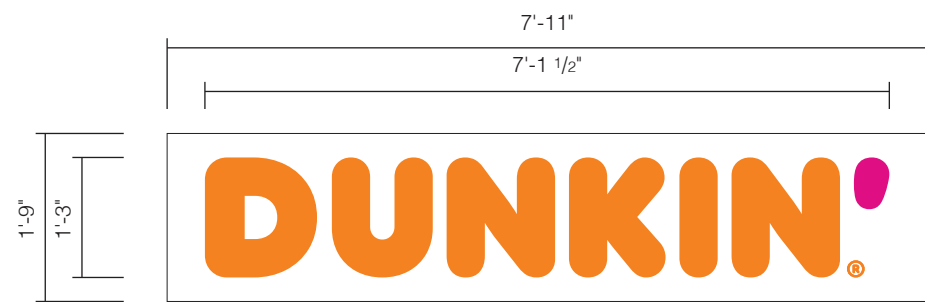


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3 Year Brand Identity Warranty Program

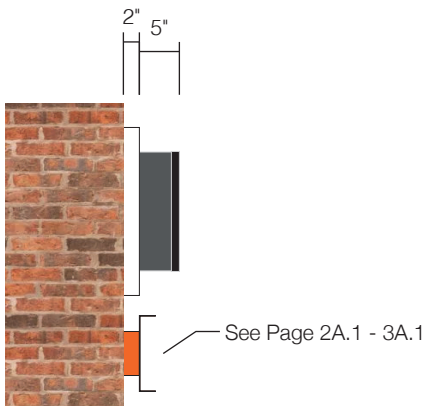
Approved By:

Date:

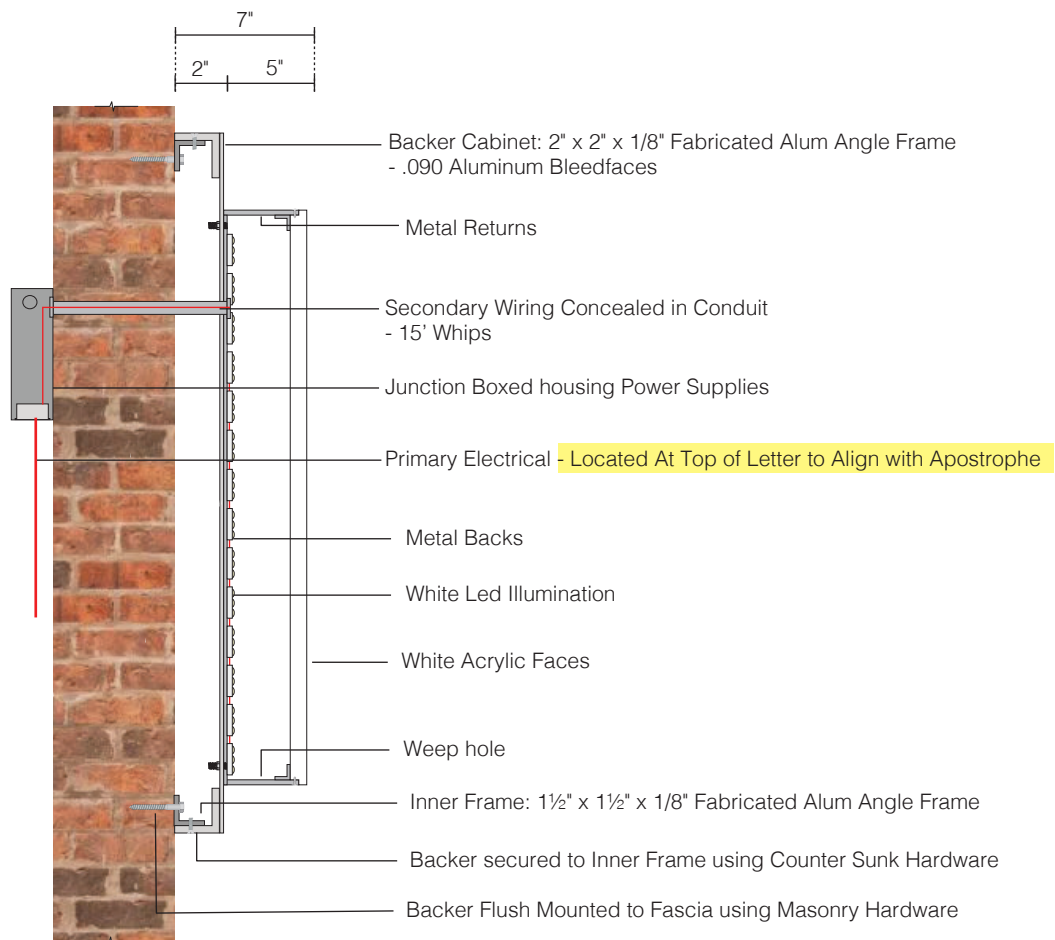
Face Lit Channel Letters on
Backer with Banding
Option A



A Sign Elevation - Front View
Scale: 1/2"=1'-0"



B Sign Elevation - Side Views
Scale: 1/2"=1'-0"



C Sign Elevation - Side Section View
Not to Scale

Specifications

Qty: 1 13.85 Sq Ft

Face Lit Channel Letters on Backer

Backer:

- 2" x 2" x 1/8" Aluminum Angle Frame clad with .090 Aluminum Bleed Faces; Painted White
- 1 1/2" x 1 1/2" x 1/8" Aluminum Inner Angle Frame for Mounting
- Backer Mounted via inner frame using masonry screws as required

Channel Letters

- 5" deep remote wired channel letters
- Prefinished dark gray aluminum returns
- 1" Bronze 313 trim cap
- 3/16" White acrylic face with 3M translucent vinyl applied 1st surface
- White LED illumination; GE Select Line
- @ to be 1/2" white PVC with vinyl applied to face; blind stud mounted flush to wall (with 1 stud on back)

*120V

Colors & Materials

Vinyl

-  DD Orange 3M 3630-3123
-  DD Magenta 3M 3630-1379

Coil Stock

-  Dark Gray #119

Trim Cap

-  1" Jewelite Bronze 313



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1203 Highland Avenue
Needham, MA 02492

Project: 21538
Dunkin'

Sales: Bill Gavigan Jr.
Date: 8.25.22
Designer: RMA

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Revisions:

5.24.23 RMA (R1) Updated Proposal



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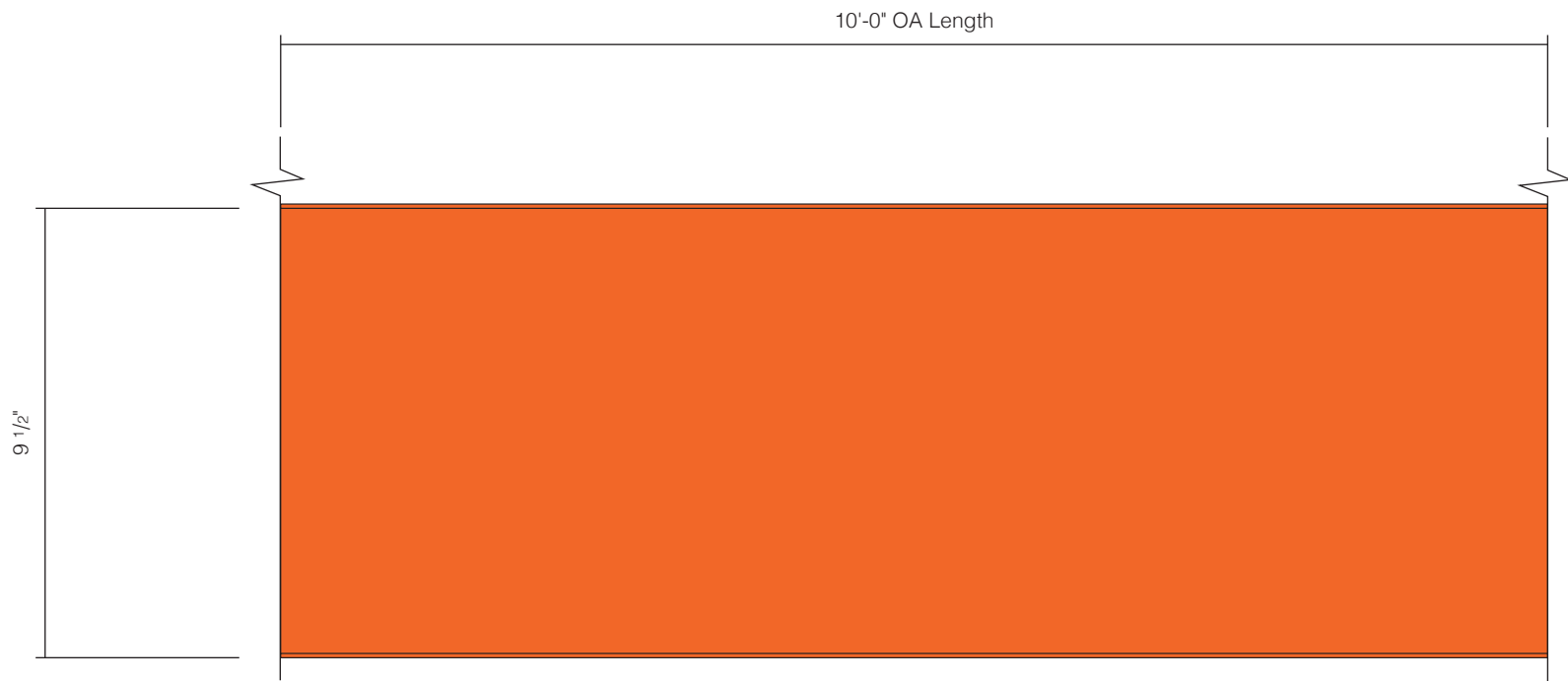
Approved By:

Date:

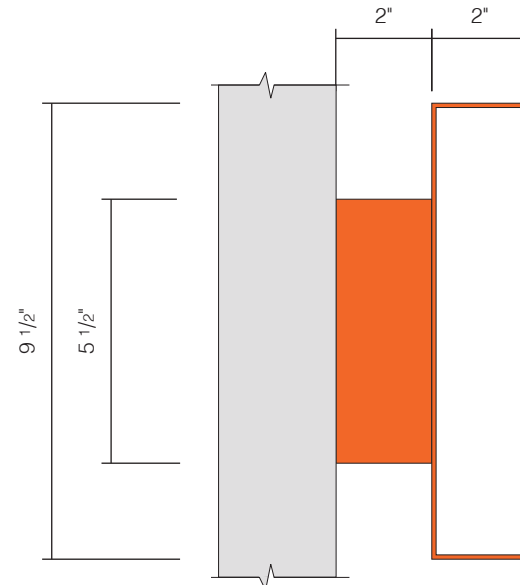
Face Lit Channel Letters on
Backer with Banding
Option A

Sign Type 21538.1B-R1

1B.1
1 of 1



A Sign Elevation - Front View
Scale: 3"=1'-0" **Sign Code: 14809-DD-DTW-BLDGBANDS**



B Sign Elevation - Side Views
Scale: 3"=1'-0"

A .090 Aluminum Brakeformed and Painted PMS 165C

B .090 Aluminum Brakeformed and Painted PMS 165C

C 1/8" Aluminum Back Channel

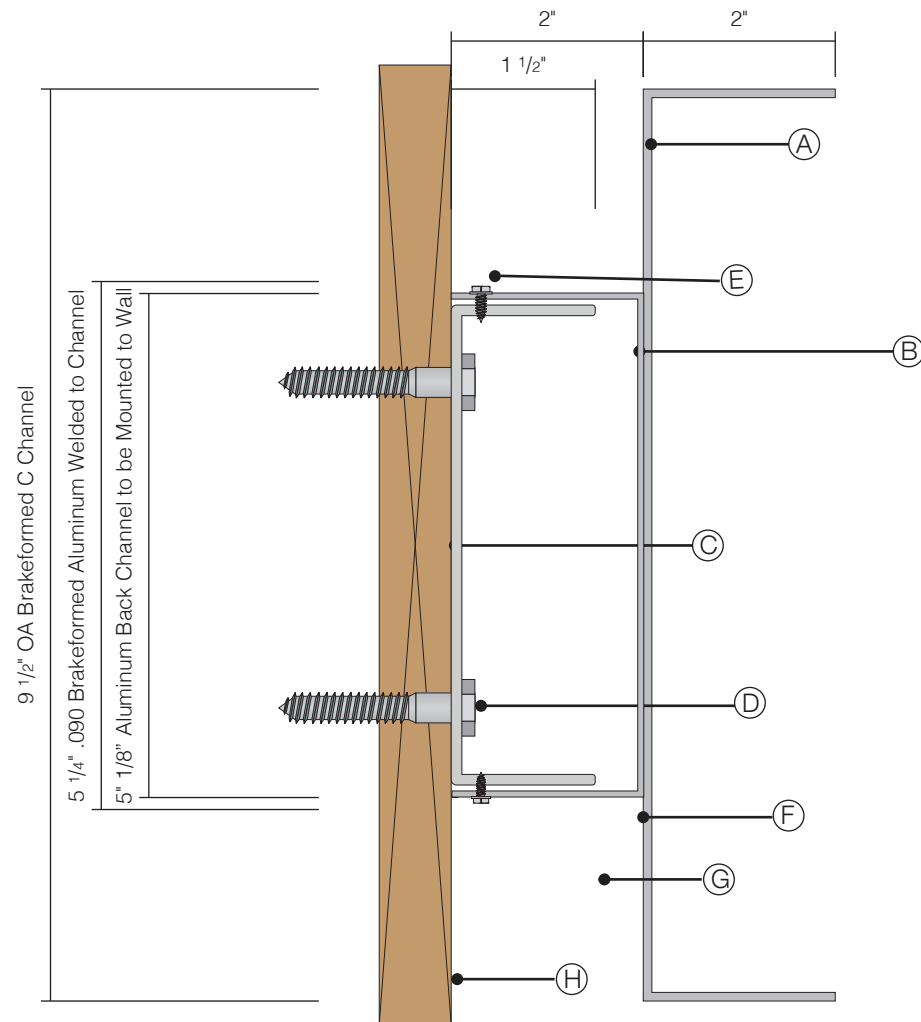
D 1/8" Aluminum Back Channel Mounted to Fascia Using 2" Long Lag Bolts as Required; Mounted First

E Tech Screws Painted Orange; Section B Mounted Over Section C and Secured Using Tech Screws

F Section A and Section B Welded Together

H Blocking by Others

C Side Section View
Scale: 6"=1'-0"



Specifications

Qty = 2

Architectural Building Band Element

***Back Mounting Channel to be Cut to Size in Field**

- C-Channel to be .090 Aluminum Brakeformed; Painted PMS 165C
- Behind C-Channel; .090 Aluminum Breakformed and applied to C-Channel; Painted PMS 165C
- 1/8" Aluminum Back Mounting Channel to be mounted to existing fascia using fasteners as required; mill finish
- C-Channel with applied aluminum mounted over 1/8" back channel; fastened top and bottom with tech screws as required; Tech Screws painted PMS 165C
- Plywood blocking provided by GC
- LED Wall Wash Lighting is Optional

Provided By Others - All below to be provided by others
- 3/8" weep holes as needed in field

Colors & Materials

Paint

 To Match PMS 165C; Gloss Finish



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Project: 21538
Dunkin'

Sales: Bill Gavigan Jr.
Date: 8.25.22
Designer: RMA

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Revisions:
5.24.23 RMA (R1) Updated
Proposal



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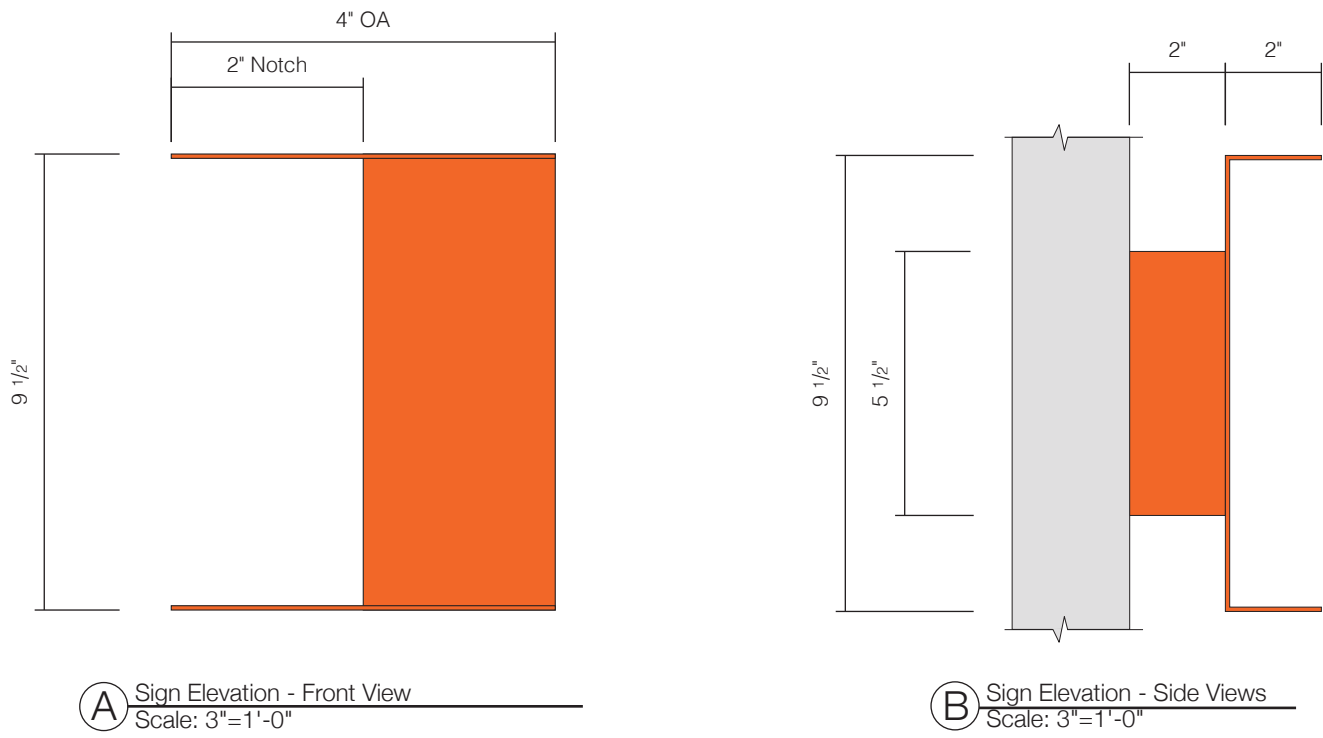


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Approved By:

Date:

Architectural Building/Band
Element
Option A



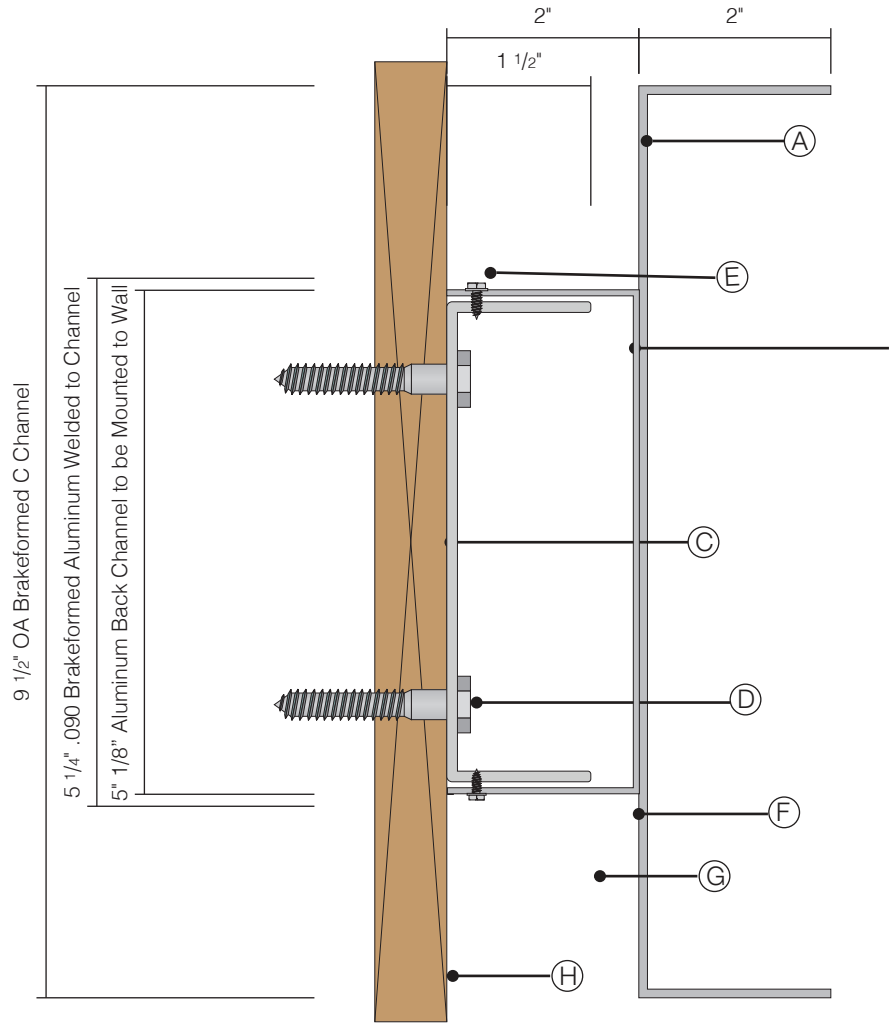
(A) Sign Elevation - Front View
Scale: 3"=1'-0"

(B) Sign Elevation - Side Views
Scale: 3"=1'-0"

Sign Code: 14809-DD-DTW-ENDCAP

- (A) .090 Aluminum Brakeformed and Painted PMS 165C
- (B) .090 Aluminum Brakeformed and Painted PMS 165C
- (C) 1/8" Aluminum Back Channel
- (D) 1/8" Aluminum Back Channel Mounted to Fascia Using 2" Long Lag Bolts as Required; Mounted First
- (E) Tech Screws Painted Orange; Section B Mounted Over Section C and Secured Using Tech Screws
- (F) Section A and Section B Welded Together
- (H) Blocking by Others

(C) Side Section View
Scale: 6"=1'-0"



Specifications

Qty = 2

Architectural Building Band End Cap

***Back Mounting Channel to be Cut to Size in Field**

- C-Channel to be .090 Aluminum Brakeformed; Painted PMS 165C
- Behind C-Channel; .090 Aluminum Brakeformed and applied to C-Channel; Painted PMS 165C
- 1/8" Aluminum Back Mounting Channel to be mounted to existing fascia using fasteners as required; mill finish
- C-Channel with applied aluminum mounted over 1/8" back channel; fastened top and bottom with tech screws as required; Tech Screws painted PMS 165C
- Plywood blocking provided by GC
- LED Wall Wash Lighting is Optional

Provided By Others - All below to be provided by others
- 3/8" weep holes as needed in field

Colors & Materials

Paint

 To Match PMS 165C; Gloss Finish



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1203 Highland Avenue
Needham, MA 02492

Project: 21538
Dunkin'

Sales: Bill Gavigan Jr.
Date: 8.25.22
Designer: RMA

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Revisions:
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Proposal



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Approved By:

Date:

Architectural Building Band
End Cap
Option A

Sign Type 21538.3A-R1

3A.1
1 of 1



Design Review Board Meeting Minutes
Monday, May 22, 2023
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Bob Dermody, Board Member (P)
Steve Dornbusch, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Applicants & Attendees:

1. Cathy Brown, The Sign Center representing Hamilton Highlands (known as Webster Green) located at 757 Highland Avenue and applying for signage.
2. Bart Steele, Viewpoint Sign & Awning representing Veryst Engineering located at 45 Kearney Road and applying for signage.

Chair Gluesing called the meeting to order on May 22, 2023, at 7:30 p.m. He reviewed the remote meeting procedures.

Agenda Item 1:

Cathy Brown, The Sign Center representing Hamilton Highlands (known as Webster Green) located at 757 Highland Avenue and applying for signage.

Cathy Brown, The Sign Center, explained that the proposed sign is 29.75"x57.5", 11 s.f, post and panel, and double sided. The existing ground mounted spotlight illumination will be reused. The sign will be white composite sign panel with gold and blue colors will be applied vinyl graphics.

Mr. Dermody stated that he finds the wording a bit difficult to read regarding the location and company. He stated that he believes Hamilton Highlands should be placed first on the sign. Ms. Brown stated that the company generally likes to identify itself and then the location. She said she could to run the idea by her client.

Chair Gluesing asked about the lettering size for Hamilton Highlands. Ms. Brown stated that this is unclear. She explained that this is a made of 2" thick high-density sign foam that will be painted white, sealed, with vinyl applied over this. There are also small solar lights on top of the posts.

Chair Gluesing stated that, if the overall graphic was reduced by approximately 10%, there would be more negative space in which to move the lettering around in. Ms. Brown stated that she would review this and gather the lettering information for the Board.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the Hamilton Highlands sign for 757 Highland Avenue, with a condition that the

ownership graphic be reduced by 10%. Bob Dermody – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

Agenda Item 2:

Bart Steele, Viewpoint Sign & Awning representing Veryst Engineering located at 45 Kearney Road and applying for signage.

Bart Steele, Viewpoint Sign & Awning, explained that the buildings at this site have been upgraded and a standard sign type is trying to be determined for new tenants. The proposal is for fabricated aluminum letters with halo LED lighting. Light will wrap around the letters, instead of outward. The sign is 22.3 s.f., with a logo size of 22.5”x22.5”, and the “V” and “E” are 10” high.

Upon a motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the sign for 45 Kearney Road, Veryst Engineering, as submitted. Bob Dermody – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

Minutes:

Minutes from the 04/24/2023 meeting.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Dermody, it was voted to approve the meeting minutes of April 24, 2023, as presented. Bob Dermody – abstain; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 2-0-1.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to adjourn at 7:52 p.m. Bob Dermody – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

Next Public Meeting – June 5, 2023 at 7:30pm via Zoom Webinar