<u>Monday, February 12, 2024</u> 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:

Continued - Public notice is hereby given that Union Pharmacy to be located at 1004 Great Plain Avenue, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.5.3.1 seeking approval for 3 wall signs each being 24 square feet in area when only one sign is normally allowed and any other applicable sections of the By-Law.

APPLICANTS:

Lee Newman, presentation of Housing Needham (HONE) Advisory Group status.

Lauren Cronin, Viewpoint Sign & Awning representing Middlesex Savings Bank located at 50 Chestnut Street and applying for signage.

Kirsten Allen & Kathleen Krivak, of Blue Lotus Healing Arts, & Tom Taricano, FastSigns representing Blue Lotus Healing Arts located at 945 Great Plain Ave and applying for signage.

REVIEW

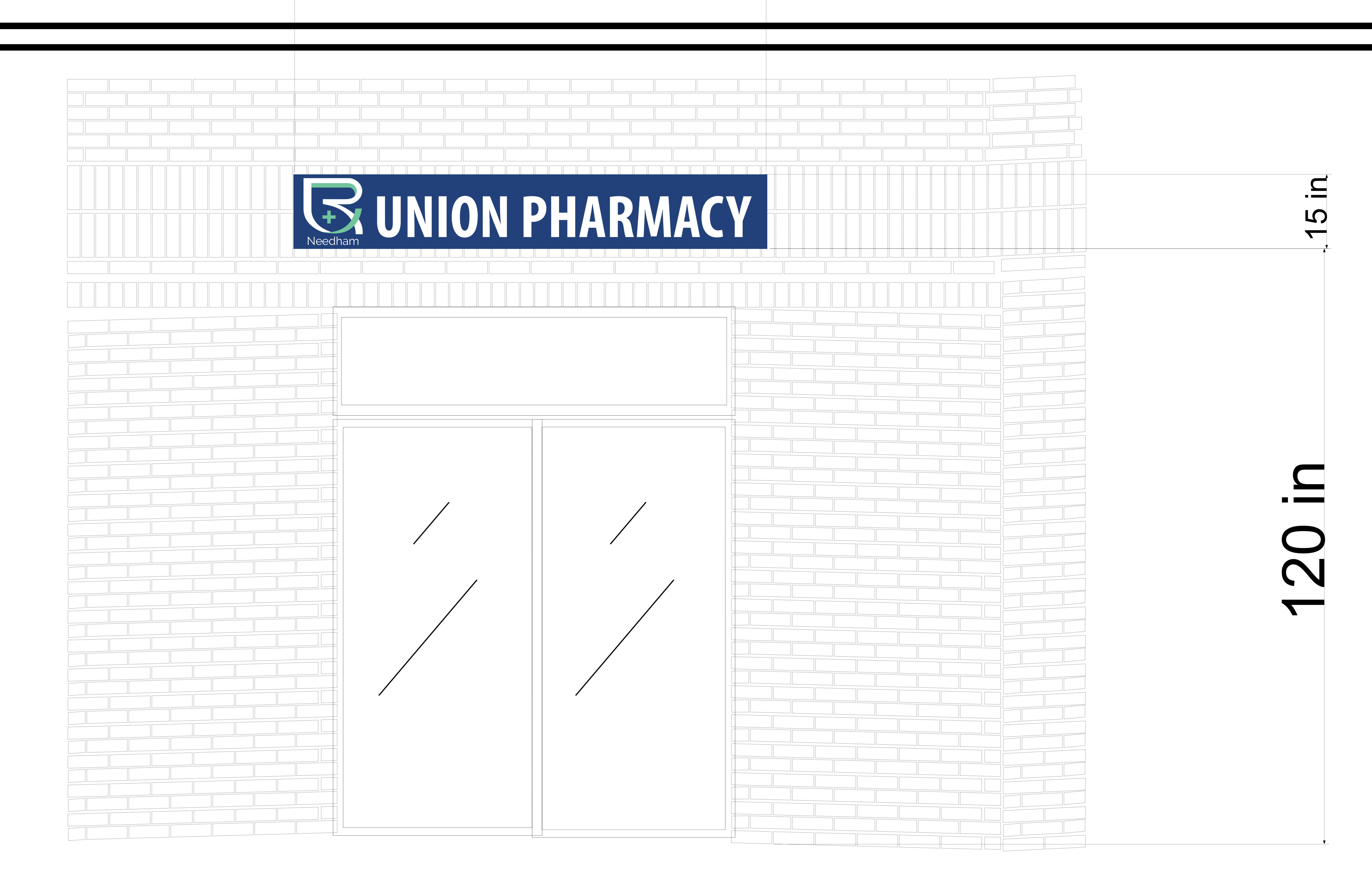
Minutes of 1/29/2024 meeting.

Next Public Meeting – March 4, 2024 at 7:30pm via Zoom Webinar



Letter Size 8" x 75" Logo Size : 11" x 11"

95 in



FACADEA

PROPOSED ELEVATION

NOTE
ALL EXISTING CONDITIONS ARE SHOWN
TO THE BEST OF PRESENT KNOWLEDGE.

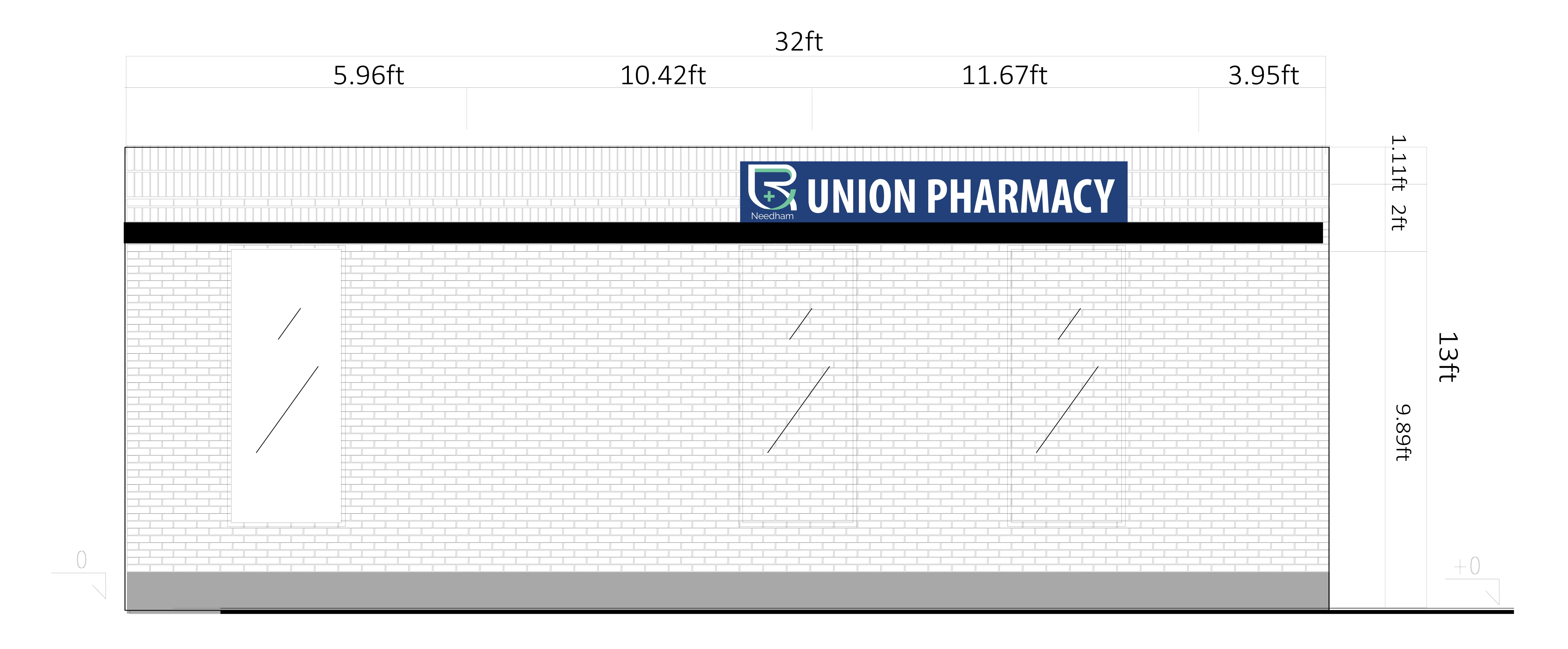


Job Name	Union Pharmacy	Designer	Falcon Graphics
Job Description	Store Front	Job Finishing Time	6 to 8 Weeks
Job Date		Signature	

Great Plain Ave & Chestnut St Needham, MA 02492

UNION PHARMACY

DATE: 12/01/2023 SCALE: N.T.S DRAWING A



PROPOSED ELEVATION

FACADEB

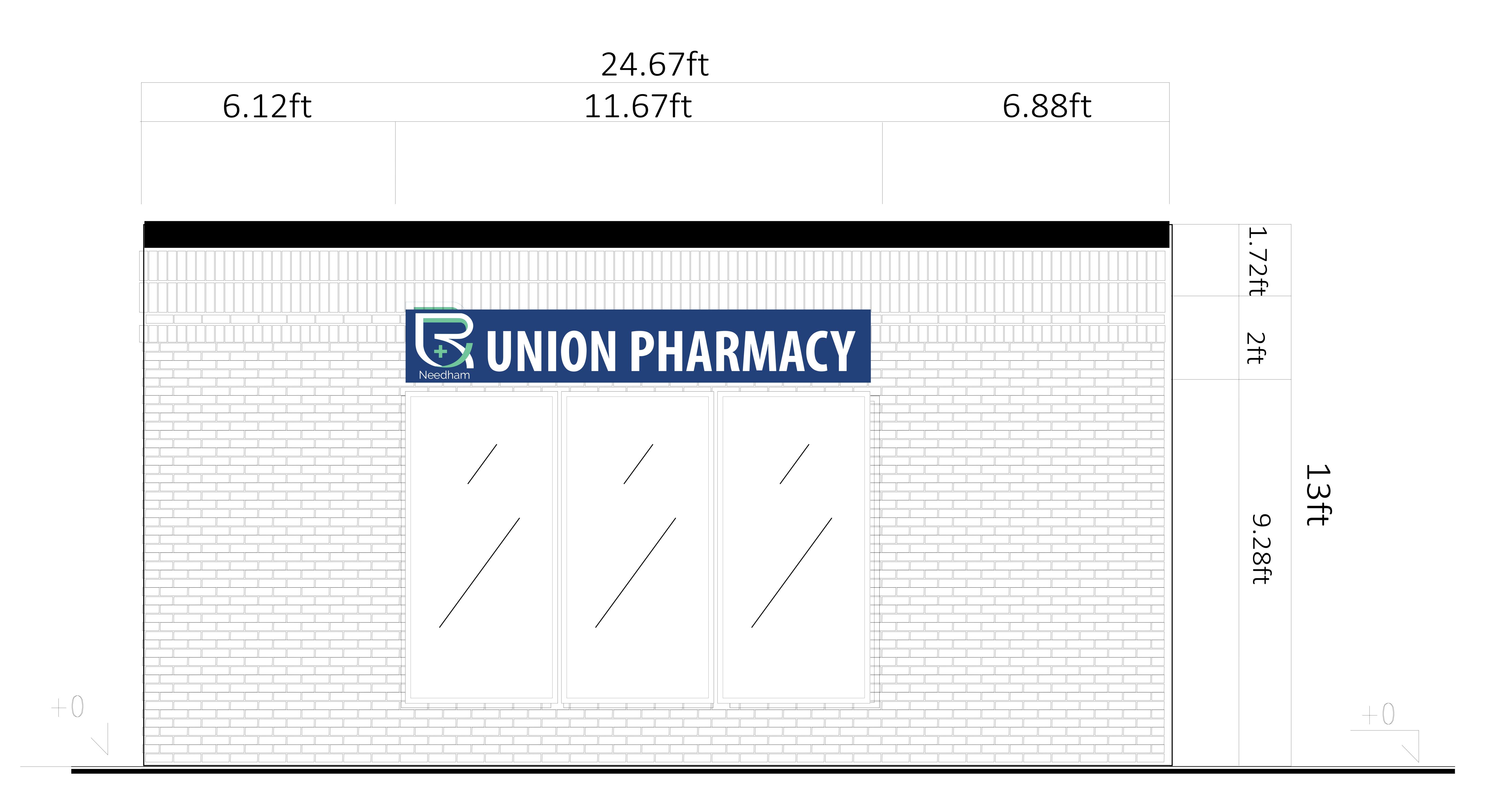
NOTE
ALL EXISTING CONDITIONS ARE SHOWN
TO THE BEST OF PRESENT KNOWLEDGE.



Job Name	Union Pharmacy	Designer	Falcon Graphics	
Job Description	on Store Front	Job Finishing Time	6 to 8 Weeks	
Job Date		Signature		

Great Plain Ave & Chestnut St Needham, MA 02492 UNION PHARMACY

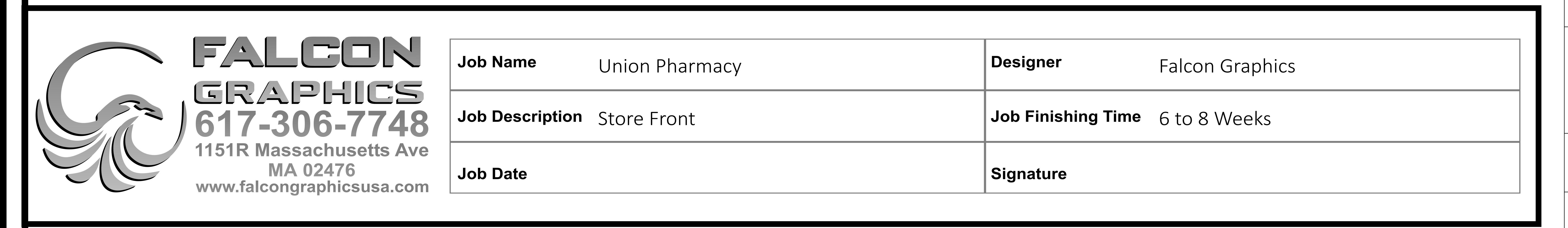
DATE: 12/01/2023 SCALE: N.T.S DRAWING B



PROPOSED ELEVATION

NOTE
ALL EXISTING CONDITIONS ARE SHOWN
TO THE BEST OF PRESENT KNOWLEDGE.

FACADEC



Great Plain Ave & Chestnut St Needham, MA 02492

UNION PHARMACY

DATE: 12/01/2023 | SCALE: N.T.S

DRAWING C

Housing Needham (HONE) Update

Design Review Board

February 12, 2024



MBTA Communities Act Overview
HONE's Charge & Community Engagement
What's Next?
Questions & Feedback

Needham MBTA Communities Process

MBTA Communities Act Overview

What is the MBTA Communities Act?

The law (MGL C.40A Section 3A) established a requirement that each of the 177 designated MBTA Communities must have zoning that:

- Provides for at least 1 district of reasonable size in which multifamily housing is permitted as of right.
- Cannot have age-restrictions and shall be suitable for families with children.
- Must have a minimum gross density of 15 dwelling units per acre.
- A portion of the district must be located within 0.5 miles from a commuter rail station.
- Commuter rail communities, including Needham, have a deadline to comply of December 31, 2024.

Needham's MBTA Communities Requirements:

Compliance Metric	Requirement
Gross Acres	50 acres
Unit Capacity	1,784 units
Dwelling Units per Acre	15 DU/AC
Percentage to be Located in Station Area	90%

HONE's Charge & Community Engagement

Housing Needham (HONE) Advisory Group

Purpose: The Housing Needham Advisory Group will lead the community engagement process to create multi-family zoning that complies with the MBTA Communities Act. The group will advise the Select Board and Planning Board on proposed zoning to bring to Town Meeting in 2024, informed by their individual expertise, group deliberations, and feedback received from the public.

Members Appointed by the Select Board	Members Appointed by the Planning Board			
Heidi Frail, Select Board Member (HONE Co-Chair)	Natasha Espada, Planning Board Vice Chair (HONE Co-Chair)			
Kevin Keane, Select Board Vice Chair	Jeanne McKnight, Planning Board Member			
Liz Kaponya, Renter	Ronald Ruth; Architect, Land Use Planner, Land Use Attorney, or Real Estate Developer			
Michael Diener, Community Member At-Large	William Lovett; Architect, Land Use Planner, Land Use Attorney, or Real Estate Developer			
Josh Levy, member appointed by the Finance Committee				



HONE's Charge

- Lead a broad public engagement effort for the Needham community to envision and shape zoning to allow multi-family housing that complies with the MBTA Communities Act.
- Utilize the recommendations in the Town of Needham's 2022 Housing plan as a starting point.
- Evaluate build-outs, projections, and analyses of fiscal, school enrollment, and infrastructure impacts provided by staff and consultants.
- Consider related zoning elements that are allowed, but not required under the MBTA Communities Act, including but not limited to inclusionary zoning (affordable housing requirements) and parking minimums.
- Update the Select Board, Planning Board and Finance Committee throughout the process on group deliberations and community feedback.
- Recommend draft zoning to the Select Board and Planning Board to submit to DHCD and Town Meeting.

Timeline to Date

Housing Plan Working Group Community
Engagement and Adopted Housing Plan

October 2021 – January 2023

Planning & Select Boards weigh in on State guidelines; create and appoint HONE; Town secures state grant, procures consultants.

March 2022 – August 2023

Housing Needham (HONE) Launches

Meeting #1

Community

Community
Meeting
#2

Updates to Planning & Select Boards

Sept. 7, 2023

Nov. 9, 2023

Jan. 18, 2024 February 2024

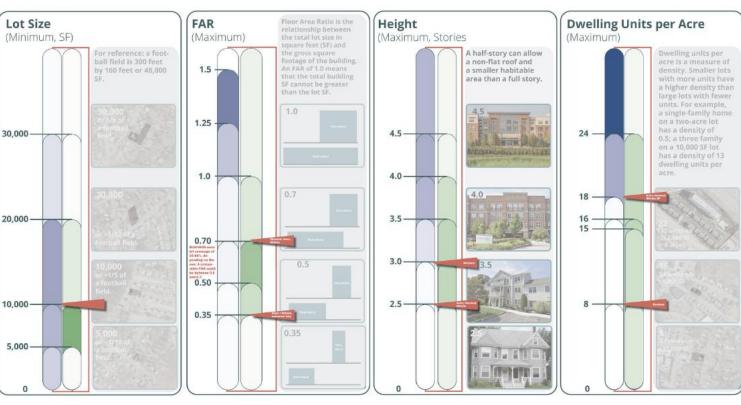
Community Engagement: Workshop #1

- 2 postcards mailed to every Needham resident
- Approximately 300 participants (in person and online)
- Presented MBTA Communities Overview
- Participants engaged at stations to give feedback on key zoning levers by district



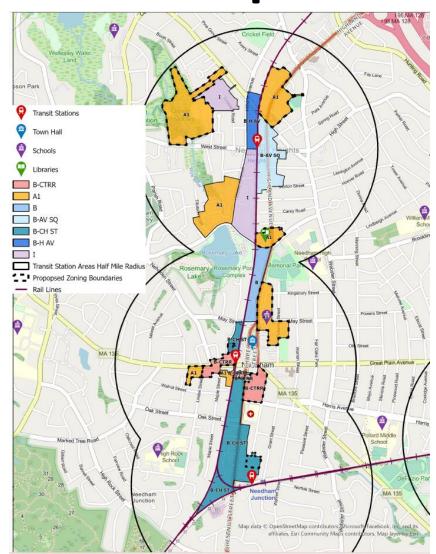
Business, Avery Square, Chestnut Street, Hillside Avenue





Community Engagement: Workshop #2

- Over 300 participants (in person and online)
- Presented Scenarios A, B, and C with varying land area and unit capacity
- Issued survey to get feedback on scenario preferences, boundaries, unit capacity
- Additional questions about:
 - allowing 3 or 4 units per parcel in General Residence district
 - requiring commercial on the 1st floor in commercial districts
- Open public comment session
- 595 survey responses



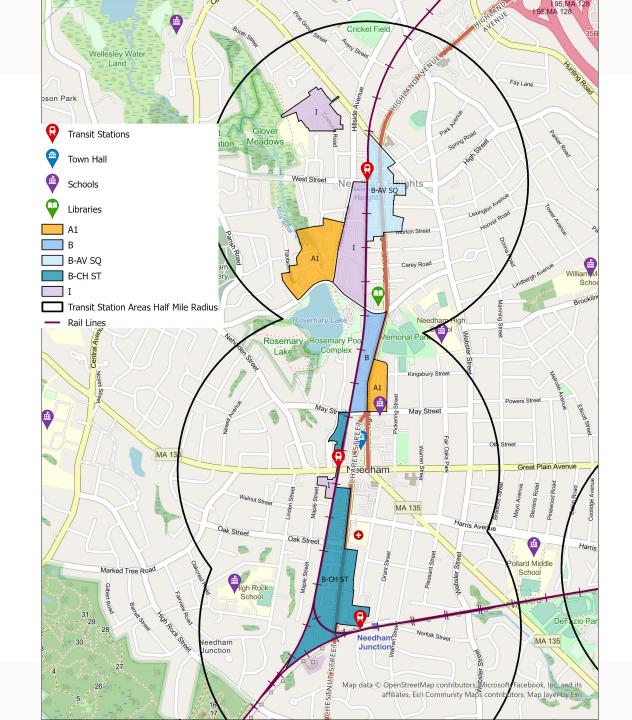
3 Scenarios: Maps and Zoning Parameters

MBTA Scenarios & Maps

Scenario A: Base Compliance Scenario

- Utilizes existing zoning district boundaries.
- Utilizes Needham Housing Plan zoning suggestions for height, dimensions, and density.
- Height Range: 2.5 3 stories.
- Floor Area Ratio (FAR) Range: 0.50 0.70.
- Keeps Center Business as a mixed-use district with no stand-alone multifamily allowed.

Model Output	Scenario A
Gross Acres	111.4 acres
Potential Maximum Unit Capacity	1,784
Dwelling Units per Acre	15.0

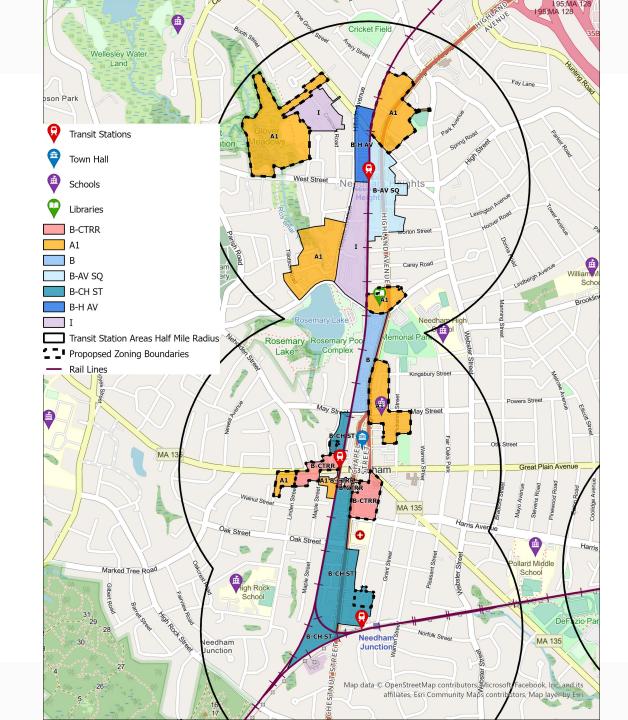


MBTA Scenarios & Maps

Scenario B: Housing Plan Scenario

- Utilizes Needham's 2022 Housing Plan as the base for zoning boundaries and zoning suggestions for height, dimensions, and density.
- Height Range: 2.5 3 stories.
- Floor Area Ratio (FAR) Range: 0.50 1.00.
- Keeps some of the Center Business as a mixeduse district but rezones some edges for stand alone multifamily.

Model Output	Scenario B
Gross Acres	186.7 acres
Potential Maximum Unit Capacity	2,630
Dwelling Units per Acre	15.8

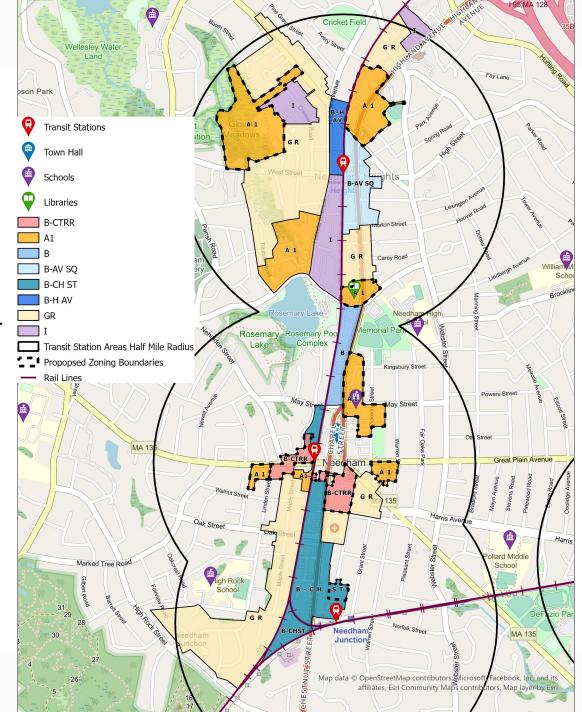


MBTA Scenarios & Maps

Scenario C: Increased Density + GR Scenario

- Utilizes Needham's 2022 Housing Plan as the base for zoning boundaries.
- Models increased height, FAR, lot coverage, and density based on public feedback.
- Height Range (excluding General Residence): 4-5 stories.
- Floor Area Ratio (FAR) Range (excluding General Residence):
 1.00 1.50.
- Incorporates General Residence (GR) allowing for up to 4 units per parcel at a max height of 2.5 stories.
- Keeps some of the Center Business as a mixed-use district but rezones some edges for stand alone multifamily.

Model Output	Scenario C
Gross Acres	353.1 acres
Potential Maximum Unit Capacity	4,782
Dwelling Units per Acre	15.0



What's Next?

Needham MBTA Communities Process

New Date: March 28 at 7 PM

Town Hall, Powers Hall and Zoom

- Anticipate presenting two proposals, both recommended for EOHLC and Town Meeting:
 - One with limited zoning changes to bring Town into compliance with MBTA Comts.
 - Second with additional zoning changes to authorize multi-family housing to a greater degree than is necessary to simply achieve compliance with MBTA Communities
- Deliverables for workshop:
 - Maps and zoning parameters for each proposal
 - Likely build out estimates
 - Fiscal impacts (including school enrollment, tax revenue, infrastructure, operating and capital expenses for Town Departments)
 - Economic Feasibility Analysis for inclusionary zoning % (affordable unit policy)
 - Visualizations/3-D vignettes for select sites to illustrate potential build out

Timeline Ahead

Community Meeting #3 HONE finalizes recommend -ations, concludes work

(Proposed)
Joint Board
Meeting

Send proposed zoning to State State review of zoning (90 days) Planning Board Finalizes Zoning Article

Town Meeting Votes

Final State Review

March 28, 2024

April 2024

April 30, 2024

May 1, 2024 May 1 – August 1 August – Sept 2024

October 2024

December 2024



New Date!

Questions & Feedback

Needham MBTA Communities Process



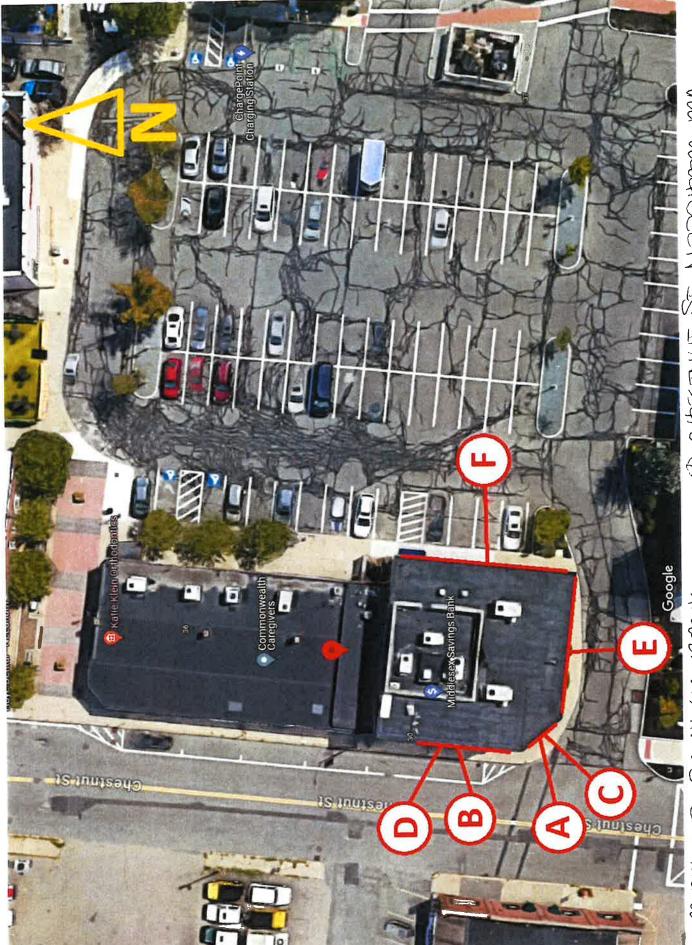
Town of Needham Building Department 500 Dedham Ave., Needham, MA 02492

Telephone 781-455-7550 Ext. 537

SIGN PERMIT APPLICATION BUILDING OWNER AUTHORIZATION FORM

Property Owner(s): Alfred W. Grzymont Revocable
Contractor Name:ONVID_RINDA - VIEWPOINT_81QN & AUNING Contractor Address:35 Lymnn St. Contractor City, State and Zip Code:Nant Baro, mA 0/532 Contractor Phone Number:508 393 8 700
Property Address: 50 Chestout Street Tenant: Michellevex Savings Bank
Leasee:
Leasee Name:
Leasee Phone Number:
Property Owner Print Name: Alfred H. Greyment Rev. Trust Property Owner Address: 20 Chestout Vt. #4 Property Owner City, State and Zip Code: Necdham Mt 02492 Property Owner Phone Number: 781 - 444 - 2111 Property Owner Signature: Alfred W Dreymont Date Signed Above: DEC, 21/23

Each individual sign being installed needs to be submitted on a separate Sign Permit Application with the Building Department.



SO CHESTAUT ST. NEEDIHAM, MA

MIDDLESEX SAVINCIS BANK

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building 500 Dedham Avenue Needham, MA 02492

Application and Report

(A) WITH SIGN (SOUTHWEST CORNER) Property Location: 50 CHESTNUT ST. PLERED GREYMONT REV. DEUST (PLERED 20 CHESTNUT ST. #4 Address: State Telephone: 781 444 2111 Applicant MIDDLESEX STUINGS BANK GO VIEWPOINT SIGN - AUNING Telephone: 617872 3064 Designer/Installer: VIEWPOINT SIGN - AWNING Telephone: 617 872 3064 LCRONIN @ VIEWPOINTS IGN, COM 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: (1) muminum TO SOUTHWEST CORNER OF BUILDING

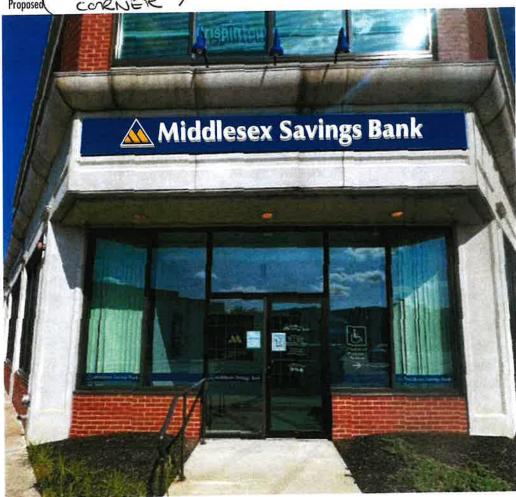
Please email completed application to elitchman@needhamma.gov

Fascia Area & Existing Sign Measurements (VIF)



Proposed SCUTHWEST CORNER

Location 1.



Scale: NTS Square Footage: 18" x 184"= 23 sq.ft.

Existing Sign to be Removed

Existing

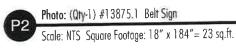
Revisions:

Fascia Area & Existing Sign Measurements (VIF)



Location 2.





Existing

Existing Sign to be Removed



Middlesex Savings Bank

Account Manager: Scott Spaulding

File:
MSB_NeedhamMA-50Chestnut_BeltSign-LocPage_1b.ai

Designer:
Steven Mannetta

Revisions: Date: 10.25.23 .75 10.25.23 .5 12.06.23 .5

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING, ALL RIGHTS RESERVED.



Acct. Manager Approval Customer Approval

Production Approval

TBD/VIF

All Measurments (VIF)

-142 1/2" (11'-10 1/2") Bar Height: 5 9/16" Middlesex Savings Bank 8 3/16" "M" 18" (1'-6'')

└─Logo Triangle Height: 12 ¹³/₁ҕ"



Elevation: (Qty-1) #13875.1 Belt Sign with Edge-lit Channel Letters

Scale: 5/8"=1' Square Footage: 18" x 184"= 23 sq.ft.

Nighttime Simulation View



Note: Remove (2) existing wall signs - see location page

Description:

(Qty-1) Edge/halo-lit logo mounted to backer/raceway.

Logo Triangle & Logo Bars (edge/halo-lit channels):

- Painted 1 1/2" (deep) .063 aluminum face and returns (2-layers).
- -1" (thick) clear acrylic faces (.6" edge-lit) (see D1).

"Middlesex Savings Bank" (edge / halo-lit channel letters):

- Painted 3" (deep) .063 aluminum face and returns.
- -1" (thick) clear acrylic faces (.6" edge-lit) (see D2).

Aluminum Backer:

- 3" (deep) aluminum fabricated backer with aluminum angle framing.
- Mounted to wall with angle bracket mounting system and required hardware.
- LED Power supplies, remote concealed inside backer with side access panel.

Logo/Typeface:

Logo on file.

Colors:

Logo Triangle (face &returns): - Aluminum Painted White

Logo Triangle (face blue vinyl): - 3M 220-397 Dark Blue HP vinyl

- Aluminum Painted to match PMS 143C (yellow) Logo Bars (face & returns):

- Aluminum Painted White "MSB" (face & returns):

- 1" Clear Acrylic (.6" is edge-lit), 2nd surface white opaque vinyl diffuser Edge-lit Acrylic Returns:

- White Edge / halo-lighting LFD's:

- Aluminum Painted to match PMS 281C Backer (face & returns):

Installation:

Revisions:

By ViewPoint / See location page for photo location view.

This sign is intended to be installed in accordance with the requirements of Article 600 of the

National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC).

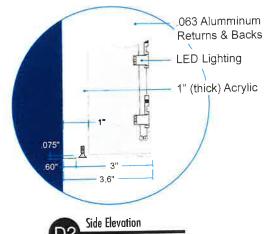
This includes proper grounding and bonding of the sign.

3" Aluminum Angle Faming with 2" Aluminum Angle Bracket System Aluminum Face "Middlesex Bank" (Edge-lit) Concealed LE Power Supplies with Side Access Logo Bars (Edge-lit) Logo Icon (Edge-lit) Power (by others) See D1 & D2 Required Hardware Edge/Halo-Lit LED Channel Letters Logo Triangle with Logo Bars

Photo Sample of Edge-lit Letters

Edge/Halo-Lit LED Channel Letters

"Middlesex Savings Bank"



Middlesex Savings Bank

Account Manager: Scott Spaulding

1 09.28.23 1.25 Designer:

Revisions: 10.25.23 .5

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING, ALL RIGHTS RESERVED.



Customer Approval

Acct. Manager Approval

Production Approval

TBD/VIF

TOWN OF NEEDHAM



DESIGN REVIEW BOARD

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

BWML SIGN (WEST ELEVATION) Property Location: 50 CITESTNUT ST. PLERED GREYMONT REV. TRUST (PLERED GREYMONT) Owner: 20 CHESTUUT ST. #4 Address: 781 444 2111 Telephone: _ Applicant: MIDDLESEX STOVINGS BANK GO VIEWPOINT STAN - AWNING Telephone: 617872 3064 Designer/Installer: VIEWPOINT SIGN - AWNING Telephone: 617 872 3064 LCRONIN Q VIEWPOINTS IGN, COM 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:

Please email completed application to elitchman@needhamma.gov

ELEVATION (REONTING CHESTAUT ST.)

X 15'4"W/23 SF.) (LOGO)MIDDLESEX SAVILIUS BATIK"

Revised 2/2020

All Measurments (VIF)

Bar Height: 5 9/16" Middlesex Savings Bank 8 3/16" (1'-6")

Logo Triangle Height: 12 ¹³/₁ɕ"



18"

Elevation: (Qty-1) #13875.1 Belt Sign with Edge-lit Channel Letters

Scale: 5/8''=1' Square Footage: $18'' \times 184'' = 23 \text{ sq.ft.}$

Nighttime Simulation View



Note: Remove (2) existing wall signs - see location page.

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- Mounted to wall with angle bracket mounting system and required hardware.
- LED Power supplies, remote concealed inside backer with side access panel.

Logo/Typeface:

Logo on file.

Colors:

Logo Triangle (face &returns): - Aluminum Painted White

Logo Triangle (face blue vinyl): - 3M 220-397 Dark Blue HP vinyl

- Aluminum Painted to match PMS 143C (yellow) Logo Bars (face & returns):

- Aluminum Painted White "MSB" (face & returns):

Edge-lit Acrylic Returns:

- 1" Clear Acrylic (.6" is edge-lit), 2nd surface white opaque vinyl diffuser

- White Edge / halo-lighting IFD's:

- Aluminum Painted to match PMS 281C Backer (face & returns):

Installation:

Revisions:

By ViewPoint / See location page for photo location view.

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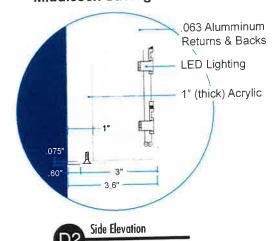
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3" Aluminum Angle Faming with 2" Aluminum Angle Bracket System "Middlesex Bank" (Edge-lit) Concealed LE Power Supplies with Logo Bars (Edge-lit) Side Access Logo Icon (Edge-lit) Power (by others) See D1 & D2 Required Hardware Edge/Halo-Lit LED Channel Letters Logo Triangle with Logo Bars

Photo Sample of Edge-lit Letters

Edge/Halo-Lit LED Channel Letters

"Middlesex Savings Bank"



Middlesex Savings Bank

Account Manager Scott Spaulding

09.28.23 1.25 Designer:

Revisions: 10.25.23 .75 12.06.23 .5

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED.



2.1" —

Customer Approval

Acct. Manager Approval

Production Approval TBD/VIF

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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building 500 Dedham Avenue Needham, MA 02492

Application and Report

Company (CONTRACT COMPANY)
DOOR WINDOW GRAPITICS (SOUTHWEST CORNER) Date: 2/1/24
Primeriv Locuiton, 117 (5100) 100
Owner: PLERED GREYMONT REV. TRUST (PLERED GREYMONT)
Address: 20 CITESTIVUT St. #4 NEEDIMM MA 02492 Street Street
Telephone: 781444 2111
Applicant: MIDOLESEX STAVINGS BANK GO VIEWPOINT STAN & ALUNING Address: 35 LYMMN ST. NORTHBURO MA 01532 Telephone: 6178723064 LCRONIN EVIEWPOINTSIGN.COM
Designer/Installer: VIEWPOINT SIGN - AWNING Address: 35 Lymny St. Nachtbaro MA 01532 Street Street Zip
Telephone: 617 872 3064 (CRONIN @ VIEWPOINTSIGN, COM
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: (C) INSMIL VINILL GRAPITICS TO EXTERIOR DUOR WILLIOUS
OF SOUTHWEST CORNER OF BUILDING - ALL GRAPITIS

425% OF EACH WINDOW ON WITHCH

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

DWINDOW GRAPHICS (WEST ELEV.) Property Location: 50 CITESTNUT ST. ALFRED GREYMONT REV. TRUST (MURRED 20 CHESTNUT ST. #4 Address: Telephone: 781444 2111 Applicant: MIDDLESEX STOVINGS BANK GO VIEWPOINT SIGN - AWNING Telephone: 617872 3064 Designer/Installer: VIEWPOINT SIGN - AWNING Telephone: 617 872 3064 LCRONIN Q VIEWPOINTS IGN , COM 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:

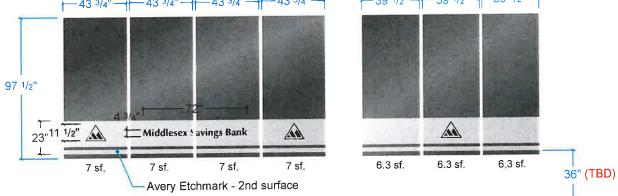
VINIAL GRAPITICS RO (D) INSTAL ON WEST ELEV. - My GRAPHICS THEY MEE APPLIED EACH WINDOW ON WITCH Please email completed application to elitchman@needhammd.gov

Page 1. Exterior Window Graphics

DWEST ELEVATION

Front Set of Graphics

25% of Area Allowed for Graphics in Each Window 26.7 sf, 26.7 sf, 26.7 sf, 39 1/2" — 29.6 sf. 29.6 sf. + 43 ³/₄" +



Elevation: (Qty-1) #13875.2 Set of Window Vinyl Graphics

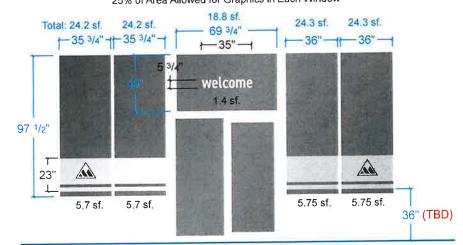


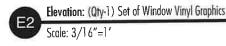


Remove Existing Graphics



25% of Area Allowed for Graphics in Each Window





Bldg. Corner Set of Graphics

See Belt Sign Proof for Details



Description:

(Qty-2) Sets of room window vinyl graphics.

- 2nd surface applied vinyl.
- Remove existing vinyl as needed.

Logo/Typeface:

Logo on file.

Colors:

Vinyl: - Avery Etchmark vinyl (2nd surface)

Installation:

By ViewPoint.

				2			Customer Approval	Acct. Manager Approval	Production Approval
Job: Middlesex Savings Bank	Account Manager: Scott Spaulding	Date: 09.28.23 1.5	Revisions: 01.29.24 .75 02.01.24 .75	Revisions:	THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS Created by Viewpoint Sign and Awning. All Rights Reserved.	ViewPoint 1.508.393.8200 FAX 1.508.393.4244	Ĭ		TBD
Location: 50 Chestout St. Needham, M	File: A MSB NeedhamMA-50Chestnut ExtWinVinyl-Pg1_1d.ai	Steven Mannetta	02.05.24 .25		UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.	SIGN AND AWNING FAX 1.508.393.4244		SERBODUCTION	IC DOOMINITED

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building 500 Dedham Avenue Needham, MA 02492

Application and Report

EWINDOW GRAPHICS (SOUTH ELEV.) Property Location: 50 CHESTNUT ST.	Date: 2/1/24
OWNER: PLERED GREYMONT REV. DRUST (MURRE	O GREYMUNT)
Address: 20 CITESTUUT ST. #4 NEEDIMM	MA 02492 State Zip
Telephone: 781444 2111	
Applicant: MIDDLESEX STOVINGS BANK GO VIEWPOIN	
Address: 35 Lymn St. Northbureo	MA 01532 State Zip
Telephone: 617872 3064 LCRONIN EVIENPOINT	SIGN.com
Designer/Installer: VIEWPOINT SIGN - AWNING	
Address: 35 Lymny St. NORTHBORD City	State Zip
Telephone: 617 872 3064 CRONIN @ VIEWPOI	NTS 1611, com
Type of Application	
☐ Minor Project ☐ Exterior Alterations	
Major Project (Site Plan Review) - preliminary	
- final Flexible Subdivision	
Planned Residential Development Residential Compound	
Brief description of sign or project: (E) INSMA VINGL GRAPHICS TO EXPERIM	
SMUTH ELEVATION - My GRAPHICS !	TRE 225% OF
EACH WINDOW ON WHICH THEY THE APP	UED
Please email completed application to elitchman@needhamma.gov	

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building 500 Dedham Avenue Needham, MA 02492

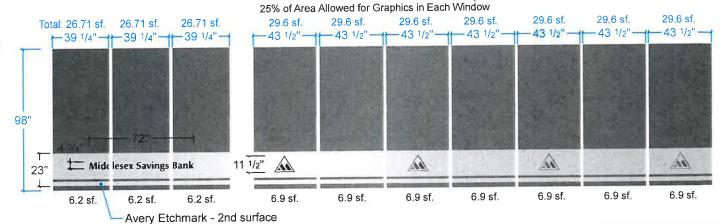
Application and Report

Porateo	- 0 0 (\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	cuion una 20-p
E) DOOR WINDOW CIRAPITICS (EAS	f ELEV.)	م مارامر
Property Location: 50 CIESINUI 31.		Date: 2 1 24
Owner: ALFRED GREYMONT REV.	neust (muse	ED GREYMUNT)
Address: 20 CHESTNUT ST. #4	NEEDIMM City	MA 02492 State Zip
Telephone: 781 444 2111		
Applicant: MIDDLESEX STOUNDS BATTLE	do Viendoi	NT SIGN - AUNING
Address: 35 Lymn St.	NORTHBORO City	MA 01532 State Zip
Telephone: 617872 3064 LCRON	NOCHIDORO	itsign.com
Designer/Installer: VIEWPOINT SIGN =		
Street	NORTHBORD City	State Zip
Telephone: 617 872 3064 LCRU	ININ EVIEWPO	INTS IGN, com
Type of Application Sign Minor Project Exterior Alterations Major Project (Site Pla preliminary final Flexible Subdivision Planned Residential De	n Review) evelopment	
Brief description of sign or project: (F) INSTRU VIML GRAPITI	CS TO EXTER	LIOR WINDOWS &
DITIONS OF EMST ELEV	- BU GRANT	CS MRE <25%
OF EACH WINDOW ON WIT	ich ontou me	E APPLIED
Please email completed application to elitchman(a	needhamma.gov	
I tense cumit combined all		



E

(SOUTH ELEVATION) Side Set of Graphics



Elevation: (Qty-1) #13875.2 Set of Window Vinyl Graphics

Rear Set of Graphics (BAST ELEVATION) 25% of Area Allowed for Graphics in Each Window

30.2 sf 30.2 sf

29.6 sf 29.6 sf 29.6 sf. Total: 29.6 sf. 29.6 sf. 29.6 sf. 29 6 sf + 43 1/2" - + 43 1 98" Mit dlesex Savings Bank 11 1/2"

6.9 sf.

44 1/2" 44 1/2" 44 1/2" 44 1/2" 44 1/2" 45 46 1/2" 46 1/2" 46 1/2" 47 1 A 7.1 sf. 7.1 sf. 7.1 sf. 7.1 sf

Elevation: (Qty-1) Set of Window Vinyl Graphics

6.9 sf.

Scale: 3/16"=1"

6.9 sf.

Eside Set of Graphics (SOUTH EVEV.)



6.9 sf.

6.9 sf.

6.9 sf.

Photo Elevation

Remove Existing Graphics

Revisions:

Rear Set of Graphics (EAST ELEV.)

30.2 sf. 30.2 sf.



Photo Elevation

Job: Middlesex Savings Bank

Account Manager: Scott Spaulding

MSB NeedhamMA-50Chestnut ExtWinVinyl-Pg2 1d.ai Steven Mannetta

Revisions: 01.29.24 09.28.23 1.5 02.01.24 .75 Designer: 02.05.24 .25

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED.



Customer Approval

Description:

Logo/Typeface:

Logo on file.

Installation: By ViewPoint.

Colors:

(Qty-2) Sets of room window vinyl graphics.

Vinyl: - Avery Etchmark vinyl (2nd surface)

- 2nd surface applied vinyl.

- Remove existing vinyl as needed.

Acct. Manager Approval

Production Approval

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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	Location: 945 (935) Great Plain Ave.			
Owner:	935 Great Plain Ave LLC (Sullivan & Company)			
Address: 78	Hancock St	Braintree	MA	02184
Street Telephone:	781-849-1090	City	State	Zip
Applicant:	Blue Lotus Healing <i>F</i>	Arts		
Address: 945	Great Plain Ave	<u>Needham</u>	MA	02492
Street Telephone:	617-610-5660	City	State	Zip
	r: FASTSIGNS of No		N A A	02404
Address: 15	Kearney Rd	Needham City	MA State	$\frac{02494}{Z_{ip}}$
	Type of Application Sign Minor Project Exterior Alteration Major Project (Site preliminary final Flexible Subdivisio Planned Residentia Residential Compo	s e Plan Review) n nl Development		Zip
Brief description of Secondary sign	sign or project: (per sections 5.5.3.1 and 5.5	5.3.2 of the General By	v-Laws) - (45	5″x32″ oval)
double sided 1/4	4" ACM panel blade sign, m	ounted to building fa	cade with a	50" projecting sig

bracket and galvanized steel hardware. Similar to (smaller than) former Three Crown Jewlers' sign.

Please email completed application to elitchman@needhamma.gov





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

Proposed Secondary Signage



Blue Lotus Healing Arts

ACM (dibond) panel blade sign 945 Great Plain Ave Needham, MA 02492

 $Sign\ width = 45in$ Sign height = 32in *Blue "B" height = 3.35in* Healing "H" height = 3.35in Square footage = 10sqftBottom of sign to grade = 8ft

CMYK = 0 / 2 / 10 / 0CMYK = 78.4 / 35.3 / 0 / 0CMYK = 61 / 70 / 0 / 0

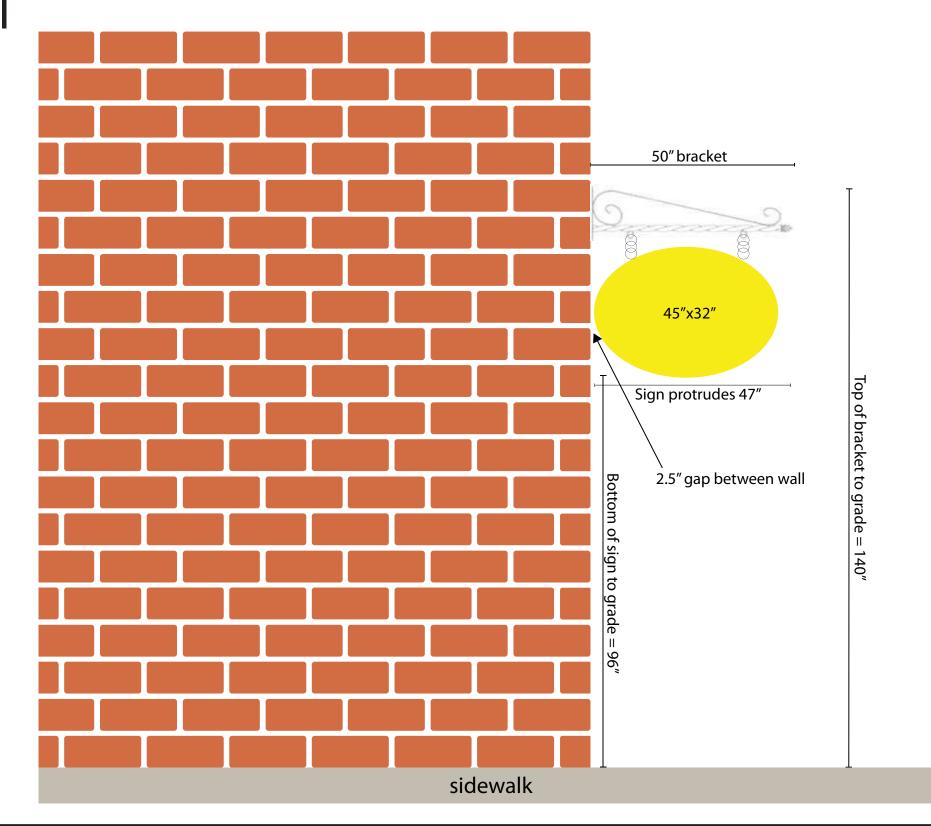
Double sided ACM (dibond) panel blade sign with digitally printed vinyl graphics & gloss laminate



Tel 781-444-4889 Fax 781-444-8577

310@fastsigns.com

Mounting Detail



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310@fastsigns.com

Existing Signage & Additional Information



945 Great Plain Ave, Needham, MA 02492





































310@fastsigns.com

Neighborhood View



Three Crown Jewlers' sign has been removed. Proposed sign will be installed on left side of Three Crown Jewlers' former storefront



945 Great Plain Ave, Needham, MA 02492

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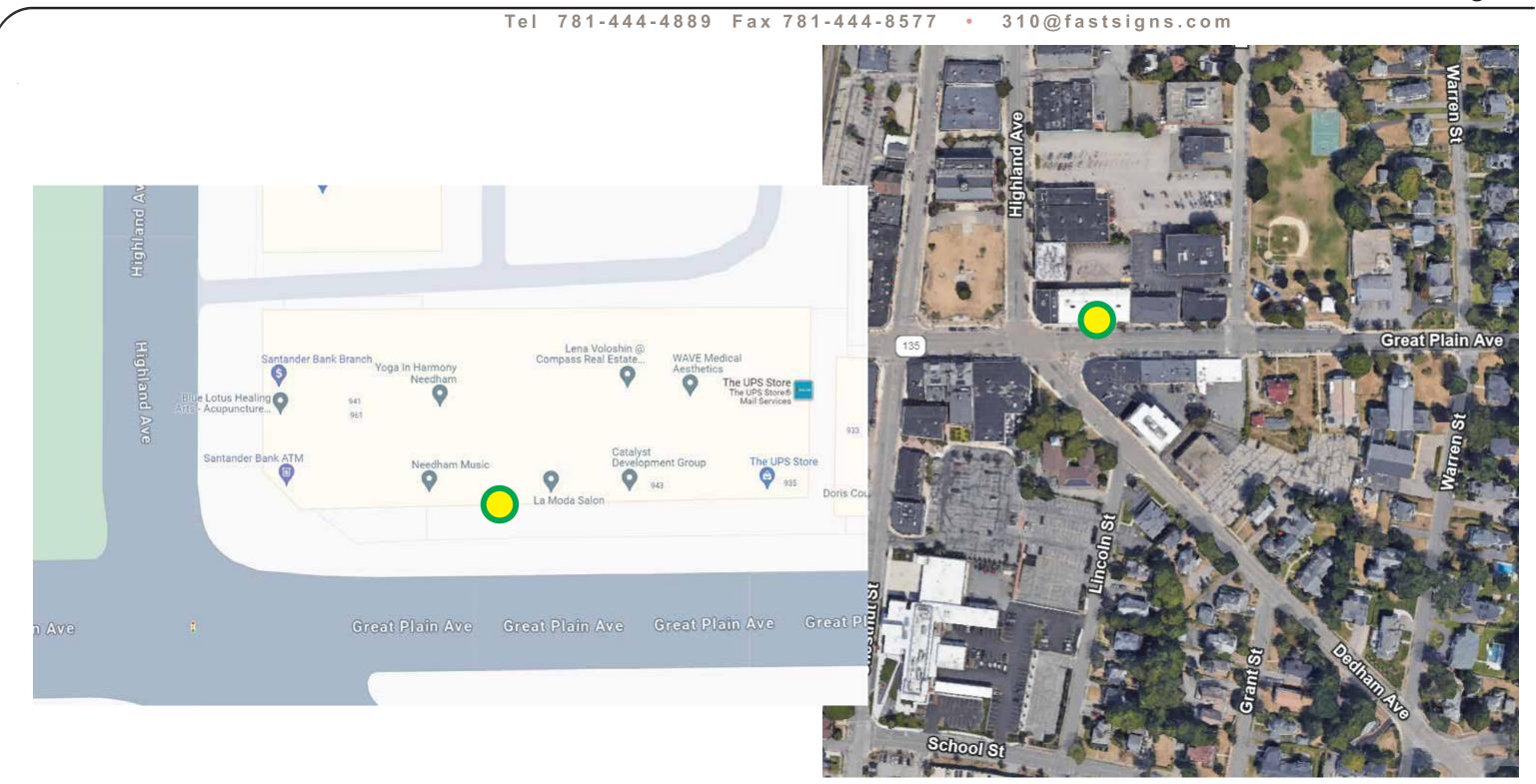








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1 2 **Design Review Board Meeting Minutes** Monday, January 29, 2024 3 7:30 p.m. 4 5 6 **Board Members:** 7 Mark Gluesing, Board Chair (P) 8 Bob Dermody, Board Member (P) 9 Steve Dornbusch, Board Member (P) 10 Felix Zemel, Board Member (P) 11 Clay Hutchinson Conservation Specialist (P) 12 Applicants & Attendees: 13 14 1. Mehmet Sahin – Falcon Graphics, representing Union Pharmacy 15 2. Marie Mercier, SignDesign representing Clear Steps Recovery 16 17 Chair Gluesing called the meeting to order on January 29, 2024, at 7:30 p.m. He reviewed the 18 remote meeting procedures. 19 20 **HEARINGS:** Public notice is hereby given that Union Pharmacy to be located at 1004 Great Plain Avenue, 21 22 has made application to the Design Review Board for a Special Permit pursuant to the Sign By-23 Law Section 5.5.3.1 seeking approval for 3 wall signs each being 24 square feet in area when 24 only one sign is normally allowed and any other applicable sections of the By-law. 25 26 Mehmet Sahin, Falcon Graphics, explained that the proposal is for a box sign, 24"x140", with a 27 blue background with white letters. This will be smaller than the existing sign. The same size, 28 materials, and colors are also proposed for a sign at the front entrance. 29 30 Chair Gluesing explained that the proposal is for three signs in similar locations as existing signs on the property. By right, the applicant is allowed two signs, one for each street the property is 31 32 on. 33 34 Mr. Dornbusch asked if lights will be incorporated. Mr. Sahin stated that the signs will not be 35 illuminated at all. 36 37 Mr. Dermody questioned the need for the word "Needham" to be incorporated below the signs. 38 The signs on Great Plain Avenue and Chestnut Street should both be centered over the existing 39 windows. The top of the sign should align with the soldier course. Chair Gluesing noted that the 40 signs may not fit if they are aligned with the top solider course. Mr. Dermody suggested leaving 41 a standard horizonal course below the signs above to the window. 42 43 Mr. Zemel agreed with the comments made by his colleagues. 44

Mr. Sahin stated that the height of the lettering is 12."

45

The Board reviewed the proposed over the front door sign. Chair Gluesing questioned the need for this sign, as the other signs are visible from this location and the traffic volume is not high at this spot. Mr. Dornbusch stated that, if a third sign is approved, he would like for it to be smaller. Mr. Dermody suggested that simple graphic lettering could be contained within the glass span above the door, eliminating the need for a third sign. There was agreement that, if approved, the sign should be smaller than the other two. Mr. Sahin suggested a smaller sign at this location without a logo. He expressed concern with placing this on the glass above the door due to it being a recessed entrance area. Chair Gluesing stated that he is unclear if this proposed location does anything more than the other two proposed signs. He believes the lighting in the portico

57
58 Mr. Sahin suggested that the two by right signs be the Chestnut Street sign and the sign over the entrance.

Mr. Zemel suggested continuing this item in order for the representative to speak with the business owner.

The Board agreed to continue this item to February 12, 2024.

area would make a sign on the glass appropriate.

Agenda Item 1:

Marie Mercier, SignDesign representing Clear Steps Recovery located at 392 Chestnut Street and applying for signage.

Marie Mercier, SignDesign, explained that the main entrance for this applicant is at the rear of the building. The proposal is to add vinyl graphic letters for Clear Steps Recovery on the front door to the street under the Elliot Physical Therapy sign, indicating that the entrance is to the rear of the building. The main door at the rear of the building is proposed to have vinyl graphic letters for Clear Steps Recovery on the right window side of the entrance. To the front left of the building, there is a 19.66 s.f. non-illuminated pan sign proposed. The existing Elliot Physical Therapy sign on the front right of the building is 120"x24", slightly smaller than the proposed sign.

Mr. Dermody asked that the proposed sign be centered similarly to the Elliot Physical Therapy sign. He asked about the contrast between the word "Recovery" and the sign background. Ms. Mercier stated that she would speak to the applicant regarding potentially darkening the word color. The applicant noted the size of the sign is essentially the same as the Elliot sign.

Upon motion duly made by Mr. Dermody and seconded by Mr. Zemel, it was voted to approve the wall sign on Chestnut Avenue and the three window graphics, as submitted. Bob Dermody – aye; Steve Dornbusch - aye; Felix Zemel – aye; Chair Gluesing – aye. Motion passed 5-0.

Minutes:

Minutes from the 01/08/2024 meeting

 91 Upon motion duly made by Mr. Dermody and seconded by Mr. Zemel, it was voted to approve

92 the meeting minutes of January 8, 2024, as presented. Bob Dermody – aye; Steve Dornbusch -

93 aye; Felix Zemel – aye; Chair Gluesing – aye. Motion passed 4-0.

94 95

Upon motion duly made by Mr. Dermody and seconded by Mr. Zemel, it was voted to adjourn at

96 8:10 p.m. Bob Dermody – aye; Steve Dornbusch - aye; Felix Zemel – aye; Chair Gluesing –

aye. Motion passed 4-0.

97 98 99

Next Public Meeting – February 12, 2024 at 7:30pm via Zoom Webinar

