



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.

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

Board member discussion of design graphics

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

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

Minutes:

Minutes from the 03/04/2024 meeting

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

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

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