

DESIGN REVIEW BOARD
Monday, December 4, 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 Wingate Way East located at 589 Highland Ave. and Wingate located at 235 Gould Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.3.4 and any other applicable sections of the By-law.

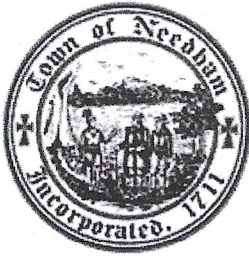
APPLICANTS:

Robert Bradley, A-Z Corp. and Chris Sharkey A-Z Corp. representing Verizon Global located at 66 Pickering Street and applying for fuel cell installation.

REVIEW

Minutes of 11/6/2023 meeting.

Next Public Meeting – 12/18/2023 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: 299 Gould Street Date: 11-8-2023

Owner: WHC Needham LLC

Address: 123 Kendrick Street, Needham, MA 02494
Street City State Zip

Telephone: _____

Applicant: Signverse

Address: 24 Spencer Street, Stoneham, MA 02180
Street City State Zip

Telephone: 781-438-5280

Designer/Installer: Signverse

Address: 24 Spencer Street, Stoneham 02180
Street City State Zip

Telephone: 781-438-5280

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:

Custom 12'x3' mesh Banner for
Wingate Way East ①

Please email completed application to elitchman@needhamma.gov

3 ft



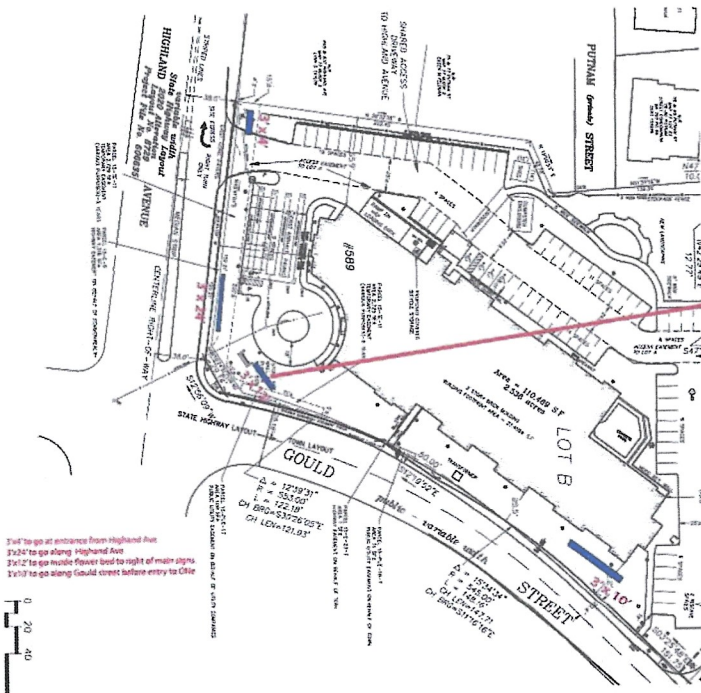
WINGATE WAY EAST
INDEPENDENT LIVING



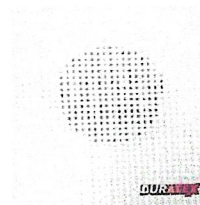
781.328.6699

OneWingateWayEast.com

12 ft



12 x 3ft single sided banner.
Mesh scrim banner, with digitally printed face,
hemmed and grommets every two feet.
Banner mounted to three 4x4" x7' pressure treated wood
posts with screws and washers. (Posts every 4ft)
Posts mounted 2 ft below grade.

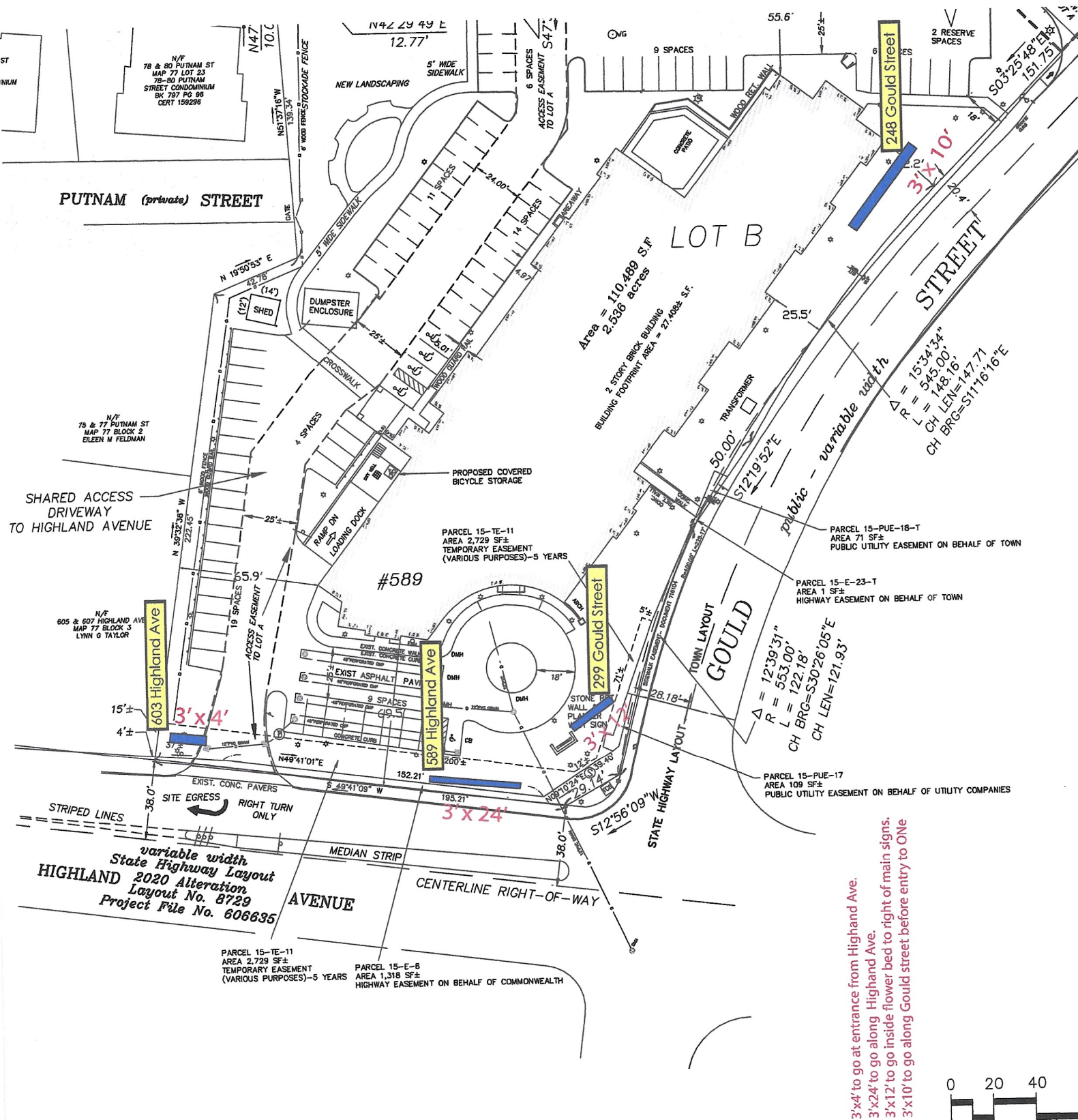


Duratex 12oz Supreme Mesh
12 oz, heavy duty coated, mesh scrim banner
90/10 air flow withstands windy conditions

The Rangeley Co.
therangeleyco@mac.com

Company: **Wingate**
Address: **299 Gould Street**
Date: **10/30/23**

This Drawing is the Property of The Rangeley Co.
and can not be reproduced without the
Permission of The Rangeley Co.





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

(589 Highland Ave)

Property Location: 603 Highland Ave Date: 11-8-2023

Owner: WHC Needham LLC

Address: 603 Kendrick Street, Needham, MA 02494
Street City State Zip

Telephone: _____

Applicant: Signverse

Address: 24 Spencer Street, Stoneham, MA 02180
Street City State Zip

Telephone: 781-438-5280

Designer/Installer: Signverse

Address: 24 Spencer Street, Stoneham 02180
Street City State Zip

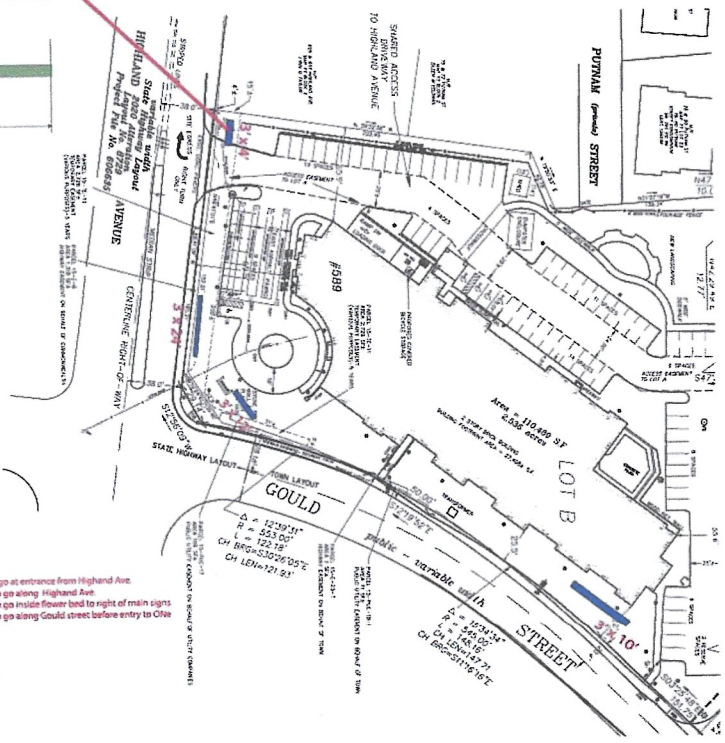
Telephone: 781-438-5280

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:

Custom 4'x3' mesh Banner for
Wingate Way East — ②

Please email completed application to elitchman@needhamma.gov



3'x6' to go at entrance from Highland Ave.
 3'x24' to go along Highland Ave.
 3'x12' to go inside tower bed to right of main sign
 3'x10' to go along Gould street before entry to Circle



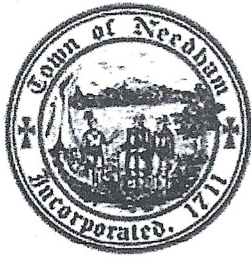
4 x 3ft single sided banner facing Highland Ave.
 Mesh scrim banner, with digitally printed face,
 hemmed and grommets every two feet.
 Banner mounted to two 4x4" x7' pressure treated wood
 posts with screws and washers. (Posts every 4ft)
 Posts mounted 2 ft below grade.

Duratac 12oz Supreme Mesh
 12 oz, heavy duty coated, mesh scrim banner
 90/10 air flow withstands windy conditions

The Rangeley Co.
 therangeleyco@mac.com

Company: **Wingate**
 Address: **603 Highland Ave**
 Date: **10/30/23**

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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: 589 Highland Avenue Date: 11-8-2023
Owner: WHC Needham LLC
Address: 123 Kendrick Street, Needham, MA 02494
Street City State Zip
Telephone: _____
Applicant: Signverse
Address: 24 Spencer Street, Stoneham, MA 02180
Street City State Zip
Telephone: 781-438-5280
Designer/Installer: Signverse
Address: 24 Spencer Street, Stoneham 02180
Street City State Zip
Telephone: 781-438-5280

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:

Custom 24' x 3' mesh Banner for
Wingate Way East — ③

Please email completed application to elitchman@needhamma.gov

3 ft



COMING SOON

781.328.6699



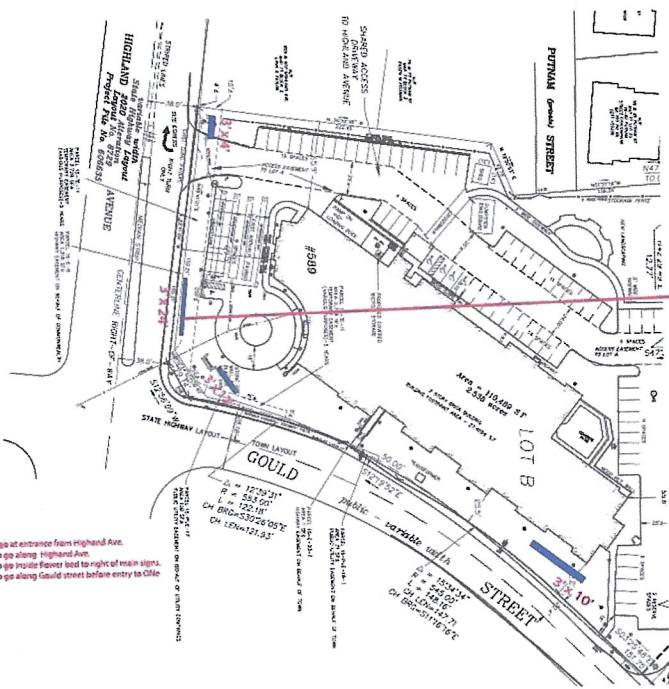
WINGATE WAY EAST
INDEPENDENT LIVING

NOW ACCEPTING
DEPOSITS

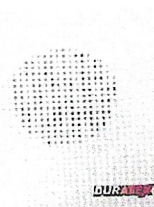
OneWingateWayEast.com



24 ft



24 x 3ft single sided banner facing Highland Ave.
Mesh scrim banner, with digitally printed face,
hemmed and grommets every two feet.
Banner mounted to six 4x4" x7' pressure treated wood
posts with screws and washers. (Posts every 4ft)
Posts mounted 2 ft below grade.



Duratex 12oz Supreme Mesh

12 oz, heavy duty coated, mesh scrim banner

90/10 air flow withstands windy conditions

The Rangeley Co.

therangeleyco@mac.com

Company: **Wingate**

Address: **589 Highland Ave**

Date: **10/30/23**

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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: 248 Gould Street Date: 11-8-2023

Owner: WHC Needham LLC

Address: 123 Kendrick Street, Needham, MA 02494
Street City State Zip

Telephone: _____

Applicant: Signverse

Address: 24 Spencer Street, Stoneham, MA 02180
Street City State Zip

Telephone: 781-438-5280

Designer/Installer: Signverse

Address: 24 Spencer Street, Stoneham 02180
Street City State Zip

Telephone: 781-438-5280

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:

Custom 10'x3' mesh Banner for
Wingate Way East (4)

Please email completed application to elitchman@needhamma.gov

3 ft

LEASING GALLERY
NOW OPEN

781.328.6699



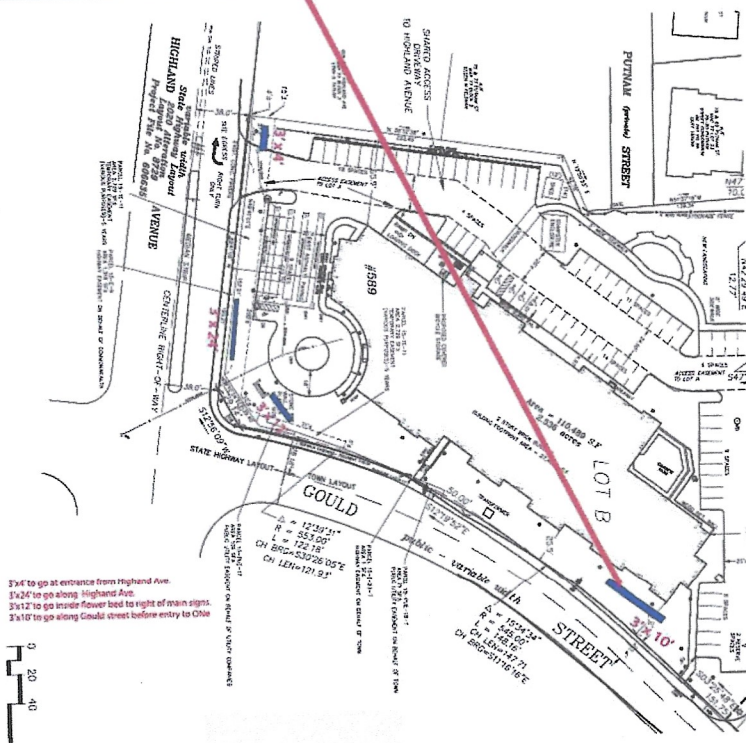
OneWingateWayEast.com



WINGATE WAY EAST

INDEPENDENT LIVING

10 ft



10 x 3ft single sided banner.
Mesh scrim banner, with digitally printed face,
hemmed and grommets every two feet.
Banner mounted to three 4x4" x7' pressure treated wood
posts with screws and washers. (Posts every 4ft)
Posts mounted 2 ft below grade.

Duratex 12oz Supreme Mesh

12 oz, heavy duty coated, mesh scrim banner

90/10 air flow withstands windy conditions

The Rangeley Co.

therangeleyco@mac.com

Company: **Wingate**

Address: **248 Gould Street**

Date: **10/30/23**

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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: 66 Pickering Street, Needham, MA **Date:** 10/6/23

Owner: Verizon Global Real Estate

Address: 180 Court Street Brockton MA 02302-4602
Street City State Zip
Telephone: (857)270-8237

Applicant: John Starck - Verizon Global Real Estate

Address: 180 Court Street Brockton MA 02302-4602
Street City State Zip
Telephone: (857)270-8237

Designer/Installer: Cannon Design / A-Z Corporation

Address: 99 Summer Street - Suite 600 Boston MA 02110
Street City State Zip
Telephone: (617)742-5440

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:

Furnish and install a 200KW fuel cell and supporting electrical and

plumbing modifications. These modifications include bollards, disconnects,

Gas service extension and metering.

Please email completed application to elitchman@needhamma.gov

Energy Server 5

Always On, Clean Energy
Using Patented Solid Oxide
Fuel Cell Technology



The Energy Server 5 provides combustion-free electric power with these benefits



Clean

Our systems produce near zero criteria pollutants (NOx, SOx, and particulate matter) and far fewer carbon emissions than legacy technologies.



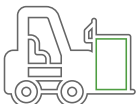
Reliable

Bloom Energy Servers are designed around a modular architecture of simple repeating elements. This enables us to generate power 24 x 7 x 365 and can be configured to eliminate the need for traditional backup power equipment.



Resilient

Our system operates at very high availability due to its fault-tolerant design and use of the robust natural gas pipeline system. Bloom Energy Servers have survived extreme weather events and other incidences and have continued providing power to our customers.



Simple Installation and Maintenance

Our Energy Servers are 'plug and play' and have been designed in compliance with a variety of safety standards. Bloom Energy manages all aspects of installation, operation and maintenance of the systems.

Energy Server 5		Technical Highlights (ES5-FAVAAN)
Outputs		
Nameplate power output (net AC)		200kW
Load output (net AC)		200kW
Electrical connection		480V, 3-phase, 60 Hz
Inputs		
Fuels		Natural gas, directed biogas
Input fuel pressure		10-18 psig (15 psig nominal)
Water		None during normal operation
Efficiency		
Cumulative electrical efficiency (LHV net AC) ¹		65-53%
Heat rate (HHV)		5,811-7,127 Btu/kWh
Emissions ²		
NOx		0.0017 lbs/MWh
SOx		Negligible
CO		0.034 lbs/MWh
VOCs		0.0159 lbs/MWh
CO ₂ @ stated efficiency		679-833 lbs/MWh on natural gas; carbon neutral on directed biogas
Physical Attributes and Environment		
Weight		12.2 tons
Dimensions (variable layouts)		14'4" x 8'8" x 6'9" or 25'1" x 4'4" x 7'2"
Temperature range		-20° to 45° C
Humidity		0% - 100%
Seismic vibration		IBC site class D
Location		Outdoor
Noise		< 70 dBA @ 6 feet
Codes and Standards		
Complies with Rule 21 interconnection and IEEE1547 standards		
Exempt from CA Air District permitting; meets stringent CARB 2007 emissions standards		
An Energy Server is a Stationary Fuel Cell Power System. It is Listed by Underwriters Laboratories, Inc. (UL) as a 'Stationary Fuel Cell Power System' to ANSI/CSA FC1-2014 under UL Category IRGZ and UL File Number MH45102.		
Additional Notes		
Access to a secure website to monitor system performance & environmental benefits		
Remotely managed and monitored by Bloom Energy		
Capable of emergency stop based on input from the site		

¹ 65% LHV efficiency verified by ASME PTC 50 Fuel Cell Power Systems Performance Test

² NOx and CO measured per CARB Method 100, VOCs measured as hexane by SCAQMD Method 25.3

About Bloom Energy

Bloom Energy's mission is to make reliable, clean energy affordable for everyone in the world. The company's product, the Bloom Energy Server, delivers highly reliable and resilient, Always On electric power that is clean and sustainable. Bloom's customers include twenty-five of the Fortune 100 companies and leaders in cloud services and data centers, healthcare, retail, financial services, utilities and many other industries.

Bloom Energy

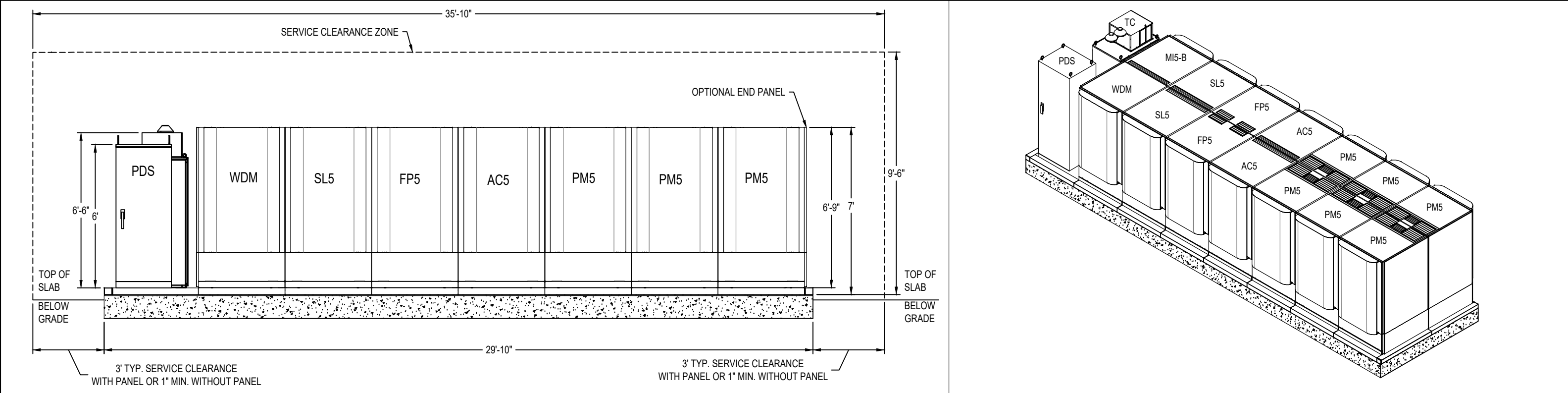
4353 North First Street
San Jose, CA 95134

T 408 543 1500
F 408 543 1501

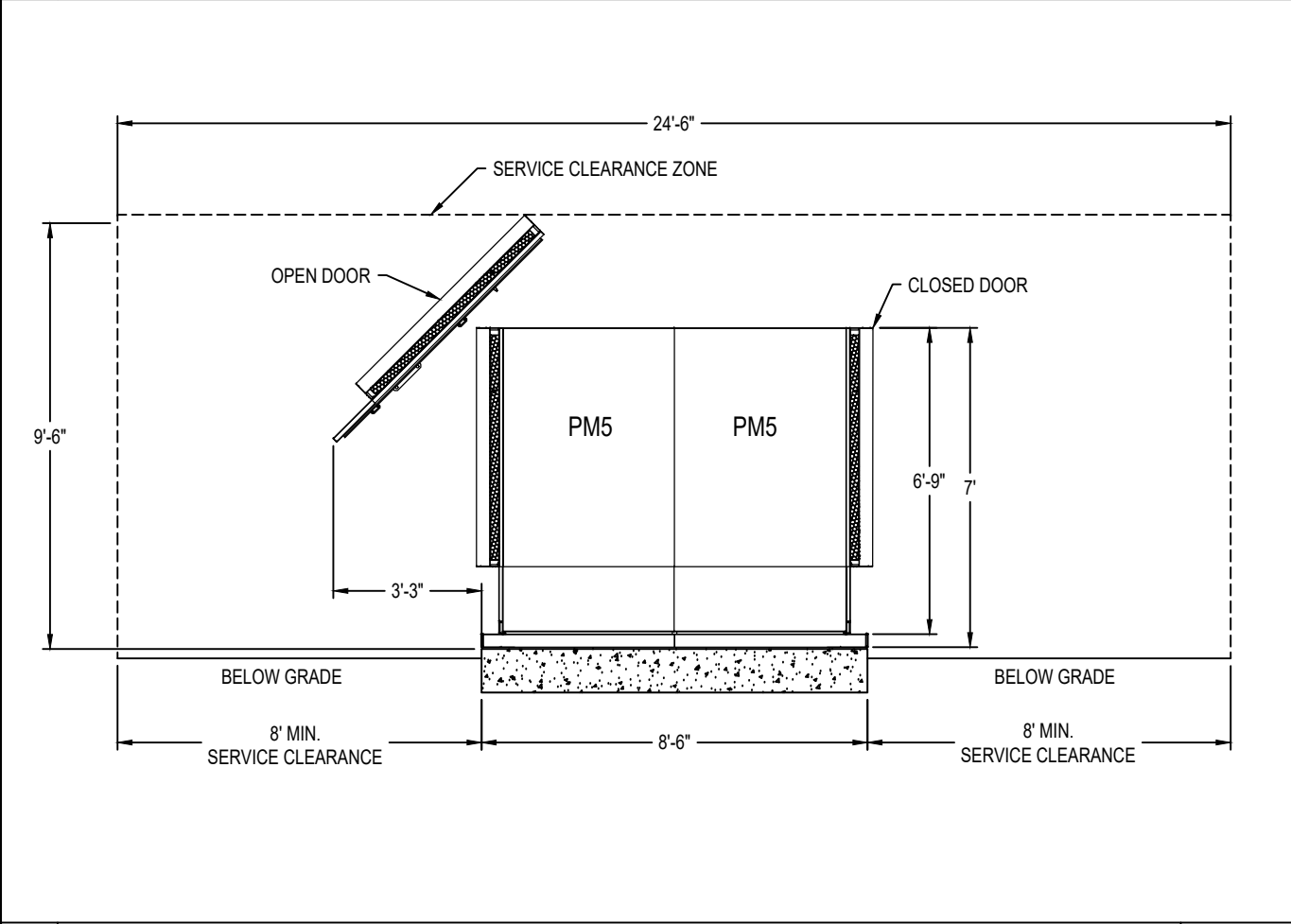
info@bloomenergy.com
www.bloomenergy.com

Be

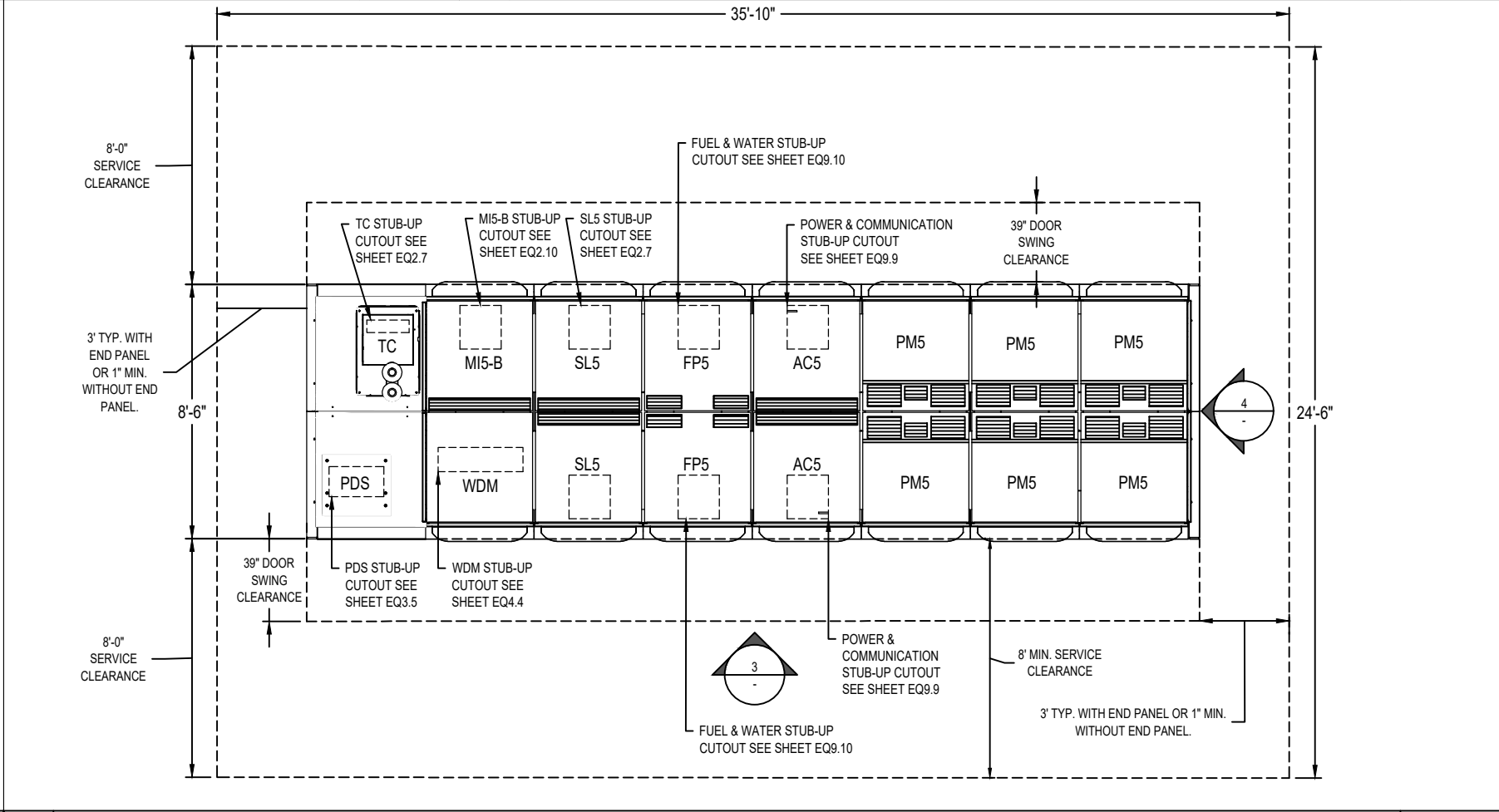
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DOC-1013799 Rev A



3	FRONT ELEVATION	SCALE NTS	1	ISOMETRIC VIEW	SCALE NTS
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4	SIDE ELEVATION	SCALE NTS	2	PLAN VIEW	SCALE NTS
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Unclassified

Description

Proposed fuel cell location
rear left side of site.

Taken Date

11/06/2023 at 03:31 pm

Upload Date

11/06/2023 at 03:32 pm

Uploaded By

Chris Sharkey

File Name

[CE1B3191-E276-488B-8...](#)



Unclassified

Description

Proposed fuel cell location
left rear side of site.

Taken Date

11/06/2023 at 03:30 pm

Upload Date

11/06/2023 at 03:32 pm

Uploaded By

Chris Sharkey

File Name

[DFAB674C-021C-4206-9...](#)



Unclassified

Description
Next door neighbor
cooking driveway photo
taken from rear of building

Taken Date
11/06/2023 at 03:19 pm

Upload Date
11/06/2023 at 03:21 pm

Uploaded By
Chris Sharkey

File Name
[8D23591D-D03E-496A-...](#)



Unclassified

Description
Neighbor to rear - Newton
Wellesley Medical group

Taken Date
11/06/2023 at 03:19 pm

Upload Date
11/06/2023 at 03:21 pm

Uploaded By
Chris Sharkey

File Name
[9ACFF6A7-5B80-48E2-9...](#)



Unclassified

Description

Rear photo of building and showing next door neighbor

Taken Date

11/06/2023 at 03:18 pm

Upload Date

11/06/2023 at 03:21 pm

Uploaded By

Chris Sharkey

File Name

[285E64DA-CF0A-4074-8...](#)



Unclassified

Description

Perpendicular photo of rear of building - proposed fuel cell location. Along chain link fence and showing commercial parking spots for Walgreens

Taken Date

11/06/2023 at 03:18 pm

Upload Date

11/06/2023 at 03:21 pm

Uploaded By

Chris Sharkey

File Name

[9883CC35-D82A-4D8C-...](#)



Unclassified

Description

Rear phot of building

Taken Date

11/06/2023 at 03:18 pm

Upload Date

11/06/2023 at 03:21 pm

Uploaded By

Chris Sharkey

File Name

89DB3E1C-7560-4B9E-9...



Unclassified

Description

Rear of building looking
perpendicular to proposed
fuel cell location

Taken Date

11/06/2023 at 03:17 pm

Upload Date

11/06/2023 at 03:21 pm

Uploaded By

Chris Sharkey

File Name

84785D6E-EF05-47D2-A...



Unclassified

Description
Rear of building - proposed
fuel cell location

Taken Date
11/06/2023 at 03:17 pm

Upload Date
11/06/2023 at 03:21 pm

Uploaded By
Chris Sharkey

File Name
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Unclassified

Description
Right side of building and
next door neighbor

Taken Date
11/06/2023 at 03:16 pm

Upload Date
11/06/2023 at 03:21 pm

Uploaded By
Chris Sharkey

File Name
[692E1220-FCC2-450B-A...](#)



Unclassified

Description

Left side of building
common driveway

Taken Date

11/06/2023 at 03:16 pm

Upload Date

11/06/2023 at 03:21 pm

Uploaded By

Chris Sharkey

File Name

[17760FFA-14C9-4296-9...](#)



Unclassified

Description

Front of building

Taken Date

11/06/2023 at 03:15 pm

Upload Date

11/06/2023 at 03:21 pm

Uploaded By

Chris Sharkey

File Name

[FFF2873E-E608-4AC7-B...](#)





VERIZON NEEDHAM
BLOOM ENERGY SERVER

66 PICKERING STREET
NEEDHAM, MASSACHUSETTS 02492

005486.34
100% CONSTRUCTION DOCUMENTS
02 AUGUST 2023

CANNONDESIGN

99 Summer Street, Suite 600
Boston, Massachusetts 02110
T: 617.742.5440
F: 617.723.8832

BOSTON NEW YORK BALTIMORE WASHINGTON DC BUFFALO TORONTO MONTREAL PITTSBURGH
CHICAGO ST. LOUIS SAN DIEGO LOS ANGELES PHOENIX MUMBAI COLUMBUS DALLAS DENVER HOUSTON IRVINE

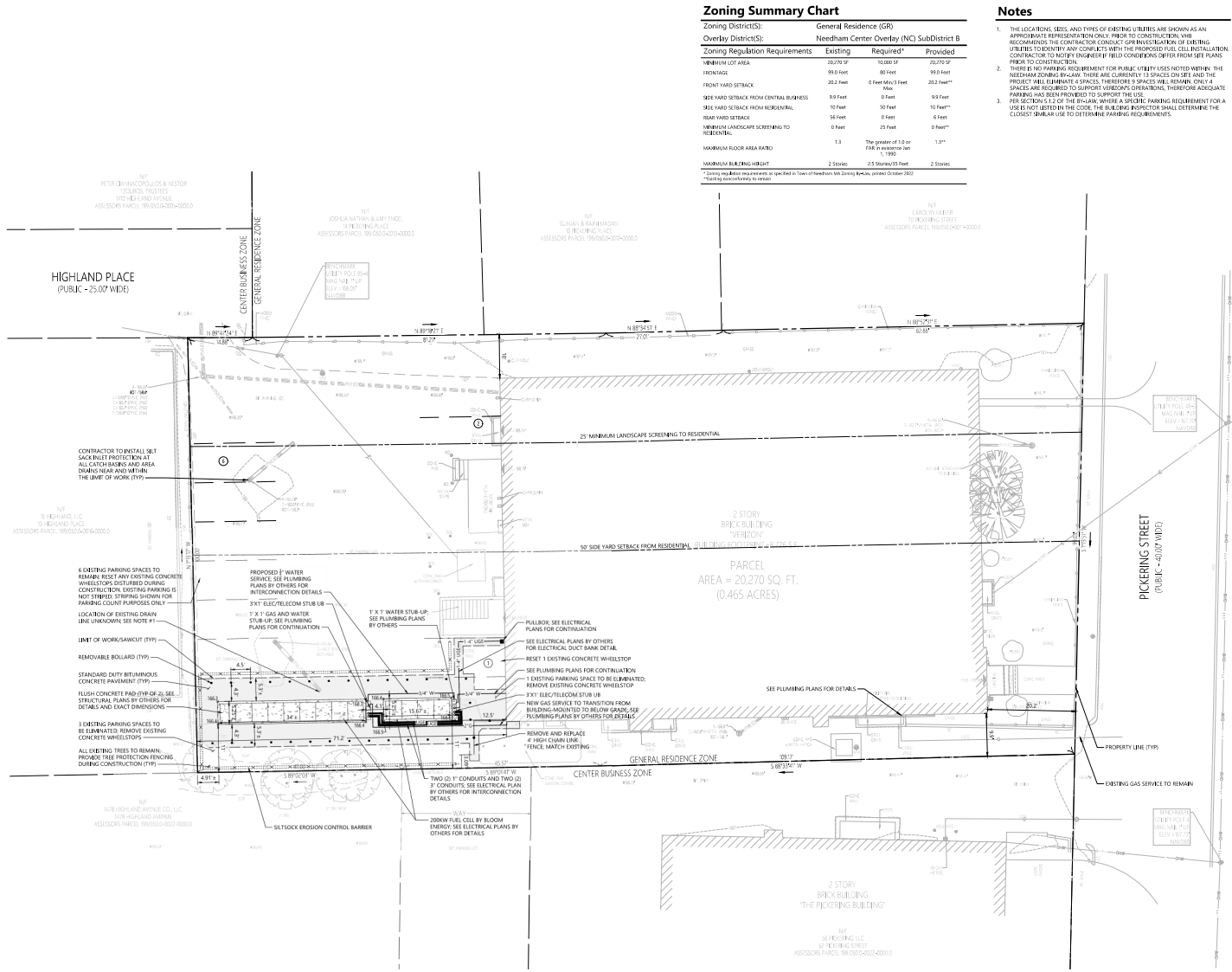
DRAWING LIST	
DRAWING NUMBER	DRAWING NAME
000 GENERAL	
00001	COVER SHEET
00002	PROJECT SCOPE AND OPERATION
00003	PL SCOPED PLAN
010 MECHANICAL	
01001	LEGEND & GENERAL NOTES
01002	MECHANICAL CONDITIONS PLAN
01003	MECHANICAL SITE PLAN
01004	MECHANICAL DETAILS
020 ELECTRICAL	
02001	GENERAL NOTES AND TYPICAL DETAILS
030 ARCHITECTURAL	
03001	LEVEL BY DEMO PLAN
03002	LEVEL BY PLAN AND PLAN DETAILS
040 PLUMBING	
04001	LEGENDS, SYMBOLS & ABBREVIATIONS
04002	PLUMBING SITE PLAN
04003	PLUMBING DETAILS
050 ELECTRICAL	
05001	NOTES, LEGENDS, SYMBOLS AND ABBREVIATIONS
05002	ELECTRICAL SITE PLAN
05003	ELECTRICAL SCOPED PLAN
05004	ELECTRICAL SINGLE LINE DIAGRAM
05005	ELECTRICAL SINGLE LINE DIAGRAM
05006	LOW VOLTAGE ENERGY SERVER DETAILS AND INTERCONNECTION SINGLE LINE DIAGRAM
05007	POWER SCHEDULES
05008	POWER DETAILS

D

C

B

A



VERIZON NEEDHAM
BLOOM ENERGY
SERVER

66 PICKERING ST.
NEEDHAM, MA



99 Summer Street Suite 600
Boston, MA 02110
P: 617.742.5440
F: 617.723.8832

www.cannondesign.com



vhb
99 High Street, 13th Floor
Boston, MA 02110

REVISED PER VERIZON COMMENT 16 OCT 2023
LOCAL APPROVALS 19 SEPT 2023

Rev. Description Date

Drawing Title:
SITE & UTILITY PLAN

VHB Project No.: 15996-01 Checked by: JRG

C2

C:\Users\LD\Documents\VERIZON_NEEDHAM_FLOOR_PLAN.dwg

C

B

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1

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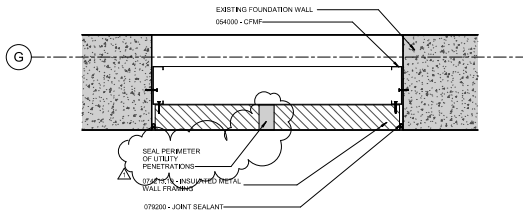
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6

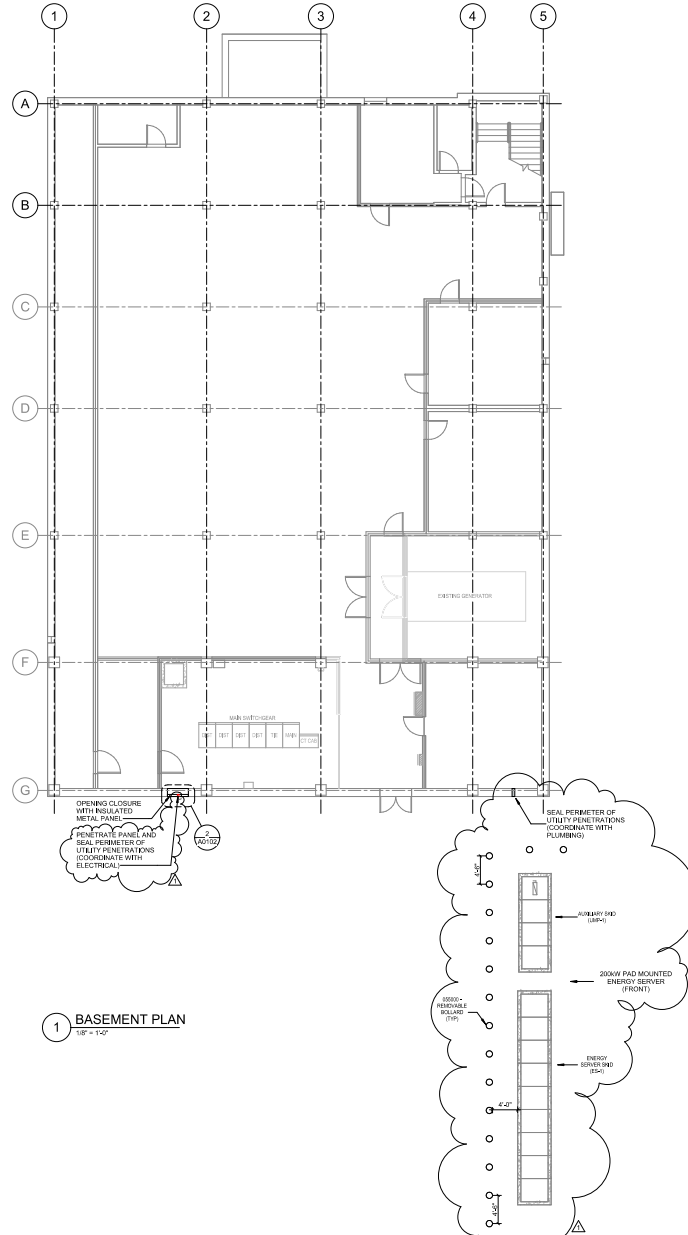
Δ

GENERAL NOTES:

A. CONTRACTOR SHALL REMOVE TREE LIMBS TO MEET THE REQUIRED CLEARANCES FOR ENERGY SERVER. ENERGY SERVER IS REQUIRED TO BE 10 FEET TO THE NEAREST TREE BRANCH IN ANY DIRECTION. NO PART OF THE TREE SHALL BE DIRECTLY OVERHEAD OF THE SYSTEM.



2 OPENING CLOSURE PLAN DETAIL
1 1/2" = 1'-0"



1 BASEMENT PLAN
1/8" = 1'-0"

verizon

**VERIZON NEEDHAM
BLOOM ENERGY
SERVER**

66 PICKERING ST.
NEEDHAM, MA

CANNONDESIGN

55 Summer Street Suite 600
Boston, MA 02110
P: 617.742.5440
F: 617.723.8832

www.cannondesign.com

C

B

A

1 ADDENDUM 01 18 AUG 2023
100% CONSTRUCTION DOCUMENTS 02 AUG 2023

Rev. Description Date

Drawing Title:

**LEVEL B1 PLAN AND
PLAN DETAILS**

Project No.: 00548834 Checked by: KC

A0102

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08/20/2023 2:08:48 PM

verizon^v

VERIZON NEEDHAM
BLOOM ENERGY
SERVER

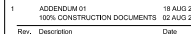
D

66 PICKERING ST.
NEEDHAM, MA

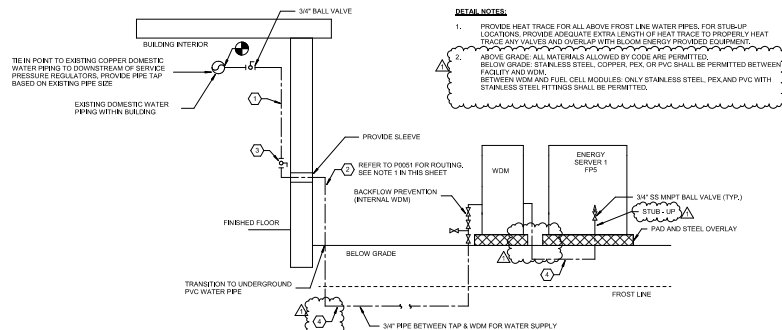
CANNONDESIGN

99 Summer Street Suite 600
Boston, MA 02110
P: 617.742.2440
F: 617.723.8832

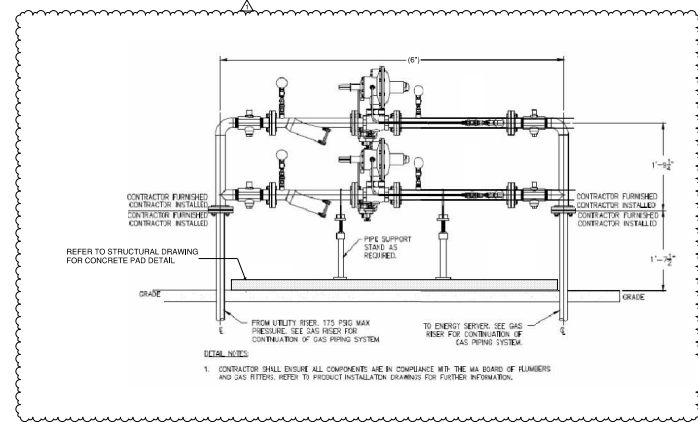
www.cannondesign.com



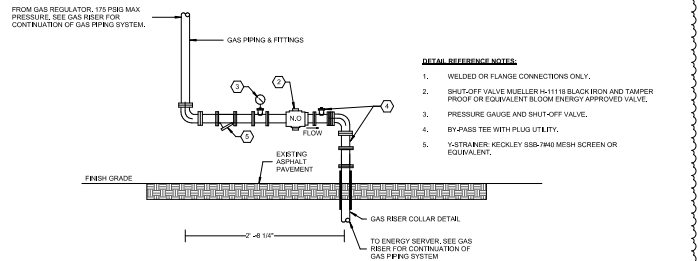
Drawing Title:	
PLUMBING SITE PLAN	
Project No.: 005486.34	Checked by: DK
P0051	
© 2022 The Caruso Corporation	



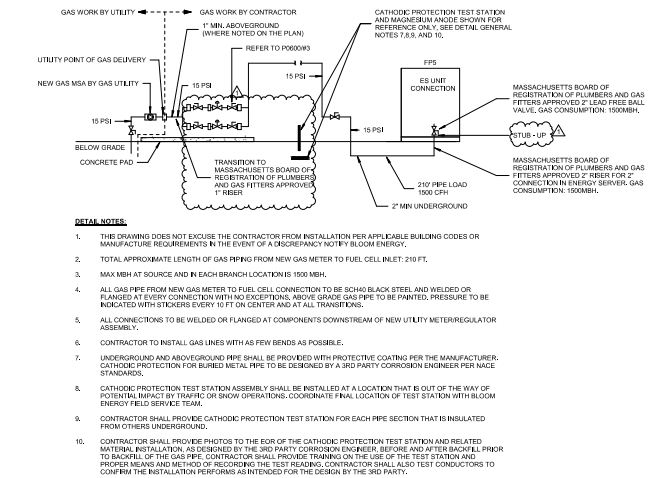
4 WATER RISER DIAGRAM



3 GAS PRESSURE REGULATOR DETAIL



2 GAS SHUT-OFF VALVE (GSO)



1 GAS RISER DIAGRAM



4. EXISTING ELECTRICAL UTILITY METER SHALL BE REPLACED WITH NEW DIRECT-READING METER. ELECTRICAL CONTRACTOR SHALL PROVIDE METER SOCKET PER UTILITY STANDARDS AND (1) EMPTY 1" CONDUIT WITH PULL STRINGS FROM METER TO CT CABINET, CONFIRM METER REQUIREMENTS WITH UTILITY COMPANY.

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Design Review Board Meeting Minutes
Monday, November 6, 2023
7:30 p.m.

Board Members:

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

Chair Gluesing called the meeting to order on November 6, 2023, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Heather Hopkins Dudko, representing Atrius Health located at 152 Second Avenue and applying for signage.
2. Heather Hopkins Dudko, representing Atrius Health located at 100 Second Avenue and applying for signage.
3. Tim Sullivan, Goulston & Storrs, representing Bulfinch owner of 117 Kendrick Street and applying for a façade change to add a loading bay.
4. Brian Brinkers, ACME Sign Corporation representing A.J. ROSE located at 120 Highland Avenue and applying for signage.
5. Andy Clark, Exposé Signs & Graphics, representing the Congregational Church located at 1154 Great Plain Avenue and applying for monument signage.

Agenda Item 1:

Heather Hopkins Dudko, representing Atrius Health located at 152 Second Avenue and applying for signage.

Heather Dudko explained that the proposal is to remove an existing non-illuminated sign and replace it with a similar sign, non-illuminated. This is due to a rebranding by Atrius Health. This will be a polycarbonate face with vinyl graphics. The lettering is proposed to be white. This site does not have patients entering the building.

Ms. Opton stated that the last line of the sign seems very small. It seems irrelevant at the proposed size. Ms. Dudko noted that this wording is new standard branding on the signage for this company.

Chair Gluesing agreed with Ms. Opton but noted that he is comfortable if the applicant would like to include the branding.

46
47 Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve
48 the sign for 152 Second Avenue, as submitted. Susan Opton – aye; Steve Dornbusch - aye;
49 Chair Gluesing – aye. Motion passed 3-0.
50

51 **Agenda Item 2:**

52 *Heather Hopkins Dudko, representing Atrius Health located at 100 Second Avenue and applying*
53 *for signage.*
54

55 Ms. Dudko explained that this proposal is to keep the existing sign but add an overlay to the top
56 part. There is no change proposed to the sign structure. This site has patients entering the
57 building.
58

59 Chair Gluesing noted that the sign is described as 3/16” white polycarbonate plastic, with white
60 vinyl lettering. Ms. Dudko stated that the application should state that this is a new panel
61 overlaid on the existing sign, blue polycarbonate with white vinyl lettering. Chair Gluesing noted
62 that the change would be made to the application.
63

64 In response to a question from Chair Gluesing, Ms. Dudko explained that this will be attached
65 using drill screws, three on each side. Chair Gluesing stated that he would like to make sure the
66 screws do not rust.
67

68 Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve
69 the sign for 100 Second Avenue, as submitted. Susan Opton – aye; Steve Dornbusch - aye;
70 Chair Gluesing – aye. Motion passed 3-0.
71

72 **Agenda Item 3:**

73 *Tim Sullivan, Goulston & Storrs, representing Bulfinch owner of 117 Kendrick Street and*
74 *applying for a façade change to add a loading bay.*
75

76 Tim Sullivan, Goulston & Storrs, explained that the proposal is for a minor modification to the
77 site plan approvals for the building, to add a loading bay for special deliveries. The applicant
78 previously met informally with the Planning Board regarding this proposal. There is no change
79 to the footprint or gross floor area. The only modification will be to the exterior of the building.
80 This additional loading bay will be used 1-2 times per week for special deliveries and is being
81 used to attract a laboratory tenant. A curb cut is proposed along Third Avenue for
82 standard/slightly larger sized vans making the deliveries. The existing landscaping will be kept.
83

84 The proposal is to remove two sections of existing windows and install a door and windows,
85 similar to other existing doors on the building, and an overhead door. The materials will be a
86 similar mullion color and finish and glazing tint as the existing building. The door itself will
87 have mullions and glazing that match the existing building and aluminum banding on the bottom
88 2’. A light fixture and dock seal will be added to the overhead door. This tenant area is currently
89 empty.
90

Chair Gluesing asked if the split place block and the brick will be removed for the overhead door. Mr. Garczynski, Project Architect from Vivo Architecture agreed that this will be a 10' wide door, 12' high. The existing masonry opening for the door area will need to be adjusted. The dock head and side seals will allow for trucks to press against it and create a weather barrier with the building for deliveries.

Chair Gluesing asked if there was consideration with making the split face block all brick. Jeremy explained that the proposal is to stay within the perimeter of the existing storefront opening wherever possible. This aligned the left-hand side of the door to the existing storefront. The dimensions of the overhead door were dictated by the market for expected deliveries.

Ms. Opton asked how drivers will know where to go, as the address is on the other side of the building. It was explained that these deliveries are on a periodic, recurring basis. There will be information given to delivery drivers regarding where the deliveries are to occur. The other existing loading dock at the site will be used for all other deliveries to the site. This is solely for Suite 350, not any other tenants of the building. Chair Gluesing noted that these deliveries are specifically scheduled with certain carriers who will be familiar with the delivery location.

Mr. Dornbusch asked if there are any safety concerns with this functioning with the nearby road. Mr. Sullivan noted that VHBR traffic consultants have studied this, and this will be reviewed with the Planning Board further. The proposed asymmetric entrance curves were noted by the traffic consultants as aiding the trucks to back into the space.

In response to a question from Ms. Opton, Mr. Garczynski stated that the proposed door is a sectional, similar to home garage doors. Ms. Opton asked if opening the door will create noise for other tenants. Chair Gluesing stated that the door is proposed within the center of this tenancy. Mr. Sullivan agreed and noted that the applicant does not want any other tenants to be disturbed. This will be noted in the memo to the Planning Board

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the façade changes to 117 Kendrick Street, as submitted. Susan Opton – aye; Steve Dornbusch – aye; Chair Gluesing – aye. Motion passed 3-0.

Agenda Item 4:

Brian Brinkers, ACME Sign Corporation representing A.J. ROSE located at 120 Highland Avenue and applying for signage.

Brian Brinkers, ACME Sign Corporation, explained that the application has been revised, from the Special Permit application, including a reduction in the size of the sign down to 32 s.f. The letters for the “carpets and flooring” portion of the sign are now proposed to be 3 ¾” which the applicant thinks makes them hard to see. Chair Gluesing noted that the A.J. Rose letters could be made larger, while reducing the rose graphic element. Mr. Brinkers stated that he would not like to pursue a revised application at this time, but have the current proposal reviewed.

Chair Gluesing explained that, per the bylaw, a second sign facing the parking lot is allowed but should be smaller than the main sign. For this location, the Board has previously agreed that the

Highland Avenue sign can be the smaller of the two, but some adjustments still need to be made for this applicant. He reviewed other tenant signs, and the secondary signs range from 22-28 s.f. He requested that the Highland Avenue sign be reduced to 30 s.f.

Mr. Brinkers stated that, while he understands, this will make the manufacturing of the signs more difficult. He requested the Board consider allowing a 32 s.f. sign for both the front and rear of the building. The applicant is okay with a 32 s.f. sign, but he would like both signs to be the same size. The graphic is the item that takes up most of the space on the sign.

Ms. Opton explained that she is concerned with setting a precedent.

Chair Gluesing stated that the Board has enforced this part of the bylaw with all other tenants in this area. The bylaw states that a second sign needs to be smaller. The Highland Avenue sign should be 28 s.f. Mr. Brinkers stated that he believes the applicant will want the Highland Avenue sign to be the larger of the two. He asked the Board not to require a certain one of the signs to be smaller, to allow the applicant to choose the placement. Chair Gluesing stated that he was okay with this. Mr. Brinkers asked that the Board not set an exact size for the second sign, but just that it be smaller. Chair Gluesing stated that he did not want the applicant to try to make the second sign 31.5 s.f. with that allowance. Mr. Brinkers stated that the bylaw only states it must be “smaller” but not an exact size. Chair Gluesing stated that he will be setting an exact size for the second sign and the applicant can appeal this to the Building Commissioner if he sees fit.

Mr. Brinkers stated that the proposed A.J. Rose signs are smaller than the existing front and rear Geico signs. Chair Gluesing stated that the lettering is, but the sign is measured as an overall box. The applicant is welcome to redesign the sign to remove the logo or change around the size of the lettering. The Board must work with the proposed design.

Chair Gluesing stated that, as the sign has a logo that is a graphic element which impacts the size, he would be willing to allow a 30 s.f. secondary sign. The Board agreed. The 32 s.f. and 30 s.f. signs can be placed on either side of the building.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the sign for 120 Highland Avenue, as submitted, with the condition that it could be installed on the parking lot side, if the applicant so chooses. Susan Opton – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion passed 3-0.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the second sign for 120 Highland Avenue that faces the parking lot, with the condition that it be limited to 30 s.f. and has the option of being placed on the Highland Avenue side of the building, if the applicant so chooses. Susan Opton – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion passed 3-0.

Agenda Item 5:

Andy Clark, Exposé Signs & Graphics, representing the Congregational Church located at 1154 Great Plain Avenue and applying for monument signage.

183
184 Andy Clark, Expose Signs & Graphics, explained that the Congregational Church is replacing an
185 aging sign. The proposed sign is the same size, similar design, and to be mounted in the same
186 location. This will have a rounded top instead of a pointed top as it currently is. The sign is
187 proposed to be made of a fabricated aluminum cabinet. This will have raised dimensional
188 lettering elements. This will be mounted using clips into the masonry of the existing posts. The
189 only vinyl elements of the sign are rainbow the flag and border, which will be painted to match
190 the lettering. The lettering is proposed to be 3/8" aluminum stud mounted.

191
192 Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve
193 the sign for 1154 Great Plain Avenue, as submitted. Susan Opton – aye; Steve Dornbusch - aye;
194 Chair Gluesing – aye. Motion passed 3-0.

195
196 Chair Gluesing stated that he would like the Board to discuss the bylaw regarding how signs are
197 measured at a future meeting. Some signs that have a graphic element are punished a bit for the
198 lettering size. The proposed sign for A.J. Rose is a good example. This could lead to more
199 consistency between signs as well. Examples will be gathered for review at a future meeting.

200
201 **Minutes:**

202 Minutes from the 10/23/2023 meeting

203
204 Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve
205 the meeting minutes of October 23, 2023, as presented. Susan Opton – aye; Steve Dornbusch -
206 aye; Chair Gluesing – aye. Motion passed 3-0.

207
208 Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to adjourn
209 at 8:27 p.m. Susan Opton – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion passed 3-
210 0.

211
212 ***Next Public Meeting – November 20, 2023 at 7:30pm via Zoom Webinar***