

DESIGN REVIEW BOARD

Monday, April 8, 2024

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:

None.

APPLICANTS:

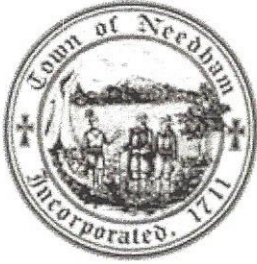
Evans Huber, attorney representing Beth Israel Deaconess Hospital located at 148 Chestnut Street and applying for site plan review of temporary trailer to be located at the Lincoln Street circle.

Paul Good, Needham Community Revitalization Trust Fund applying for street banners in Needham Heights to identify the offerings in the area.

REVIEW

Minutes of 3/25/2024 meeting.

Next Public Meeting – April 29, 2024 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: 148 CHESTNUT ST, NEEDHAM Date: 03/29/24

Owner: BETH ISRAEL DEACONESS HOSPITAL - NEEDHAM

Address: 148 CHESTNUT ST. NEEDHAM MA 02492
Street City State Zip

Telephone: 781-543-3000

Applicant: SAME AS ABOVE

Address: _____
Street City State Zip

Telephone: _____

Designer/Installer: MARGULIES PERUZZI

Address: 308 CONGRESS ST BOSTON MA 02210
Street City State Zip

Telephone: 617-482-3232

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:

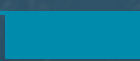
APPLICANT INTENDS TO INSTALL A TEMPORARY MEDICAL
IMAGING TRAILER IN THE CIRCULAR DRIVE AT THE
LINCOLN ST. ENTRANCE TO THE HOSPITAL. DRB REVIEW
Please email completed application to elitchman@needhamma.gov
IS SOUGHT AS PART OF APPLICATION FOR AMENDMENT
TO SPECIAL PERMIT

Revised 2/2020



IMAGING TRAILER
MARCH 27, 2024

Beth Israel Lahey Health 
Beth Israel Deaconess Needham

 **marguliesperruzzi**

Design for the way YOU work.

EXISTING



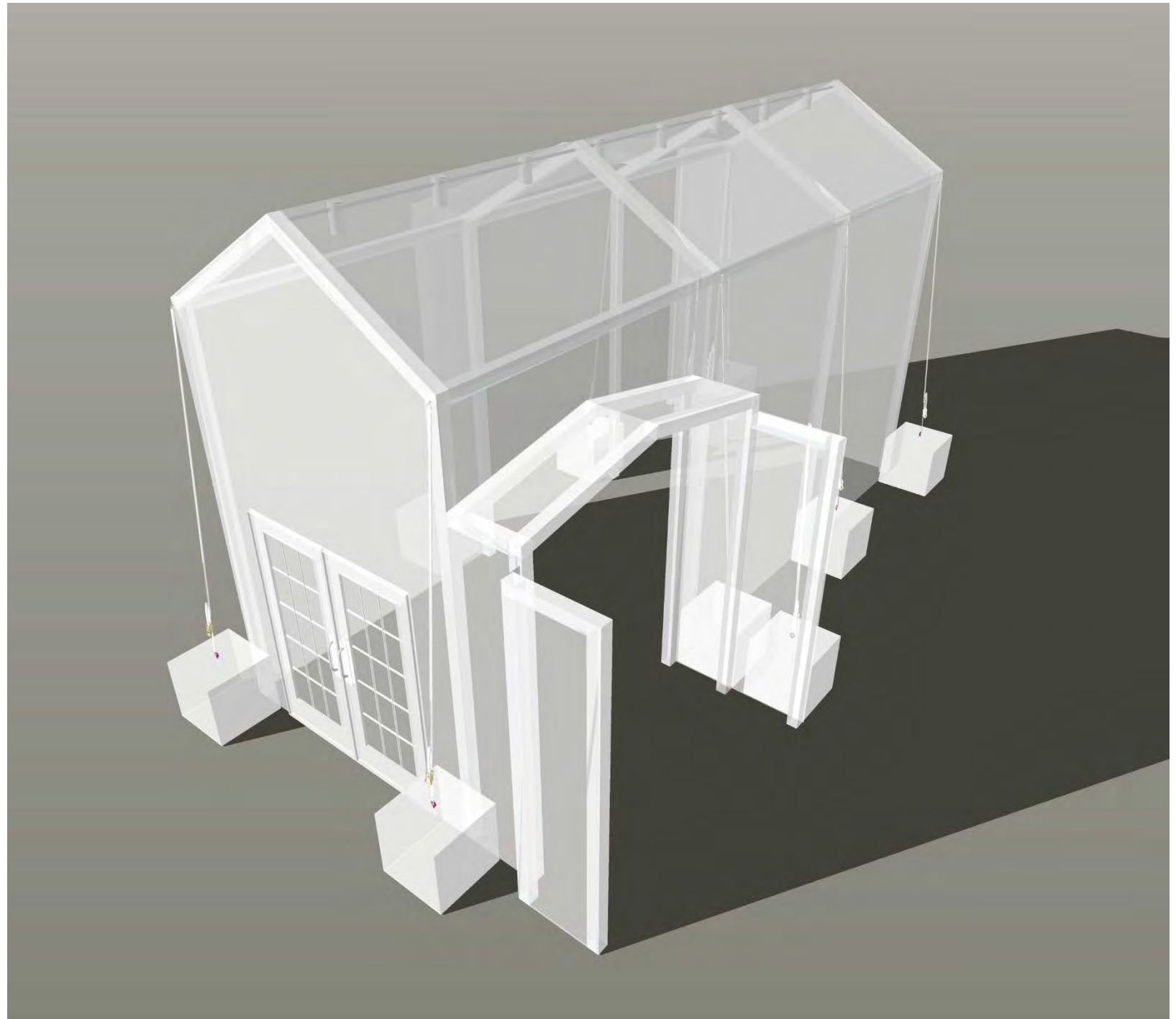
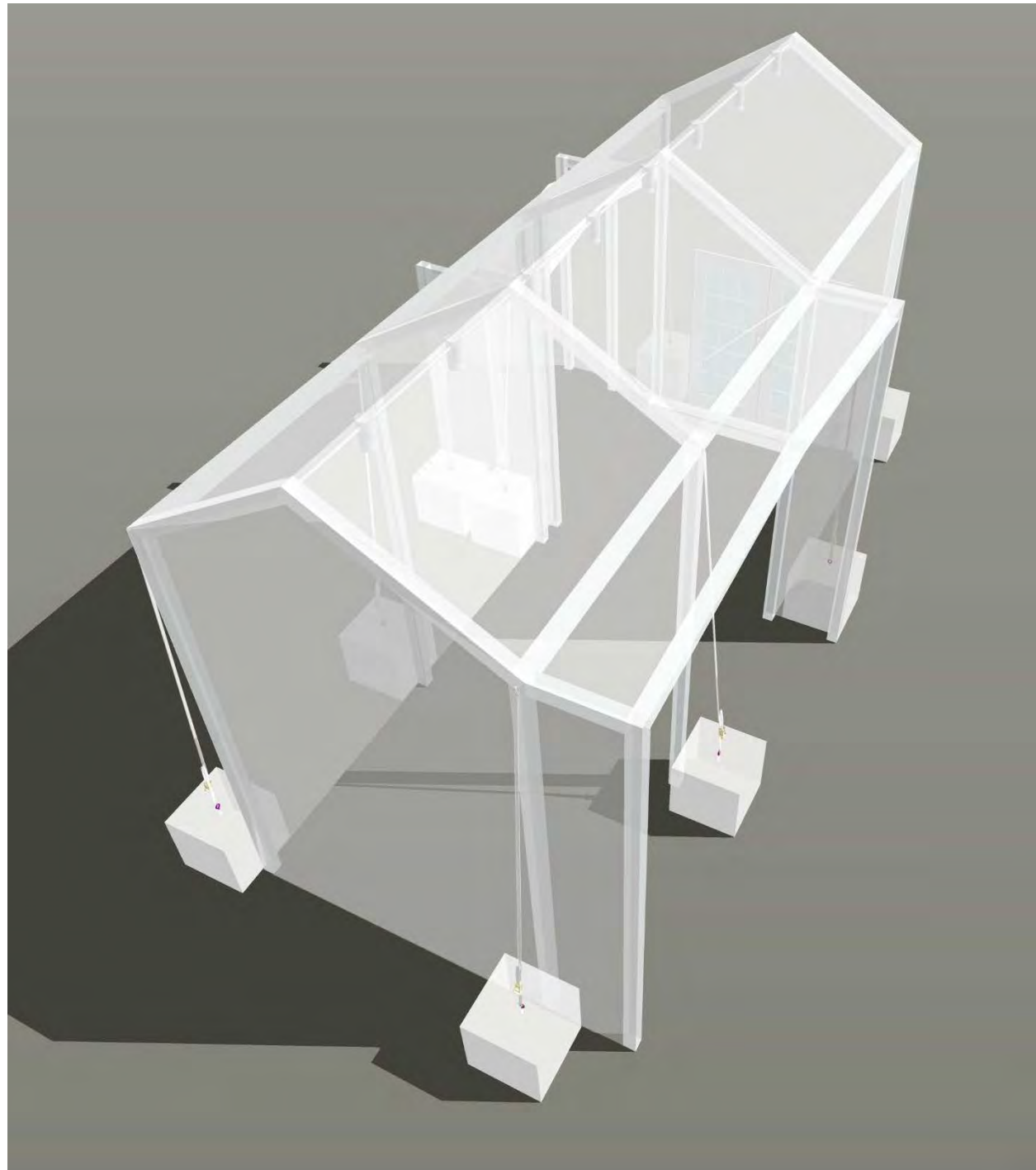
IMAGING TRAILER



IMAGING TRAILER



MODEL OF TENT



IMAGING TRAILER WITH NEW LANDSCAPING



IMAGING TRAILER WITH NEW LANDSCAPING



IMAGING TRAILER WITH NEW LANDSCAPING



IMAGING TRAILER / TENT



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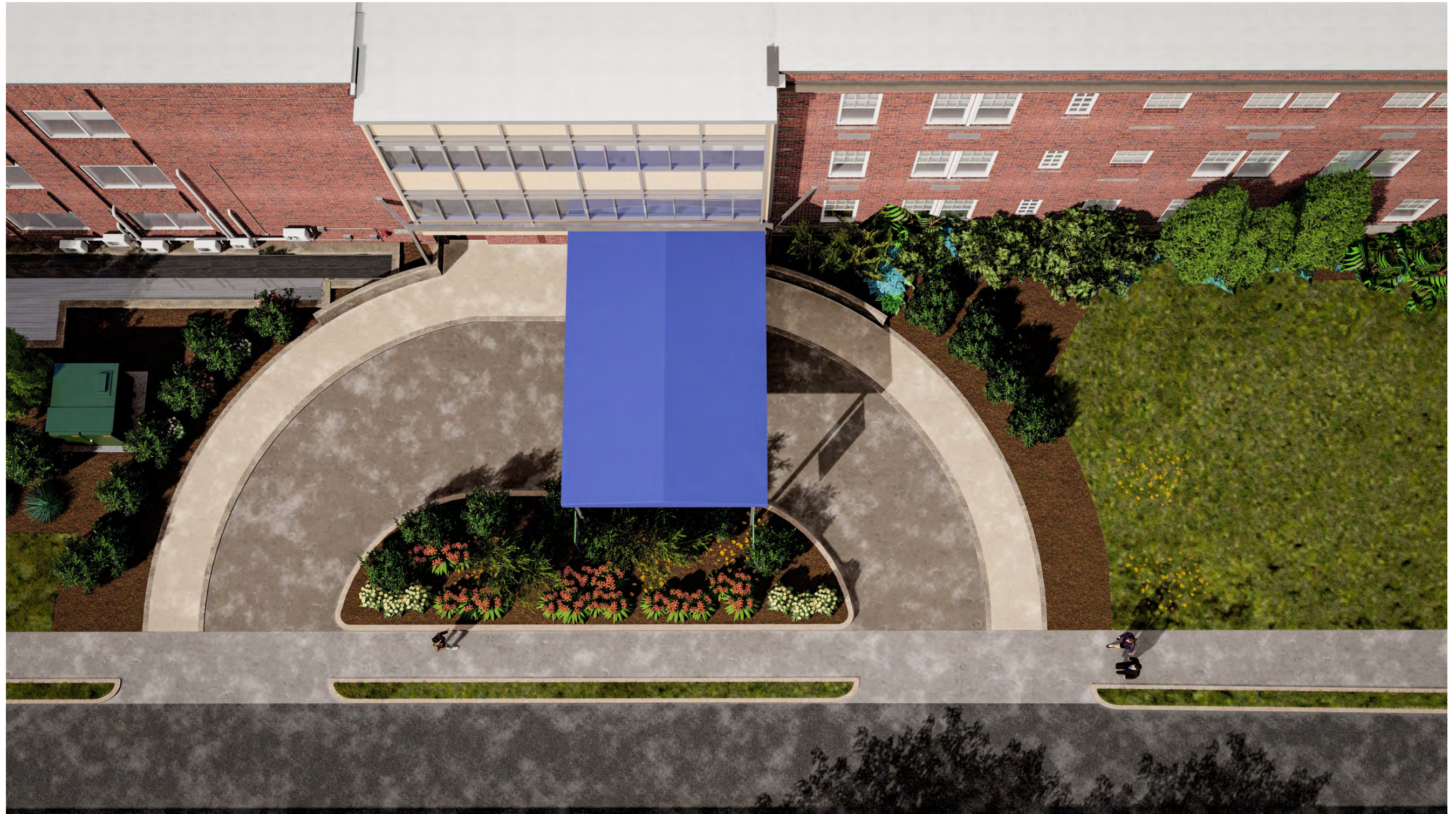
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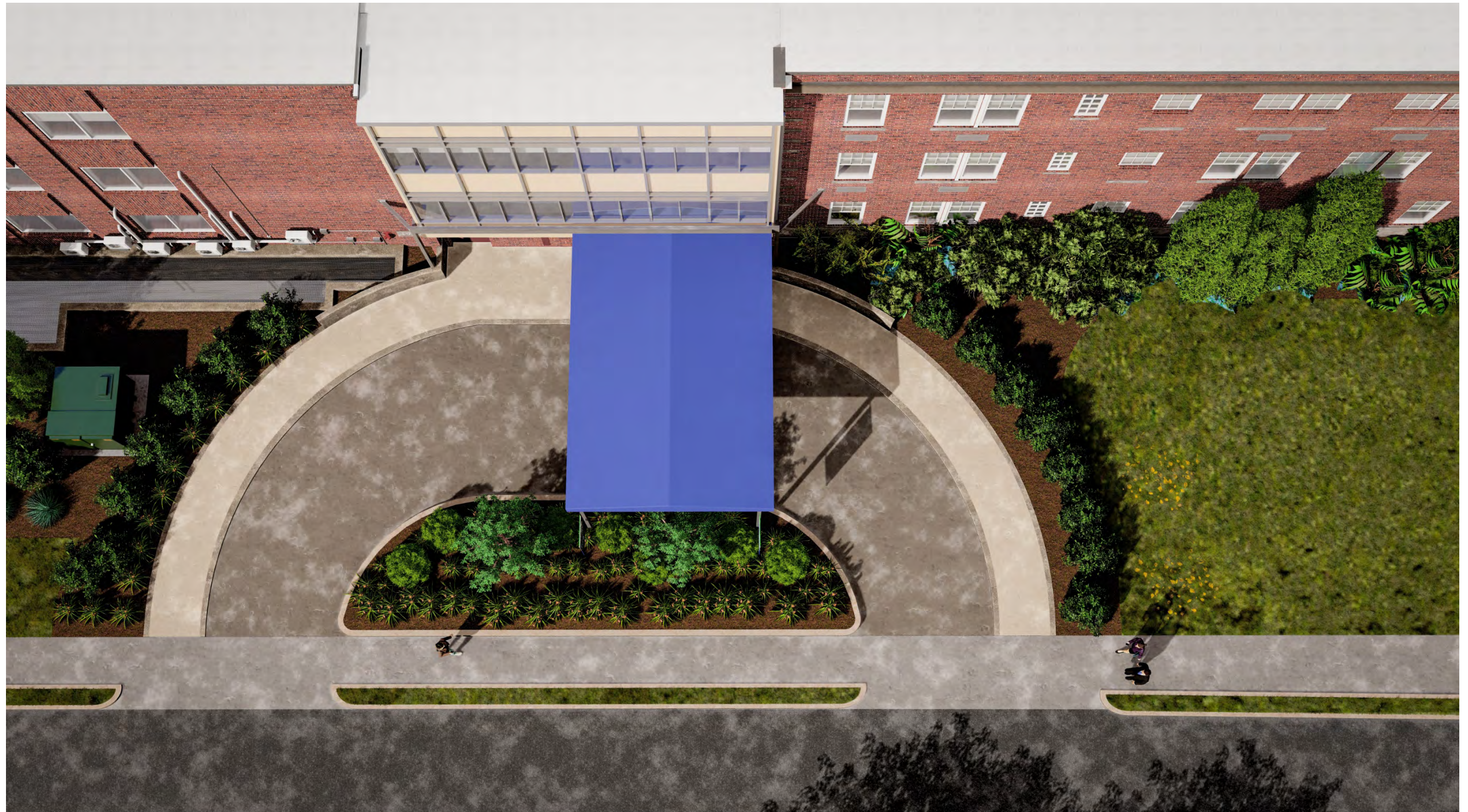
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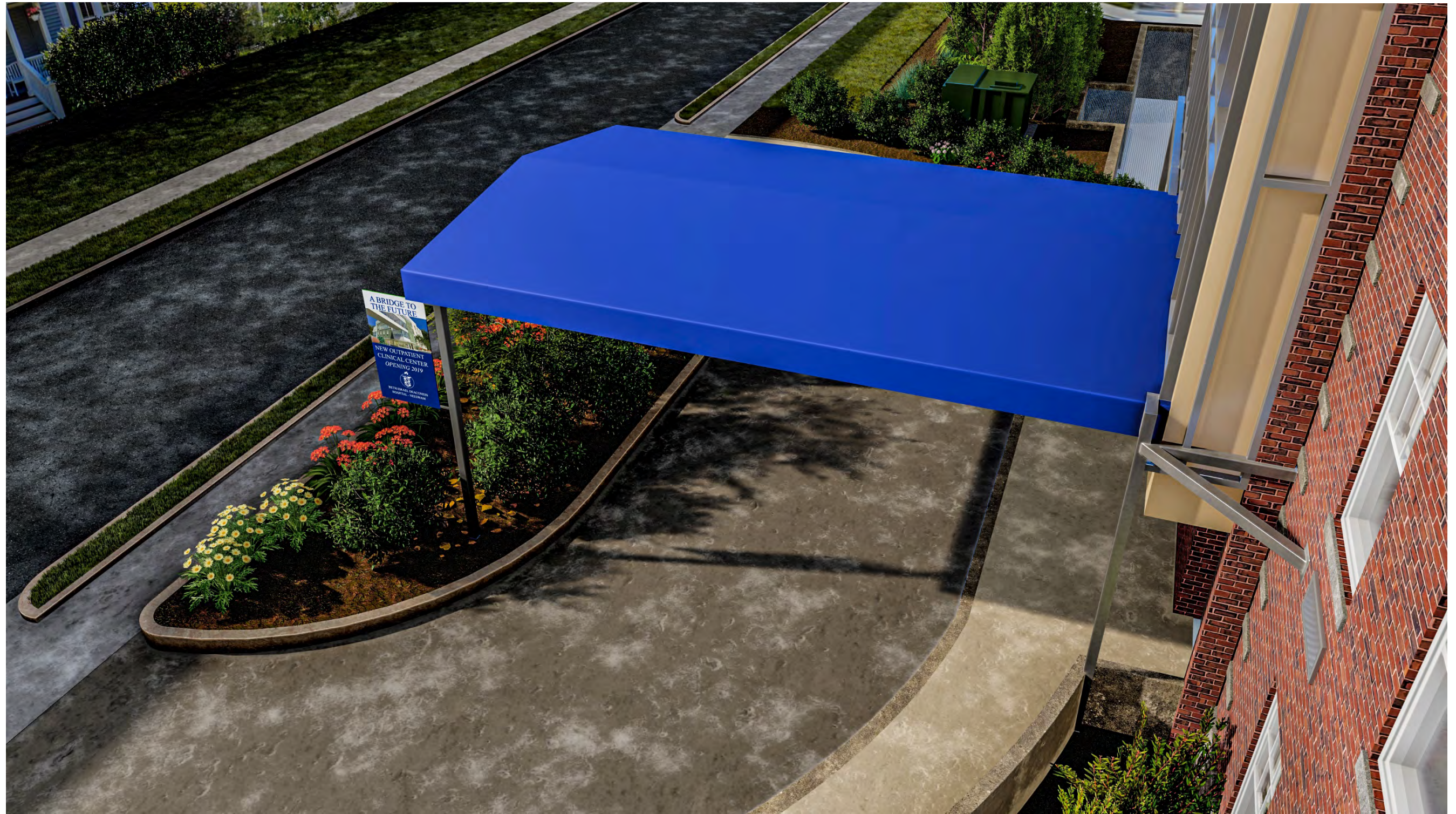
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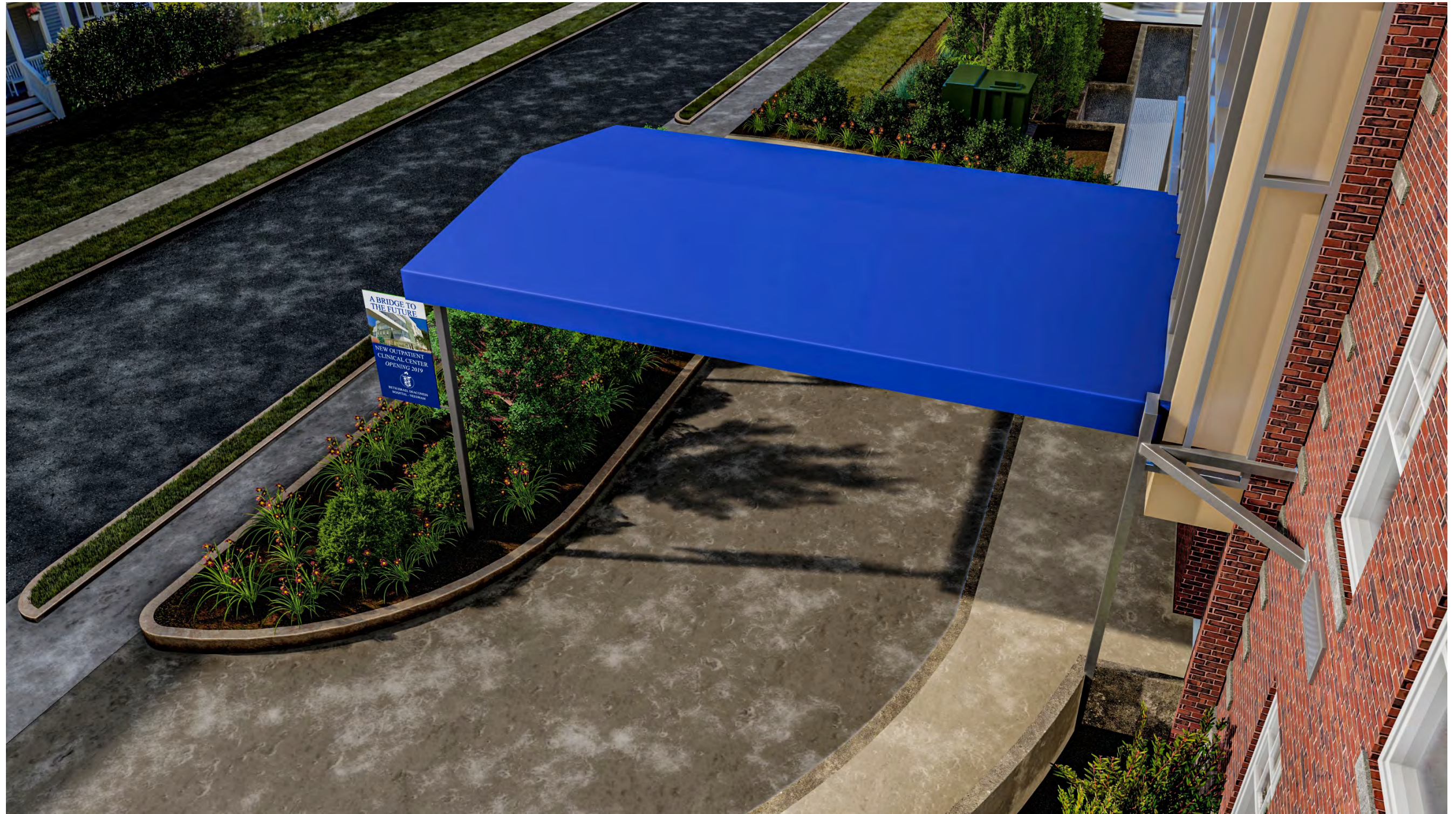
IMAGING TRAILER



IMAGING TRAILER / TENT



POST IMAGING TRAILER / NEW LANDSCAPING



BUILDING ENTRANCE – EXISTING WITHOUT CANOPY



BUILDING ENTRANCE – FROM INSIDE TENT



BUILDING ENTRANCE - LOOKING TOWARD TRAILER ENTRY



INSIDE TENT – LOOKING AT TRAILER ENTRY



INSIDE TENT – LOOKING AT TRAILER ENTRY



POST IMAGING TRAILER / NEW LANDSCAPING



POST IMAGING TRAILER / NEW LANDSCAPING



POST IMAGING TRAILER / NEW LANDSCAPING



ELEVATION DETAIL - LOOKING WEST



LINCOLN STREET

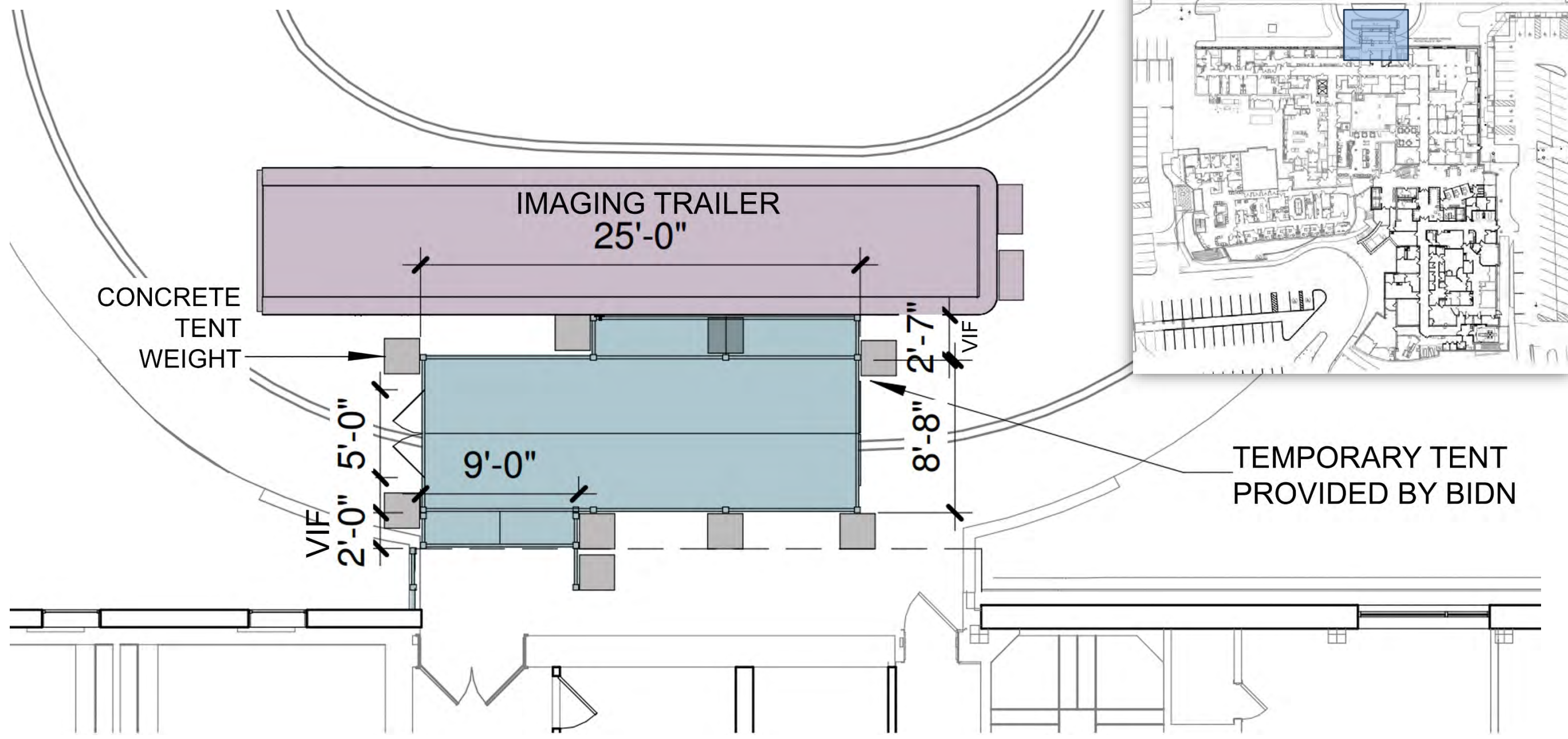
ELEVATION DETAIL - LOOKING SOUTH



ELEVATION DETAIL - LOOKING NORTH



PLAN DETAIL



IMAGING TRAILER



EXISTING CONDITIONS



EXISTING CONDITIONS



THANK YOU!

Any comments/questions?

Margulies Perruzzi

308 Congress Street

Boston, MA 02210

617.482.3232

mparchitectsboston.com

 **marguliesperruzzi**

Design for the way YOU work.

Beth Israel Lahey Health



Beth Israel Deaconess Needham

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			TOP OF CURB ELEVATION
		BASELINE			BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			SPOT ELEVATION
		ZONING LINE			TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE			BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			UNDERDRAIN
		BORDERING LAND SUBJECT TO FLOODING			DRAIN
		WETLAND BUFFER ZONE			ROOF DRAIN
		NO DISTURB ZONE			SEWER
		200' RIVERFRONT AREA			FORCE MAIN
		GRAVEL ROAD			OVERHEAD WIRE
		EDGE OF PAVEMENT			WATER
		BITUMINOUS BERM			FIRE PROTECTION
		BITUMINOUS CURB			DOMESTIC WATER
		CONCRETE CURB			GAS
		CURB AND GUTTER			ELECTRIC
		EXTRUDED CONCRETE CURB			STEAM
		MONOLITHIC CONCRETE CURB			TELEPHONE
		PRECAST CONC. CURB			FIRE ALARM
		SLOPED GRAN. EDGING			CABLE TV
		VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
		BUILDING			DOUBLE CATCH BASIN ECCENTRIC
		BUILDING ENTRANCE			GUTTER INLET
		LOADING DOCK			DRAIN MANHOLE CONCENTRIC
		BOLLARD			DRAIN MANHOLE ECCENTRIC
		DUMPSTER PAD			TRENCH DRAIN
		SIGN			PLUG OR CAP
		DOUBLE SIGN			CLEANOUT
		SEWER MANHOLE CONCENTRIC			FLARED END SECTION
		SEWER MANHOLE ECCENTRIC			HEADWALL
		CURB STOP & BOX			WATER VALVE & BOX
		TAPPING SLEEVE, VALVE & BOX			FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT			WATER METER
		POST INDICATOR VALVE			WATER WELL
		GAS GATE			GAS METER
		ELECTRIC MANHOLE			LIGHT POLE
		ELECTRIC METER			TELEPHONE MANHOLE
		TRANSFORMER PAD			UTILITY POLE
		GUY POLE			GUY WIRE & ANCHOR
		HAND HOLE			PULL BOX
		MATCHLINE			
		MINOR CONTOUR			
		MAJOR CONTOUR			
		PARKING COUNT			
		COMPACT PARKING STALLS			
		DOUBLE YELLOW LINE			
		STOP LINE			
		CROSSWALK			
		ACCESSIBLE CURB RAMP			
		ACCESSIBLE PARKING			
		VAN-ACCESSIBLE PARKING			

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE THICKNESS CLASS 52 DUCTILE IRON (DI) PIPE
 - SANITARY SEWER PIPES SHALL BE SDR 35 POLYVINYL CHLORIDE (PVC) SEWER PIPE
 - STORM DRAINAGE PIPES SHALL BE DOUBLE-WALL, TYPE S, HIGH-DENSITY POLYETHYLENE (HDPE) PIPE
 - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANYS' REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURES BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 3-FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE PRECAST CONCRETE CURB (PC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL PERFORM THE LIMITED DEMOLITION DEPICTED ON THE DRAWINGS, INCLUDING PARTIAL CONCRETE WALL REMOVAL AND DISPOSAL OF MANMADE SURFACE FEATURES IDENTIFIED WITHIN THE PROJECT AREA, UNLESS INDICATED OTHERWISE ON THE DRAWINGS, EXISTING STRUCTURES, SITE FEATURES, AND UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- WHERE EXISTING UTILITIES ARE INDICATED TO BE TERMINATED, AND UNLESS OTHERWISE NOTED, TERMINATIONS SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE RIGHT OF WAY LINE OF LINCOLN STREET WAS DETERMINED (NO PROPERTY LINES OF THE SITE BOUNDARY WERE DETERMINED) BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JANUARY, 2024 AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC. BETWEEN JANUARY, 2024 AND FEBRUARY, 2024. [OTHER SERVICES].
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) "X" AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT, WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

margulies
perruzzi

308 Congress Street, Boston MA 02210
617.482.2332
mparchitectsboston.com

CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION

REVISIONS

NO	DESCRIPTION	DATE
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NOT APPROVED FOR CONSTRUCTION

STAMP

DATE..... 03/27/24

SCALE..... N/A

DRAWN BY..... NG

PROJECT NUMBER... 16274.00

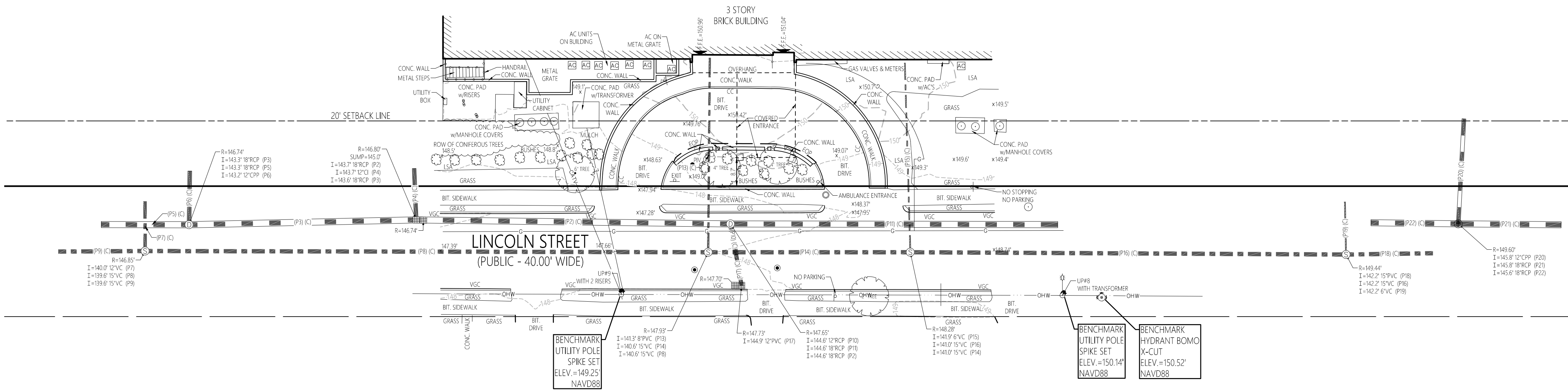
DRAWING TITLE

LEGEND AND
GENERAL NOTES

C-1.01

DRAWING NUMBER

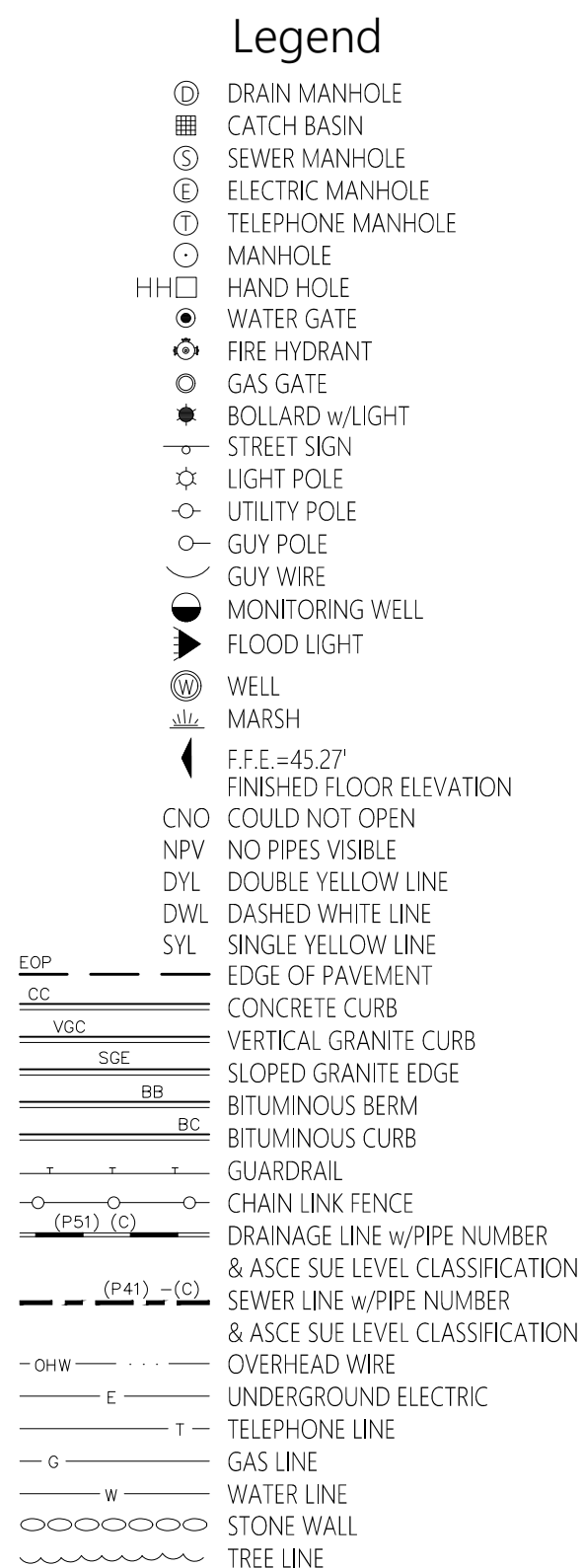
ISSUED FOR TOWN
REVIEW



DEACONESS-GLOVER HOSPITAL CORPORATION
148 CHESTNUT STREET
NEEDHAM, MASS.
PID 199/047.0-0055-0000.0
L.C. BOOK 713, PAGE 135
BOOK 10575, PAGE 287-290
BOOK 29996, PAGE 496
BOOK 29996, PAGE 499

- 5) THE RIGHT OF WAY LINE OF LINCOLN STREET WAS DETERMINED (NO PROPERTY LINES OR THE SITE BOUNDARY WAS DETERMINED) AND IS SHOWN ON THIS PLAN WHICH ARE BASED UPON AN AERIAL PHOTO CONDUCTED ON 08/19/2014. THE LOCATION OF THE RIGHT OF WAY LINE OF RECORD IS SHOWN ON THIS PLAN.
- 6) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND SURVEY CONDUCTED AND PERFORMED BY VHE INC. BETWEEN JANUARY, 2024 AND FEBRUARY, 2024.
- 7) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) "X" AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHE. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
- 8) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM; NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD 83.
- 9) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, MASSACHUSETTS; MAP NUMBER 2502100038B, EFFECTIVE DATE JULY 7, 2021.
- 10) THE LOT LIES ENTIRELY WITHIN THE GENERAL RESIDENCE ZONE (GR) WITH A MEDICAL OVERLAY DISTRICT AS SHOWN ON THE TOWN OF NEEDHAM, MASSACHUSETTS, ZONING MAP DATED MAY, 2015. THE ZONING MAP IS BASED ON THE 2015 ZONING MAP OF THE TOWN OF NEEDHAM, MASSACHUSETTS WITH RESPECT TO THE PROJECT LIMITS AT THE TIME OF THIS SURVEY ARE.

8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.



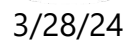
308 Congress Street, Boston MA 02210
617.482.3232
mparchitectsboston.com

148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION



NOT APPROVED FOR CONSTRUCTION



STAMP

DATE..... 03/27/24

SCALE..... 1" = 20'

DRAWN BY..... JLB

DRAWING TITLE

EXISTING CONDITIONS PLAN

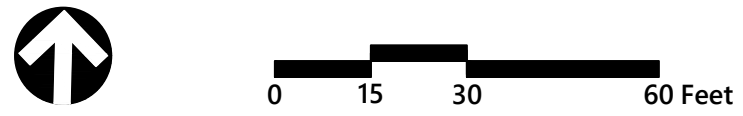
C-2.01

DRAWING NUMBER

ISSUED FOR TOWN
REVIEW



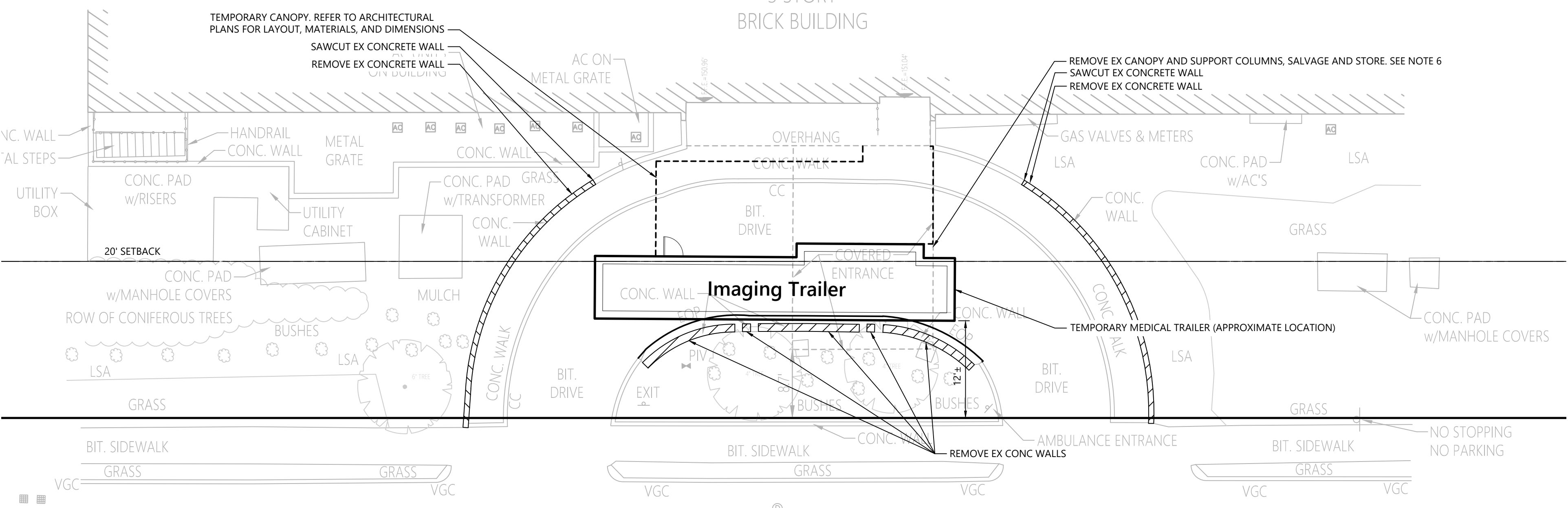
INTERIM CONDITION: TRAILER
OVERALL SITE PLAN



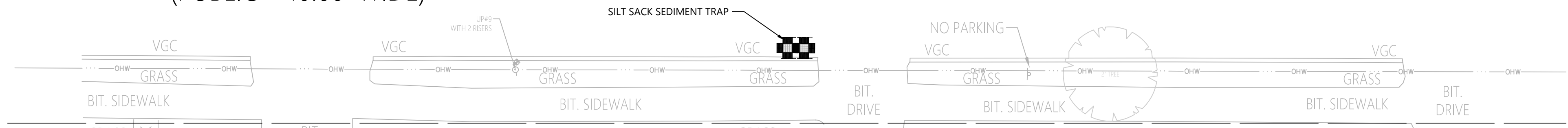
Zoning Summary Chart

Zoning District(S):	General Residence			
Overlay District(S):	Medical Overlay District			
Zoning Regulation Requirements	Required*	Existing Conditions (Lincoln St.)	Interim: Trailer & Canopy	Future: Post-Trailer Restoration Of Existing Canopy
FRONT YARD SETBACK	25 Feet	Outside Project Area	No Change	No Change
SIDE YARD SETBACK	20 Feet	8.7-ft (Existing Canopy)	12-ft (Trailer)	8.7-ft (Existing Canopy)

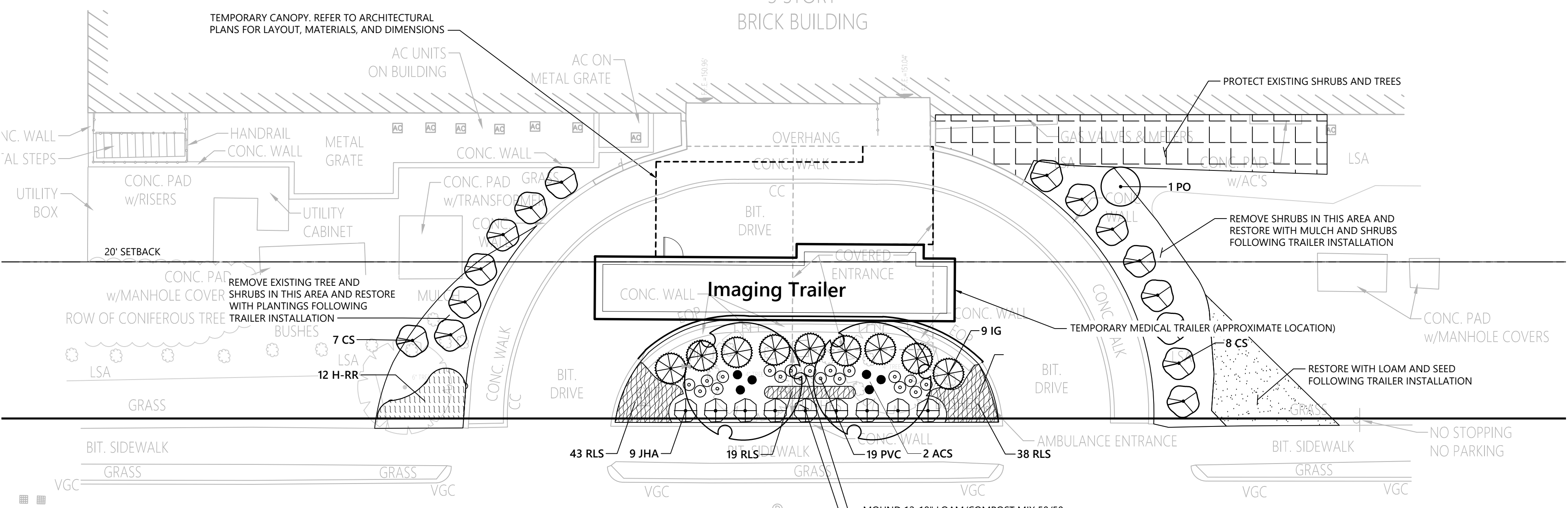
* ZONING REGULATION REQUIREMENTS AS SPECIFIED IN ZONING BYLAW OF THE TOWN OF NEEDHAM AS AMENDED UNDER ARTICLE 48 - MARCH 26, 1925 ADJOURNED ANNUAL TOWN MEETING, AS RECODIFIED TO FEBRUARY 27, 1984 AND AS FURTHER AMENDED TO OCTOBER 2021 SECTION 3.6.1.



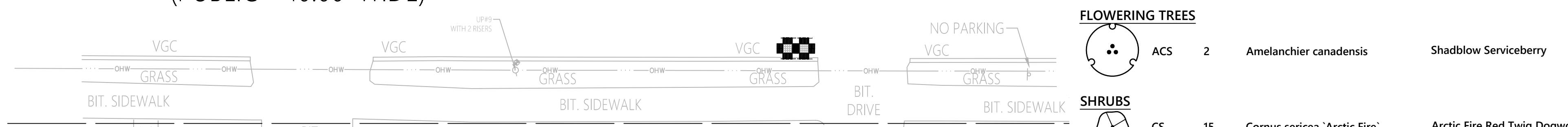
LINCOLN STREET
(PUBLIC - 40.00' WIDE)



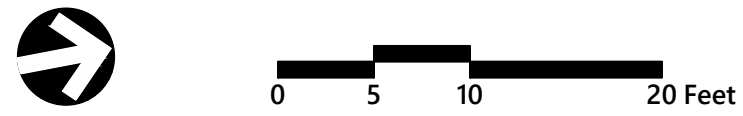
INTERIM CONDITION: TRAILER
LAYOUT AND MATERIALS PLAN



LINCOLN STREET
(PUBLIC - 40.00' WIDE)



INTERIM CONDITION: TRAILER
LANDSCAPE PLAN



- GENERAL NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MEASURES TO CONTROL EROSION AS NECESSARY. EROSION CONTROLS SHOWN ARE THE MINIMUM RECOMMENDED. PROVIDE AND MAINTAIN EROSION CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED, INCLUDING INLET PROTECTION.
 - CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO EXISTING BUILDING THROUGHOUT CONSTRUCTION UNLESS OTHERWISE NOTED.
 - RESTORE EXISTING GRADES WITHIN PROJECT AREA.
 - PROTECT EXISTING 6" AND 8" SEWER SERVICES TO BUILDING WITH STEEL PLATES DURING TRAILER DELIVERY. SEE EXISTING CONDITIONS PLAN OF LAND* FOR SEWER SERVICE LOCATIONS.
 - COORDINATE WITH OWNER FOR LOCATION TO STORE EX CANOPY AND APPURTENANCES.
 - PROTECT AND MAINTAIN EXISTING SITE FEATURES UNLESS SPECIFICALLY NOTED FOR REMOVAL, INCLUDING PAVEMENTS, WALKS, CURBING, VEGETATION, CANOPY COLUMN FOOTINGS, ETC. SITE FEATURES NEEDING TO BE REMOVED TO FACILITATE TRAILER INSTALLATION NOT SHOWN HERE SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO REMOVAL.
 - TEMPORARY CANOPY SHALL BE ATTACHED TO BOTH THE EXISTING BUILDING AND THE PROPOSED TEMPORARY TRAILER. REFER TO ARCHITECTURAL PLANS.

INTERIM CONDITION PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FLOWERING TREES					
	ACS	2	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem

SHRUBS					
	CS	15	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	#5 POT
	IG	9	Ilex glabra	Inkberry	2 - 3' HT.
	JHA	9	Juniperus horizontalis 'Andorra'	Andorra Juniper	18 - 24" SPD
	PO	1	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	#5 POT

GRASSES					
	PVC	19	Panicum virgatum 'Cheyenne Sky'	Cheyenne Switch Grass	#2 POT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PERENNIALS						
	H-RR	12	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	#1 POT	24" o.c.
	RLS	100	Rudbeckia fulgida 'Little Suzy'	Little Suzy Black-eyed Susan	#1 POT	12" o.c.

margulies
perruzzi

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CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

148 CHESTNUT ST
NEEDHAM, MA 02492

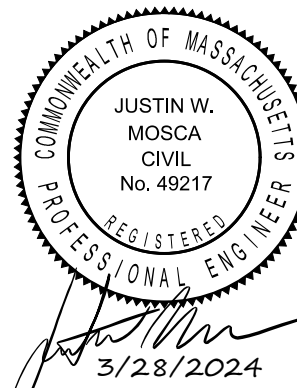
CONSULTANT INFORMATION



REVISIONS

NO	DESCRIPTION	DATE
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NOT APPROVED FOR CONSTRUCTION



STAMP

DATE: 03/27/24
SCALE: As Noted
DRAWN BY: NG / WH
PROJECT NUMBER: 16274.00
DRAWING TITLE

INTERIM CONDITION:
TRAILER SITE AND
LANDSCAPE PLAN

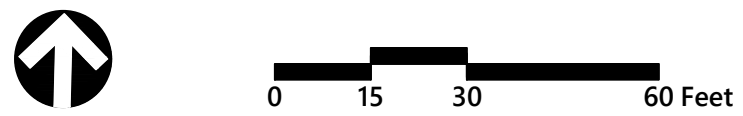
C-3.01

DRAWING NUMBER

ISSUED FOR TOWN
REVIEW



FUTURE CONDITION: POST-TRAILER RESTORATION
OVERALL SITE PLAN

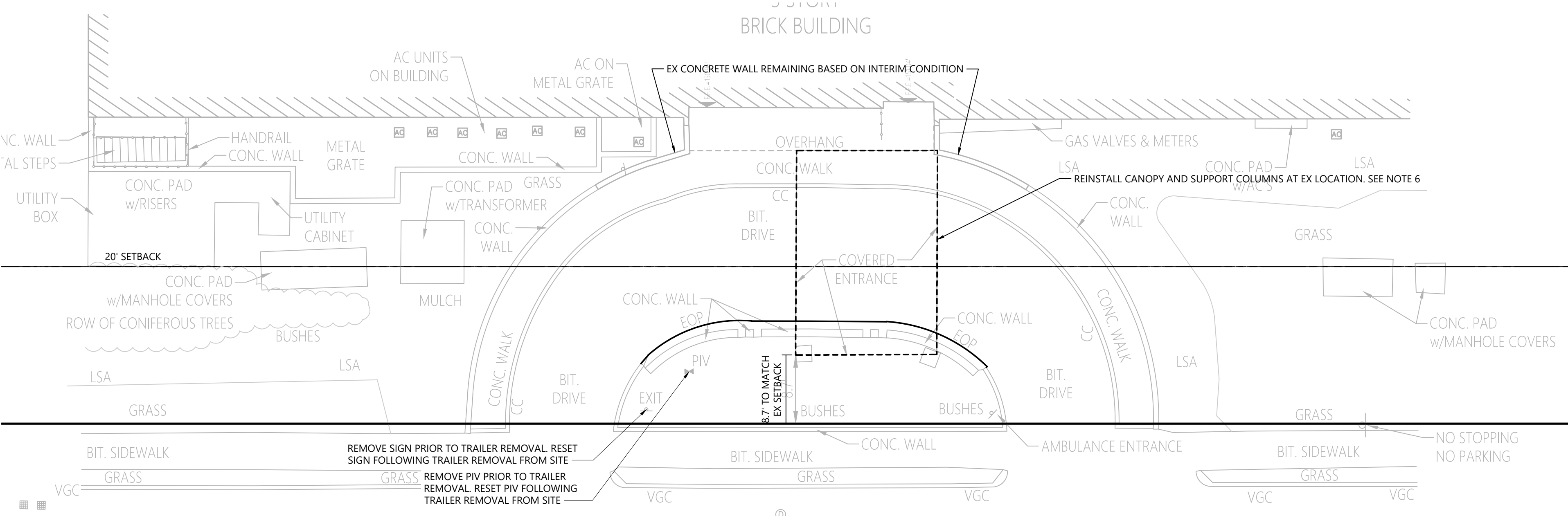


Zoning Summary Chart

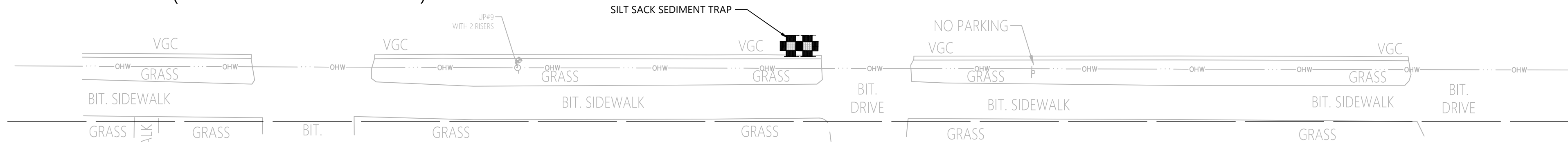
Zoning District(S):	General Residence			
Overlay District(S):	Medical Overlay District			
Zoning Regulation Requirements	Required*	Existing Conditions (Lincoln St.)	Interim: Trailer & Canopy	Future: Post-Trailer Restoration Of Existing Canopy
FRONT YARD SETBACK	25 Feet	Outside Project Area	No Change	No Change
SIDE YARD SETBACK	20 Feet	8.7-ft (Existing Canopy)	12-ft (Trailer)	8.7-ft (Existing Canopy)

* ZONING REGULATION REQUIREMENTS AS SPECIFIED IN ZONING BYLAW OF THE TOWN OF NEEDHAM AS AMENDED UNDER ARTICLE 48 - MARCH 26, 1925 ADJOURNED ANNUAL TOWN MEETING, AS RECODIFIED TO FEBRUARY 27, 1984 AND AS FURTHER AMENDED TO OCTOBER 2021 SECTION 3.6.6.1

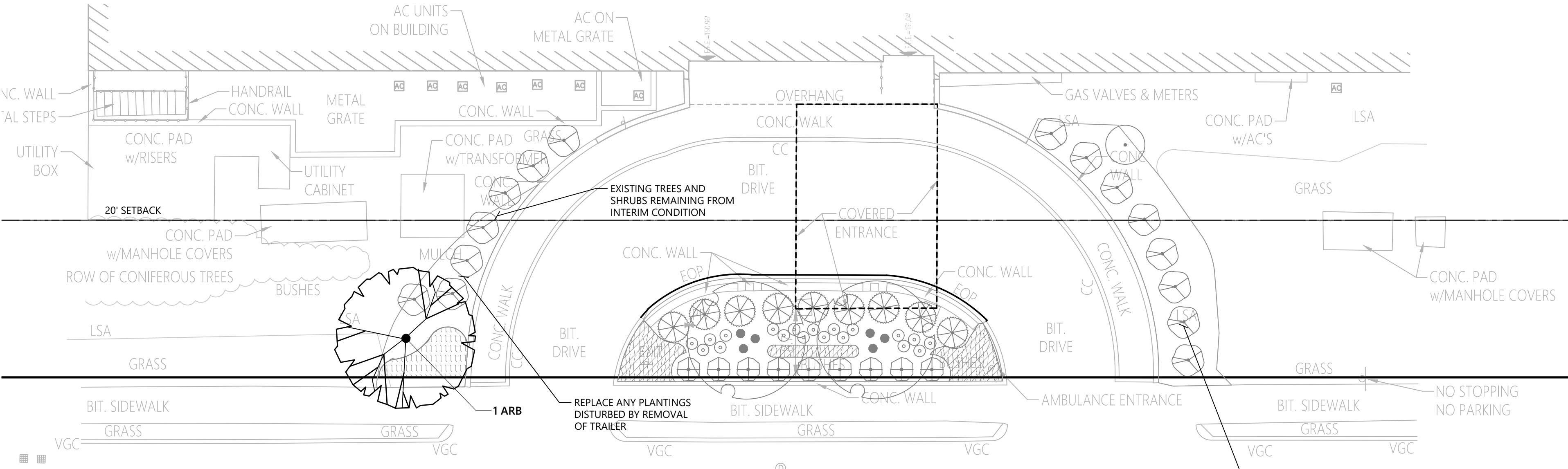
- GENERAL NOTES:
1. PROVIDE AND MAINTAIN EROSION CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED, INCLUDING INLET PROTECTION.
 2. PROVIDE SILT SACKS AT EXISTING CATCH BASINS UNTIL UPSTREAM DISTURBED AREAS HAVE BEEN STABILIZED. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL MEASURES TO CONTROL EROSION AS NECESSARY. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO EXISTING BUILDING THROUGHOUT CONSTRUCTION UNLESS OTHERWISE NOTED.
 3. GRADE LANDSCAPE AREAS TO MATCH FLUSH WITH THE SIDEWALK AT LOCATIONS OF WALL REMOVAL.
 4. PROTECT EXISTING 6" AND 8" SEWER SERVICES TO BUILDING WITH STEEL PLATES DURING TRAILER REMOVAL. SEE "EXISTING CONDITIONS PLAN OF LAND" FOR SEWER SERVICE LOCATIONS.
 5. COORDINATE WITH OWNER FOR STORED LOCATION OF EX CANOPY, SUPPORT COLUMNS, AND APPURTENANCES.
 6. PROTECT AND MAINTAIN EXISTING SITE FEATURES UNLESS SPECIFICALLY NOTED FOR REMOVAL, INCLUDING PAVEMENTS, WALKS, CURBING, VEGETATION, ETC. SITE FEATURES NEEDING TO BE REMOVED TO FACILITATE TRAILER REMOVAL NOT SHOWN HERE SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO REMOVAL.
 - 7.



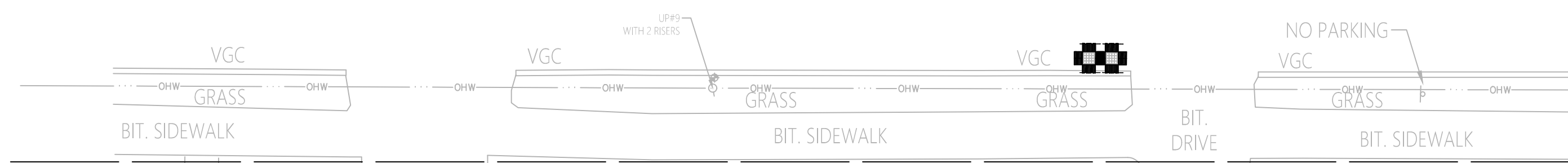
LINCOLN STREET (PUBLIC - 40.00' WIDE)



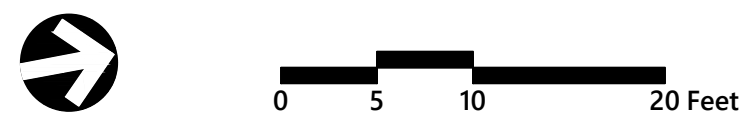
FUTURE CONDITION: POST-TRAILER RESTORATION
LAYOUT AND MATERIALS PLAN



LINCOLN STREET (PUBLIC - 40.00' WIDE)



FUTURE CONDITION: POST-TRAILER RESTORATION
LANDSCAPE PLAN



FUTURE CONDITION PLANT SCHEDULE

SYMBOL CODE QTY BOTANICAL NAME COMMON NAME SIZE

DECIDUOUS TREES

ARB	1	Acer rubrum 'Bowhall'	Bowhall Red Maple	2 - 2 1/2" CAL
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margulies
perruzzi

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CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

148 CHESTNUT ST
NEEDHAM, MA 02492

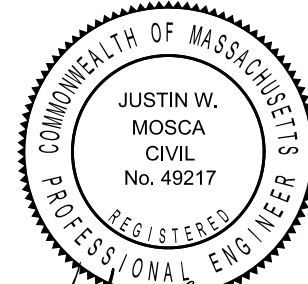
CONSULTANT INFORMATION



REVISIONS

NO	DESCRIPTION	DATE
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NOT APPROVED FOR CONSTRUCTION



3/28/2024

STAMP

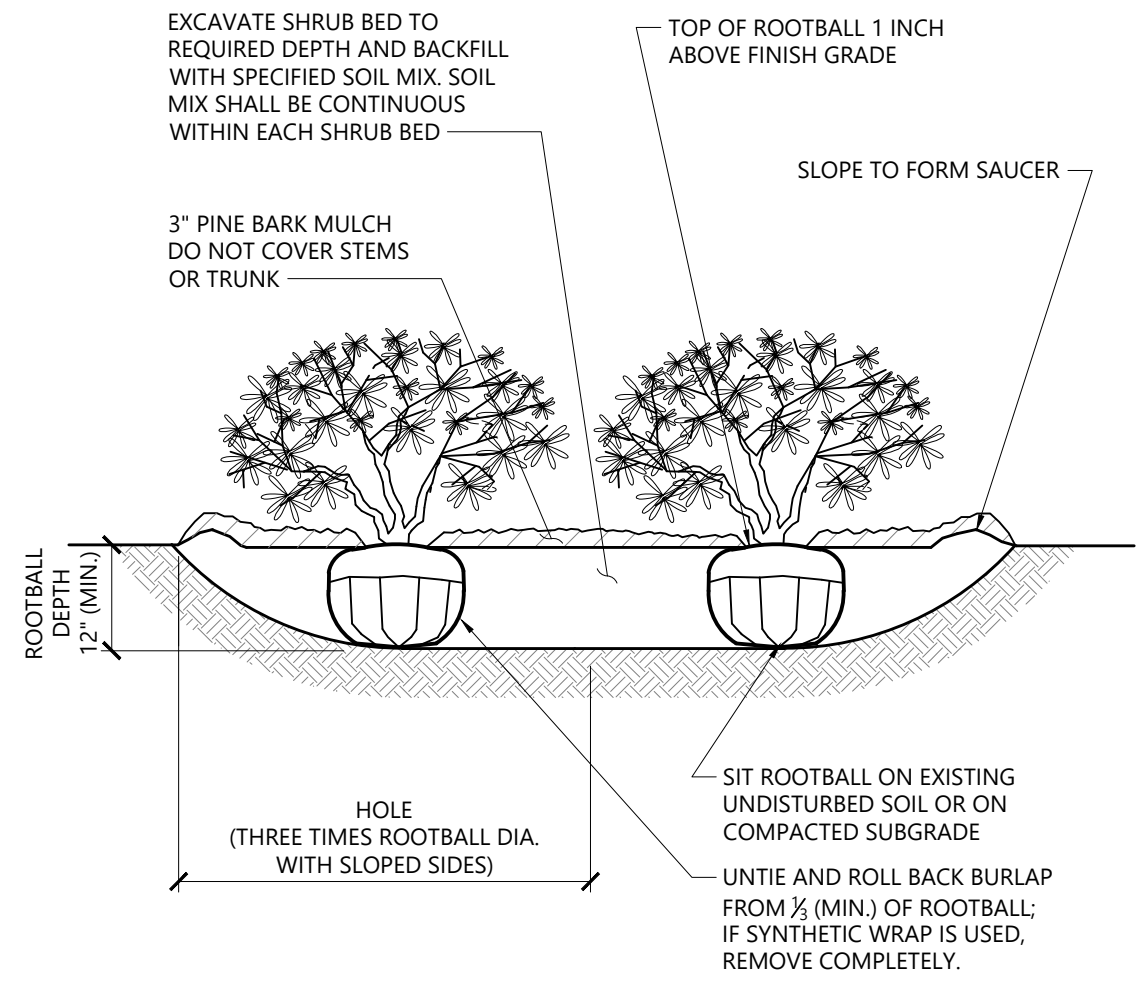
DATE: 03/27/24
SCALE: As Noted
DRAWN BY: NG / VH
PROJECT NUMBER: 16274.00
DRAWING TITLE

FUTURE CONDITION:
RESTORATION SITE
AND LANDSCAPE PLAN

C-3.02

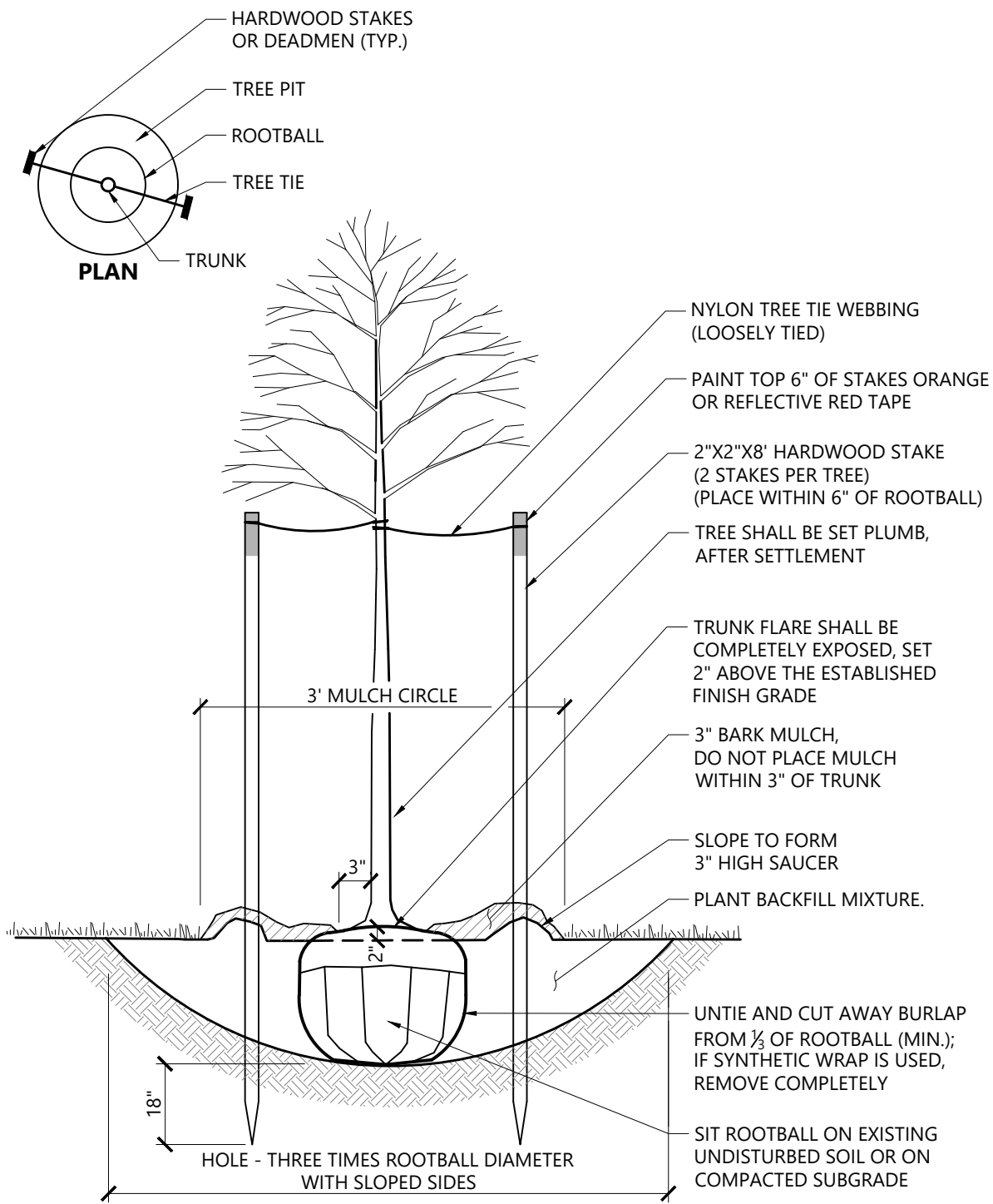
DRAWING NUMBER

ISSUED FOR TOWN
REVIEW

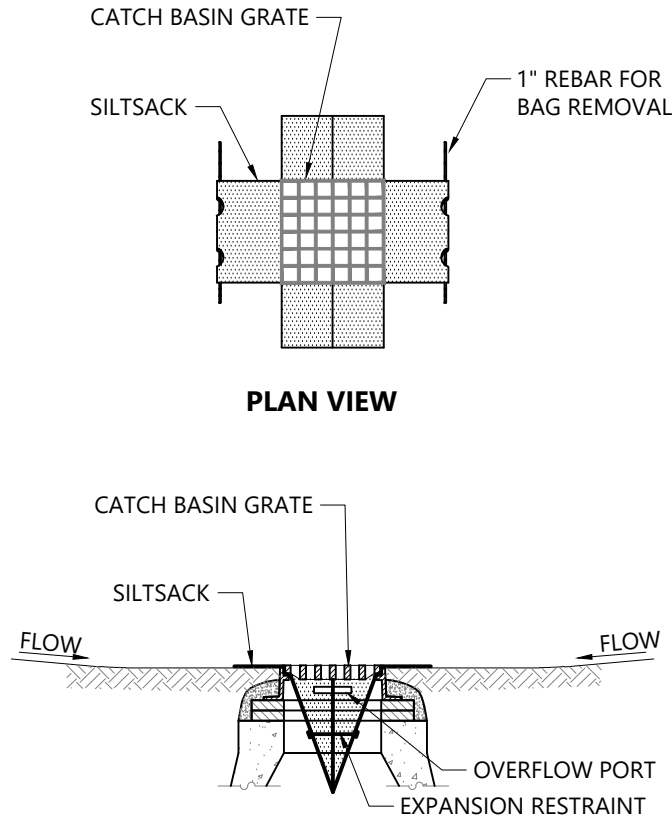


- NOTES**
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601



Tree Planting (For Trees Under 4" Caliper) 9/21
N.T.S. Source: VHB LD_602



- NOTES**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSACK.
 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap 1/20
N.T.S. Source: VHB REV LD_674

**margulies
perruzzi**

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CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION

REVISIONS

NO	DESCRIPTION	DATE
----	-------------	------

NOT APPROVED FOR CONSTRUCTION

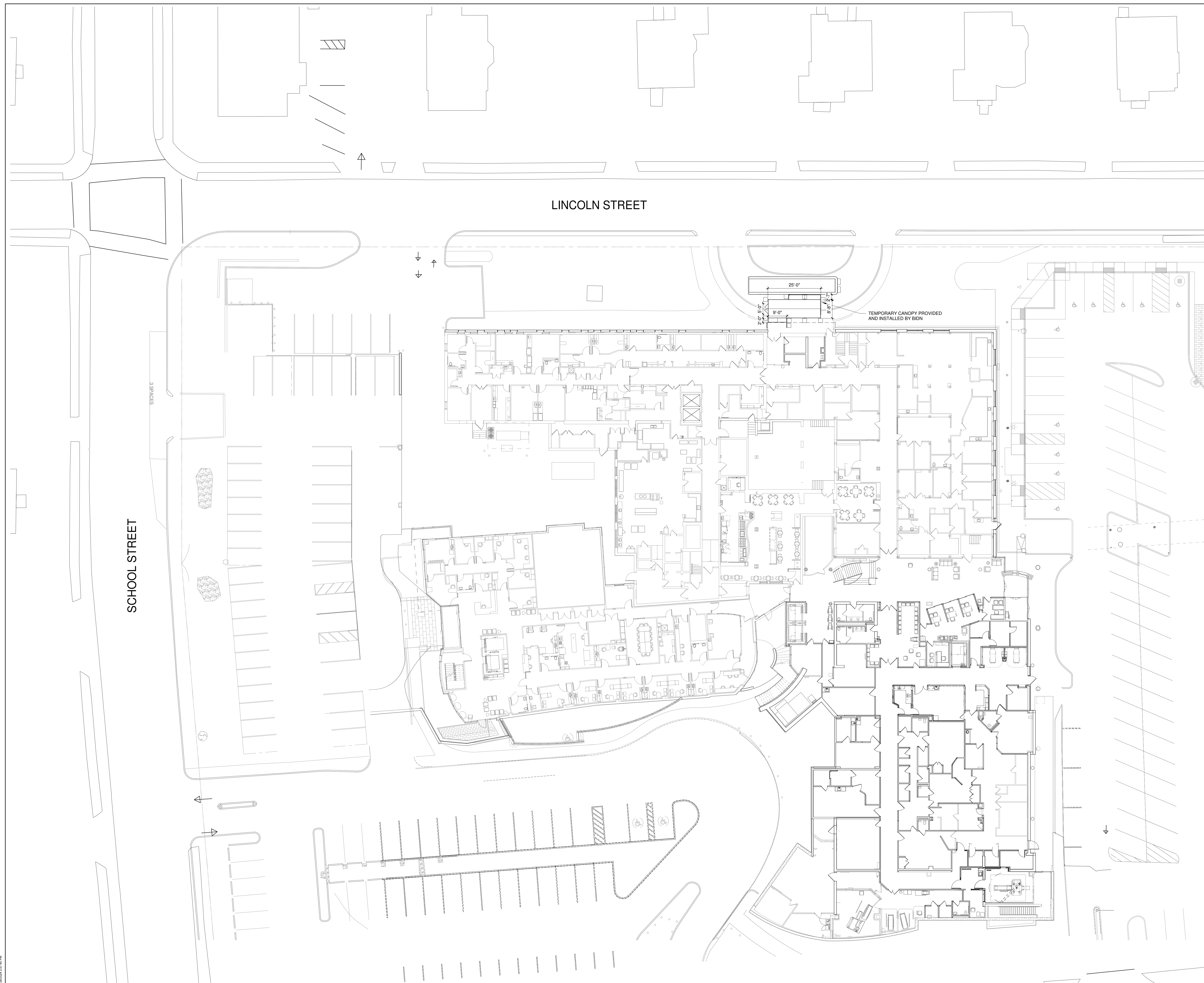
STAMP

DATE..... 03/27/24
SCALE..... As noted
DRAWN BY..... NG / WH
PROJECT NUMBER... 16274.00
DRAWING TITLE

SITE DETAILS

C-4.01
DRAWING NUMBER

ISSUED FOR TOWN
REVIEW



CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

148 CHESTNUT ST
NEEDHAM, MA 02492

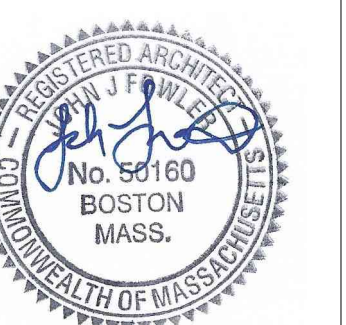
CONSULTANT INFORMATION

CIVIL ENGINEERS
VHB
vhb.com

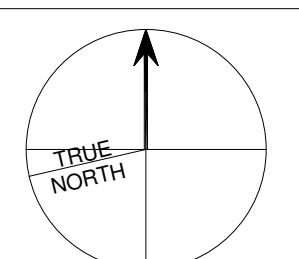
REVISIONS

NO	DESCRIPTION	DATE
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KEY PLAN



PROJECT NORTH STAMP



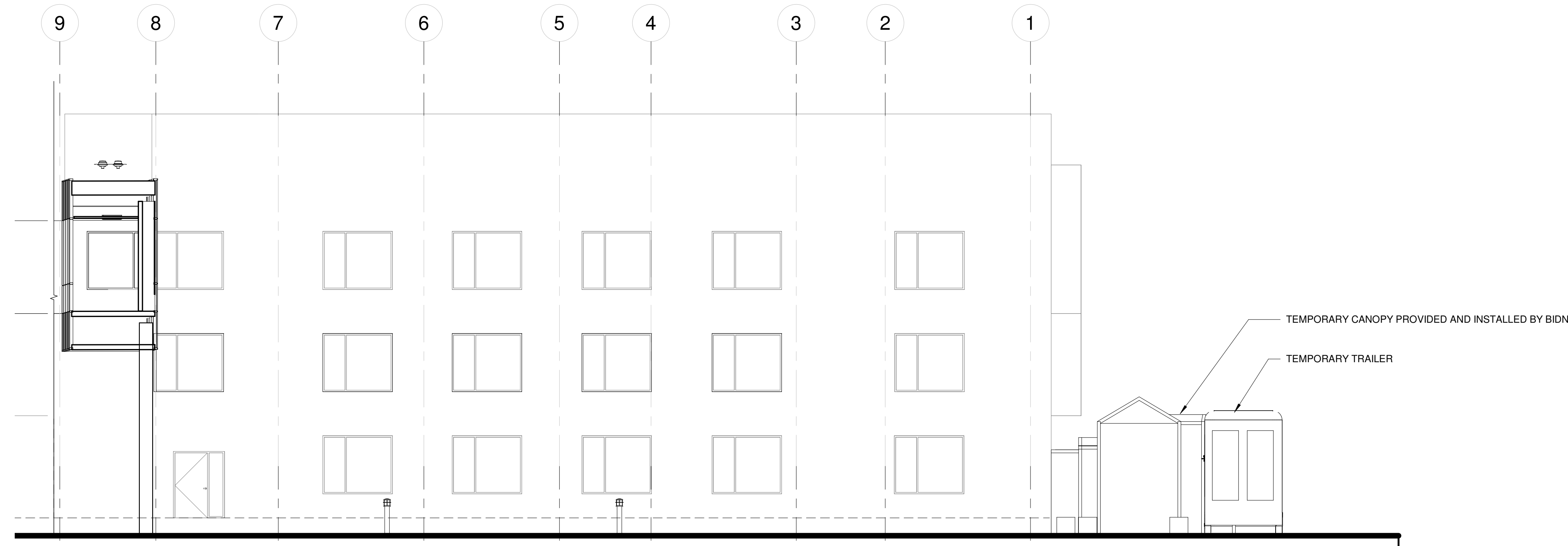
DATE..... 01/25/24
SCALE..... 1/8" = 1'-0"
DRAWN BY..... MVM
PROJECT NUMBER... BIN24A.00

DRAWING TITLE
EXTERIOR
ELEVATIONS

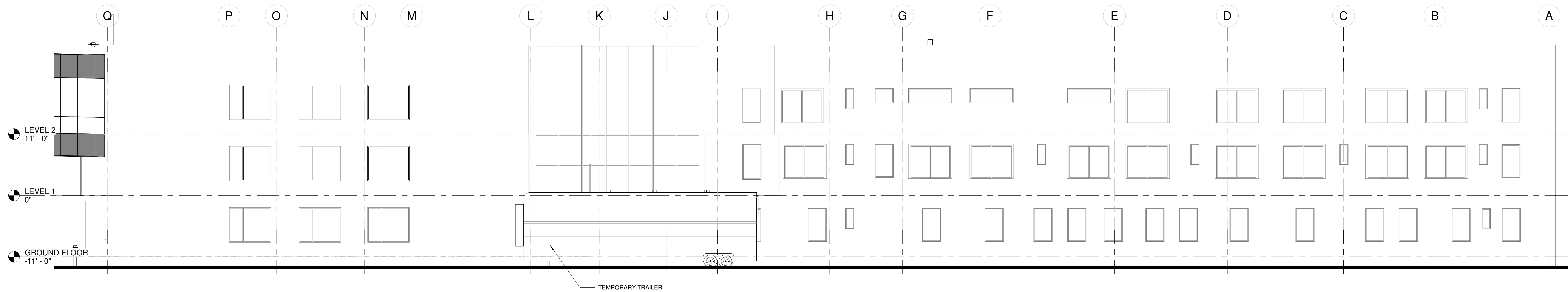
A-300

DRAWING NUMBER

ISSUED FOR TOWN
REVIEW



① EAST ELEVATION
SCALE: 1/8" = 1'-0"



② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: LIGHT POLES 910 HIGHLAND AVE / MARK LEE PUBLIC LOT Date: 03/30/2024

Owner: TOWN OF NEEDHAM

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

Telephone: 781-455-7588

Applicant: NCRTF

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

Telephone: 781-718-5552

Designer/Installer: NCRTF

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

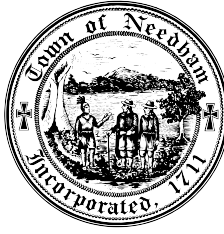
Telephone: 781-718-5552

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

Brief description of sign or project:

BANNER PROJECT FOR NEEDHAM HEIGHTS
PLEASE SEE ATTACHED

Please email completed application to elitchman@needhamma.gov



NCRTF Needham Heights Banner Project 04/03/2024

“It is only through reaching out, that we are drawn together”™

To: Needham Design Review Board

**From: NCRTF
Paul Good - Founder/Chair**

Re: New Public Parking and Needham Heights Banner Displays

Dear Design Review Board,

In pursuit of creating a public space atmosphere that lifts peoples spirits and creates a greater feeling of community within Needham, the NCRTF has proposed two enhancements to the Needham Heights business area.

Both these displays would be static (non-rotating) displays.

Banner Size: 23.5” x 48” (which matches the existing banner pole arm configuration.)

See Images attached of the existing banner poles in both locations and photo realistic rendering of a banner pole with the new banners in place.

Area One: Mark Lee St. Public Parking Area (to the rear of Blue On Highland)

We noticed the Public Parking area on Mark Lee has only one small metal sign that designates it as a public parking area.

This is the primary municipal public parking lot within this Needham Heights shopping area.

To help visitors and shoppers more quickly identify this lot as a convenient Public Parking area, we propose utilizing the existing light poles that are placed around this lot to accomplish three goals:

1. Help shoppers and restaurant visitors quickly identify the area as a Public Parking location.
2. Bring color and energy to this large black top space within the Heights.
3. Create a visual reminder of key opportunities available in the Needham Heights area.

We propose displaying the same blue and white Public Parking Banner we created for Chapel St. to identify that public lot on the (3) of the (5) existing banner light poles that are located next to each entrance of the lot. (See attached image)

To artistically enhance the experience of the lot and remind visitors of the multiple opportunities available to them in Needham Heights, we designed a unique “Needham Heights Experience Banner” to display on the remaining (2) double banner light poles in this area.

These light poles are located:

1. At the island area between the two lot entrances along Mark Lee St.
2. At the right rear corner within the lot. (See attached image)

Each pole will contain an identical double sided banner image (Public Parking or Needham Heights as described) and each banner pole will display two identical, double sided banners to balance the visual display on either side of each pole.

The banner materials used will be the same blue Sunbrella material used for the original Parking Banner on Chapel St. for the base banner.

Each will printed with commercial quality, UV inhibited white ink for all lettering. The banners will have double stitched seams and pole pockets for lasting durability.

Durability should be approximately 8-10 years for this blue color, based upon experience with our existing Parking Banner on Chapel St., which was installed over 12 years ago and still remains attractive and intact.

Area Two: Highland Avenue, Avery Square Business area from the corner of Highland and High Street (Starbucks corner) to the corner of Highland and Mark Lee St. (Blue On Highland corner).

The lighting in this area was recently renovated and now includes the same pedestrian level, double banner pole light fixtures as the Mark Lee lot and other renovated Needham business areas.

Within this focused location at the center of the Needham Heights/Avery Square business area, we propose displaying the new “Needham Heights Experience” banner for three valuable purposes:

1. To clearly identify the area to visitors as Needham Heights.
2. To bring an upbeat energy plus experience suggestions to both pedestrians and drivers who enter this area.
3. Create continuity with the nearby Mark Lee St. Public Parking area.

Banner Locations: Highland Avenue

There are (5) banner poles within this focused area. (4) on the businesses sidewalk side and (1) on the Avery Square Common side, next to the sidewalk, directly across the street from this commerce area. Each pole would display the Needham Heights banner on both banner arms.

Banner Designs - Details

Public Parking Banner: This banner uses the same blue background with white lettering, as the Public Parking banner used on Chapel St.

As shown in the design image, the words Public Parking are divided between the top and bottom of the banner and the large iconic “P” is placed at the center for quick and familiar identification by drivers.

Needham Heights Experience Banner: This banner displays the text Needham Heights divided between the top and bottom of the banner. (See attached image)

The center of the banner displays (4) graphic icons to highlight the following special features of this Needham Heights area:

1. Avery Square Common
2. Local Shopping
3. Local Dining
4. Gorse Mill Art Gallery

Gorse Mill Art Gallery is a nearby attraction that remains out of mind for most people.

It hosts an ongoing art show that changes every month and is open to the public weekdays.

As we work to fund the outdoor Needham Center “Eaton Square Galerie,” this icon will create a visible reminder of this cultural opportunity in Needham Heights, and will help build greater awareness of Needham’s focus on having increasingly diverse cultural experiences available for our families and visitors.

Thank you for your review, thoughts and insights on this public space Revitalization project.

I look forward to discussing it with you on April 8th, 2024!

Cheers,

Paul

Paul A. Good
Founder/Chair
The Revitalization Trust Fund Committee (NCRTF)
781-718-5552

“You Can Change The World...Right Where You Live”™

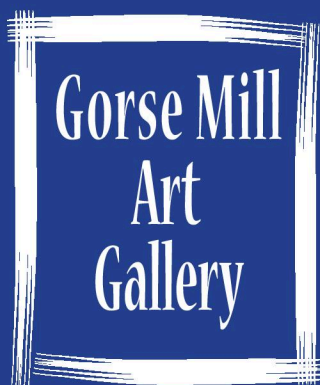
The Needham Community Revitalization Trust Fund (NCRTF)
Established 1999
Funded By Your Generosity

PUBLIC

P

PARKING

NEEDHAM



HEIGHTS



CAFE *Fresh* BAGEL

Sandwiches

Salads

Muffins

VENUS NAILS
PROFESSIONAL NAIL CARE TEL: 781-444-7904

VENUS
-FULL SET
-SCULPTURED NAIL





PUBLIC
P
PARKING

PUBLIC
P
PARKING

NEEDHAM

Avery
Square



Gorse Mill
Art
Gallery

HEIGHTS

NEEDHAM

Avery
Square



Gorse Mill
Art
Gallery

HEIGHTS







Design Review Board Meeting Minutes
Monday, March 25, 2024
7:30 p.m.

Board Members:

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

Chair Gluesing called the meeting to order on March 25, 2024, at 7:36 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Marie Mercier, Sign Design, representing Needham Coin and Jewelry Buyers

HEARINGS:

Public notice is hereby given that Needham Coin and Jewelry Buyers located at 317 Chestnut St, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.3.4 (Special Permits) whereas the application is for a second additional wall sign of 10 square feet when only one sign is allowed by Section 5.5.3.1.a. (allowable number of signs). and any other applicable sections of the By-law.

Marie Mercier, Sign Design, stated that the applicant is seeking a second, 10 s.f., sign on the left side of the building, centered over a set of three windows. This is proposed to be a pan sign with a face.

Chair Gluesing stated that this matches the sign previously approved by the Board for the front of the building. The Board typically does not allow this type of request as this is not located on a second street. There are nearby businesses that have second signs, but these were not previously approved. He is speaking with Staff regarding potential enforcement of these items.

Mr. Dornbusch stated that the sign does appear small and acceptable, but he would like to hear more about causing a precedent by approving it.

Mr. Zemel stated that this side of the building does front on a busy parking area, even though it does not front on a second street. The rationale for this second sign could be this new Roche Bros. parking lot.

Chair Gluesing stated that the proposal is a modest sign, and he is appreciative for the applicant coming before the Board with the request. Other buildings are set back in this area, but this building sticks out a bit. The proposed sign matches the existing sign, which followed the suggestions of the Board.

46 Upon motion duly made by Mr. Zemel and seconded by Mr. Dornbusch, it was voted to approve
47 the Special Permit. Felix Zemel – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion
48 passed 3-0-0.
49

50 **Board member discussion of design graphics**
51

52 Chair Gluesing stated that, as part of the current bylaws, design graphics are considered part of
53 signs. There was discussion regarding potentially not including design graphics in the 32 s.f.
54 maximum size, but then reducing the overall size limit for those signs. Any proposed changes to
55 the bylaw would need to be reviewed by Staff, Town Counsel, and the Planning Board, among
56 others potentially.
57

58 Chair Gluesing stated that Board members will start taking turns chairing the meetings, so that
59 everyone can be comfortable in case there are absences.
60

61 **Minutes:**

62 Minutes from the 03/04/2024 meeting
63

64 Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve
65 the meeting minutes of March 4, 2024, as presented. Felix Zemel – abstain; Steve Dornbusch -
66 aye; Chair Gluesing – aye. Motion passed 2-0-1.
67

68 Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to adjourn
69 at 8:06 p.m. Felix Zemel – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion passed 3-
70 0-0.
71

72 ***Next Public Meeting – April 8, 2024 at 7:30pm via Zoom Webinar***