

DESIGN REVIEW BOARD

Monday, October 2, 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: None.

APPLICANTS:

Tom Ryder, Needham Town Engineer, applying for message board signage to be located at 500 Dedham Avenue, Public Services Administration Building.

Jeff Sarra, Batten Brothers representing Anton's Cleaners located at 1433 Highland Avenue and applying for signage.

Christine Bergeron, owner Anton's Cleaners located at 1433 Highland Avenue and applying for façade changes.

Gary Katz and Jeff Katz applying for plaque honoring Harvey's Hardware located at 1004 Great Plain Avenue.

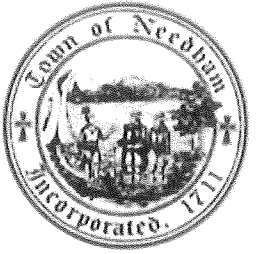
Diane Hughes, owner Hughes Valente Real Estate located at 20 Chestnut Street and applying for signage.

Robert Laurencelle, Signage US representing Splash & Dash located at 120 Highland Avenue and applying for signage.

REVIEW

Minutes of 9/11/2023 meeting.

Next Public Meeting – October 23, 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

Location: 500 DEDHAM AVENUE Date: 9/28/23

Owner: TOWN OF NEEDHAM

Address: 1471 HIGHLAND AVENUE, NEEDHAM, MA 02492
Street City State Zip

Telephone: 781-455-7550 EXT 346

Applicant: TOWN OF NEEDHAM DPW- THOMAS RYDER

Address: 500 DEDHAM AVENUE, NEEDHAM, MA 02492
Street City State Zip

Telephone: 781-455-7550 EXT 346

Designer/Installer: BainCor, Inc.

Address: 763 South Street, Holbrook, MA 02343
Street City State Zip

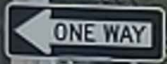
Telephone: 339-987-5525

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:

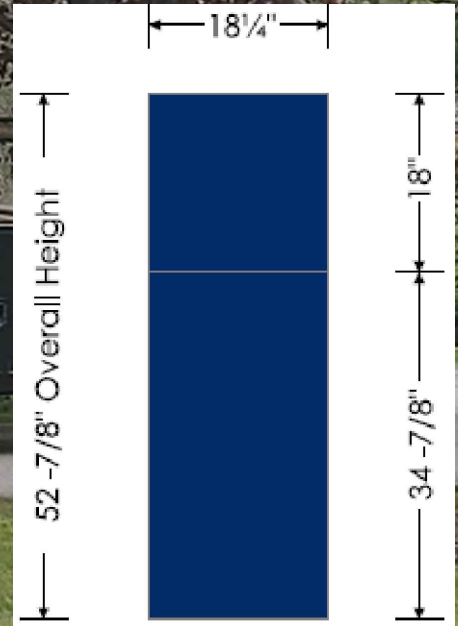
Variable message board installation in front of the PSAB building at 500 Dedham Avenue

The Board is intended to provide information to the residents similar to the Fire station
and RTS message boards. The size of the board proposed is approximately 3-ft high by 7
1/2 ft wide. The post height is approximately 2 1/2 feet from the ground.



STATIC MESSAGE

SIDE VIEW



VARIABLE MESSAGE



STAKED LOCATION OF
PROPOSED VARIABLE
MESSAGE BOARD
TRAVELING SOUTH
DEDHAM AVENUE

STAKED LOCATION OF
VARIABLE MESSAGE
BOARD TRAVELING
NORTH DEDHAM AVENUE





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1433 HIGHLAND AVE **Date:** 09/11/23

Owner: HIGHLAND 1433 REALTY TRUST

Address: 500 CLARK ROAD TEWKSBURY MA 01876
Street City State Zip
Telephone: 978-851-3721

Applicant: BATTEN BROS., INC

Address: 893 MAIN STREET WAKEFIELD MA 01880
Street City State Zip
Telephone: 781 245 4800

Designer/Installer: BATTEN BROS., INC

Address: 893 MAIN STREET WAKEFIELD MA 01880
Street City State Zip
Telephone: 781 245 4800

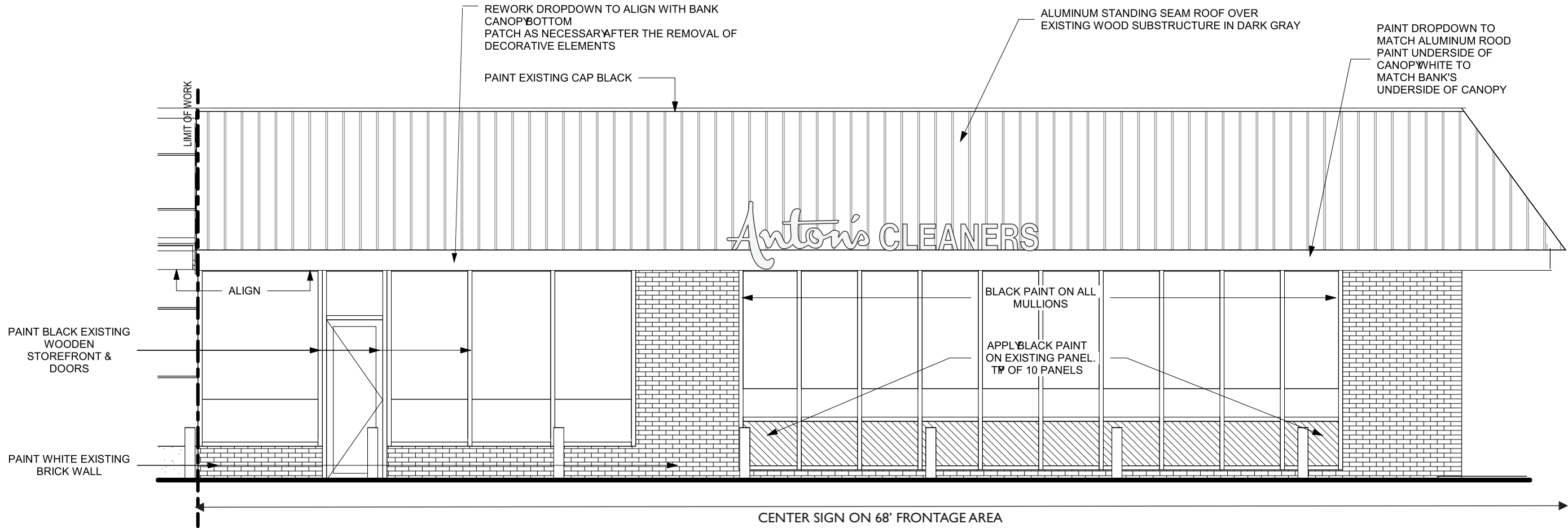
Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

SIGN REPLACEMENT OF EXISTING CHANNEL LETTERS WITH NEW CHANNEL LETTERS

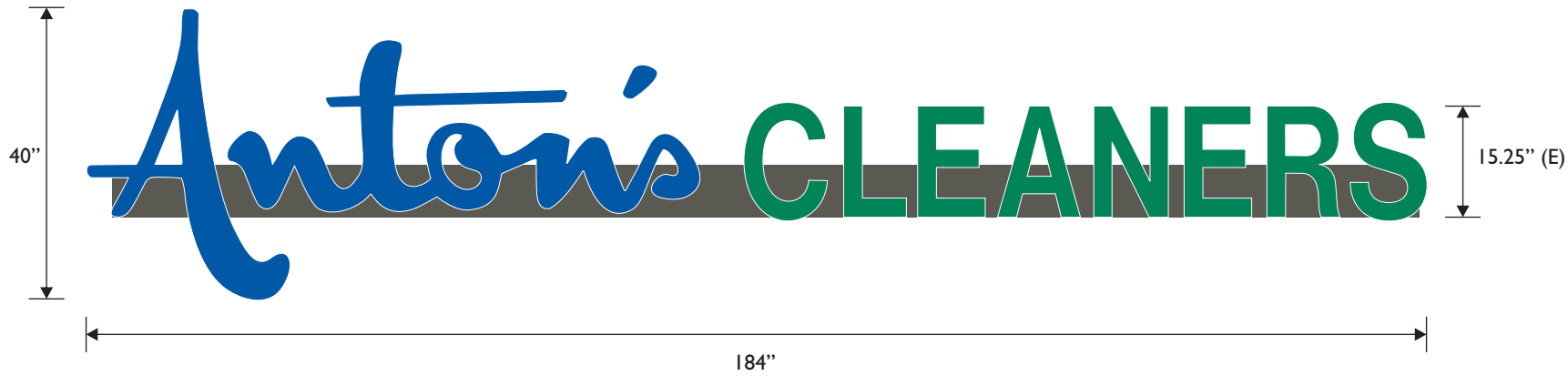
IN LOGO STYLE READING "ANTON'S CLEANERS" MEASURING 40" X 184" CENTERED ON FACADE

Please email completed application to elitchman@needhamma.gov



CONSTRUCTION - NORTH ELEVATION
SCALE 3/16" = 1'-0"

- Illuminated Letters
Scale: .50" = 1'-0"
- .040 White Aluminum Returns 4" Deep
 - .187" White Acrylic Faces
 - 3M Trans Blue and Vivid Green Vinyl Overlay
 - 1" White Trimcap
 - Internal Illumination By White LEDs Inside Letters
 - 120V 60W Remote Power Supplies
 - 5" Tall Extruded Aluminum Raceway
 - Painted To Match Metal Roof



 Batten Bros. Inc. Sign Advertising 893 Main Street Wakefield, MA 01880 781.245.4800	Project:		Location:		Job Description: Antons Cleaners Storefront Signage File Name:
	Account: J. Sarra	Designer: R. Myerow			
	Scale: AS NOTED				
	Date: 09.11.23	Sketch #:			
Revised					

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Batten Bros. Inc. Sign Advertising 893 Main Street Wakefield, MA 01880 781.245.4800						Project:		Location:		Job Description:		Revised	
						Account: J. Sarra		Antons Cleaners 1433 Highland Ave Needham, MA		Antons Cleaners Storefront Signage			
						Scale: AS NOTED							
						Date: 09.11.23		File Name:					
						Sketch #:							
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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1433 HIGHLAND AVE **Date:** 09/25/23

Owner: HIGHLAND 1433 REALTY TRUST

Address: 500 CLARK ROAD TEWKSBURY MA 01876
Street City State Zip
Telephone: 978-851-3721

Applicant: BATTEN BROS., INC

Address: 893 MAIN STREET WAKEFIELD MA 01880
Street City State Zip
Telephone: 781 245 4800

Designer/Installer: BATTEN BROS., INC

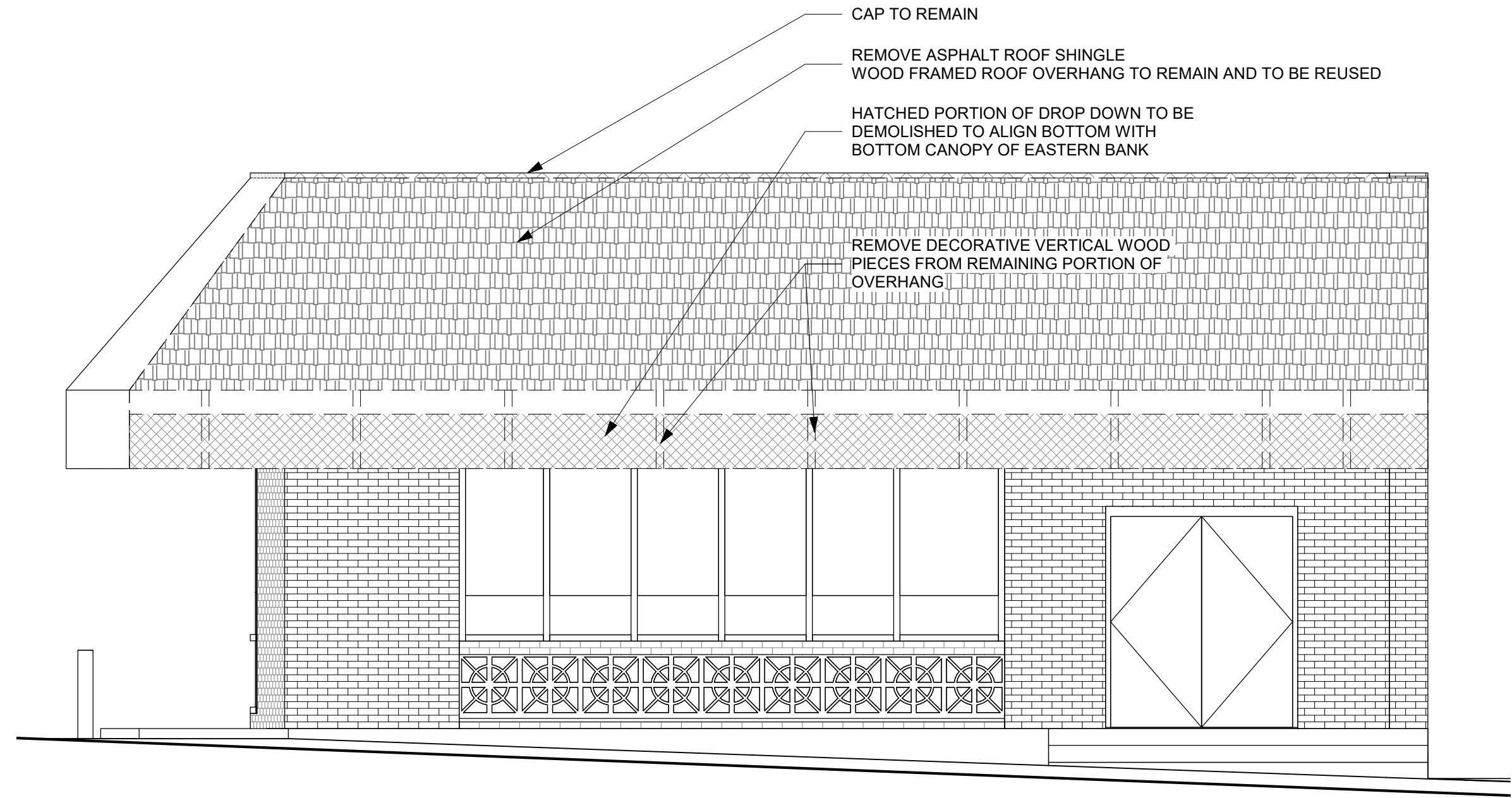
Address: 893 MAIN STREET WAKEFIELD MA 01880
Street City State Zip
Telephone: 781 245 4800

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

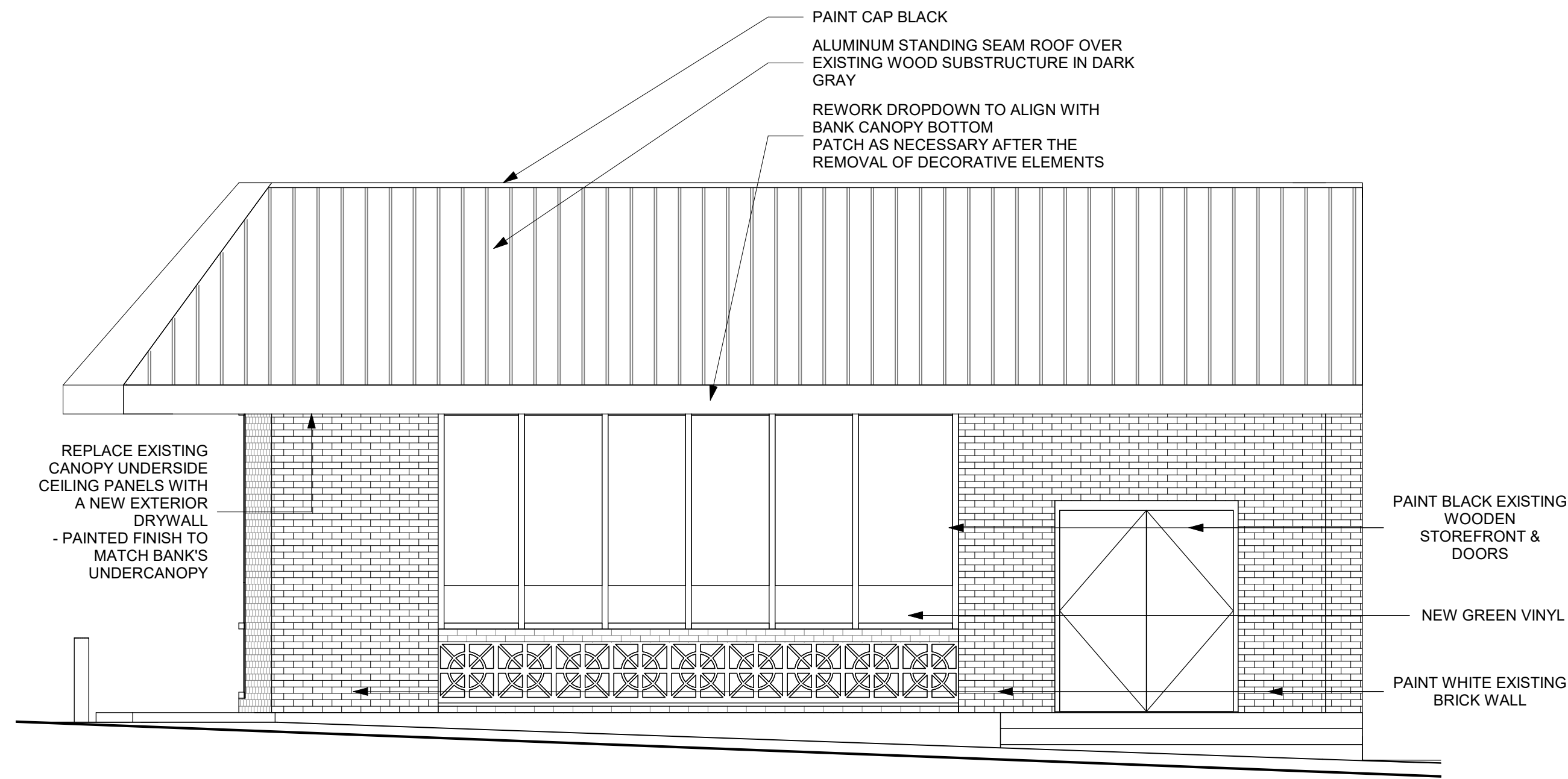
Brief description of sign or project:

UPDATE EXTERIOR OF BUILDING BY REPAINTING EXISTING BRICK WARM WHITE, PAINTING
MULLIONS BLACK, RE-ROOF OVER THE EXISTING WITH A STANDING METAL SEAM ROOF IN
A DARK GREY COLOR CONSISTENT WITH THE ADJACENT BANK OVERHANG

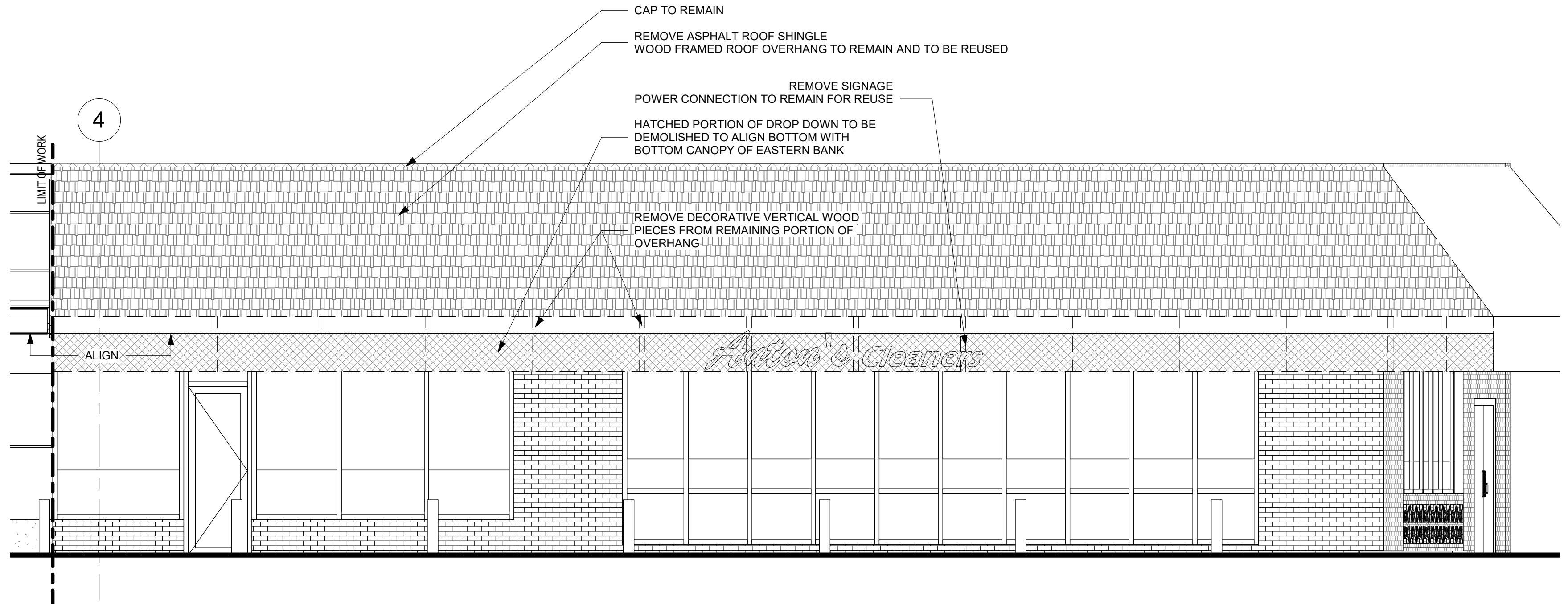
Please email completed application to elitchman@needhamma.gov



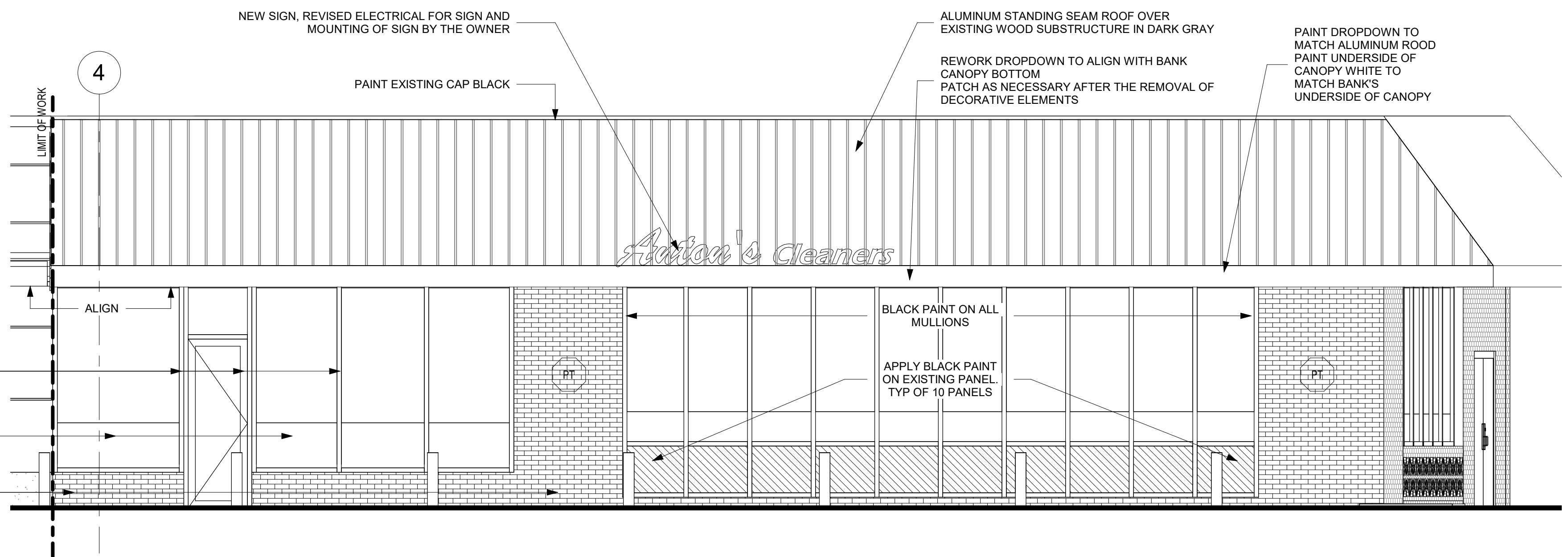
2 DEMOLITION - WEST ELEVATION
1/4" = 1'-0"



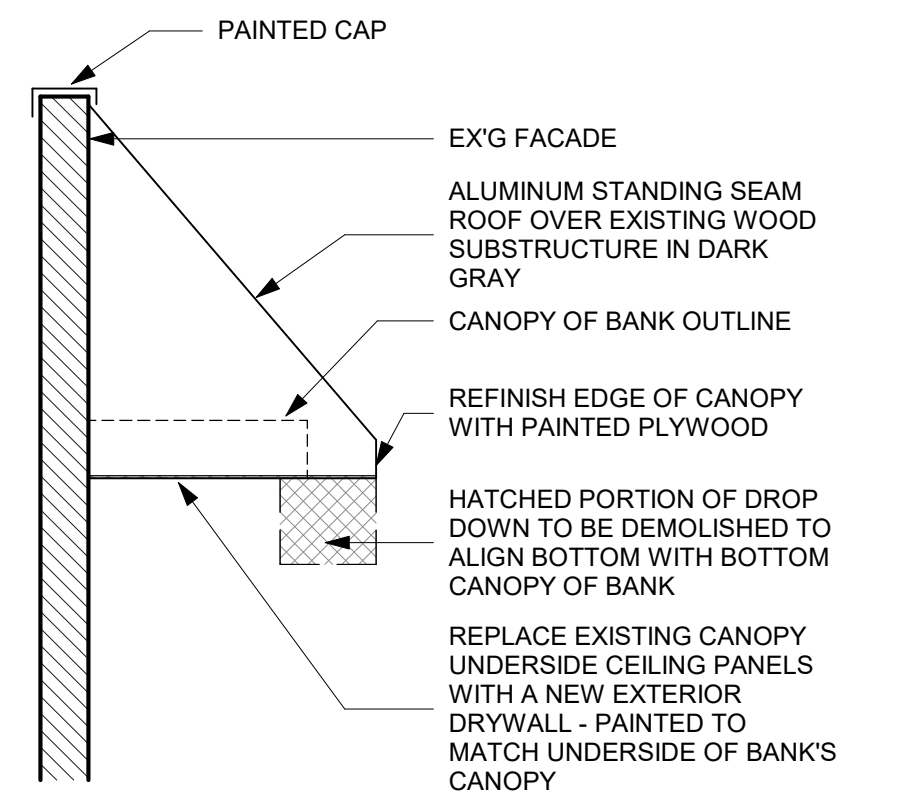
4 CONSTRUCTION - WEST ELEVATION
1/4" = 1'-0"



1 DEMOLITION - NORTH ELEVATION
1/4" = 1'-0"



3 CONSTRUCTION - NORTH ELEVATION
1/4" = 1'-0"



5 CANOPY ROOF SECTION
1/4" = 1'-0"



Front Elevation - Existing - Adjacent Tenant



Front Elevation - Existing - Parking Lot View



Side Elevation - Existing- Chapel Street View



Photo Rendering Of Updates - Front Elevation

 Batten Bros. Inc. Sign Advertising 893 Main Street Wakefield, MA 01880 781.245.4800	Project:		Location:		Revised
	Account:	J. Sarra	Designer:	Anton's Cleaners 1433 Highland Ave Needham, MA	
	Scale:	AS NOTED			
	Date:	09.25.23	Sketch #:		
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BONE WHITE

BURGUNDY

CHARCOAL GRAY

COLONIAL RED

DARK BRONZE

DOVE GRAY

DEEP RED

EVERGLADE MOSS

FOREST GREEN

HARTFORD GREEN

HEMLOCK GREEN

MANSARD BROWN

MEDIUM BRONZE

MATTE BLACK

PACIFIC BLUE

PATINA GREEN

ROYAL BLUE

SLATE BLUE

SLATE GRAY

SUNNET BLUE

SANDSTONE

SIERRA TAN

STONE WHITE

TERRA COTTA



Standard COLORS and COATINGS

PERMACOLOR 3500

Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in
Galvalume and Aluminum
(.032", .040" & .050")

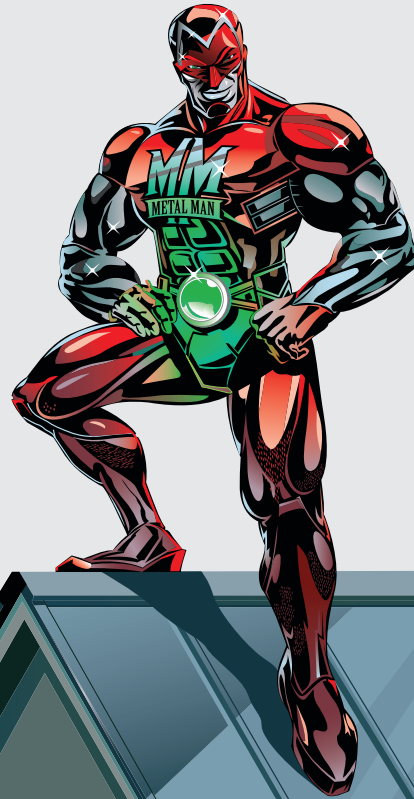


To view current SRI values,
please visit the Englert website.

Colors shown are close to actual finishes
however, due to the limitations of
printing processes, slight variations
may exist. Please contact Englert for
actual color chips before ordering.



PPG is a registered trademark of PPG Industries Ohio, Inc.



MILL FINISH GALVALUME-PLUS®



PERMAMETALLICS 3500*

*Premium priced paint systems.

CHAMPAGNE* (Metallic) Mica 2-Coat System



COPPER* (Metallic) Mica 2-Coat System



PREWEATHERED GALVALUME®*

(Metallic) Mica 2-Coat System

MILL FINISH

(Aluminum) Made to order –
available in sheets only



FINISHES THAT MEET ANY DESIGN OBJECTIVE

Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



ROOFING KYNAR-COATED STANDARDS IN STOCK - SHEET AND COIL

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Galvalume-Plus®		✓	✓				
Burgundy	•	✓	•	✓	•	•	•
Bone White	•	✓	•	✓	✓	✓	•
Charcoal Gray	•	✓	✓	✓	✓	✓	•
Colonial Red	•	✓	✓	✓	•	•	•
Dark Bronze	•	✓	✓	✓	✓	✓	•
Dove Gray	•	✓	✓	✓	✓	✓	•
Deep Red	•	✓	•	✓	•	•	•
Everglade Moss	•	✓	•	✓	•	•	•
Forest Green	•	✓	✓	✓	✓	•	•
Hartford Green	•	✓	✓	✓	✓	•	•
Hemlock Green	•	✓	•	✓	•	•	•
Mansard Brown	•	✓	✓	✓	✓	•	•
Medium Bronze	•	✓	✓	✓	✓	✓	•
Mill Finish (Aluminum)*				✓*	✓*	✓*	•*

*Made to order – available in sheets only.

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Matte Black	•	✓	✓	✓	✓	✓	•
Pacific Blue	•	✓	•	✓	•	•	•
Patina Green	•	✓	•	✓	•	•	•
Royal Blue	•	✓	•	✓	•	•	•
Slate Blue	•	✓	•	✓	•	•	•
Slate Gray	•	✓	✓	✓	✓	✓	•
SunNet Blue	•	✓	•	✓	•	•	•
Sandstone	•	✓	•	✓	✓	✓	•
Sierra Tan	•	✓	•	✓	✓	✓	•
Stone White	•	✓	•	✓	✓	✓	•
Terra Cotta	•	✓	•	✓	•	•	•
Champagne (Metallic)*	•	✓	•	✓	✓	•	•
Copper (Metallic)*	•	✓	•	✓	✓	•	•
Prewheathered (Metallic)*	•	✓	•	✓	✓	✓	•

*Mica 2-Coat System

✓ - Standard • - Minimum Quantities Required

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

The coil and sheet availability shown above is subject to change at anytime without notice. Contact Englert for current offering.

ENGLERT INC.
1200 Amboy Avenue, Perth Amboy, NJ 08861
Phone: 732-826-8614 • Fax: 732-826-8865
info@englertinc.com • englertinc.com

DISTRIBUTED BY:



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1004 Great Plain Ave Date: 9/21/23

Owner: AJ Realty Trust Jeffrey Katz, Gary Katz Trustees

Address: Po Box 920206 Needham Ma 02492
Street City State Zip

Telephone: 781-248-8939

Applicant: Same as Above

Address: _____
Street City State Zip

Telephone: _____

Designer/Installer: Same as above

Address: _____
Street City State Zip

Telephone: _____

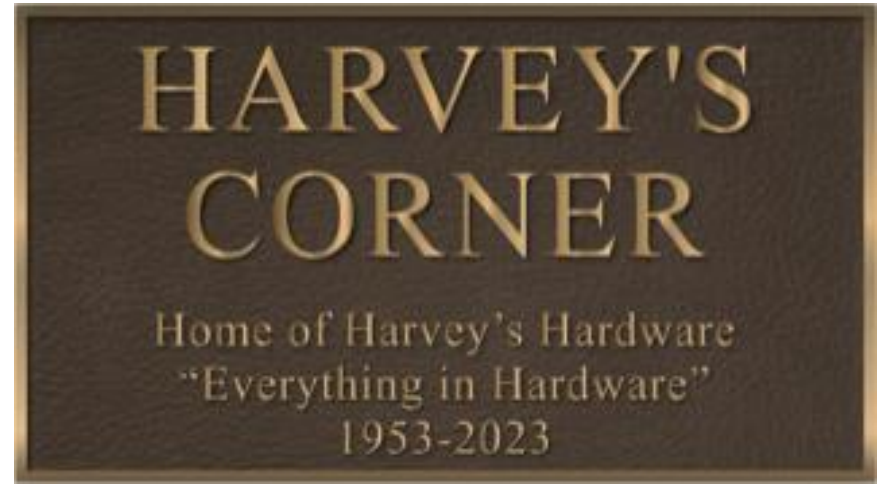
Type of Application
☒ Sign
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☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

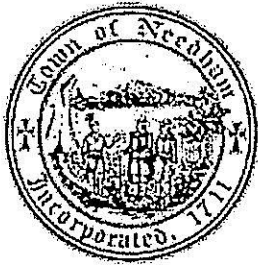
Harry's Hardware Plaque

18" x 10" plaque

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: 20 Chestnut St Date: 9/21/23

Owner: First of Many, LLC

Address: P.O. Box 85 East Walpole MA 02032
Street City State Zip

Telephone: 781-449-2727

Applicant: Diane Hughes Valente

Address: 242 South St Wrentham MA 02093
Street City State Zip

Telephone: 781-686-3477

Designer/Installer: Signarama Walpole

Address: 458 High Plain St Walpole MA 02081
Street City State Zip

Telephone: 508-660-1231

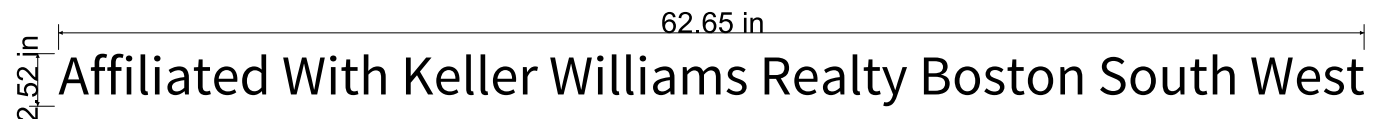
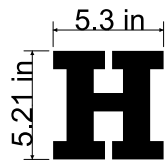
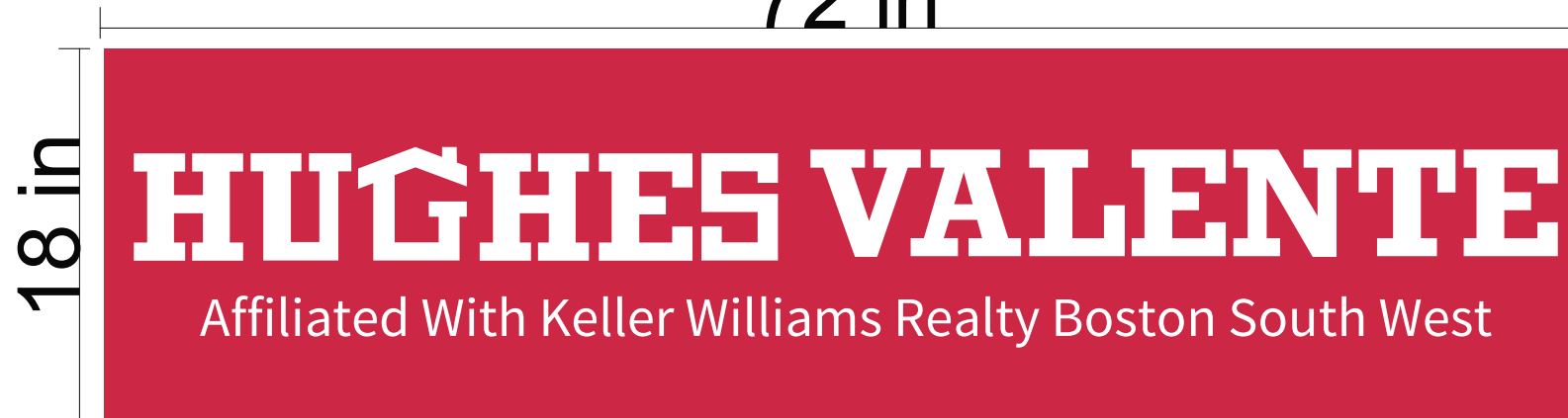
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Brief description of sign or project: Building sign for Real estate office

Please email completed application to elitchman@needhamma.gov

Alum Pan Face w/ Dimensionals & White Vinyl Text / Qty 1

72 in



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

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

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

CLIENT APPROVAL

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

Customer: _____

Date: _____

Approved By: _____

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

WALPOLE
Signarama

508-660-1231
signarama-walpole.com

sales@signarama-walpole.com

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





Hoye Dental - Needham

3.9 ★★★★★ (11)

Dentist

Overview

Reviews

About



Directions



Save



Nearby



Send to
phone



Share



20 Chestnut St, Needham, MA 02492

Floor 1 - greymont building



20 Chestnut St

Needham, Massachusetts



Google Street View

Jun 2023

See more dates



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 120 Highland Ave. Date: 9.22.23

Owner: Needham Gateway, LLC.

Address: Box 920757 Needham Ma 02492
Street City State Zip

Telephone: 781-910-7923

Applicant: Pretorius Electric & Sign Co LLC for Splash & Dash

Address: 120 Highland Ave. Needham Ma 02492
Street City State Zip

Telephone: 508-326-9492

Designer/Installer: Pretorius Electric & Sign Co LLC

Address: 267 A. Southmain St W. Bridgewater Ma 02334
Street City State Zip

Telephone: 508-326-9492

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
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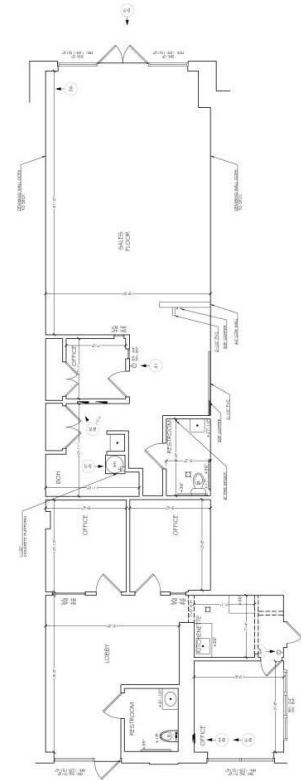
Brief description of sign or project: Rear sign - facing Highland Ave.
32.50' x 118.50' = 26.74 SQ'
LED channel letters on raceway

Please email completed application to elitchman@needhamma.gov

Plot Plan



Floor Plan



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Phone: 203-440-9419
Fax: 203-630-2780
Web: signageus.com

SITE ADDRESS

Splash & Dash
120 Highland Ave Suite 105
Needham, MA 02494

Drawing Date: 8/11/2023
Drawing Number: SD932346
Drawing by: RL

Logo Approval

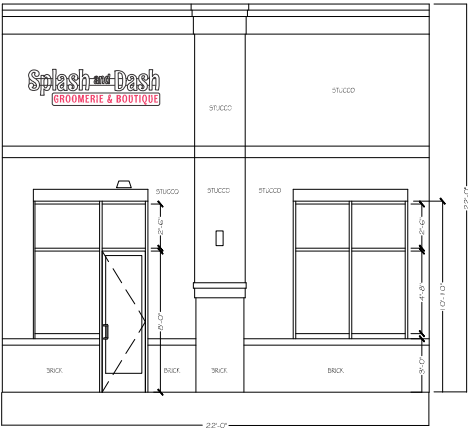
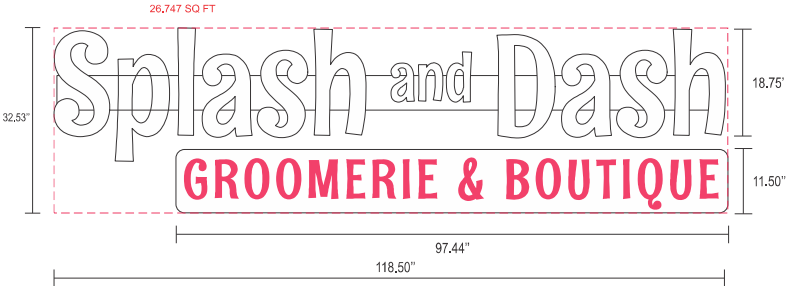
- ☐ Approved
- ☐ Approved As Noted
- ☐ Not Approved -revise As Noted

Approval Signature & Date:

Rear Entrance Elevation Signage



LED illuminated channel letters.
See page 4 for sign construction details



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Phone: 203-440-9419
Fax: 203-630-2780
Web: signageus.com

SITE ADDRESS

Splash & Dash
120 Highland Ave Suite 105
Needham, MA 02494

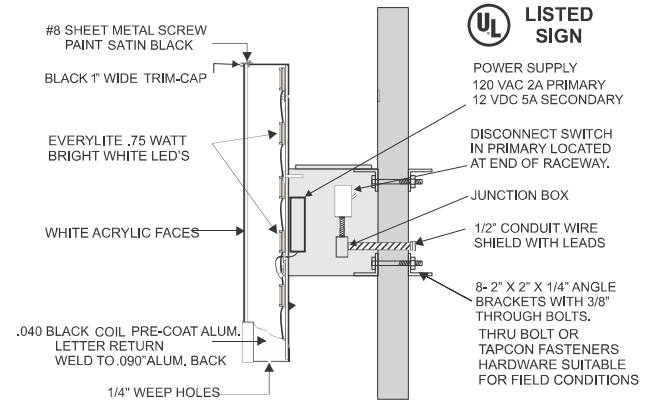
Drawing Date: 8/11/2023
Drawing Number: SD932346
Drawing by: RL

Logo Approval
☐ Approved
☐ Approved As Noted
☐ Not Approved -revise As Noted

Approval Signature & Date:

Signage Construction

LOGO OMITTED
FOR REAR SIGN



2
1
TYPICAL SIDE SECTION DETAIL
NO SCALE

FABRICATION & MATERIAL SPECS

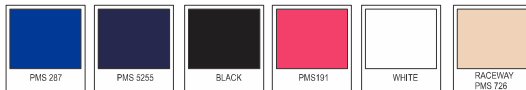
"Splash & Dash" - Internally illuminated channel letters with white acrylic faces
Letters returns are constructed of .040" thick aluminum painted black
4" deep with weep holes.. Letters are mounted to white aluminum raceway

Groomerie & Boutique tagline cabinet is an internally illuminated
custom fabricated aluminum cabinet with acrylic face and pink
hp vinyl film with Black jewelrite trim cap 4" deep returns with weep holes

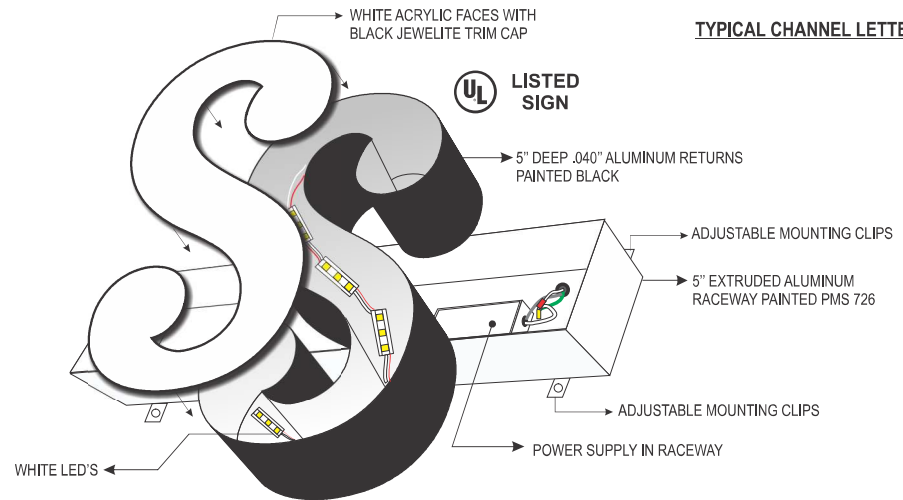
Logo is a front illuminated channel letter shape with 4" deep
aluminum returns painted black with black jewelrite trim cap & weep holes
& a white acrylic face with colored vinyl logo graphics.

All components will be mounted to 5" aluminum raceway painted PMS 726.

VINYL COLOR & FINISH SPECIFICATIONS:



TYPICAL CHANNEL LETTER DETAIL



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Phone: 203-440-9419
Fax: 203-630-2780
Web: signageus.com

SITE ADDRESS

Splash & Dash
120 Highland Ave Suite 105
Needham, MA 02494

Drawing Date: 8/11/2023
Drawing Number: SD932346
Drawing by: RL

Logo Approval

- ☐ Approved
☐ Approved As Noted
☐ Not Approved -revise As Noted

Approval Signature & Date:



Design Review Board Meeting Minutes
Monday, September 11, 2023
7:30 p.m.

Board Members:

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

Chair Gluesing called the meeting to order on September 11, 2023, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Rob Olson, Rob Olson & Associates, representing St. Sebastians School located at 1191 Greendale Avenue for a Special Permit pursuant to the Sign By-Law, Section 5.5.3.1, sub-section a). & b).
2. Kevin Rosenberg, Exposé Signs & Graphics representing Congregational Church located at 1154 Great Plain Avenue and applying for signage.
3. Simon Beylin, Beylin Builders applying for façade work at 117 Chestnut Street.

HEARINGS:

Public notice is hereby given that St. Sebastians School located at 1191 Greendale Avenue, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law, Section 5.5.3.1, sub-section a). & b)., seeking approval for three permanent signs in addition to one existing permanent sign when only two are allowed, and any other applicable sections of the By-law.

Rob Olson, Rob Olson & Associates, explained that the proposal is to alter the signage for the hockey rink. The signs are approximately 220' from the street with a parking lot in front. Sign A is a campus sign, and the request is to remove a directional sign and replace it with the typical campus signage. Sign B is a request to place on the spandrel of the balcony at the art building entrance a larger St. Sebastians School sign. Sign C is a dedicatory plaque. A concrete spandrel on the balcony edge is proposed to be metal clad with the words St. Sebastians School, tucked underneath is the proposed dedicatory sign. An existing sign with stainless steel letters pin-mounted to the block is proposed to be preserved in order to keep the block intact. The existing directional Sign A is proposed to be replaced with a similar sign to the entrance of the west campus. This would be a more discernable entrance to the driveway and will help to identify the rink as a school building.

In response to a question from Mr. Dornbusch, Mr. Olson explained that there are two entrances to the building, and both entrances are used by teams and public members accessing the rink.

Mr. Zemel noted that the signage over the entrance is going near the existing fire alarm box. He asked where the emergency beacon is located. Mr. Olson stated that the signage is not proposed to cover this. The large red metal panel will be on an existing concrete spandrel that sits away from the building. There will be no reflective interaction.

Mr. Dornbusch expressed concern regarding the repetition of similar signs on the building. The duplication proposed over both doors could be confusing. He asked if any of the signs are illuminated. Mr. Olson stated that they are not.

In response to a question from Chair Gluesing, Mr. Olson stated that, on the new red panel, the letters are proposed to be metal with a background plate. This sticks out 1”.

Chair Gluesing stated that the street sign appears to be appropriate. He agreed that the secondary sign over the secondary entrance seems unnecessary, but there could be a concern in removing the existing sign and having letter shadows they can't remove without damaging the block.

Mr. Olson explained that removal of the existing entrance sign is not difficult but could cause dirt to track down the façade and create streaks, and the letter shadows will be difficult to remove.

Upon a motion duly made by Ms. Opton and seconded by Mr. Dermody, it was voted to approve the Special Permit to allow the new replacement entrance sign at the street, the commemorative sign on the wall of Henry T. Lane rink, and the spandrel panel and signage on the spandrel panel. Susan Opton – aye; Bob Dermody – aye; Felix Zemel – aye; Steve Dornbusch – aye; and Chair Gluesing – aye. Motion passed 5-0.

Agenda Item 2:

Doug Shoop, DSA Architects, applying for façade work at 117 Chestnut Street.

Doug Shoop, DSA Architects, explained that he is not the architect of record for this project, but is helping out with the project, as exterior work was not within the scope for the original architect. Mr. Shoop presented a plan showing an accessible entrance ramp into the first floor. Additions at the corners of the building are proposed to allow for additional internal space for the first-floor tenant. There is an existing dogwood tree that the ramp will be next to, but they expect to preserve the tree.

Mr. Shoop explained that the ramp has a 36” rise from the existing grade. The proposed handrails meet code, including a lower handrail at the appropriate height for wheelchair accessibility. The existing doorway will be slid over to allow for access into the building. The existing foundation is made of a stone material. He will try to match this as closely as possible with cultured stone on new foundations.

Chair Gluesing noted that some demolition has been already completed on the site. He asked if a permit was received for that work, including the infill areas. Mr. Shoop stated that he believes a demo permit was received for that work.

Mr. Zemel asked that the application be updated to include all of the construction of the building, as it currently only lists the ramp work. Chair Gluesing noted that this is only a façade review, but the application scope can be noted in our approval. Mr. Dermody stated that other façade reviews often include more information.

Mr. Zemel asked if vertical access is being provided within the building. Mr. Shoop stated that it is not. Mr. Zemel stated that this project will likely hit beyond the 30% market value of the building, without allowing for vertical access inside. Mr. Shoop noted that vertical access is likely an item to be examined by the Building Inspector. Chair Gluesing noted that this is not within the Board's purview at this time.

Mr. Dornbusch noted that there is an entrance proposed along the back of the building that will likely be blocked by the parking spaces proposed directly in front of it. Mr. Shoop stated that he believes there is ample space for the entrance area or one of the parking spaces could likely be removed. Chair Gluesing noted that the applicant will likely need to come back before the Board at a future meeting if they are required to modify the site plan.

Mr. Dermody stated that the ramp as proposed looks okay. He noted that the 30" gap between the building and the ramp should maybe be something other than grass. He asked about the façade materials. Mr. Shoop stated that the intention is to match the existing cream-colored vinyl siding and brown-colored tongue-and-groove interlocking siding panels.

Mr. Opton noted that the landscaping will need to be watered. The grass may not work, and groundcover or drought-tolerant vegetation may be better. She suggested decorative rock and landscape fabric in the 30" gap between the building and ramp.

Chair Gluesing suggested that this application be approved with conditions. He will also draft a memo to the Building Inspector regarding the lack of vertical access and how that might impact the building if it is needed, along with the potential problem with the rear entrance.

Upon a motion duly made by Ms. Opton and seconded by Mr. Dermody, it was voted to approve this application, with the condition that the landscaping be modified as noted on the drawings, with stone hardscape between the ramp and the building, and upgrades on the planting beds to ground cover and drought-tolerant planting. Susan Opton – aye; Bob Dermody – aye; Felix Zemel – aye; Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 5-0.

Agenda Item 1:

Kevin Rosenberg, Exposé Signs & Graphics representing Congregational Church located at 1154 Great Plain Avenue and applying for signage.

The Board noted that this applicant was not available at this time.

Minutes:

Minutes from the 08/21/2023 meeting

138 *It was noted the Mr. Zemel was not at this meeting.*

139

140 Upon motion duly made by Ms. Opton and seconded by Mr. Dermody, it was voted to approve
141 the meeting minutes of August 21, 2023, as presented. Susan Opton – aye; Bob Dermody – aye;
142 Steve Dornbusch - aye; and Chair Gluesing - aye. Motion passed 4-0.

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144 Upon motion duly made by Ms. Opton and seconded by Mr. Dermody, it was voted to adjourn at
145 8:38 p.m. Susan Opton – aye; Bob Dermody – aye; Felix Zemel – aye; Steve Dornbusch - aye;
146 and Chair Gluesing - aye. Motion passed 5-0.

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148 ***Next Public Meeting – October 2, 2023 at 7:30pm via Zoom Webinar***

DRAFT