DESIGN REVIEW BOARD
Monday, October 7, 2024
7:30 p.m.

Virtual Meeting using Zoom
Meeting ID: 837 5422 1747
(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: 837 5422 1747 Link: https://us02web.zoom.us/j/837 5422 1747

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: 837 5422 1747

HEARINGS: None.

APPLICANTS:

Holly Pettey, Sign Design representing Staples located at 163 Highland Avenue and applying for signage.

Paul Dawson, Architect, the Grossman Companies Inc. representing Conrad's to be located at 1257 Highland Avenue and applying for façade changes.

Ae Cahill, owner of Ae Game Golf located at 322 Reservoir Street and applying for signage.

Needham Council for Arts & Culture applying for exterior wall mural located between Chapel Street and the Chapel Street municipal parking lot.

Tyler Winder, Winder Realty, applying for real estate advertising signage at 58 Woodbine Circle, Needham.

REVIEW
Minutes of 8/19/2024 and 9/9/2024 meetings.

Next Public Meeting – November 18, 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: 163 Highland Avenue Needham, MA 02492 *Date:* 9/18/24

Owner: 163 Highland Owner LLC (c/o Acadia Realty Trust)

Address: 411 Theodore Fremd Avenue | Rye | NY | 10580
Street | *City* | *State* | *Zip*

Telephone: 914-288-2100

Applicant: Holly Pettey / Sign Design, Inc

Address: 170 Liberty Street | Brockton | MA | 02301
Street | *City* | *State* | *Zip*

Telephone: (508) 580-0094

Designer/Installer: Sign Design, Inc

Address: 170 Liberty Street | Brockton | MA | 02301
Street | *City* | *State* | *Zip*

Telephone:

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:

The existing "Staples Studio" red panel to the left of the building is being replaced with "Staples Coworking" red panel

Please email completed application to elitchman@needhamma.gov

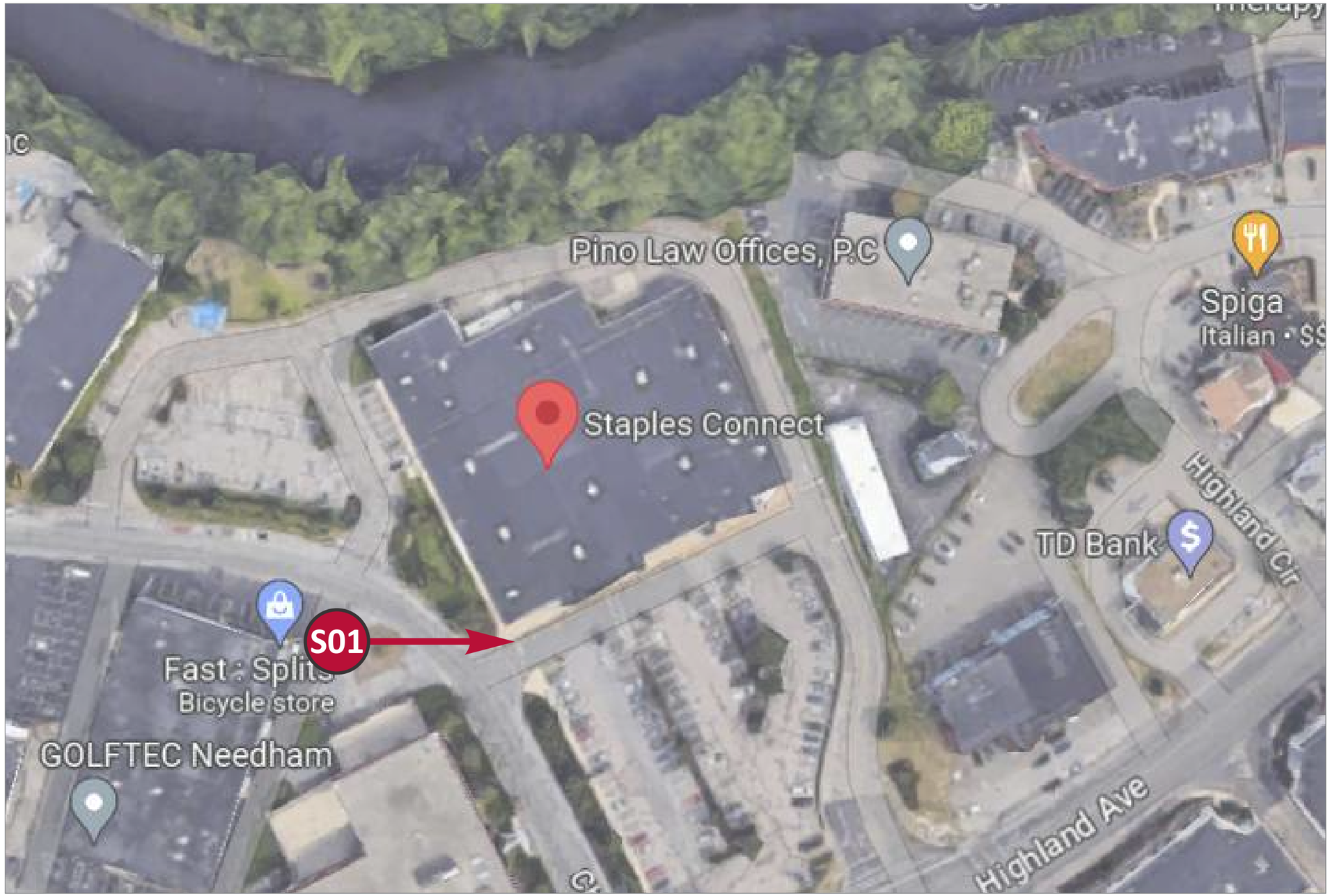
Revised 2/2020

Site Plan

Staples

Site Plan

S01 Exterior Wall Sign: Panel with FCOs



atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
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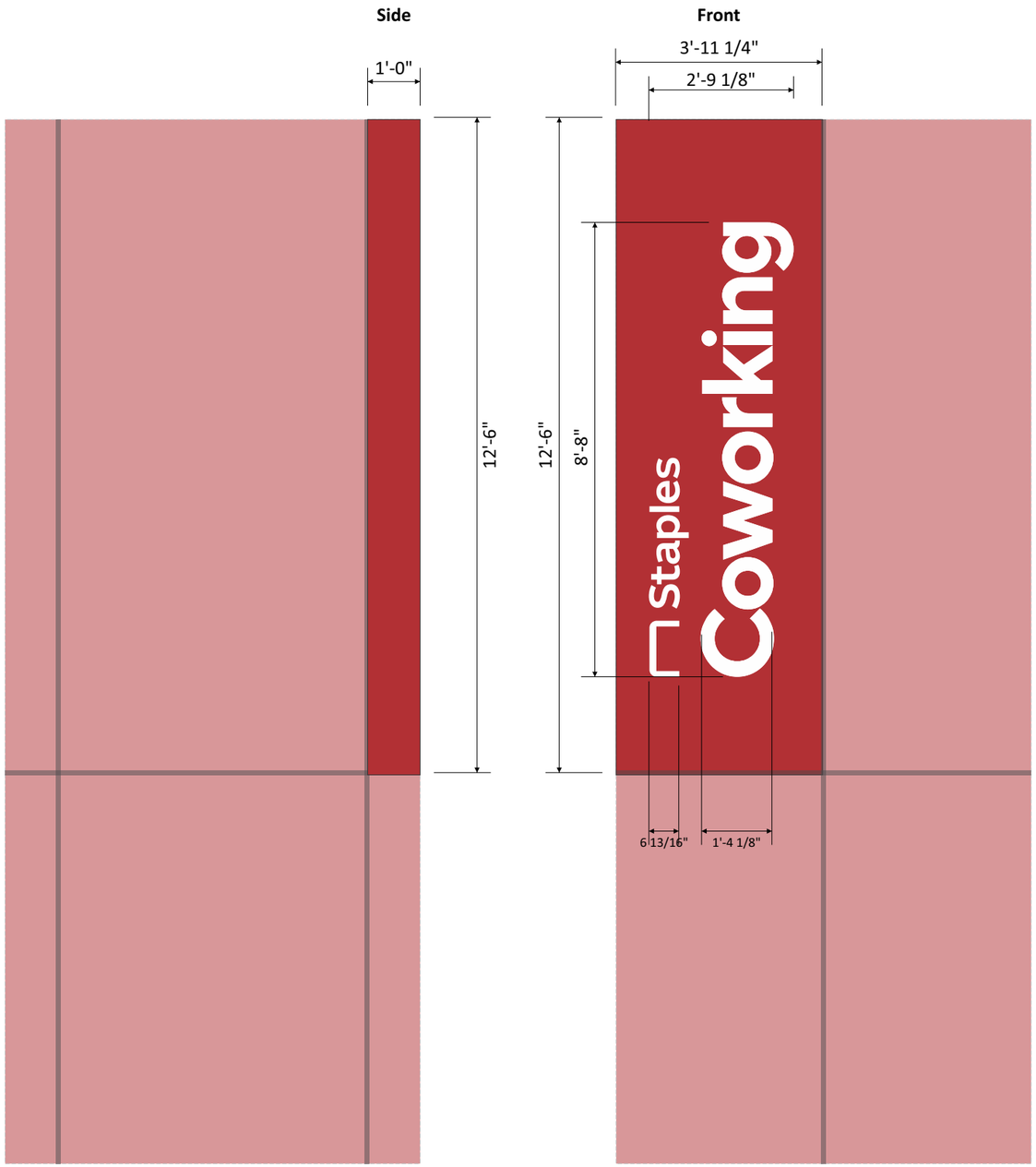
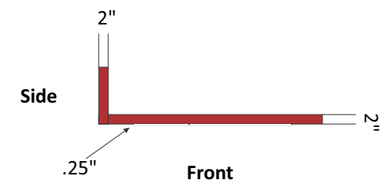
Store # **200**

PM: RB	Address: 163 Highland Ave	
Drawn By: ASC	City State: Needham, MA	
Date: 06.05.2023	Drawing Number: 172899	Page: 2

Dimensional Letterset on Flanged Panel

Staples





Top View

ACTION

- Remove existing FCOs from panel.
- Manufacture and install new **L** Shaped flanged aluminum panel with FCOs flush mounted to larger "front" side.
- New panel to be large enough to cover any holes from previous dimensional letterset.
- Panel and FCOs to be painted (gloss finish). CONSTRUCTION DRAWINGS NEEDED.

GENERAL DESCRIPTION

- Panels of .080"aluminum.
- .25" thick aluminum FCOs installed onto panel.
- Panel to be installed OVER existing surface with hidden fasteners.

COLOR SCHEDULE

FCOs: Painted white (satin finish)

ALUMINUM PANEL: Painted to match PMS 187 Dark Red (gloss finish)

Scale: 3/8" = 1'-0"
Front Panel SqFt: 49.22
FCO SqFt: 23.93

EXISTING

PROPOSED

** Measurements on drawing are of existing L shaped flanged panel.
Construction drawings needed to determine size for new panel to go over existing.

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Revisions:	
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S01

PM: RB	Address: 163 Highland Ave	
Drawn By: ASC	City State: Needham, MA	
Date: 06.05.2023	Drawing Number: 172899	Page: 3

Staples
STUDIO
NOW HIRING!
800-500-SIGN
SIGN-SERVICE.COM
EMERGENC
SIGN
S94-507

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1257 Highland Ave. *Date:* 9/25/2024

Owner: South Street 4414 Holdings LLC
c/o The Grossman Companies, Inc.

Address: One Adams Pl., 859 Willard St., Suite 501, Quincy, MA 02169
Street *City* *State* *Zip*

Telephone: 617-657-5799 (Paul Dawson)

Applicant: (Same as above)

Address:
Street *City* *State* *Zip*

Telephone:

Designer/Installer: HFA-AE, Ltd. (Valerie Sullivan)

Address: 31 Hayward St., Suite E-1, Franklin, MA 02038
Street *City* *State* *Zip*

Telephone: 508-528-0770, x428

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. Painting of existing brick + stucco facade
2. New sconce and building signage lighting (NOT new signage)
3. Removal of existing awning above Cookie Monstah windows.

Please email completed application to elitchman@needhamma.gov

Note: New tenant signage and exterior alterations to 1299 Highland Ave will be submitted at a later date.

Revised 2/2020

From:	Paul Dawson
To:	Elisa Litchman
Cc:	David Grossman
Subject:	RE: 1257 Highland Ave., Needham, MA
Date:	Thursday, September 26, 2024 12:46:03 PM

Hi Elisa,

I reviewed the instructions and (believe) I've uploaded all the necessary backup info. to this Dropbox folder:
https://www.dropbox.com/scl/fo/4xrzv3ofmqj6le6togz7v/AHL9lcIPtbAUPrz83AKBnrE?rlkey=2xbfygty6up2jcdsetr53if5f&st=pv68qihh&dl=0

A few items of-note:

1. Our architect added dimensions to the elevations and I uploaded the revised drawings to the Dropbox (together with all the other backup materials per the instructions).
2. I want to underscore that we're not seeking any changes to signage at this time, so many items on the checklist/instructions are "N/A" for this application.
3. This application is for 1257 Highland Ave. only; that said, 1299 Highland Ave. is important for contextual purposes, so renderings of that building were included to provide the additional context-- we'll seek approvals for 1299 Highland Ave. later, probably this winter (we're planning to do the remainder of the work in the spring 2025).
4. We are going to get with all of our tenants regarding signage strategy; we'll seek approvals on signage in a future DRB application (and Conrad's will be seeking an approval of its sign separately).
5. Conrad's installed the new accordion windows as part of its buildout project and can be seen in the photos in the Dropbox folder.
6. I included ALTA survey and 11/2022 layout plan as it also provides useful context.

I'll swing by this afternoon to drop off the $25 application fee.

I think that should do it but, if I've missed anything (or if anything is unclear), please let me know and I'll provide asap.

Thanks,
Paul

Paul E. Dawson
The Grossman Companies
One Adams Place
859 Willard Street, Suite 501
Quincy, MA 02169-7469

P: (617) 657-5799
F: (617) 472-4600
C: (617) 335-2395
paul@grossmanco.com
www.grossmanco.com

From: Paul Dawson <paul@grossmanco.com>
Sent: Wednesday, September 25, 2024 1:10 PM
To: Elisa Litchman <elitchman@needhamma.gov>
Cc: David Grossman <david@grossmanco.com>
Subject: 1257 Highland Ave., Needham, MA

Hi Elisa,

Please find attached herewith South Street 4414 Holdings LLC's application for DRB approval to make the following exterior alterations to its property located at 1257 Highland Ave., Needham, Massachusetts:

1. Façade paint
2. Sconce and signage lighting (for clarity, no signage approvals are being sought as part of this application)
3. Awning removal (above Cookie Monstah)

These improvements are detailed on drawings prepared by our architect, HFA of Franklin, Massachusetts. Drawings may be downloaded via the following Dropbox link: https://www.dropbox.com/scl/fi/d0lkhv4bzv8ia25s0t05q/09-24-2024-Exterior-Improvements-Highland-Plaza.pdf?rlkey=y3ltprh81arzp5eas8hq6o9k3&st=75kelyff&dl=0

For clarity, I'd like to note the following.

1. South Street 4414 Holdings LLC owns the neighboring building located at 1299 Highland Ave. While the drawings referenced above show contemplated exterior alterations to that property, too; however, we are not seeking any approvals for them at this time. We plan to submit a separate application for exterior changes to that building after we've clarified with the Building Commissioner whether proposed canopy-mounted signage will require a special permit from the DRB.
2. The owner of Conrad's Restaurant will be submitting a separate application for a new building sign and pylon sign panel at 1257 Highland Ave.
3. South Street 4414 Holdings LLC plans to submit follow-on application(s) for replacement building signage and pylon sign panels at both 1257 and 1299 Highland Ave.

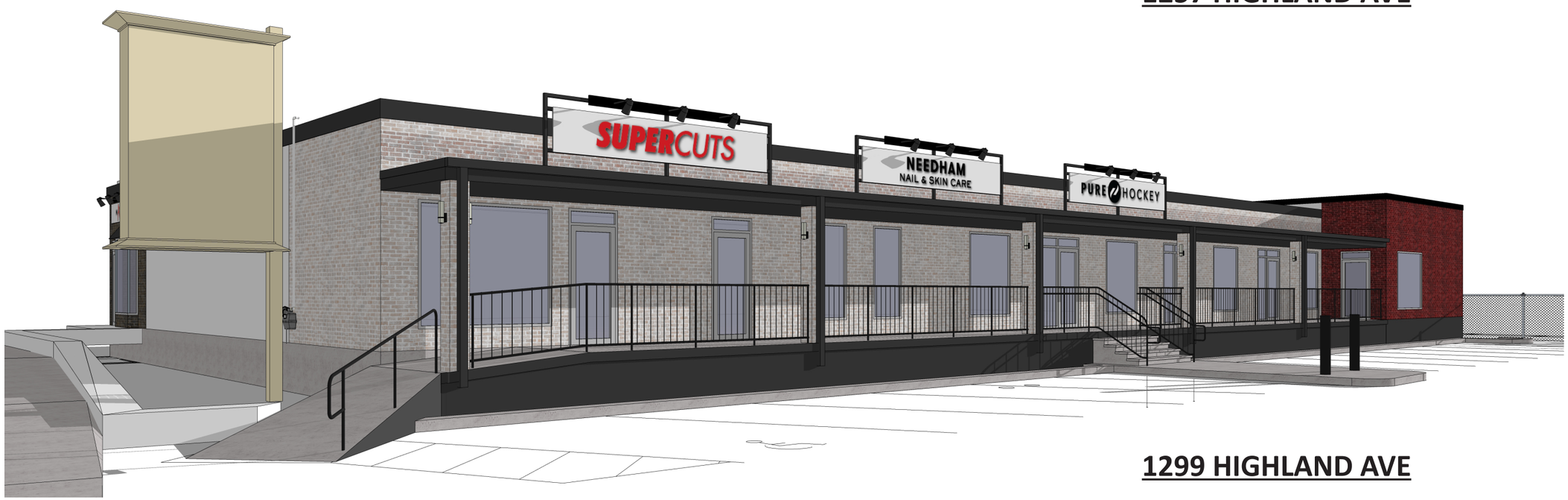
Finally, we will promptly process payment of the application fee upon receipt of an invoice; kindly forward to me and I will get the check cut and returned as soon as possible.

Happy to discuss any questions or comments; I may be reached by cell at 617-335-2395.

Thanks very much,
-Paul

Paul E. Dawson
The Grossman Companies

1257 HIGHLAND AVE



1299 HIGHLAND AVE

HFA

HIGHLAND PLAZA

Needham, MA
9/24/24

The Grossman Companies, Inc.
Innovations in Real Estate

Dimensions are based on owner provided existing conditions infomation and have not been field verified by HFA.

EXISTING

Typical: New signage light fixtures & race-way @ new tenant signage.
Basis of design: Alcon Lighting 31025

New or painted existing edge metal at existing canopy roof to match existing metal roof edge @ parapet; Paint Sherwin Williams SW 7069 "Iron Ore"

Paint 3' tall "accent band" behind signage Sherwin Williams SW 7047 "Porpoise"

Paint existing stucco facade, brick facade, and brick piers Sherwin Williams SW 7048 "Urbane Bronze"

Future signage by others, typical
To be submitted for approval under separate application.

Paint existing stucco facade and brick facade Sherwin Williams SW 7757 "High Reflective White"

Paint 3' tall "accent band" behind signage Sherwin Williams SW 7003 "Toque White"

Paint existing brick facade Sherwin Williams SW 7585 "Sun Dried Tomato"

New accordian windows
(installed by tenant)

Install new wall sconce light fixutures @ Cookie Monstah facade.
Basis of design: Progress Lighting P560362-031 Antrim

PROPOSED

HFA

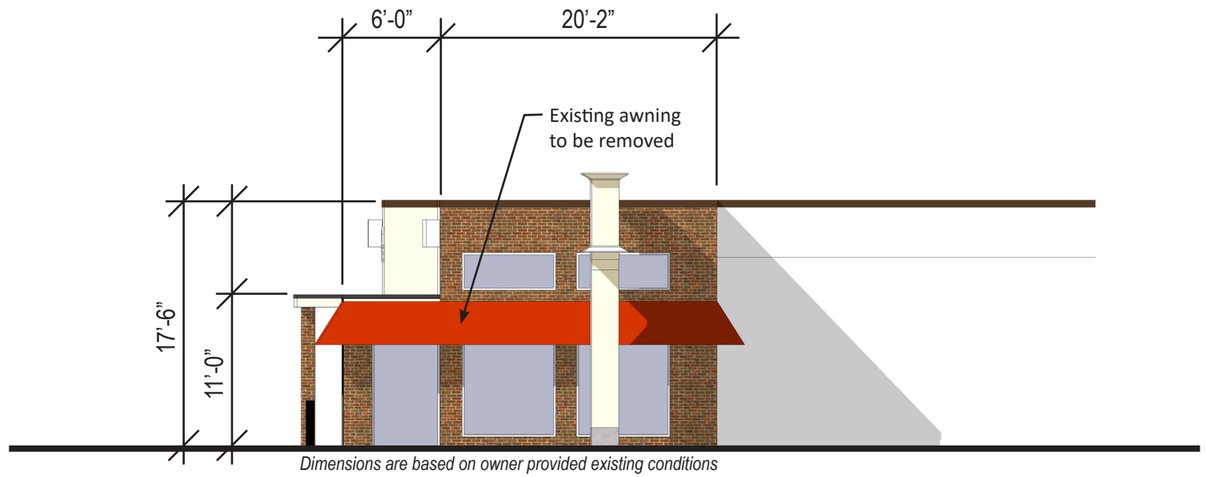
HIGHLAND PLAZA

Needham, MA
9/24/24

1257 Highland Ave

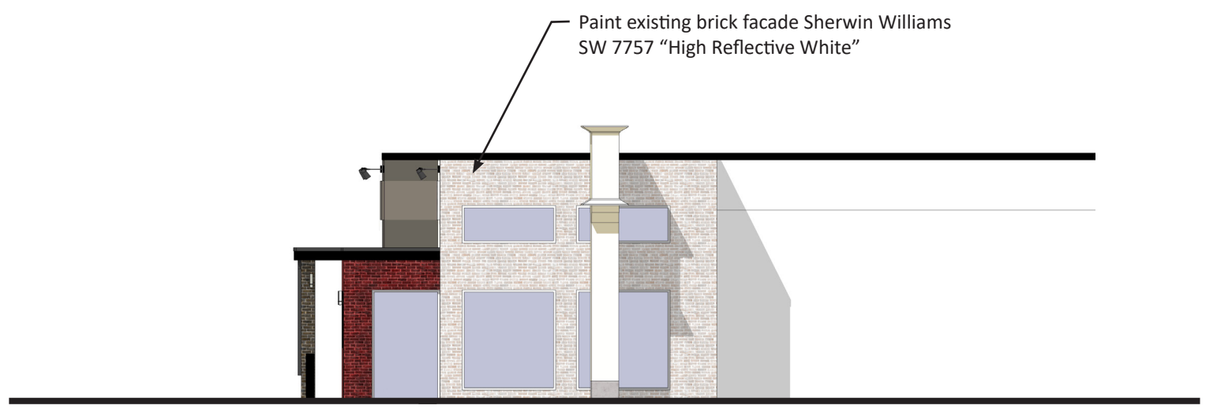
South Elevation

The Grossman Companies, Inc.
Innovations in Real Estate



Dimensions are based on owner provided existing conditions infomation and have not been field verified by HFA.

EXISTING



PROPOSED

HFA

HIGHLAND PLAZA
Needham, MA
9/24/24

1257 Highland Ave
East Elevation

The Grossman Companies, Inc.
Innovations in Real Estate

Dimensions are based on owner provided existing conditions infomation and have not been field verified by HFA.

EXISTING

Typical: New signage light fixtures & raceway @ new tenant signage mounted to signage frame.
Basis of design: Alcon Lighting 31025

Future signage and frame by others, typical
To be submitted for approval under separate application.

New or painted existing edge metal at existing canopy roof to match existing metal roof edge @ parapet, typical; Paint Sherwin Williams SW 7069 "Iron Ore"

Paint existing brick facade and brick piers
Sherwin Williams SW 7757 "High Reflective White"

Paint 1'-6" tall "accent band"
Sherwin Williams SW 7003 "Toque White"

Paint existing brick facade Sherwin Williams SW 7585 "Sun Dried Tomato"

Paint edge of existing raised sidewalk slab and exposed fondation Sherwin Williams SW 7069 "Iron Ore", and paint existing railings to match existing black railings @ stairs

Typical: Replace all existing wall sconces with new fixture.
Basis of design: Progress Lighting P560362-031 Antrim

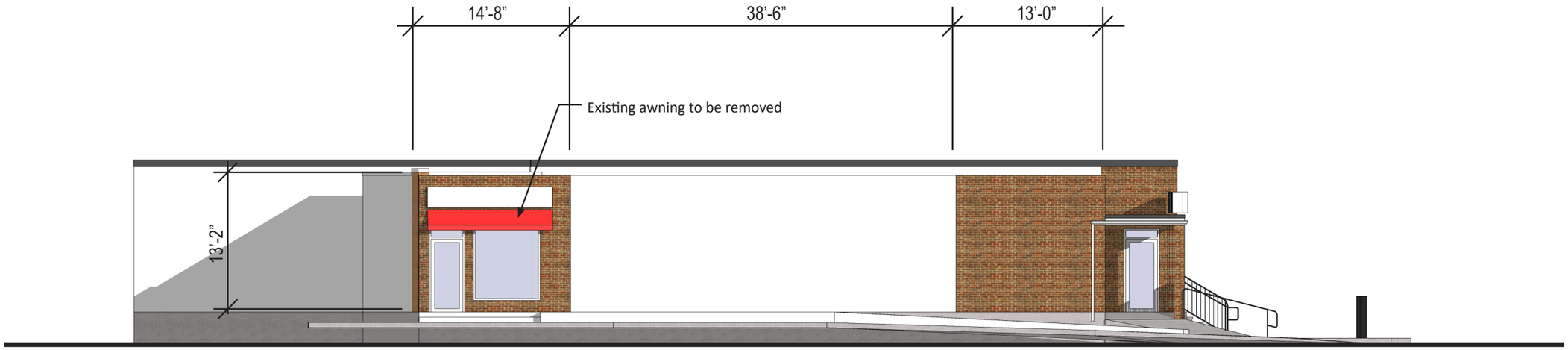
PROPOSED

HFA

HIGHLAND PLAZA
Needham, MA
9/24/24

1299 Highland Ave
North Elevation

The Grossman Companies, Inc.
Innovations in Real Estate



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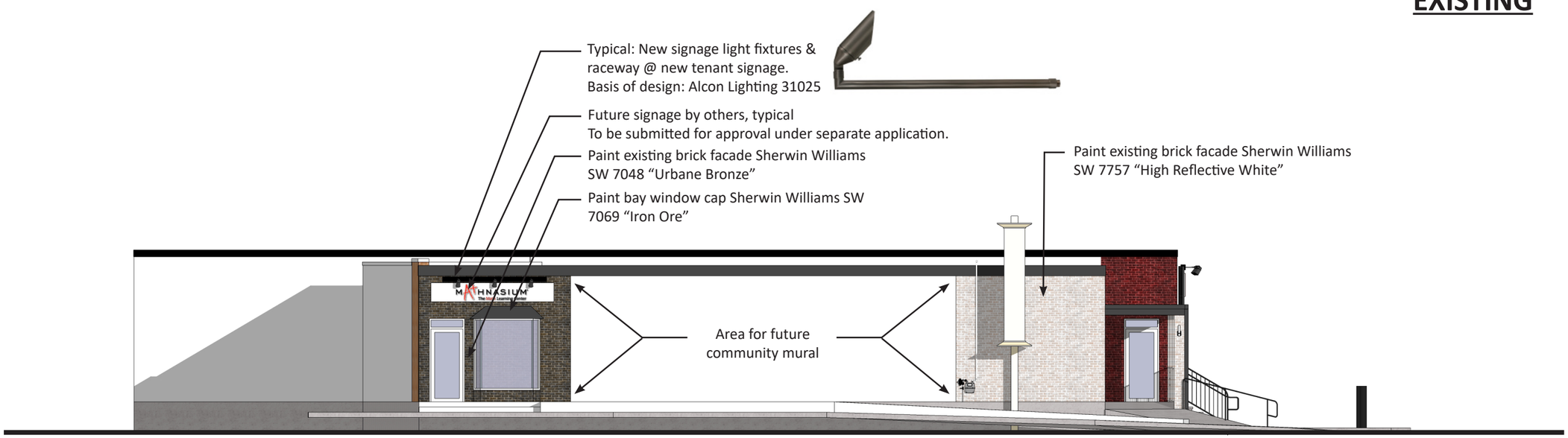
EXISTING



PROPOSED

HFA

HIGHLAND PLAZA
Needham, MA
9/24/24

1299 Highland Ave
East Elevation

The Grossman Companies, Inc.
Innovations in Real Estate

Project:

Fixture Type:

Location:

Contact:

P560362-031
Antrim

One-Light Outdoor

Category: Outdoor
Finish: Black (Powder Coat)
Construction: Cast Aluminum Construction
Glass/Shade: White Acrylic Square/Rectangular

Width: 5-1/4 in
Extends: 5 in
Height: 18 in
H/CTR: 9 in

White Acrylic Square/Rectangular
Width: 3-13/16 in
Height: 17-1/2 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	6 inches of wire supplied	(1) Medium Socket	cETLus Wet Location Listed
Mounting backplate for outlet box included	120 VAC	Lamp Type A19	1-year Limited Warranty
Canopy covers a standard 4” recessed outlet box: 5.25” W., 12” ht., 1” depth		18 W max LED	
		Fully dimmable with dimmable bulbs	

SHOP NOW

Project Name: _____ Type: _____ Quantity: _____

Alcon Lighting **31025** Architectural LED Sign Light Fixture

FIXTURE SPECIFICATIONS

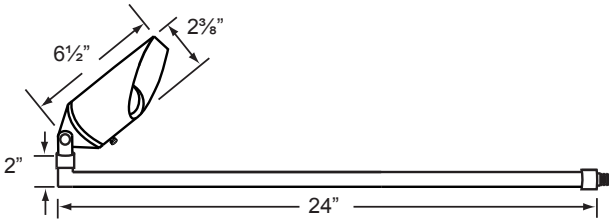
INTENDED USE

The specification grade Alcon Lighting 31025 Architectural LED Sign Light Fixture delivers energy efficient LED light to provide practical and stylish light to exterior signs.

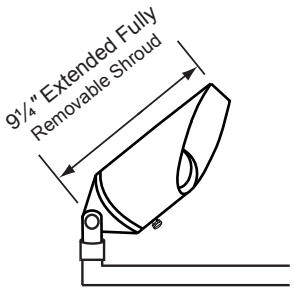
FEATURES

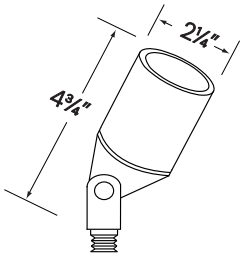
Construction: Corrosion Resistant Cast Brass
Lens: Clear and heat resistant Tempered Lens
Voltage: 12V
Wattage: 5 Watts
Warranty: 5 Years Carefree for Parts & Components (Labor Not Included)

Remote 12V transformer required.
Prewired with a 3ft, 18-2 direct burial cord.
Adjustable cast brass knuckle with thumb screw. Silicone gasket for water tight sealing.



5" Wall Mount Canopy Included





SPEC GRADE

LIMITED 5-YEAR 5 WARRANTY

ORDERING INFORMATION Example: (31025-27K-15-GM)

Model	Color Temperature | Lumens		Stem Length		Beam Spread		Finish	
31025	**27K**	2700K | 450lms	**24**	24" Stem Standard	**15**	15° Spot	**GM**	Gun Metal
	30K	3000K | 470lms	**18**	18" Stem	**38**	38° Flood	**AB**	Antique Bronze
					60	60° Wide Flood		

NORFOLK COUNTY GLASS INC.
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• SHOWER DOORS/MIRRORS • TABLETOPS/PLEXIGLASS
STOREFRONTS
209 Dedham Street • Norfolk, MA 02056
Ph: 508.384.3344 Fax: 508.384.3307
norfolkcountyglass@verizon.net

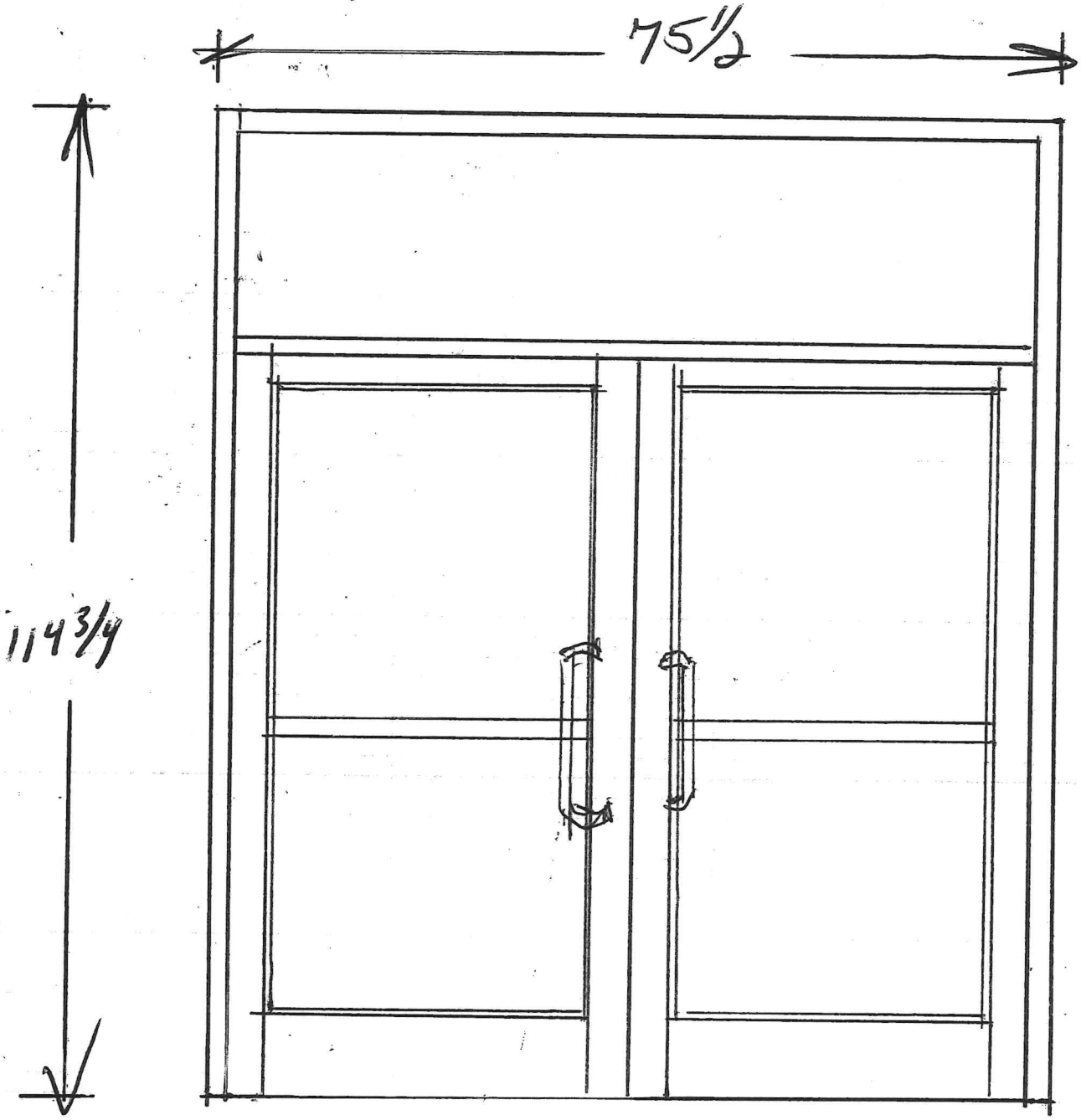
CUSTOMER:

PHONE # FAX #

DATE: 8/6/24 QUOTE ☑ ORDER ☐

JOB NAME: Conrads

NOTES: Bronze Narrow Stile Pair With Transom 10" Bottom Rail, Panic Device + 1/4" Preps



(RO 76 x 115)

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STOREFRONTS
209 Dedham Street • Norfolk, MA 02056
Ph: 508.384.3344 Fax: 508.384.3307
norfolkcountyglass@verizon.net

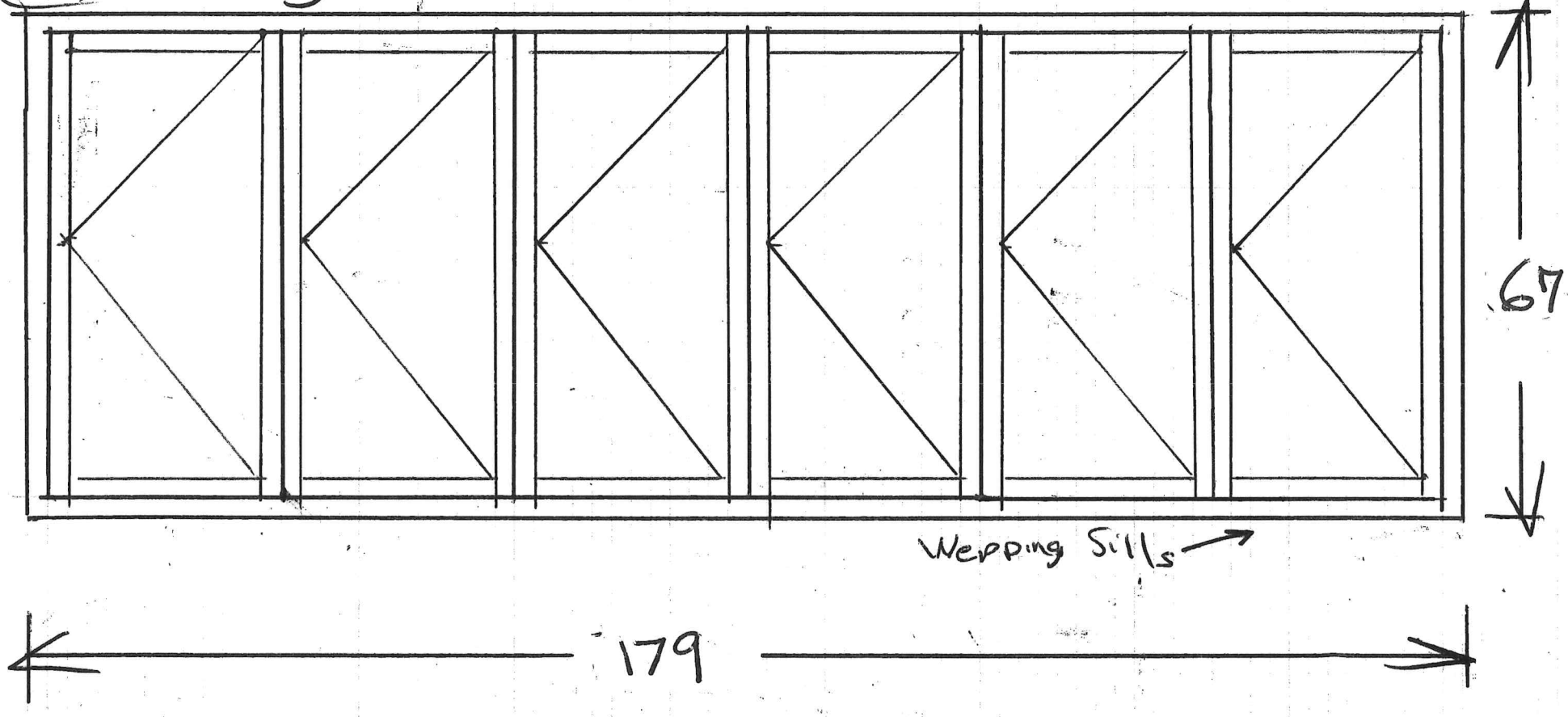
CUSTOMER:

PHONE #: FAX #: DATE: 8/6/24

JOB NAME: Conrads QUOTE ☑ ORDER ☐

NOTES: Bronze Narrow Stile Pacor Series 500 Folding Door System (1") Preps

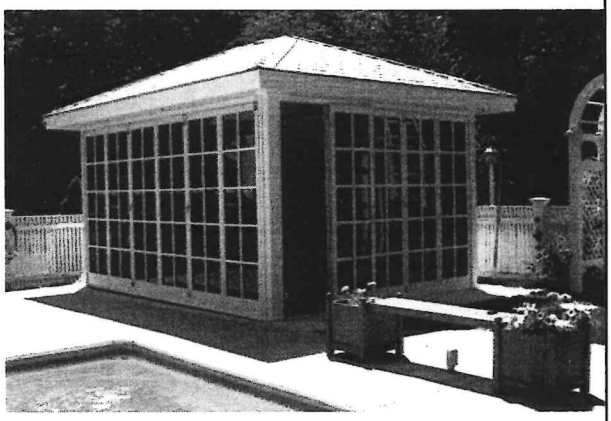
(Thus 2)

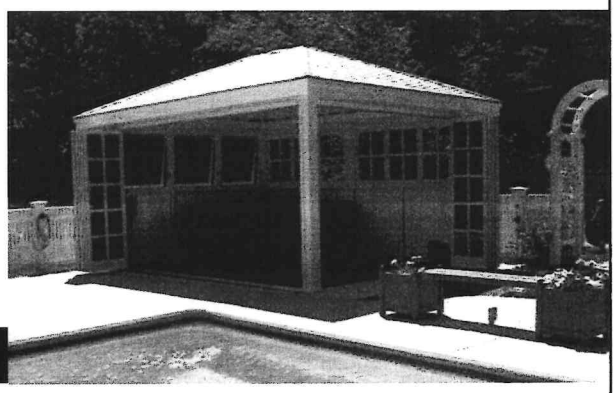


2- STACKING LEFT (stack to the inside)
Viewed From outside

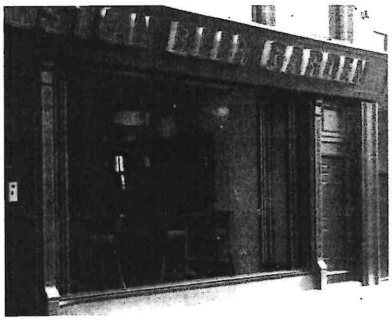
Pacer 450

entrances come in a variety of styles and configurations which can include the addition of transoms and swing doors. Custom sizes are our specialty!



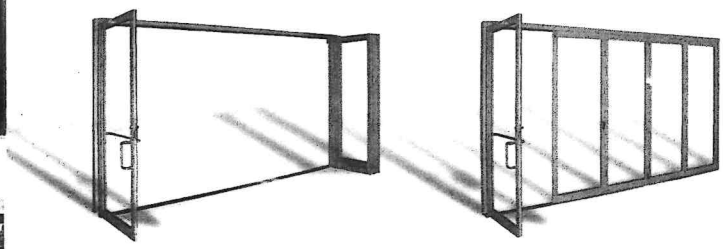


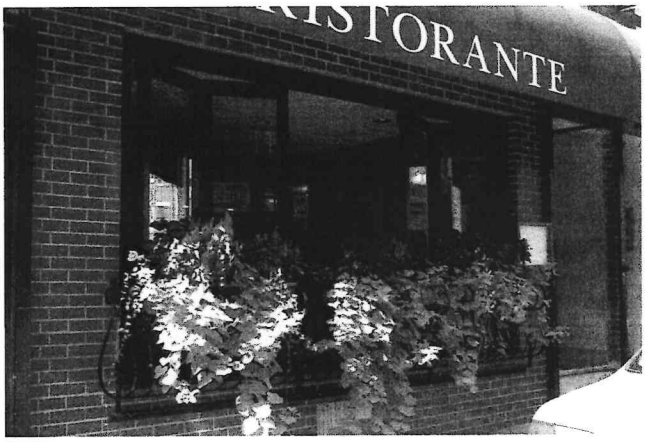
The jacuzzi enclosure (left) opens poolside in summer and stays toasty warm in winter with a Pacer folding entrance system.



3 positions of the Folding Door System allow a restaurant to become a sidewalk cafe.

A wide opening can be created with the End Stacking configuration.





The Pacer Series 450 End Folding Window/Door System

Featuring narrow, medium or wide stile sliding, folding and fixed panel configurations, the Pacer Series 450 entrance is a perfect compliment to AGS's standard flush glazed systems: both 2" x 4-1/2" Flush Glazed System for 1" glass and 1-3/4" x 4-1/2" System for 1/4" glass.

Architectural Glazing Systems, Inc.

PACER 500 SERIES END FOLDING WINDOW WALLS
GENERAL SPECIFICATIONS

Pacer 500 Series shall be as detailed and as manufactured by Architectural Glazing Systems Inc, Avon MA.

MATERIALS: Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and or durability. Major tubular portions of door stiles and rails shall not be less than .110° in thickness and glazing molding not less than .050° in thickness.

WORKMANSHIP: Entrance units shall be complete factory assemblies including doors, frames, sidelights, transoms and hardware. Corners of doors shall be accurately joined and fitted with a flush hairline joint. Doors shall be triple reinforced construction having reinforced anchor blocks interlocked into the top and bottom rails, bolted to the stiles and secured in place with dome lock washers, then welded at the top and underside of each corner. The weld shall thoroughly penetrate the material and produce a complete fusion of metal between stiles and rails. All welding shall be on unexposed surfaces to prevent pitting, discolorations, weld halo or other surface imperfections. No mechanical joints will be permitted. Glazing of doors shall be of E.P.D.M. or of vinyl type and no screws shall be needed to secure glazing stops in place. Standard stops are available for 1/4", 5/8", and 1" glazing without additional cost.

All cutouts, recesses, mortising or mulling operations required for hardware shall be accurately made, and reinforced with backing plates as required to insure adequate strength of the connection.

All lock stiles shall be two-piece adjustable nosing type with compression Springs for ease of adjustment. Stiles have two Continuous EPDM bulb

Phone (508) 588-4845 • Fax (508) 587-3939

40 Murphy Drive • Avon, Massachusetts 02322

Architectural Glazing Systems, Inc.

Gaskets for exterior units & two continuous Schlagle type weather pile for Interior units.

All AGS Pacer interlock folding stiles shall have four (4) weather strip contact points to insure the tightest possible weather seal.

All AGS Pacer end fold window walls shall be supplied with bottom door sweeps at all folding panels for exterior units.

Frame shall be 1 ¾ x 4 ½ for ¼" glazing or 2 x 4 ½ flush glaze frames for 1" glazing. Solid back or AGS heavy duty hinge jambs, AGS 1 pc heavy wall track header, 5/8 x 8" clear anodize thresholds is standard on all walkout style units, AGS Pacer weeping sill is standard at all in-swing and out-swing window style units, other details available for special conditions.

All folding doors can be supplied in narrow or medium style members.

FINISHES: All exposed surfaces shall be: 204R1 clear anodize, dark bronze anodize, black anodize, white baked enamel, or custom anodize or Kynar painted finish as required.

HARDWARE: Hardware may vary with a specified product or size requirements, standard hardware is: Pemko heavy duty continuous geared hinges at hinge jambs, AGS heavy duty pivot hinges at folding panels, AGS stainless steel top multi roller top hangers, AGS bottom stainless steel guide pins, stainless steel finger pulls, single lever ¼ turn activates top & bottom stainless steel throw bolts for secure locking, keyed levers available upon request.

Phone (508) 588-4845 • Fax (508) 587-3939

40 Murphy Drive • Avon, Massachusetts 02322

New Window System:

(2) 179” w x 67” h – Narrow Stile Pacer Series 500 Folding Door System | Bronze Finish (general specifications attached)

New Entry Door System:

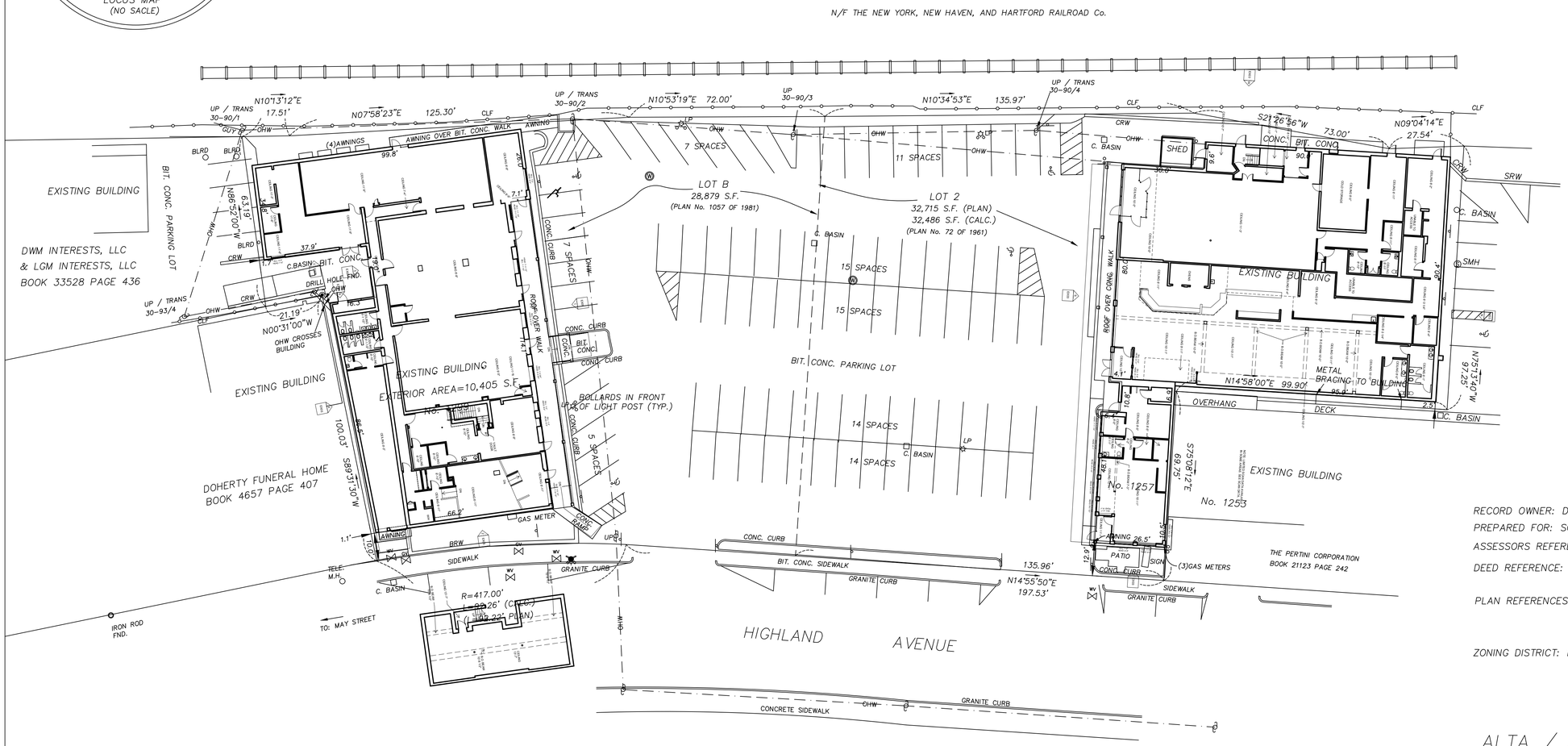
76” w x 115” h – double door system with transom above (Bronze Finish)

LOCUS MAP
(NO SACLE)

PLAN No. 1057 OF 1981

LEGEND

	HYDRANT
OHW	OVERHEAD WIRES
	UTILITY POLE (UP)
TRANS	TRANSFORMER
BIT.	BITUMINOUS
CONC.	CONCRETE
CLF	CHAIN LINK FENCE
C. BASIN	CATCHBASIN
RET.	RETAINING
LP	LAMP POST
	GAS GATE
	WATER GATE
	SIGN
	HANDICAP PARKING SPACE
TELE.	TELEPHONE
M.H.	MANHOLE
W	MONITOR WELL
D	DMH DRAIN MANHOLE
S	SMH SEWER MANHOLE
SRW	STONE RETAINING WALL
CRW	CONCRETE RETAINING WALL
BRW	BRICK RETAINING WALL
BLRD	BOLLARD
FND.	FOUND



RECORD OWNER: DWM INTERESTS, LLC & LGM INTERESTS, LLC

PREPARED FOR: SOUTH STREET 4414 HOLDINGS, LLC.

ASSESSORS REFERENCE: MAP 52 PARCEL 3 & 4

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 33528 PAGE 436

PLAN REFERENCES: PLAN No. 1057 OF 1981
PLAN No. 72 OF 1961
PLAN No. 1750 PLAN BOOK 37

ZONING DISTRICT: BUSINESS

ALTA / ACSM LAND TITLE SURVEY
1257 & 1299 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS

SCALE: 1"=20'

JANUARY 20, 2017

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDEDS ITEMS 2–4, 6–9, 11, AND 13–14, 16–18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2017.

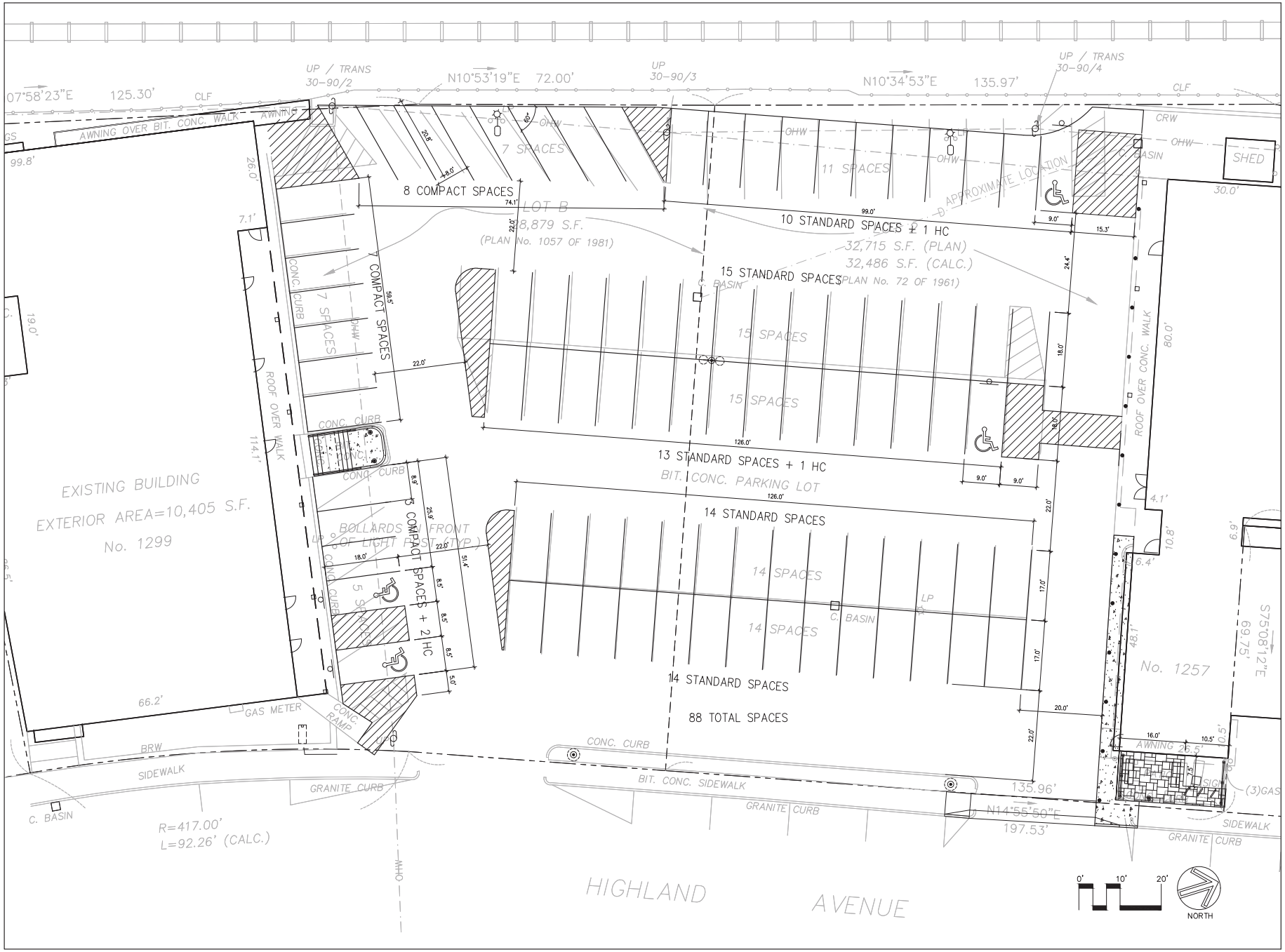
THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE.

PROFESSIONAL LAND SURVEYOR DATE
COMMONWEALTH OF MASSACHUSETTS PLS No. 39050

GRAPHIC SCALE
20 0 10 20 40 80 (FEET)
6 3 0 10 20 (METERS)

O'DRISCOLL
LAND SURVEYING Co.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533–3314

FILE No.1109



Highland Ave. Plaza Upgrades

1253-1259 Highland Avenue
Needham, MA

Client

The Grossman Companies
1 Adams Place
859 Willard Street, Suite 501
Quincy, MA 02169

Landscape Architect

Radner Design Associates, Inc.
3 Allied Drive, Suite 303
Dedham, MA 02026
508.736.6144
www.RadnerDesign.com

10/12/22 Per Owner
Revision:

Drawn: kc
Checked: mr
Scale: 1"=10'-0"

Sheet Name:
Parking Layout Plan

Project No.:
21-20

Issue Date:
10.04.2022

Sheet No.:
L3

Drawings and Designs © 2022 Radner Design Associates, Inc.

NEEDHAM
WINE & SPIRITS
1257
JAMESON
PUMPKIN BEER
LOCAL FAMILY
OWNED & OPERATED
FOR 4 GENERATIONS
Thank You for
Shopping Small Business
CASAMIGOS
Tequila
BAILEYS
Every Day
Wine Sale!!
3NVY 11

NEEDHAM
WINE & SPIRITS
BERTUCCI'S
BRICK OVEN PIZZERIA
JAMESON
BAILEY'S
$28.98
LOCAL FAMILY
OWNED & OPERATED
FOR 4 GENERATIONS

ZERIA
COOKIE MONSTAH

COOKIE MONSTAH
BERTUCCI'S
BRICK OVEN PIZZERIA
BERTUCCI'S
COOKIE MONSTAH
BAKE SHOP
NEEDHAM
WINE & SPIRITS

CURBSIDE PICKUP
ONLINE ORDERING @

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 322 Reservoir St. *Date:* 9/30/2024

Owner: Scott Ravelson

Address: 322 Reservoir St. Needham MA 02494
Street *City* *State* *Zip*

Telephone: 781-718-2340

Applicant: Ae Cahill

Address: 20 Beechcroft Rd. Newton MA 02458
Street *City* *State* *Zip*

Telephone: 617-291-5380

Designer/Installer: Ryan Delhoyo

Address: 252 Greene St. New York NY 10003
Street *City* *State* *Zip*

Telephone: 212-777-7698

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: Ae Game Golf (Ae is "A" - Pronounced)

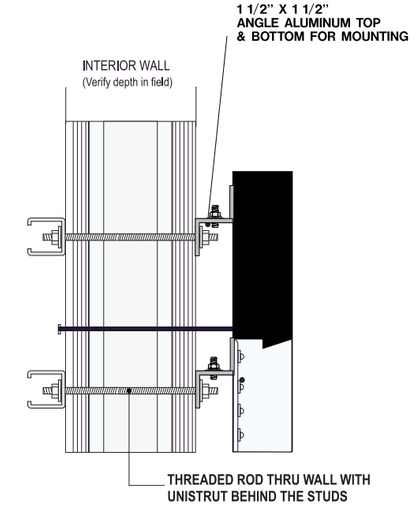
Entrance Sign for "Ae Game Golf" for Indoor Golf Facility.

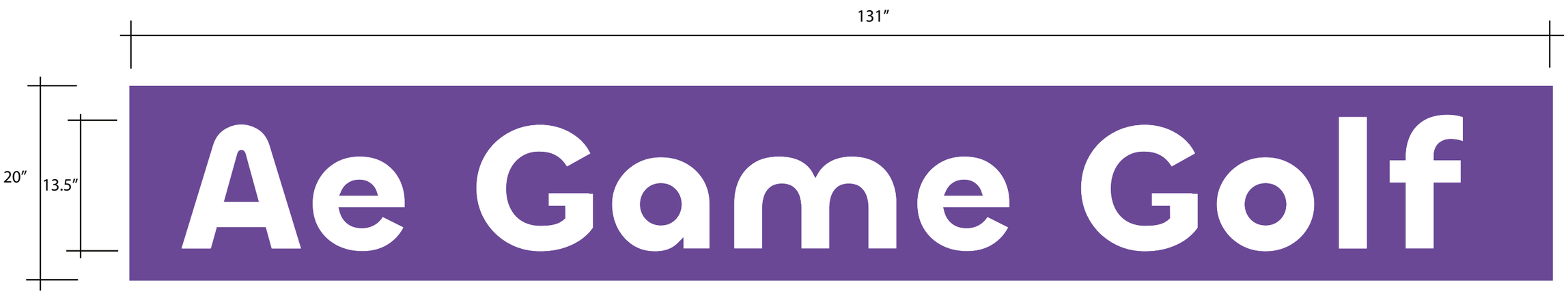
Please email completed application to elitchman@needhamma.gov

Revised 2/2020

NON-ILLUMINATED SIGN CABINET

20" HIGH X 131" WIDE X 2" DEEP ALUMINUM CABINET PAINTED BLACK.
2" X 2" ALUMINUM ANGLE WELDED INTERNAL FRAME.
FACE TO HAVE PRINTED GRAPHICS.





SIGN CABINET FRONT VIEW - Scale: 3/4" = 1'-0"

unique visuals 252 Greene Street, New York, NY 10003 646-705-6762	Salesperson	Issue Date: **9-27-2024**	Customer Approval Date:	Client: Ae Game Bring Your Ae Game	Project Location: **322 Reservoir Street** **Needham, MA 02494**	1
	Designer: **RR**	Revision Date(s):	Landlord Approval Date:			
	Drawing#		Production Approval Date:	File Name:		

NON-ILLUMINATED SIGN CABINET

20" HIGH X 131" WIDE X 2" DEEP ALUMINUM CABINET PAINTED BLACK.
2" X 2" ALUMINUM ANGLE WELDED INTERNAL FRAME.
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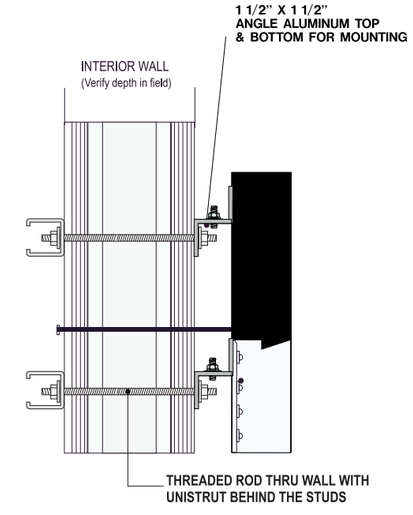
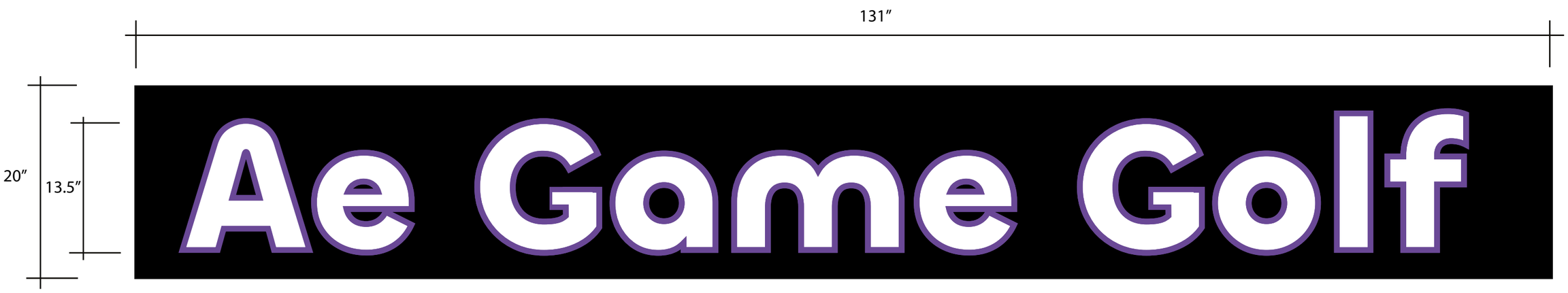




SIGN CABINET FRONT VIEW - Scale: 3/4" = 1'-0"

unique visuals 252 Greene Street, New York, NY 10003 646-705-6762	Salesperson	Issue Date: **9-27-2024**	Customer Approval Date:	Client: Ae Game Bring Your Ae Game	Project Location: **322 Reservoir Street** **Needham, MA 02494**	1
	Designer: **RR**	Revision Date(s):	Landlord Approval Date:			
	Drawing#		Production Approval Date:	File Name:		

A FINE DANCE STUDIO
Ae Game Golf
8202 TZ

GBAC
ANCE STUDIO
322 Reservoir Street
ROHMERS
TOWING
318 RESERVOIR ST.
PRIVATE DRIVEWAY
NO PARKING
VIOLATERS WILL
BE TOWED
2SEM11
595 AL6

FORKLIFT
CATERING
FORKLIFT CATERING PARKING ONLY
FORKLIFT CATERING PARKING ONLY
4BWT 21
7CXL 10

GENALCO
Contractor & Industrial Supplies
We Fabricate & Stock

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 91 Chapel St, Needham, MA *Date:* 9/29/2024

Owner: Roma Realty Trust, C/O Nick Pesiredes

Address: PO Box 850551, 125 Pearl St, Braintree, MA 02185
Street *City* *State* *Zip*

Telephone: 781-316-2010

Applicant: Needham Council for Arts and Culture (NCAC) - Town of Needham

Address: 1471 Highland Ave, Needhm, MA 02492
Street *City* *State* *Zip*

Telephone: 781-455-7500

Designer/Installer: Mia Cross

Address: 142 Rochambeau Ave, Providence, RI 02906
Street *City* *State* *Zip*

Telephone: (508)785-5768

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:

"Tight Knit" by Mia Cross is the second of two public art murals, the first mural being the Pansy mural, organized by the NCAC, funded in part by ARPA money granted by the Select Board, and, in part, by additional town funds for the express use by the NCAC towards funding additional public projects and programming.

Please email completed application to elitchman@needhamma.gov

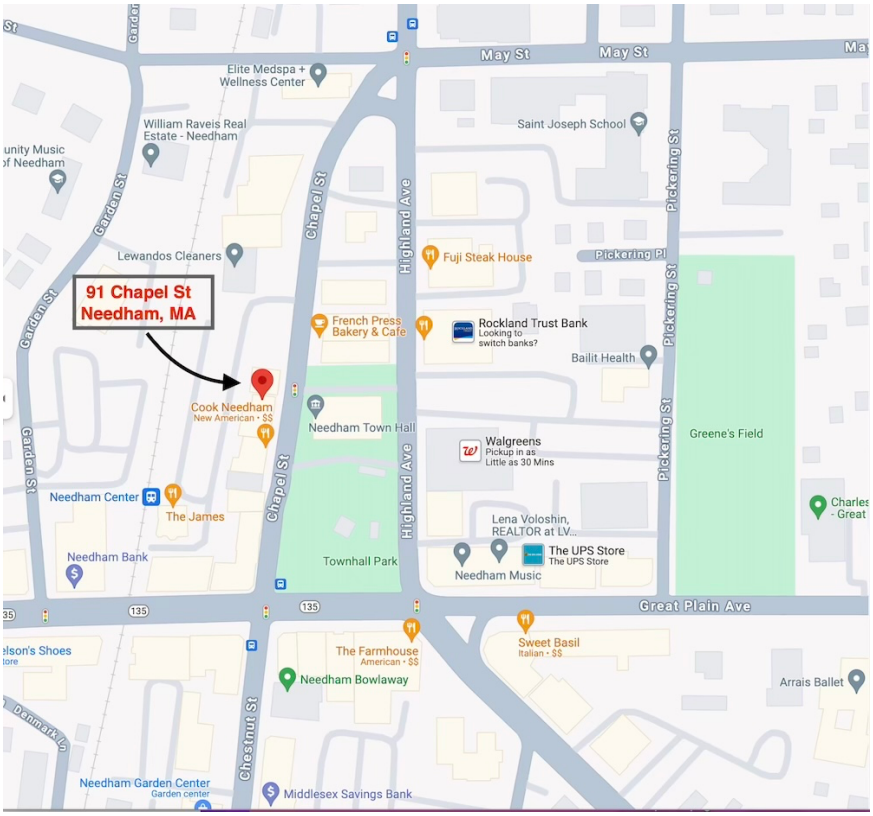
Revised 2/2020

NCAC

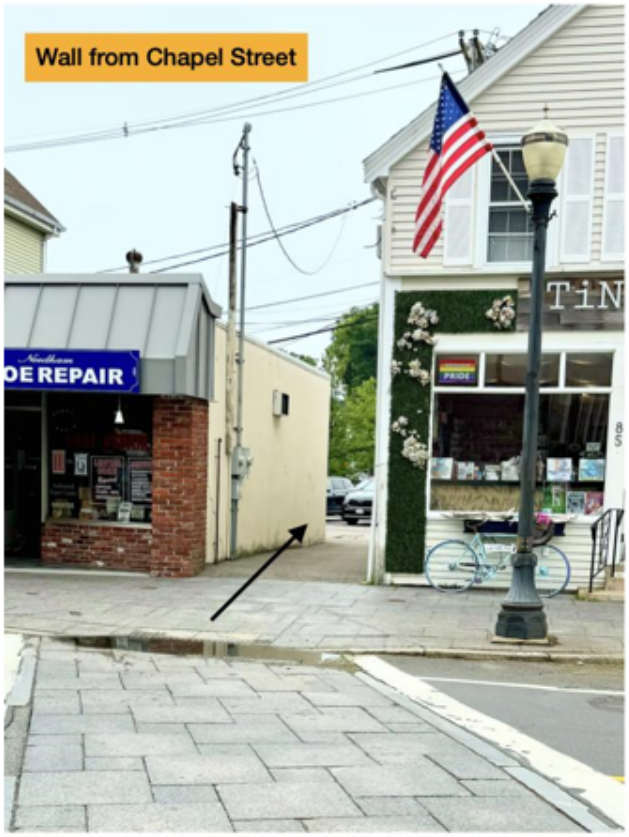
Needham Council for Arts and Culture

Chapel St Mural Project

The location on Chapel St was identified in the Spring of 2024, after a lengthy search for a second available mural location, with property owners open to artwork on their building. The Chapel Street location was secured with the help of Roma Realty Trust and the Town's economic advisor and NCAC liaison, J.P. Cacciaglia. The location of the mural will be in a walkway on the side of a busy retail building located between Chapel Street and a commuter rail/commercial parking lot in the heart of downtown Needham. This location is adjacent to many thriving businesses, with a view of Town Hall as you enter Chapel St, and will be widely viewed. This work of art will be the first to be sited in this prominent business location which can be seen from the busy street and the parking lot and, of course, while traversing the alleyway. **See Map:**



Images of Wall/ Location



91 Chapel St
Needham

Design Objective:
Arts and culture are powerful tools for communicating values, connecting neighborhoods, and inspiring a sense of unity for all who live, work, and visit. Mia Cross will create a mural that inspires, connects, and reflects the spirit and a point in time in the history of Needham.

Technical Specifications:
The approximate size of the painted wall for the mural project is 30 feet long by 11 feet high. It is important to note that the last few feet of the wall has pipes. The artist has designed around this. The paint used will be Sherwin Williams Exterior paints (acrylic latex house paints) and Montana and/or Gold brand spray paint (NC-acrylic). These are standard mural industry materials that last for decades.

Process: The base color will be applied with rollers to the entire span of the wall. The artist will then project and trace the mural piece by piece to accurately draw the design. From there, paint will be applied with brushes. She plans to utilize spray paints for a select number of details, a 6' baker's scaffold, and a short A frame ladder.

Projected Timeline:
Two weeks beginning on October 13th, weather dependent

Artist's Budget:
$800 -Paint, spray paint, cups, brushes, rollers
$6200 Mural Installation/Artist Compensation

Mural Description by Mia Cross for: "Tight Knit"
To create this design, I started with a deep dive into Needham's history. I was immediately drawn to the bird journals of Needham naturalist Timothy Otis Fuller, and to Needham's historic ties to the knitting industry of the 19th and 20th centuries. In my work, I often explore the natural world and the connections it has with an artist or craft person's inclination (or need) to create with their hands. Here, I chose to illustrate a family of nesting Yellow Palm Warblers, as Fuller had a page dedicated to tracking their migration in one of his journals. And although the town's knitting industry relied mainly on machine work, the woman knitting by hand is an ode to the English Midlands immigrants who brought their knitting skills and knowledge to Needham in the 19th century in search of greater opportunity. In my mural, I imagine that the warblers and Needham's knitters have come together, working in harmony to build a place that both can call home.

Biography: Mia was born and raised in Framingham, MA. She launched her career in 2014 following her graduation from Boston University where she studied painting and sculpture. Cross has been the recipient of multiple grants, including a VSC Boston University Alumni Grant, the Blanche Colman Grant and a Mass MoCa Match Grant. Recent residencies include the Archipelago Residency in Kökar, Finland, the Facebook Artist in Residence

Program in Cambridge, MA, the Sasaki Artist in Residence Collaboration in Watertown, MA, the Vermont Studio Center Residency in Johnson, VT, and the Goetteman Residency at the Rocky Neck Art Colony in Gloucester, MA. Her work lives in private collections throughout the world and has recently been acquired by the Danforth Museum and Simmons University for their permanent collections. Cross splits her time between her studio work and mural work. She has created murals for the Rose Kennedy Greenway, Facebook Headquarters, Blick, the city of Framingham, Jack's Abby Brewery, Tiffany & Co., Google, and more. Her home and permanent studio are located in Providence, RI. You can see examples of her mural work on her website**: http://www.miacross.com/murals-2**

In Conclusion:
After receiving a dozen responses to the RFP for a call to Artists, the NCAC mural subcommittee discussed the submissions and selected three finalists to each create a site-specific design, with a $300 honorarium each. A town-wide poll conducted of the 3 submissions collected close to 1,000 votes, with the majority going to "Tight Knit". https://polco.us/n/res/vote/needham-ma/which-of-the-following-mural-designs-do-you-feel-best-fits-the-alleyway-next-to-91-chapel-st

The sub-committee met again, along with three community members, including a Chapel Street store owner, a nearby resident and an art student from NHS. The discussion then went to the entire NCAC for a final decision. Keeping in mind the results of the poll and the subcommittee discussion, the decision was made that "Tight Knit" would be the most suitable for that space, creating a visual flow of colors, depicting part of our town's history, and including a bucolic natural landscape.

Thank you,
Heather Simmons and Joni Schockett
NCAC co-chairs

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 58 Woodbine Circle Needham, MA 02494 *Date:* 10/7/2024

Owner: Jp Dev Properties Llc

Address: 58 Woodbine Circle Needham, MA 02494
Street *City* *State* *Zip*

Telephone: 857-507-4501

Applicant: Tyler Winder

Address: 129 N Washington Street Boston, MA 02114
Street *City* *State* *Zip*

Telephone: 857-507-4501

Designer/Installer: Speed Pro

Address: 151 California Street Newton, MA 02458
Street *City* *State* *Zip*

Telephone: 781-400-5631

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:

The sign is for the advertisement of 58 Woodbine Circle Needham, MA 02494 that will be for sale.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

36″ visible

48″

WINDER
REALTY

58 Woodbine Circle
Needham, Ma 02494

Contact:

Tyler Winder - 857-507-4501

Jeannie Leombruno - 508-259-9737

Taylor Moreno 804-316-7438

Specs:
0.44 Acres Lot
7608 Sqft
7 Bedrooms
Home Gym
Home Theater

HOUSETOPIA.io
Design by: Mark Lacocca
Contact: mark@housetopia.io

JP Development Properties LLC

TBWinder

Design Review Board Meeting Minutes
Monday, August 19, 2024
7:30 p.m.

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

Mark Gluesing, Chair, called the meeting to order on August 19, 2024, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. *Continued:* Mehmet Sahin, Falcon Graphics representing Uniq Laser
2. Anna Haluch, Pro Sign Service LLC representing Ayr Wellness
3. Bryan Bonina, Signarama-Walpole representing The Run House
4. Reginald Foster, Needham Housing Authority and Bargmann Hendrie + Archetype design presenting Linden Chambers Redevelopment Project.

Agenda Item 1:
Continued from 7/29/24: Mehmet Sahin, Falcon Graphics representing Uniq Laser located at 922 Highland Avenue and applying for signage.

Mehmet Sahin reviewed the revised application materials, with a sign having a black background with white, LED face-lit letters. There will be a frame around the sign. The lights above the existing sign are proposed to be removed. The glass under the existing sign will not be changed.

Chair Gluesing noted that there is wording shown on the windows in the online presentation that was not included with the plans the Board received. The purpose of the Sign Bylaw is to identify a business in its location. Some general wording on the windows to give a generic description would be acceptable. The Board would likely not approve the wording as shown but would consider alternate wording as a separate submission. They cannot be approved at this time.

Ms. Pradham recommended additional spacing between the words “Uniq” and “Laser.”

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the submitted package for Uniq Laser located at 922 Highland Avenue with the condition that the spacing between the “q” and the “L” be increased slightly. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 4-0-0.

DRAFT

Agenda Item 2:

Anna Haluch, Pro Sign Service LLC representing Ayr Wellness located at 29 Franklin Street and applying for signage.

Anna Haluch, Pro Sign Service LLC, stated that Ayr Wellness will be moving into this location. The proposal is to place a sign above the main front entrance. The front lit channel letter set is proportional to the sign band above. The raceway will be painted to match the façade. The main entrance will have perforated vinyl so that those outside cannot see inside, but those inside will be able to see out. The other vinyl on the windows is blue without lettering in order to cover up the inside of the store. The company name and store hours are proposed to be placed on the door.

Chair Gluesing stated that there are limitations for 25% of the area of a glass panel to be filled with information. The signage portion is okay, but this would typically go on a clear door. An opaque panel is close to being a façade change instead of a sign area. Other Board members did not consider this a significant change.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the sign application for Ayr Wellness located at 29 Franklin Street as submitted. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 4-0-0.

Agenda Item 3:

Bryan Bonina, Signarama-Walpole representing The Run House to be located at 943 Great Plain Avenue and applying for signage.

Bryan Bonina, Signarama-Walpole explained that the proposal is for a ½" thick PVC double-sided panel sign with graphics applied to each side which will hang from the previous sign location for Three Crown Jewelers.

Chair Gluesing stated that most of the projecting signs in this location, or others, have had an anchor chain from the lower right-hand corner. Mr. Bonina stated that this can be applied, if needed. Chair Gluesing stated that he would like an anchor stabilizing chain as a condition of approval.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the sign application for The Run House located at 943 Great Plain Avenue, with the condition that a small anchor chain be added from the sign to the building. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 4-0-0.

Agenda Item 4:

Reginald Foster, Needham Housing Authority and Bargmann Hendrie + Archetype design presenting Linden Chambers Redevelopment Project.

Reginald Foster, Chair of the Needham Housing Authority, stated that the Housing Authority is in the middle of a program to modernize all of its 316 aging housing units in Needham. This

proposal is to remove 72 aging apartments at the Linden Street development and replace them with 136 new units.

Dan Chen, Architect with BH + A, explained that the site plan review submission is scheduled for later this month on August 26th with the goal of having the Planning Board hearing in September. The public has been engaged in this process and comments are being sought from all stakeholders. Regarding the existing conditions, the project deals with two sites which are contiguous to each other. The Linden site has 18 buildings built around 1959-1962 and the Chamber site has five, two story buildings. The buildings are in fairly poor condition and, as the demographic of the units is an elderly population, accessibility becomes particularly important. The units are approximately 400 s.f. studios, which are significantly under sized for today's standards. The site presents some challenges particularly with adjacency to wetlands and a Notice of Intent is being filed through the Conservation Commission. The goal of the project is to improve the living standards of the residents and the site.

The zoning requirements for the proposal include a height maximum of 58’, a maximum number of four-story buildings, with an FAR of 0.5, a maximum number of 25 dwelling units per acre, and 0.5 parking spaces per unit. The buildings proposed are four stories with an FAR 0.36 and a height of 53’. To build Phase 1A 40 units of residents will have to be relocated. The phases will be built in sequence. Phase 1A includes 76 units, primarily one-bedroom units, averaging 600 s.f. Phase 1B includes 60 units. Both buildings will be four stories. The Linden Street site will include 70 parking spaces and two fire lanes. There is a detailed landscaping plan. Lights poles are proposed in the parking lot and along the fire lane. There will also be pedestrian scaled site lighting. The fixtures will be dark sky compliant and downcast. The package contains a detailed list of materials proposed for the buildings.

The committee first discussed the site organization and landscaping. The Board discussed the location of the proposed buildings to the nearby wetlands. Mr. Chen explained that lawn will not be established in the back of the buildings and native plantings are proposed. All of the runoff from the site will go through the underground storage area in the parking lot. Outside of the two subsurface stormwater management systems on site, a low point will be graded into one of the lawns to create a swale, but it is not large enough to be considered a detention area. Ms. Pradham suggested there be a consideration for additional paved walks throughout the site to make the site pedestrian friendly.

Ms. Opton noted that proximity of the site to the school across the street. She asked about intermingling the two communities by making more small, intimate spaces on the site. Some of the seniors that live in this community love to watch the children play on the adjacent sports field and the proposal includes seating areas along Linden Street to facilitate this.

Ms. Opton asked about potentially burying telephone poles in the area. Mr. Chen stated that the poles are will remain. A new transformer will be brought on site to service the buildings. Ms. Opton asked about the mix of trees along the Linden Street roadway. It was noted that there will be a mix of trees along the street. The species options are included in the planting plan. Ms. Opton suggested rabbit-resistant plants in the planting beds.

Chair Gluesing noted that the amenities are very high for this project which is wonderful. The project will need to determine how the Fire Department can get what they need on the site. Regarding surfaces, he has previously seen some success with mitigating the width by using a stamped concrete material or some sort of accent at the edges. If possible, extend the walking path visually through the drives. He echoed Ms. Pradham's comment regarding continuing the path towards the garden area on the south and then into the new development if they can find a way. A surface change, impression, or paint may be a nice feature for this. The proposed patio and community room will be a real asset. He asked if there will be a larger mix of age groups in the new facility. Mr. Foster stated that this will continue to be senior housing only.

Chair Gluesing suggested breaking up the massing of the buildings a bit more using the different materials, if possible. Ms. Pradham stated that the mirroring of the front entry at the back is successful. The larger wings' elevations could be broken up a bit more. Mr. Chen noted that the ceiling heights make some of this difficult but there is additional work to do on the back building elevation design. The applicant stated they expect to develop the material mix in the elevations more to help break down the scale.

Ms. Opton agreed that the proposal has a large footprint to what currently exists on the site. Something to break this up would be useful. The building is broken into gabled sections with connector sections. These sections are angled relative to each other to help break up the building scale.

Mr. Chen agreed that the height and massing of the proposed buildings is recognized compared to the existing. The intention is to pull back from the Linden Street frontage while also being sensitive to the Maple Street neighbors. Mr. Dornbusch suggested a larger contrast of materials on the Maple Street side of the buildings to help break up the massing.

The Board approves of the general design, and a memo will be issued to the Planning Board with their comments.

Minutes:

Minutes from the 07/29/2024 meeting

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the meeting minutes of July 29, 2024, as amended. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradham – abstain; Susan Opton – aye; Motion passed 3-0-1.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to adjourn at 9:15 p.m. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 4-0-0.

Next Public Meeting – September 9, 2024, at 7:30pm via Zoom Webinar

Design Review Board Meeting Minutes
Monday, September 9, 2024
7:30 p.m.

Board Members:
Mark Gluesing, Board Chair (P)
Steve Dornbusch, Board Member (P)
Susan Opton, Board Member (P)
Milee Pradham, Board Member (P)
Felix Zemel, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Mark Gluesing, Chair, called the meeting to order on September 9, 2024, at 7:30 p.m. He reviewed the remote meeting procedures.

HEARINGS:
Public notice is hereby given that SKY CANDLE, located at 1096 Great Plain Ave., 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 9.4 square feet and a third emblem style sign of 2.7 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.

Chair Gluesing read and opened the hearing.

Ms. Pradham and Mr. Zemel joined the meeting.

Mike Cohen, Signs by J, representing the applicant, explained that the proposal is to install a sign on the Great Plain Avenue side of this corner lot, along with some window lettering graphics. At the corner of Great Plain Avenue and Maple Street, the proposal is to install the company logo on a small of the building, with the hours on the front door. On the Maple Street side, the proposal is for a smaller sign, and also a window graphic. The panel signs include ¼" thick printed raised letters on an aluminum background to be installed on the existing spandrel panels. The graphics on the windows and on the door are flat and white.

Mr. Dornbusch asked if there is any illumination proposed. Mr. Cohen stated that there are existing wall lights, but no other illumination is proposed.

Mr. Dornbusch asked if the window signs are necessary, with all the other signage proposed. Mr. Cohen stated that the window signs are mostly for pedestrian traffic.

Ms. Opton asked about including the website on the sign. Chair Gluesing agreed that sign by-law is meant to identify a business in its location, so a website notation is not usually allowed. Mr. Cohen stated that this can be eliminated.

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Ms. Pradham asked about the proportion of the sign and the different panels. Chair Gluesing stated the sign on panel A is 35% larger than on panel C and generally the Board likes to see the lettering the same size on corner conditions where the signs are seen together. The lettering should scale down on panel A to match the size on panel C. The graphic over the door is a nice feature.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the signs as submitted, with the condition that the letter height and size of Sign A match sign C. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 5-0-0.

Applicants & Attendees:

1. Mike Cohen, Signs by J, representing the Needham School Administration Building
2. Steve Schwede, FastSigns, representing Soni Kim, owner of 117-119 Chestnut Street
3. Jason White, RSL Architect, representing Dedham Savings Bank
4. Reginald Foster, Needham Housing Authority and Bargmann Hendrie + Archetype design presenting Linden Chambers Redevelopment Project.

Agenda Item 1:

Mike Cohen, Signs by J, representing the Needham School Administration Building located at 1330 Highland Avenue and applying for graphic signage.

Mike Cohen, Signs by J, explained that the proposal is to install a 52" non-illuminated, aluminum circle with a printed logo for the Needham High School Administration Building.

Ms. Opton asked about the proposed white logo on the existing white background panel. Chair Gluesing stated that there appears to be a 1.1' white raised trim piece, leading into the recessed aluminum panel. The sign will fill a recessed area where a clock used to sit.

Mr. Dornbusch stated that he finds the proposed sign to be appropriate for the building.

Ms. Pradham asked if the proposed sign is the same size as the clock. Mr. Cohen stated that the blue background is the same size as the clock was.

Mr. Zemel expressed concern regarding the font of the "N" in the sign. Chair Gluesing stated that this is part of the Town's new branding scheme.

Chair Gluesing stated that he appreciates the mounting information provided. He cautioned about measuring the actual recess to make sure it is correct. Mr. Cohen stated that this would be done.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the sign panel to be installed in the pediment of the Emery Grover Building, as submitted. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 5-0-0.

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Agenda Item 2:

Steve Schwede, FastSigns, representing Soni Kim, owner of 117-119 Chestnut Street and applying for signage.

Steve Schwede, FastSigns, explained that the proposed ground mounted sign has to be 15' from the street and the sign is 65" wide. The sign may be pulled back a bit further, they have to work with an existing light post. The sign is made out of an ACM material with vinyl lettering on each side. The sign background is proposed to be white but could also be a light gray. The sign will sit on aluminum posts and there are two sides to the sign, based on the existing two tenants. Another sign is proposed on the building, as one cannot see the post and panel sign from the nearby stoplight. This second sign would face School Steet.

Chair Gluesing noted that the Board has previously allowed pylon signs on Chestnut Street in addition to building signs because the buildings are somewhat setback, though this one is not as much. The Building Inspector will determine whether he wants to have a Special Permit hearing for the second sign, but the Board can review it now and give some feedback. Mr. Schwede stated that this will also be an ACM sign with vinyl lettering.

Mr. Zemel stated that a light gray color for the sign might be better, due to the amount of traffic in the area and the dirt that may get kicked up. He agreed with reviewing both signs this evening and then leaving the Special Permit process up to the Building Inspector.

It was noted that the Building Inspector will require a special permit for the sign on the building.

Mr. Dornbusch agreed that a light gray color sign would be best.

Ms. Pradham asked about the building sign and a gray border around it on the plan. It was noted that this is a Photoshop issue, but this coloring does not exist on the building.

Chair Gluesing stated that the building sign is okay and will need to go through the permitting process. The two signs are under the 32 s.f. allowance, but, at 5.5' wide they seem large, though the lettering is modest. He agreed with a proposed light gray color, instead of white.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the primary ground mounted building sign with the condition that the background color be a pale gray. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 5-0-0.

Agenda Item 3:

Jason White, RSL Architect, representing Dedham Savings Bank to be located at 695 Highland Avenue and applying for site plan review.

Jason White, RSL Architect, presented the proposed project of renovating the existing building which is currently vacant. The project will enhance the existing facility with no expansion except the drive thru canopy. A new parapet will be installed at the front entrance, along with a new glass storefront. Decorative graphic images are proposed on both sides of the existing brick

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walls. The brick will be painted a light gray color, and the facia will be resurfaced and painted a lighter color. A red vinyl will be applied to the glass storefront to create a graphic look. An ATM is proposed on an island in the parking lot, which will be moved from its current location to allow for a larger turning radius. The traffic flow of the site should stay the same. The existing canopy posts will be replaced to better match the building.

Mr. Zemel asked about the two square areas on the south elevation, and if they would be considered signs, requiring a Special Permit. Chair Gluesing stated that this is likely the case.

Mr. Zemel stated that the proposed enhancements may make the existing site conditions worse. The exit from the front parking area is tight at the corner and he asked about mitigating the traffic flow in this area. The applicant team noted that the site is tight, but the proposal will improve upon this. Additional traffic signage can be introduced, as needed. Chair Gluesing stated that a planting island will help this space, but it will still be a tight area. He noted that this project will be going before the ZBA for review and the Board will send comments along.

Ms. Opton stated that there is no need for a grass flat area in the island as proposed. A different planting that does not need to be mowed could be considered. She expressed concern with unsightly planting beds impacted by snow plowing will become taken over by weeds. Some of the proposed plantings may be overtaken by others.

Ms. Pradham stated that the two new understory trees proposed could instead be shade trees to combat the amount of hardscape on this site. She suggested the 2 trees both be installed along Highland Avenue. She agreed with removing the proposed lawn area and planting short grasses or perennials. She asked about the lights shown on the south elevation plan. The applicant team stated that one of the lights is existing on the building for illuminating the parking area. The second is decorative and will be used to illuminate the graphic panel.

Chair Gluesing asked about the vinyl graphic images to be displayed. The applicant team explained that this will be a local community image. Chair Gluesing stated that these vinyl images will need to be applied for separately. He stated that he likes the idea of extending the canopy and installing real brick pillars, along with the proposed portico canopy. He agreed with the previous suggestion of removing the grass area and instead installing shrubs or native grasses.

Ms. Opton asked about proposed irrigation. Mr. White stated that there is not an existing system, and this has not yet been discussed. Ms. Opton also suggested river rock or decorative bollards to create an edging area along the east side of the site instead of plantings if the beds are narrow.

The Board agreed to draft all comments and send them to the ZBA.

Agenda Item 4:

Downtown Redesign Working Group – DRB participation discussion.

Chair Gluesing stated that the Selectmen have authorized a Downtown Redesign Working Group to help redesign Great Plain Avenue. This Board is required to have a member on the working

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group, and he asked for a volunteer. Dates and times of the meetings will be scheduled once the group is composed.

The Board agreed to revisit this item after additional information on the possible meeting time of day is provided.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to adjourn at 8:48 p.m. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 5-0-0.

Next Public Meeting – September 23, 2024, at 7:30pm via Zoom Webinar

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