

DESIGN REVIEW BOARD
Monday, December 16, 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 March 31, 2025, meeting of public bodies could be conducted virtually provided that adequate access is provided to the public.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 845-1987-6965 Link: <https://us02web.zoom.us/j/84519876965>

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click "Join a Meeting" and enter the following ID: 845-1987-6965

HEARINGS:

Continued: Public notice is hereby given that CVS located at 980 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 and any other applicable sections of the By-law. This proposal is for 3 art style window signs 1 at 100 square feet, 1 at 31 square feet and 1 at 65 square feet, in addition to the existing CVS wall signage. The proposed art style signs window signs will exceed the allowable number of signs and allowable square footage of sections 5.5.3.1.a and 5.5.4, respectively.

APPLICANTS:

Maria Iriti, owner of building located at 18 Highland Circle applying for exterior façade changes.

Bob Conrad, owner of Conrad's Restaurant located at 1257 Highland Avenue applying for signage.

Scott Drago, Blue on Highland located at 880 Highland Avenue and applying for revised façade change.

Tom Taricano, FastSigns representing Kimba Fit located at 1502 Highland Avenue and applying for signage.

George Giunta, attorney, representing EP 63 Kendrick Realty located at 63 Kendrick Street (formerly known as 155 Fourth Avenue) and applying for site plan review.

REVIEW

Minutes of 11/18/2024 meeting.

Next Public Meeting – January 13, 2025 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: 18 Highland Circle **Date:** 12-5-2024

Owner: Highland Circle LLC Maria Iriti, Member

Address: 331 Rosemary St. Needham MA 02494
Street City State Zip
Telephone: 781-760-7601

Applicant: Highland Circle LLC Maria Iriti, Member

Address: 331 Rosemary St. Needham MA 02494
Street City State Zip
Telephone: 781-760-7601

Designer/Installer: Era Construction LLC Ocan Tokatli

Address: 28 Church St. Winchester, MA 01890
Street City State Zip

Telephone: 617-459-0478

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

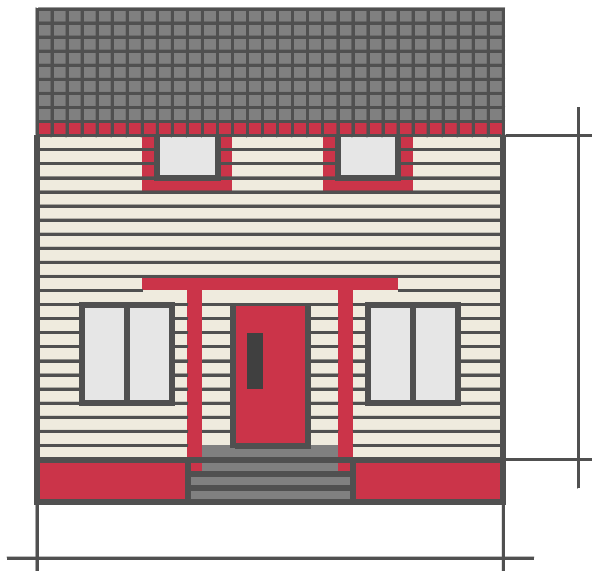
Brief description of sign or project:

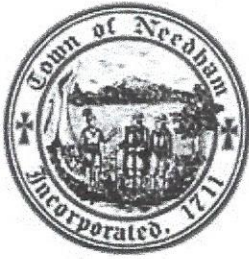
We are replacing rotted wood on just one facade, with vinyl siding. We are not touching the red window trim on the upper level, nor are we touching the entrance overhang. The vinyl siding color is

Please email completed application to elitchman@needhamma.gov
a similar beige color to existing rotted wood.









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: 11/19/24

Owner: David Grossman The Grossman Companies

Address: 859 Willard St. Quincy MA 02169
Street City State Zip

Telephone: 617-877-4826

Applicant: Conrad's Family Restaurant

Address: 1257 Highland Ave Needham MA 0
Street City State Zip

Telephone: 617-257-5001

Designer/Installer: Civello Signs Inc.

Address: 6 Merchants Dr. Welpole MA 02081
Street City State Zip

Telephone: 508-666-1271

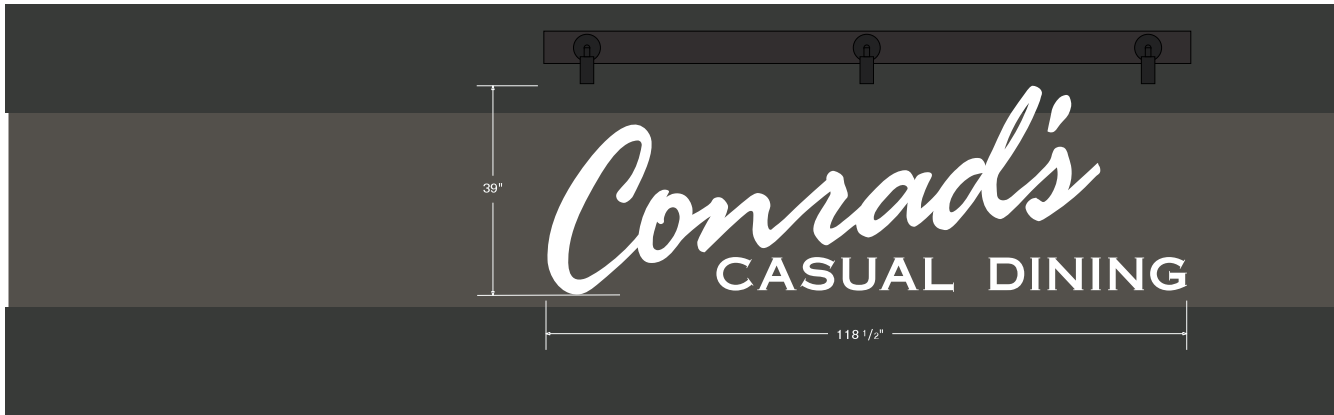
Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

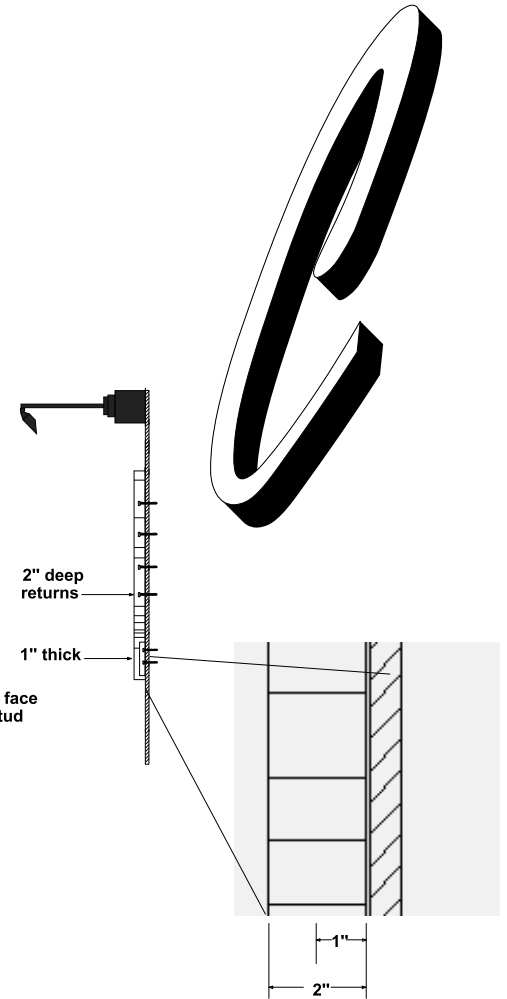
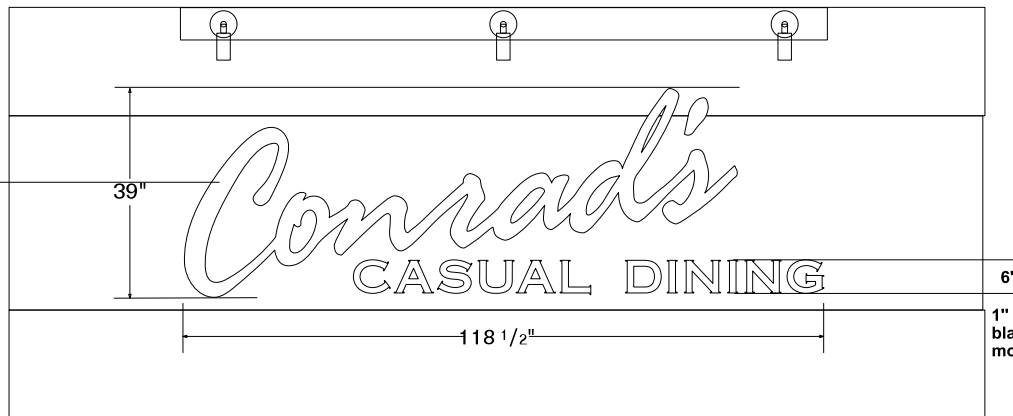
1257 New sign as shown on drawings

Please email completed application to elitchman@needhamma.gov

PARKING LOT ELEVATION 1257 HIGHLAND AVE. NEEDHAM MA



2" deep reverse channel
letters. White faces black
returns blind stud mount

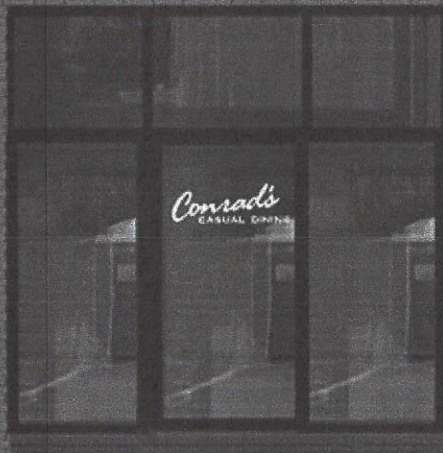


One set of reverse channel, fabricated aluminum letters reading Conrad's @ 31.5" upper and lowercase script x 2" deep returns. White painted faces with black edges with one set of 6" high x 1" deep acrylic letters, reading CASUAL DINING, painted same with studs and installation pattern as needed
Fabrication Note: because of size Butt seam between the "r and a" not visable to the eye

PARKING LOT ELEVATION 1257 HIGHLAND AVE. NEEDHAM MA



Conrad's
CASUAL DINING





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 882-886 and 898-890 Ave ^{Highland} **Date:** 12/9/24

Owner: Makarios Series LLC

Address: 10 Rockville meadows Millis MA 02054
Street City State Zip

Telephone: 617 650 8358

Applicant: Blue Restaurant Needham LLC

Address: 882 Highland Ave Needham MA 02492
Street City State Zip

Telephone: 781 444 7001

Designer/Installer: Designer Portal Inc Installer CA Matson

Address: 15 Green Leaf Rd Bridgewater MA 02324 Glass Co.
Street City State Zip

Telephone: 508 588 3030 ext 202

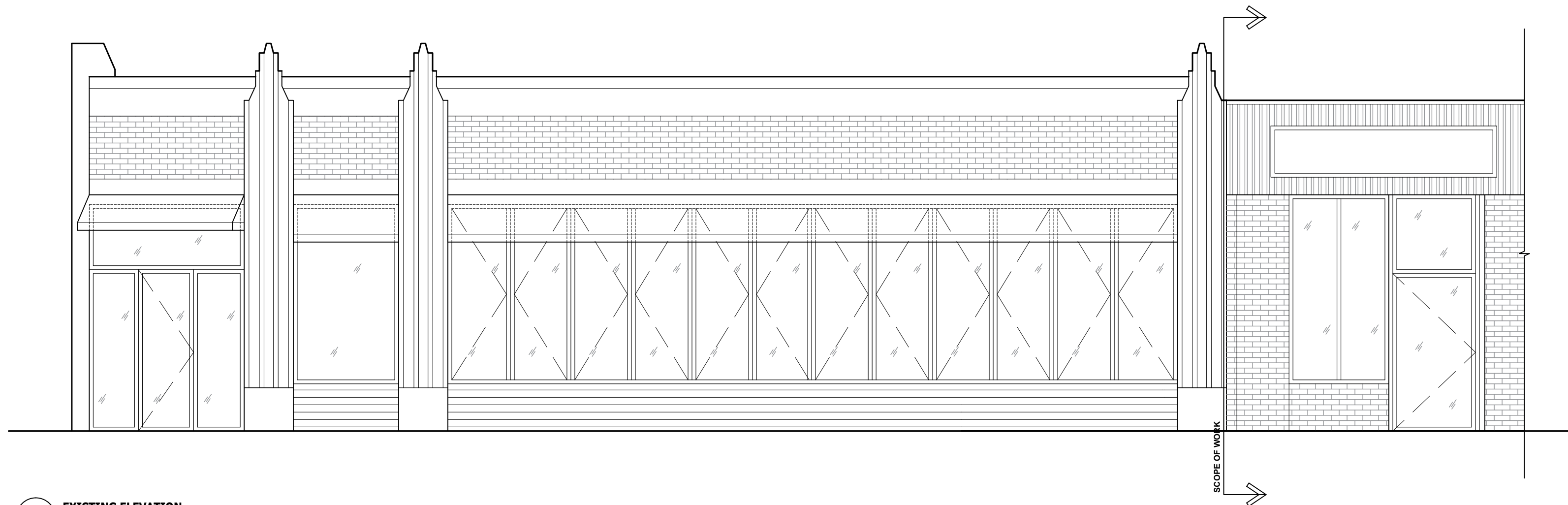
Type of Application
☐ Sign
☐ Minor Project
☐ Exterior Alterations
☒ Major Project (Site Plan Review)
☒ - preliminary
☒ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

We will be keeping the Front door but pulling out
the window flush to the front of the building that will
still accordin open Designer + Installer did not change

Please email completed application to elitchman@needhamma.gov

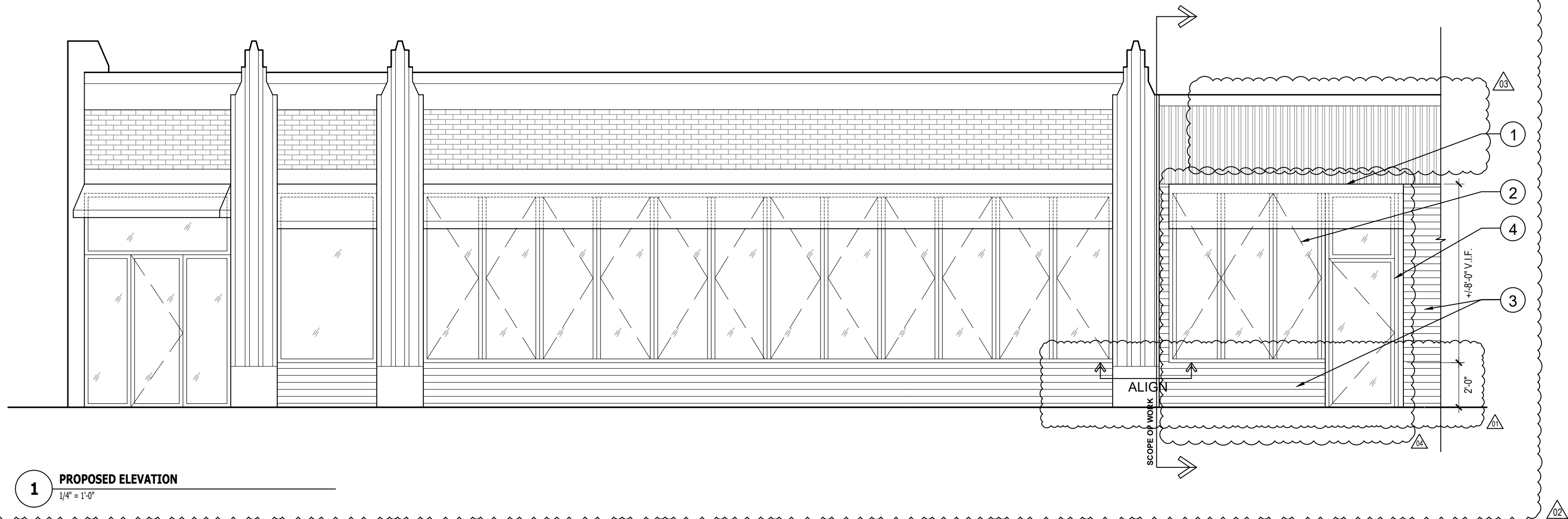
material did not change the only change is the door
will remain and window will shorten. Awning with logo
is not designed yet but will mimick Existing Blue Awnings
Revised 2/2020



1 EXISTING ELEVATION
1/4" = 1'-0"

02

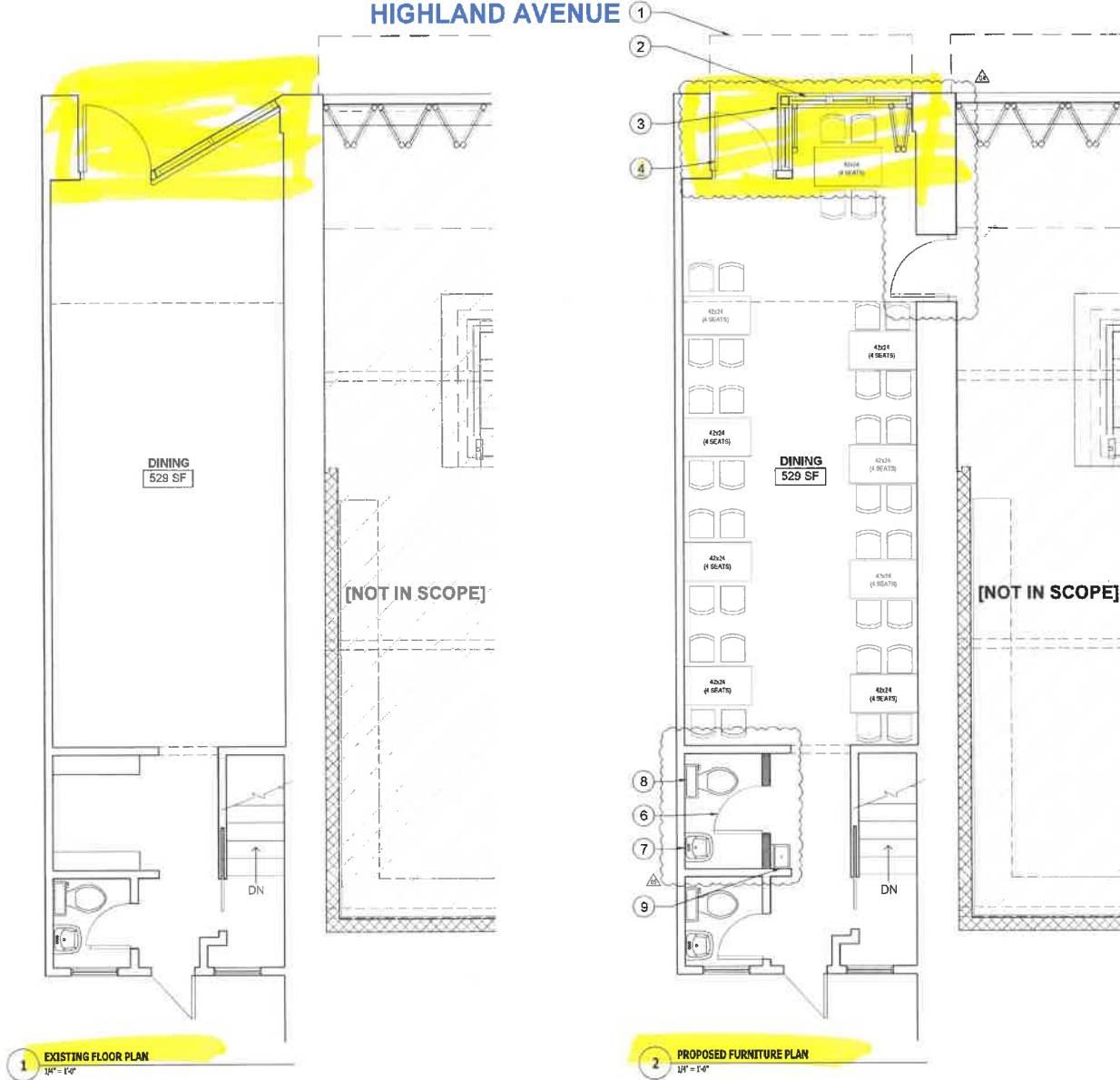
Owner/Project:	Architect:	Consultant:		REGISTERED ARCHITECT AMIR KRIPPER No. 32199 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS	A-5 Sheet Number	Scale: As Noted 06.06.2024 06.17.2024 06.21.2024 10.21.2024 11.20.2024 Date: 11/20/2024
BLUE ON HIGHLAND 882 HIGHLAND AVE NEEDHAM, MA 02494	K R I P P E R S T U D I O 36 BROMFIELD STREET, SUITE 501 BOSTON, MA 02108		PERMIT SET [ADDENDUM 5]			



GENERAL NOTES	
1.	NEW AWNING TO MATCH EXISTING, OWNER TO CONFIRM.
2.	NEW RETRACTABLE WINDOW TO MATCH EXISTING; FINISH TO MATCH EXISTING, OWNER TO CONFIRM.
3.	NEW LOW WALL; PAINTED CLAPBOARD TO MATCH EXISTING.
4.	NEW 3FT EXIT DOOR WITH UPPER TRANSOM.

Owner/Project:	Architect:	Consultant:	PERMIT SET [ADDENDUM 5]		A-7 Sheet Number	Scale: As Noted
BLUE ON HIGHLAND 882 HIGHLAND AVE NEEDHAM, MA 02494	K R I P P E R S T U D I O 36 BROMFIELD STREET, SUITE 501 BOSTON, MA 02108	01 06.06.2024				
		02 06.17.2024				
		03 06.21.2024				
		04 10.21.2024				
		05 11.20.2024				
					Date: 11/20/2024	

HIGHLAND AVENUE



Owner/Project:

BLUE ON HIGHLAND
882 HIGHLAND AVE
NEEDHAM, MA 02494

Architect:

K R I P P E R
35 BROMFIELD STREET, SUITE 501 BOSTON, MA 02108

Consultant:

PERMIT SET
[ADDENDUM 5]



Scale: As Noted

06.06.2024
06.17.2024
06.21.2024
10.21.2024
11.20.2024

A-8

Sheet Number

Date: 11/20/2024

BLUE ON HIGHLAND | MATERIALS

1882 Highland Ave, Needham, MA 02494

06/21/2024



NEW RETRACTABLE WINDOW TO MATCH EXISTING; FINISH TO MATCH EXISTING

NEW NAVY AWNING TO MATCH EXISTING

NEW WOOD CLAPBOARD WALL, PAINTED TO MATCHED EXISTING

Awning to match color and profile of existing awning.

PROPOSED FACADE

Note: DRB has no objection if applicant adds [b] logo graphic to new awning

NEEDHAM DESIGN REVIEW BOARD

• RECOMMENDED ACTION •

APPROVAL: _____

APPROVAL WITH CONDITIONS: _____

M. Chung

DISAPPROVAL: _____

DATE: *6.24.24*



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1502 Highland Avenue **Date:** 12/9/24

Owner: 1492 HIGHLAND AVENUE LLC

Address: 78 Hancock Street Braintree MA 02184
Street City State Zip
Telephone: 781.849.1090

Applicant: Kimba Fit

Address: 1502 Highland Ave Needham MA 02492
Street City State Zip
Telephone: 774.573.0650

Designer/Installer: Fastsigns of Needham

Address: 15 Kearney Road Needham MA 02494
Street City State Zip
Telephone: 781.444.4889

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:

Primary Sign for storefront. 91 " wide x 25.25" tall Aluminum Bar Frame with Flat Printed Graphics

Wall mounted with galvanized steel hardware -- flush to wall. Similar to existing signage on same block.

Please email completed application to elitchman@needhamma.gov



©2012 FASTSIGNS International, Inc.

FASTSIGNS

More than fast. More than signs.™

11B Second Ave Needham, MA 02494 Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Primary Building Sign



91" wide x 25.25" tall - Aluminum Bar Frame Sign
with Digitally Printed Vinyl Graphics + Gloss Laminate | Qty: 1x

Customer Name Kimbafit

Item Description Aluminum Bar Frame Sign

Address 1502 Highland Ave
Needham, MA 02492

Logo Height = 13.6375 in
Taller Letter Height (K)= 10.58 in
Shorter Letter Height (F)= 4.32 in
Total Sign Length = 91 in
Total Sign Width = 25.25 in
Total Square Footage = 15.96 sq'
Grade to Ground = ~128 in



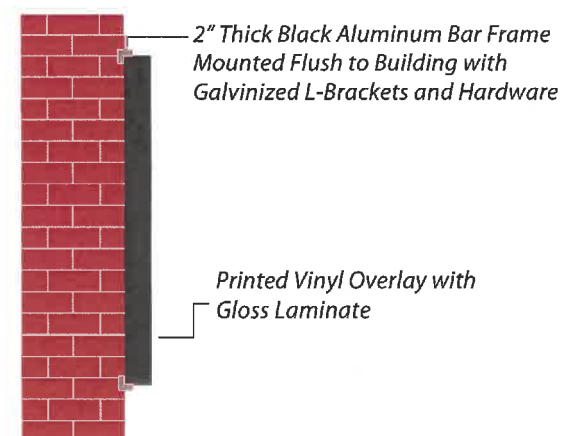
Existing Location

*Graphics not to scale but are proportionate.

Proposed Sign Placement



Overall Depth / Side View



This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom



©2012 FASTSIGNS International, Inc.

FASTSIGNS®
More than fast. More than signs.™

11B Second Ave Needham, MA 02494 Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Neighborhood Signage

Customer Name Kimbafit

Item Description Aluminum Bar Frame Sign

Address 1502 Highland Ave
Needham, MA 02492



Address: 1502 Highland Ave, Needham MA

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom



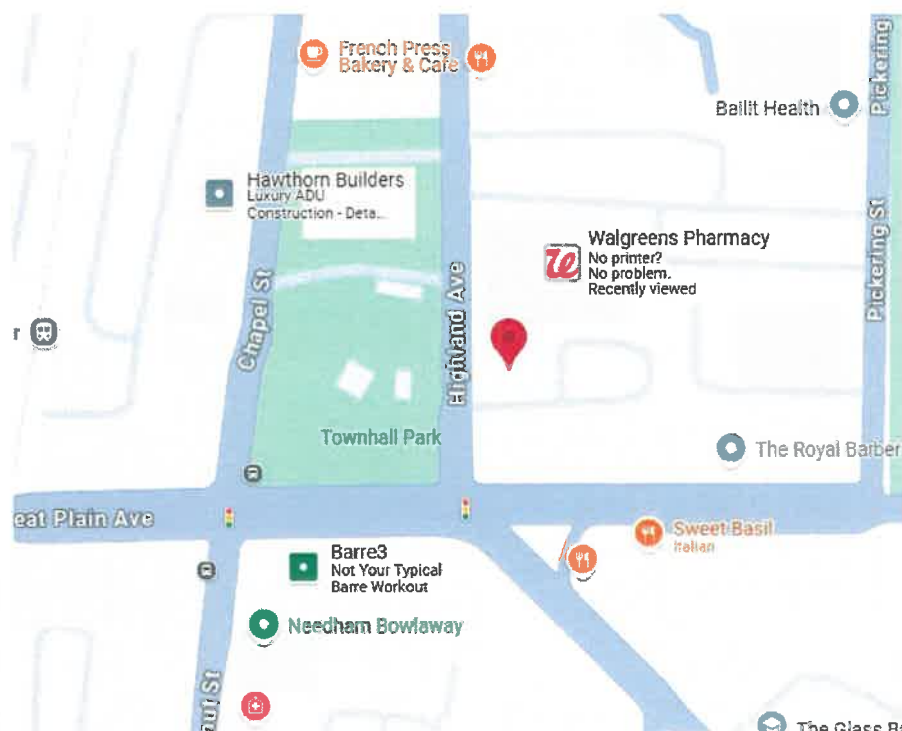
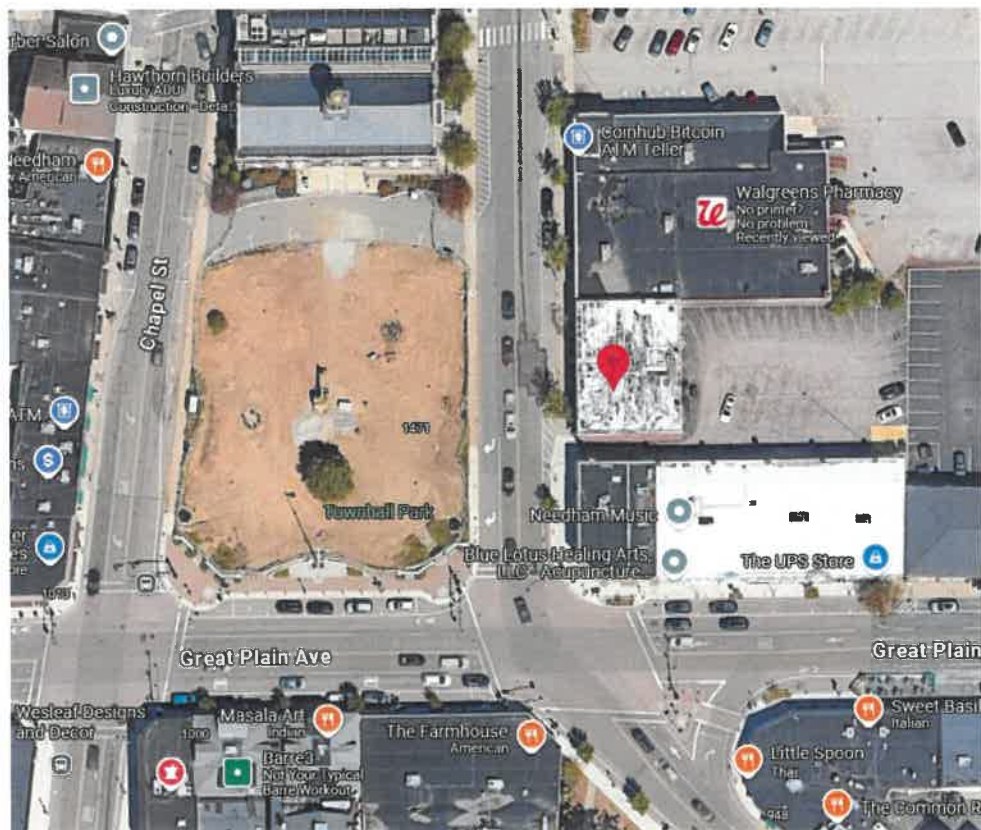
©2012 FASTSIGNS International, Inc.

FASTSIGNS

More than fast. More than signs.™

11B Second Ave Needham, MA 02494 Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Aerial View



Customer Name Kimbafit

Item Description Aluminum Bar Frame Sign

Address 1502 Highland Ave

Needham, MA 02492

Address: 1502 Highland Ave, Needham MA

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 63 Kendrick Street, Needham, MA 02494 **Date:** Dec 2, 2024

Owner: EP 63 Kendrick Realty, LLC
C/O Edgewater Properties, LLC
Address: 14 Mica Lane, Suite 202, Wellesley, MA 02481
Street City State Zip
Telephone: 781-552-4558

Applicant: Same as above
Address: Same as above
Street City State Zip
Telephone: Same as above

Designer/Installer: STA Design, Inc. - architect (see plans for full team)
Address: 308 Congress Street, 5th Floor, Boston, MA 02210
Street City State Zip
Telephone: 617-426-1501

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:

See Site Plan filing package provided herewith.

Please email completed application to elitchman@needhamma.gov

EXHIBIT A
TO
APPLICATION FOR SITE PLAN REVIEW
of
EP 63 Kendrick Realty, LLC
63 Kendrick Street
Needham, Massachusetts

Description of Project

The project consists of the renovation and alteration of the existing building and associated site improvements at the property known and numbered 63 Kendrick Street, Needham, MA including, but not limited to the following:

1. Construction of new addition and new landscaping and hardscape at the front of the building to create a new entryway;
2. Construction of new addition at the rear of the building to create new entryway;
3. Reconfiguration and modification of existing loading area in the northeast corner of the building;
4. Installation of new loading area in the northwest corner of the building;
5. Infill of the existing open courtyard area and inclusion of such area as part of useable first floor space;
6. Removal of a portion of the existing second floor space, leaving such area open to the floor below;
7. Renovation and alteration of the fit and finish of the exterior of the building to upgrade and improve its appearance;
8. Reconfiguration within the existing front parking area;
9. Reconfiguration of the rear parking area; and
10. Changes and upgrades to site landscaping.



63 KENDRICK STREET

63 Kendrick Street
Needham, MA

SITE PLAN REVIEW

LIST OF DRAWINGS

GENERAL
A.000 COVER SHEET

SITE SURVEY
V.101 LOCUS PLAN
V.102 EXISTING CONDITIONS
V.103 PLOT PLAN

CIVIL
C1.10 SITE PLAN
C1.20 GRADING, DRAINAGE & UTILITY PLAN

LANDSCAPE
L1.0 SITE PREPARATION PLAN
L2.0 LANDSCAPE PLAN
L3.0 PLANTING PLAN
L3.1 PLANTING PLAN ENLARGEMENTS
L4.0 PLANTING PALETTE IMAGES
L4.1 SITE IMPROVEMENT DETAILS
L4.2 SITE IMPROVEMENT DETAILS

EXISTING
EX.101 EXISTING FIRST FLOOR PLAN
EX.102 EXISTING SECOND FLOOR PLAN
EX.103 EXISTING ROOF PLAN
EX.200 EXISTING ELEVATIONS
EX.300 EXISTING BUILDING PHOTOS
EX.301 EXISTING BUILDING PHOTOS

ARCHITECTURAL
A.101 PROPOSED FIRST FLOOR PLAN
A.102 PROPOSED SECOND FLOOR PLAN
A.103 PROPOSED ROOF PLAN
A.200 PROPOSED EXTERIOR ELEVATIONS
A.201 SIGNAGE DETAILS
A.300 MATERIALS

LIGHTING
L-1 PHOTOMETRICS



Project Directory



ARCHITECT
STA Design, Inc
308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
sta-design.com



DEVELOPER
Edgewater Properties, LLC
14 Mica Lane, Suite 202
Wellesley, MA 02481
781.552.4558
edgewaterproperties.net

GREGORY LOMBARDI DESIGN
Landscape Architecture

LANDSCAPE ARCHITECT
Gregory Lombardi Design Incorporated
221 Boston Road
North Billerica, MA 01862
617.492.2808
lombardidesign.com



CIVIL ENGINEER
Site Design Engineering, LLC
11 Cushman Street
Middleboro, MA 02346
508.967.0673
sde-ldc.com



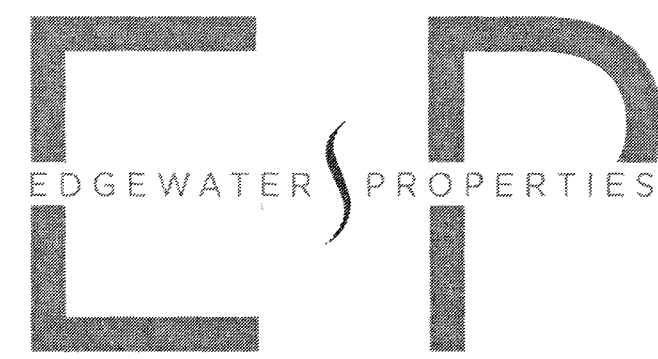
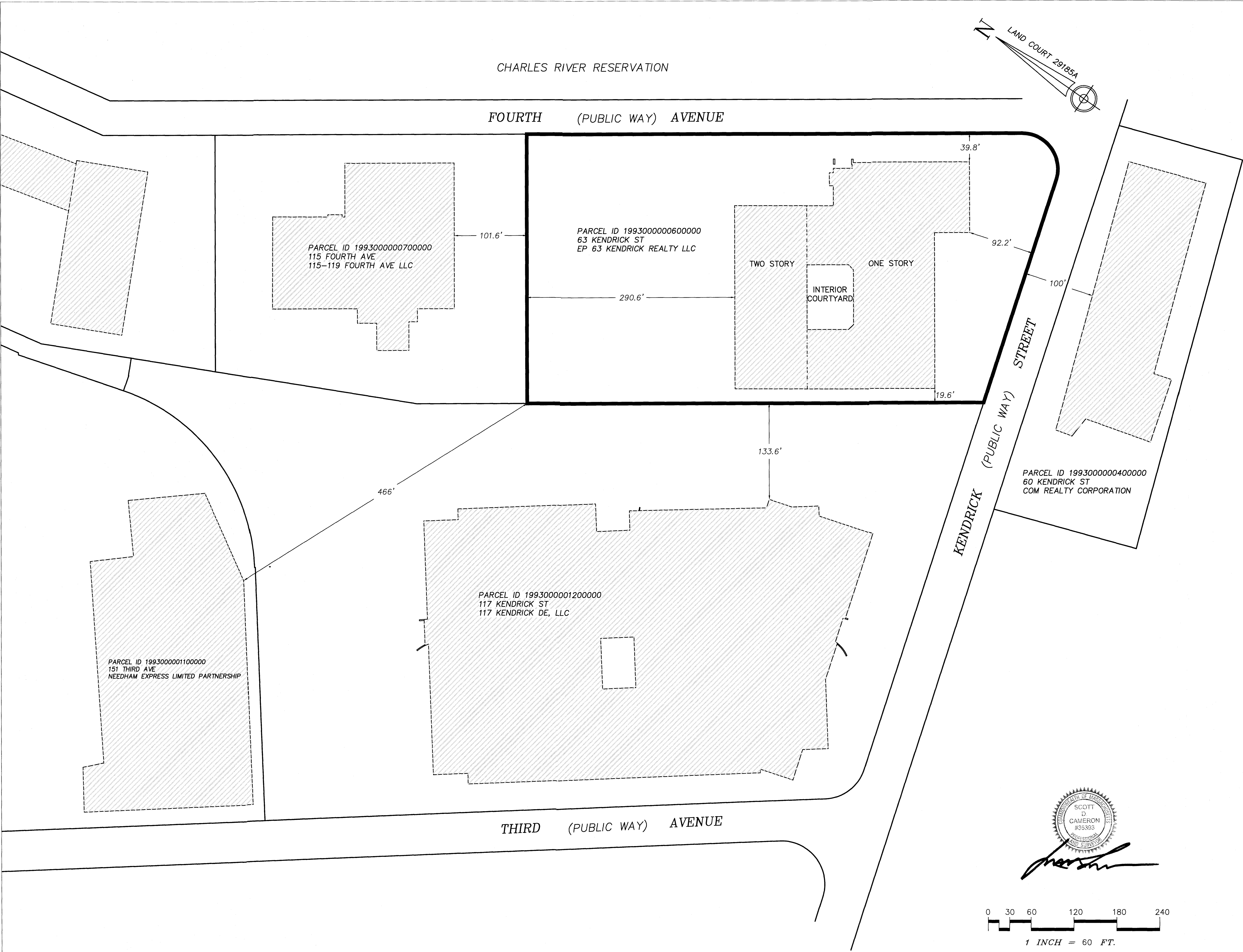
SITE SURVEYOR
R.E. Cameron & Associates, Inc.
681 Washington Street
Norwood, MA 02062
781.769.1777
recameron.com



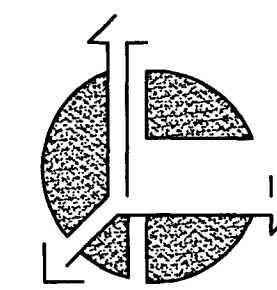
SYSTEMS ENGINEER
Engineered Systems, Inc
304 Cambridge Road, Suite 510
Woburn, MA 01801
781.569.6523
esiboston.com



STRUCTURAL ENGINEER
Bouchard Engineering, PLLC
561 Windsor Avenue, A402
Somerville, MA 02143
617.201.6160
bouchard-eng.com



63 Kendrick Street
Needham, MA



R.E. Cameron & Associates, Inc.
Land Surveyors ~ Civil Engineers
681 Washington Street, Norwood, MA 02062
Tel (781) 769-1777 Fax (781) 769-8644

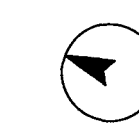
© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

SITE PLAN REVIEW

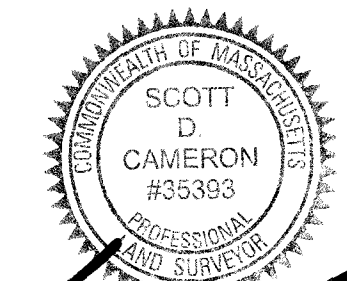


No.	Description	Date

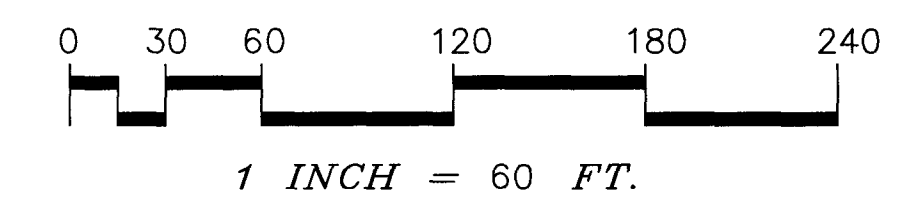
Scale	1" = 60'
Project Number	4587LOC
Date	11/20/24
Drawn by	SLS
Checked by	SDC

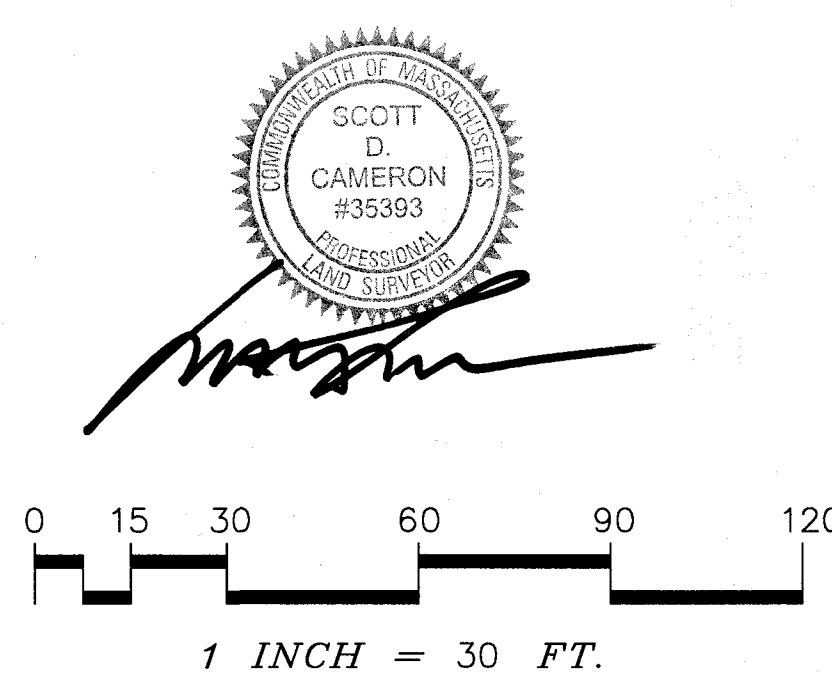
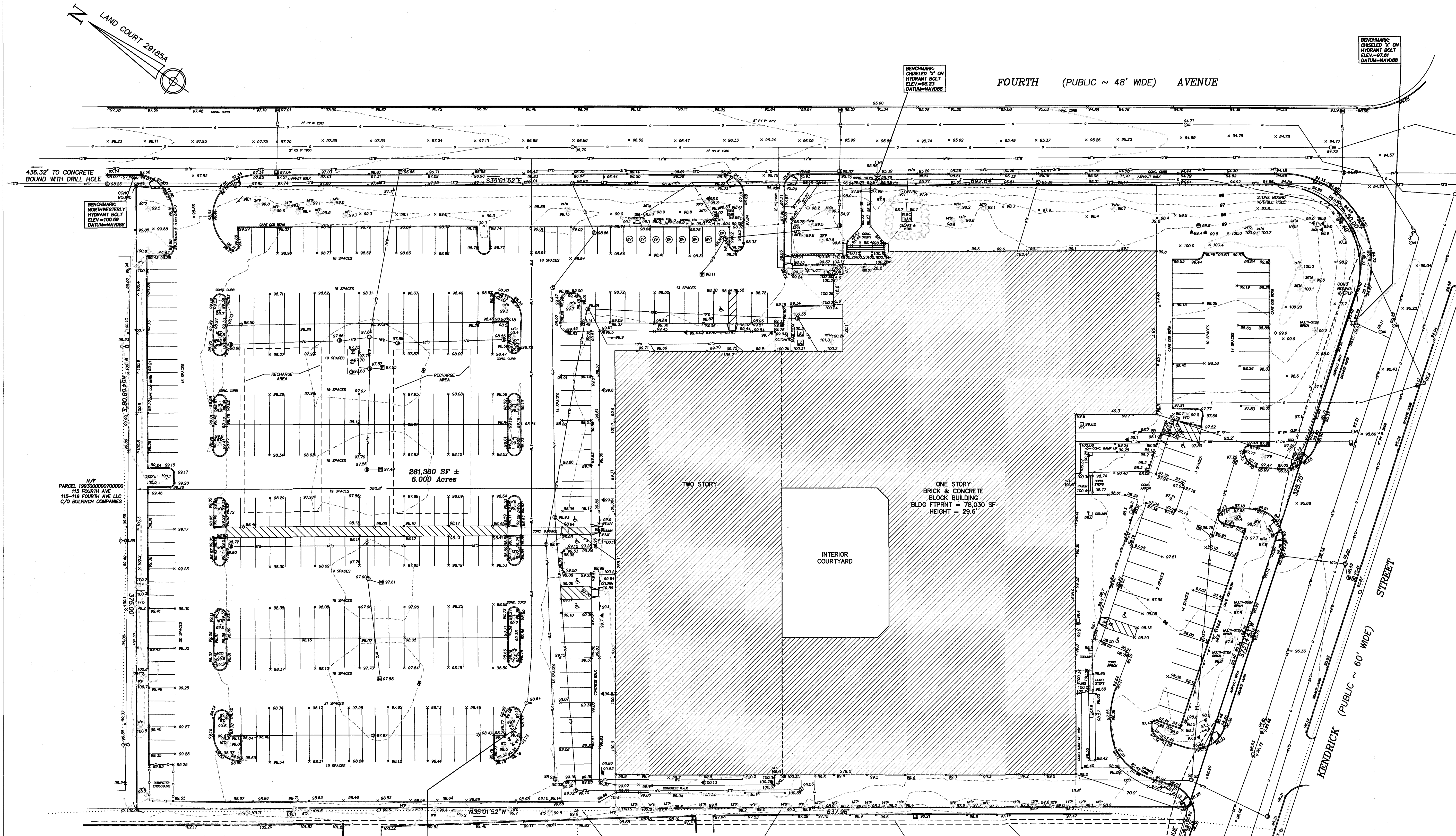
V.101

LOCUS PLAN



Signature of Scott D. Cameron



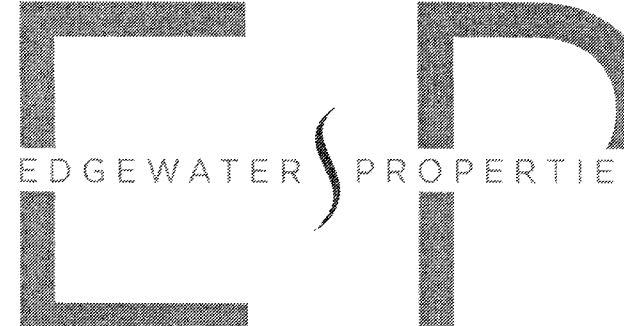
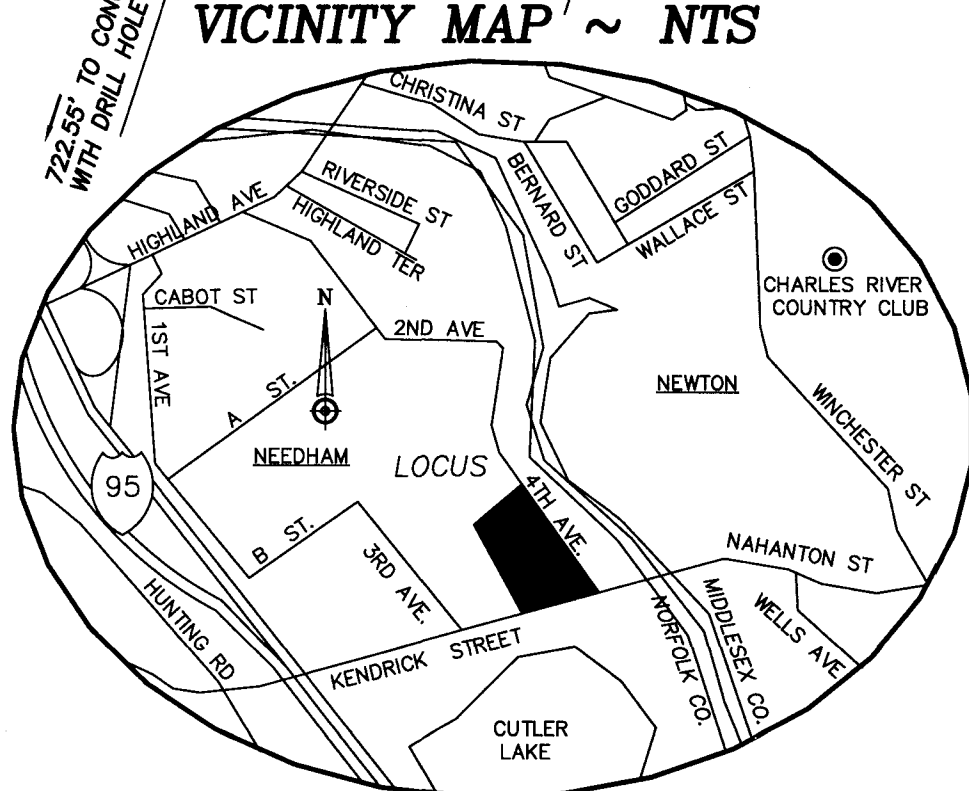


- LEGEND**
- AREA DRAIN
 - AIR CONDITIONER
 - AREAWAY
 - BENCH
 - BIKE RACK
 - BOLLARD
 - CATCH BASIN
 - CHAIN LINK FENCE
 - CONCRETE LIGHT POLE
 - DETECTABLE WARNING SURFACE
 - DRAIN MANHOLE
 - ELECTRIC HANDHOLE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FIRE ALARM
 - FLAGPOLE
 - GAS GATE
 - GAS METER
 - GENERATOR
 - HYDRANT
 - METAL LIGHT POLE
 - NIGHT LIGHT
 - OVERHEAD WIRES
 - SEWER MANHOLE
 - SIGNS
 - STOCKADE FENCE
 - STONE WALL
 - TELEPHONE MANHOLE
 - TRASH RECEPTACLE
 - TREE
 - UNDERGROUND UTILITIES
 - DRAIN
 - ELECTRIC
 - GAS
 - SEWER
 - TELEPHONE
 - WATER
 - TELEVISION
 - COMMUNICATION
 - WATER CONTROL VALVE
 - WATER GATE
 - WINDOW WELL
 - WOOD UTILITY POLE
 - WOOD UTILITY POLE W/LIGHT
 - WROUGHT IRON FENCE

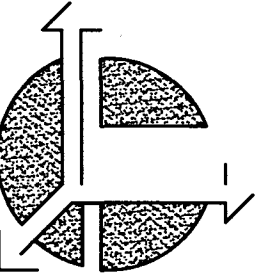
ZONE CLASSIFICATION ~ NEBC ~ NEW ENGLAND BUSINESS CENTER
WITH ~ WIRELESS COMMUNICATIONS FACILITIES TOWERS OVERLAY DISTRICT

REQUIRED EXISTING

MINIMUM PARKING = 1 space per 300 sf
floor area (105,900/300=353 SPACES) 353 SPACES



63 Kendrick Street
Needham, MA



R.E. Cameron & Associates, Inc.
Land Surveyors ~ Civil Engineers
681 Washington Street, Norwood, MA 02062
Tel (781) 789-1777 Fax (781) 789-8844

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

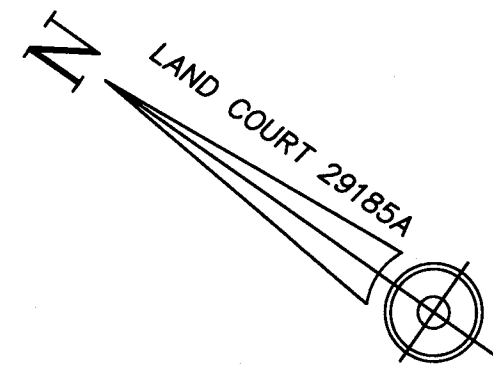
NOT FOR CONSTRUCTION

SITE PLAN REVIEW

No.	Description	Date

Scale 1" = 30'
Project Number 4587EC
Date 11/20/24
Drawn by SLS
Checked by SDC

V.102
EXISTING
CONDITIONS



FOURTH (PUBLIC ~ 48' WIDE) AVENUE

436.32' TO CONCRETE
BOUND WITH DRILL HOLE

S35°01'52"E

692.64'

STONE BOUND
W/DRILL HOLE

R = 50.00'
C = 94.49'

STREET

KENDRICK (PUBLIC ~ 60' WIDE)

N/F
PARCEL 1983000000700000
115-118 FOURTH AVE LLC
C/O BULFINCH COMPANIES

281,360 SF ±
6.000 Acres

NEW
ENTRANCE

VERTICAL
FIN

ONE STORY
BRICK & CONCRETE
BLOCK BUILDING
BLDG FTPRINT = 85,212 SF
HEIGHT = 29.6'

NEW
ENTRANCE

VERTICAL
FIN

N35°01'52"W

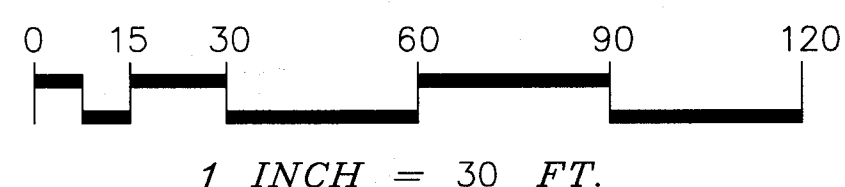
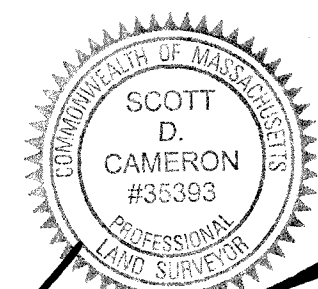
637.96'

BOSTON EDISON COMPANY OVERHEAD EASEMENT
FOR CROSS ARMS, BOOK 3805, PAGE 489

7.5' WIDE ELECTRIC AND TELEPHONE
EASEMENT (NOT ON LOCUS)

10' WIDE BOSTON EDISON COMPANY &
NEW ENGLAND TELEPHONE AND
TELEGRAPH COMPANY EASEMENT
(NOT ON LOCUS)

722.85' TO CONCRETE BOUND
WITH DRILL HOLE ON THIRD AVENUE



1 INCH = 30 FT.

ZONE CLASSIFICATION ~ NEBC ~ NEW ENGLAND BUSINESS CENTER
WITH ~ WIRELESS COMMUNICATIONS FACILITIES TOWERS OVERLAY DISTRICT

REQUIRED

EXISTING

PROPOSED

MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 100'

MINIMUM FRONT YARD SETBACK = 15'

MINIMUM SIDE YARD SETBACK = 20'

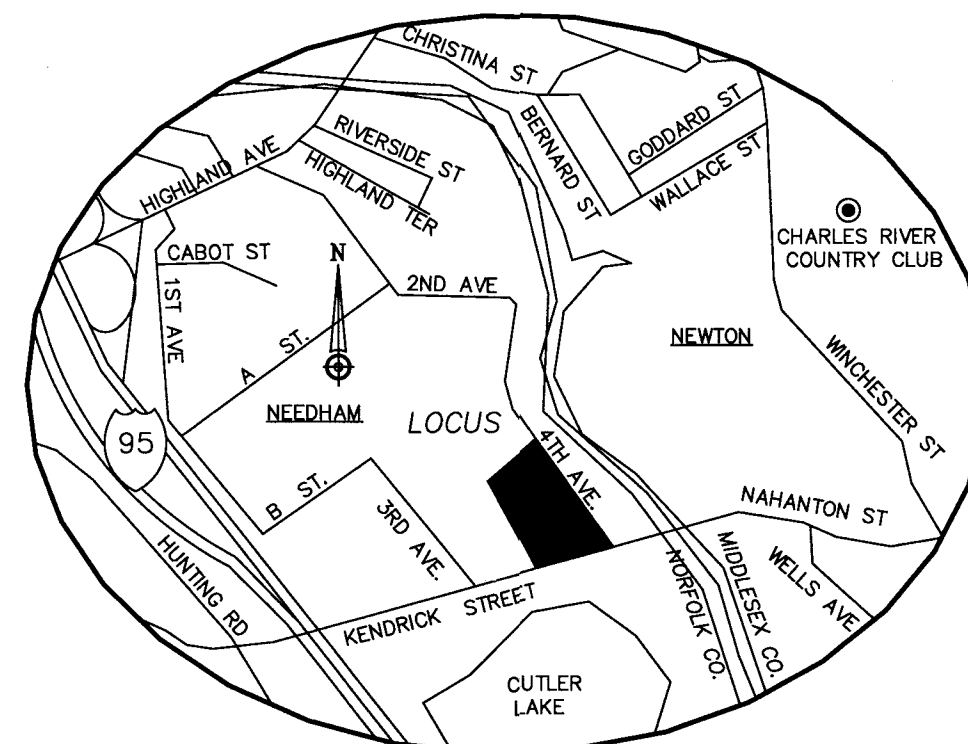
MINIMUM REAR YARD SETBACK = NA
MAXIMUM LOT COVERAGE = 65%
MAXIMUM FLOOR AREA RATIO = 1.00
MAXIMUM HEIGHT = 72'

NOTE: PROPERTY IS LAWFULLY PRE-EXISTING NON-CONFORMING
RELATING TO THE SOUTHWESTERLY SIDE SETBACK.

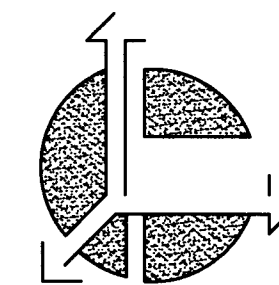
261,361 S.F.
KENDRICK STREET = 372.99'
FOURTH AVENUE = 739.89'
KENDRICK STREET = 70.9'
FOURTH AVENUE = 34.9'
19.6' FOR SOUTHWESTERLY SIDE
290.6' FOR NORTHWESTERLY SIDE
NA
78,030/261,361 = 29.9%
105,900/261,361 = 0.405
29.6'

261,361 S.F.
KENDRICK STREET = 372.99'
FOURTH AVENUE = 739.89'
KENDRICK STREET = 70.9'
FOURTH AVENUE = 39.8'
19.6' FOR SOUTHWESTERLY SIDE
278.7' FOR NORTHWESTERLY SIDE
NA
85,212/261,361 = 32.6%
97,886/261,361 = 0.374
29.6'

VICINITY MAP ~ NTS



63 Kendrick Street
Needham, MA



R.E. Cameron & Associates, Inc.
Land Surveyors ~ Civil Engineers
681 Washington Street, Norwood, MA 02062
Tel (781) 768-1777 Fax (781) 768-8644

© STA Design, Inc. expressly reserves its common law
copyright and other property rights in these plans. These
plans are not to be reproduced, changed or copied in any
form or manner whatsoever nor are they to be assigned to
any third party without first obtaining the expressed written
permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

SITE PLAN REVIEW



No.	Description	Date

Scale	1" = 30'
Project Number	4587PP
Date	11/20/24
Drawn by	SLS
Checked by	SDC

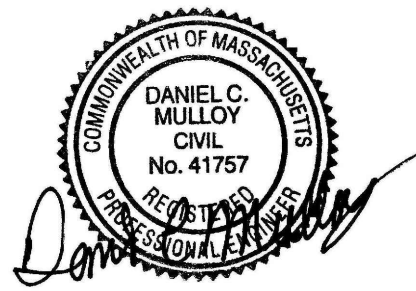
V.103
PLOT PLAN

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY R. E. CAMERON AND ASSOCIATES, INC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88 DATUM.
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
4. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

PARKING REQUIREMENTS		REQUIRED	PROVIDED
OFFICE: 1 SPACE / 300 SF		326	
97,886 (F.A.R.) / 300			
REGULAR SPACES (9' X 18.5')			189
COMPACT SPACES (8' X 16')			123
* 50% MAXIMUM ALLOWED OF TOTAL PARKING SPACES PROVIDED			
HANDICAP SPACES (9' X 18.5')			8
ELECTRIC VEHICLE SPACES (9' X 18.5')			10
TOTAL PARKING SPACES PROVIDED =			330
LOADING BAYS:		1	4
BIKE RACK: 1 STAND / 20 PARKING SPACES		16	16

ZONED: NEW ENGLAND BUSINESS CENTER (NEBC)			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA, SF	40,000	261,361	261,361
FRONTAGE, FT	100	KENDRICK STREET = 372.99 FOURTH AVENUE = 739.89	KENDRICK STREET = 372.99 FOURTH AVENUE = 739.89
FRONT SETBACK, FT	15	KENDRICK STREET = 70.9 FOURTH AVENUE = 34.9	KENDRICK STREET = 70.9 FOURTH AVENUE = 39.8
SIDE SETBACK, FT	20	19.6 FOR SOUTHWESTERLY SIDE 290.6 FOR NORTHWESTERLY SIDE	19.6 FOR SOUTHWESTERLY SIDE 278.7 FOR NORTHWESTERLY SIDE
REAR SETBACK, FT	N/A	N/A	N/A
BLDG HEIGHT, FT	72	29.6	29.6
MAX. LOT COVERAGE, %	65	78,030/261,361 = 29.9%	85,212/261,361 = 32.6%
MAX. FLOOR AREA RATIO (F.A.R.)	1.00	105,900/261,361 = 0.405	97,886/261,361 = 0.374
MIN. OPEN SPACE, %	25	19.8	19.9
PARKING AREA, SF	-	148,666	119,623
PARKING LANDSCAPE AREA, % AS PERCENTAGE (%) OF PARKING AREA	10	19,578 13.2%	21,610 18.1%
PARKING INTERIOR LANDSCAPE AREA, SF 25% OF PARKING AREA MIN. LANDSCAPE, %	25	4,998 25.5%	5,529 25.6%



SITE DESIGN
ENGINEERING, LLC.

11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



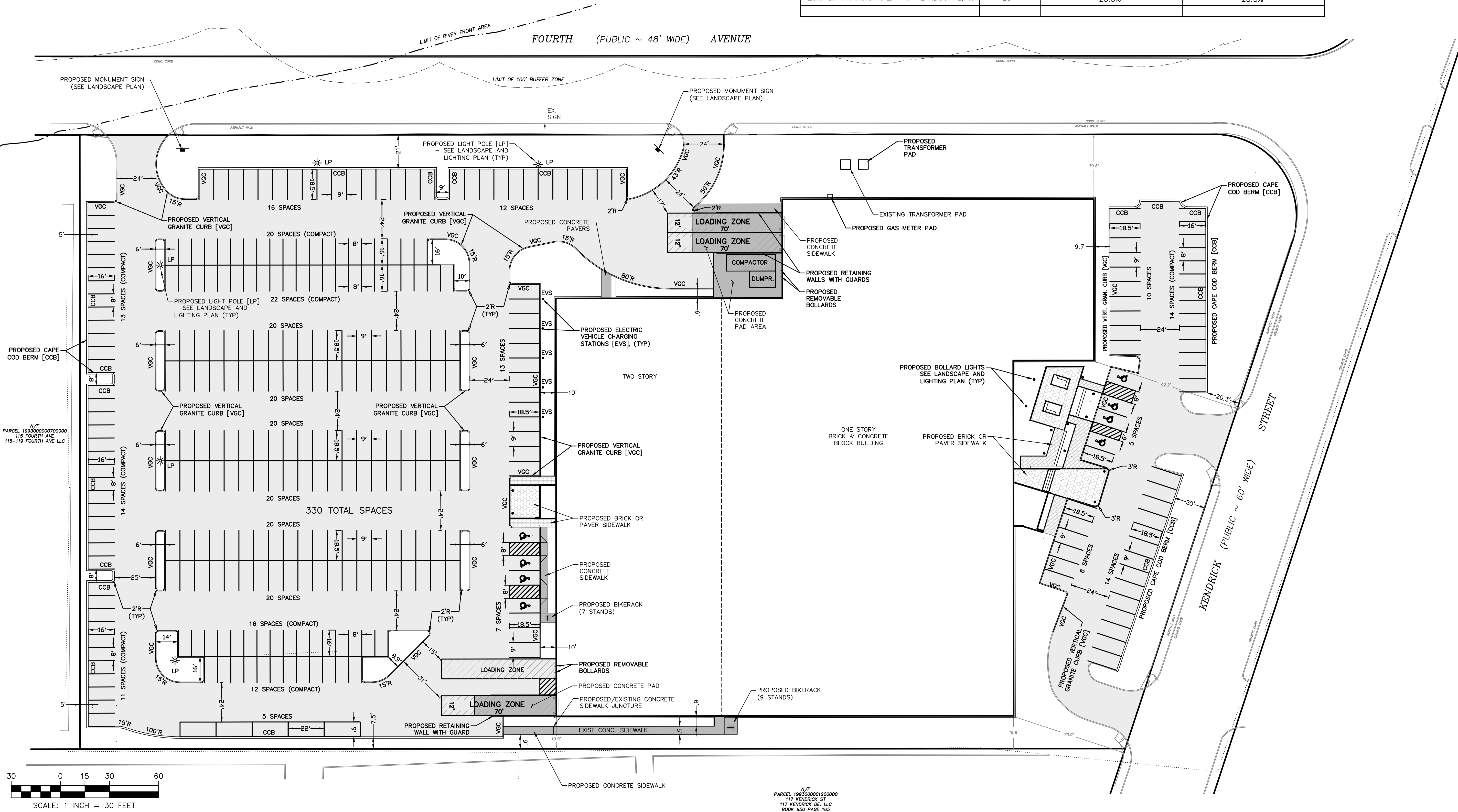
308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

Scale	1" = 30'
Project Number	24055
Date	NOVEMBER 20, 2024
Drawn by	RT
Checked by	DCM

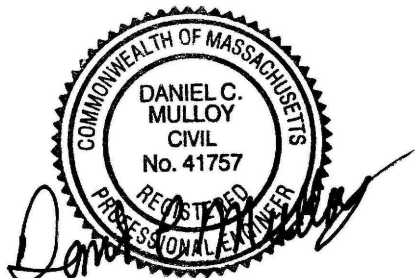
C 1.10

SITE PLAN



GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY R. E. CAMERON AND ASSOCIATES, INC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD88 DATUM.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



SITE DESIGN
ENGINEERING, LLC.

11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.

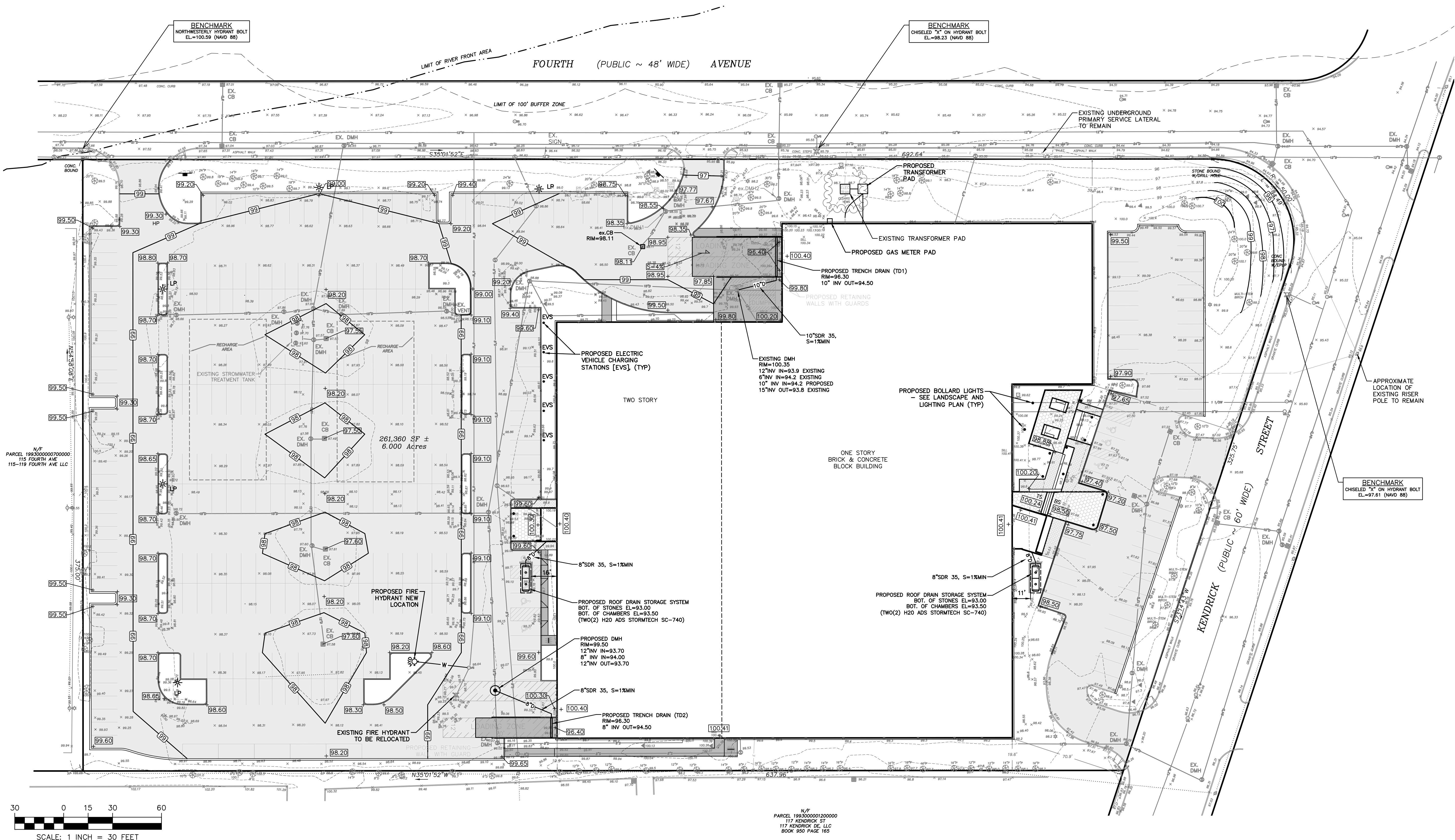


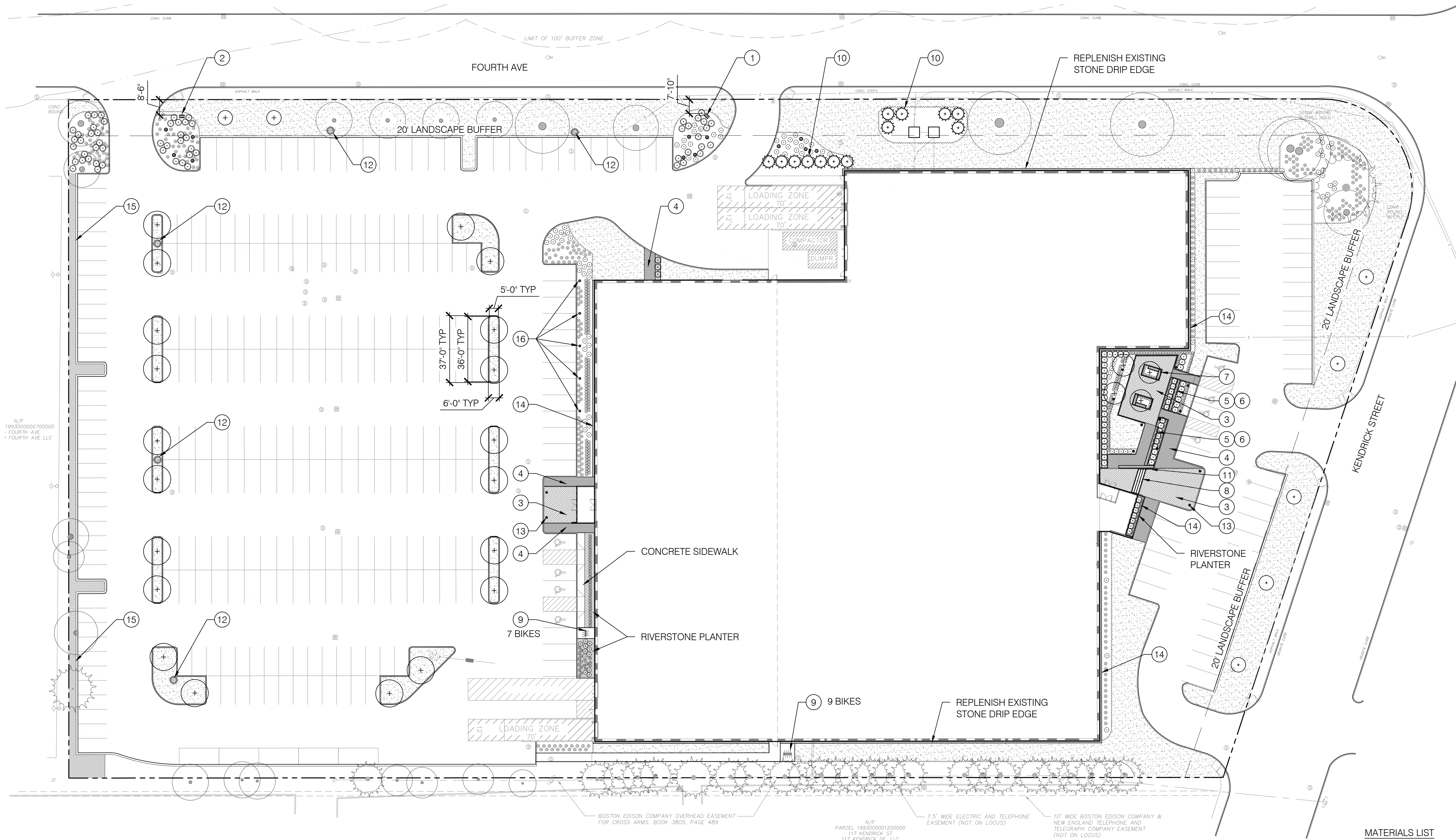
308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

Scale	1" = 30'
Project Number	24055
Date	NOVEMBER 20, 2024
Drawn by	RT
Checked by	DCM

C 1.20
GRADING, DRAINAGE
& UTILITY PLAN





LEGEND

- PROPERTY LINE
- - - ZONING SETBACK
- ~~~~~ BEDLINE
- EXISTING DECIDUOUS TREE TO REMAIN
- ⊙ EXISTING EVERGREEN TREE TO REMAIN
- █ PROPOSED WALL
- ⊕ ⊖ LIGHT FIXTURES

- MATERIALS LIST**
- 1 MONUMENT SIGN - EAST LOADING ENTRY, SEE 1/L4.1
 - 2 MONUMENT SIGN - REAR ENTRY, SEE 2/L4.1
 - 3 CONCRETE HEX PAVER, SEE 3/L4.1
 - 4 CONCRETE RECTANGULAR PAVER, SEE 4/L4.1
 - 5 SITE WALL, SEE 5/L4.1
 - 6 SITE WALL CAP, SEE 6/L4.1
 - 7 GRANITE BENCH, SEE 7/L4.1
 - 8 GRANITE STEPS, SEE 8/L4.1
 - 9 BIKE RACK, SEE 9/L4.1
 - 10 ARBORVITAE HEDGE, SEE 1/L4.2
 - 11 HANDRAIL, SEE 2/L4.2
 - 12 POLE LIGHT, SEE 3/L4.2
 - 13 BOLLARD LIGHT, SEE 4/L4.2
 - 14 RIVERSTONE, SEE 5/L4.2
 - 15 PEASTONE, SEE 6/L4.2
 - 16 EV CHARGING STATION, SEE 7/L4.2



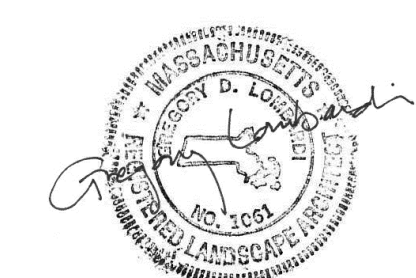
63 Kendrick Street
Needham, MA

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

GREGORY LOMBARDI DESIGN, INC.
Landscape Architecture
221 Boston Road
North Billerica, Massachusetts 01862
Phone 617.492.2808



SITE PLAN REVIEW

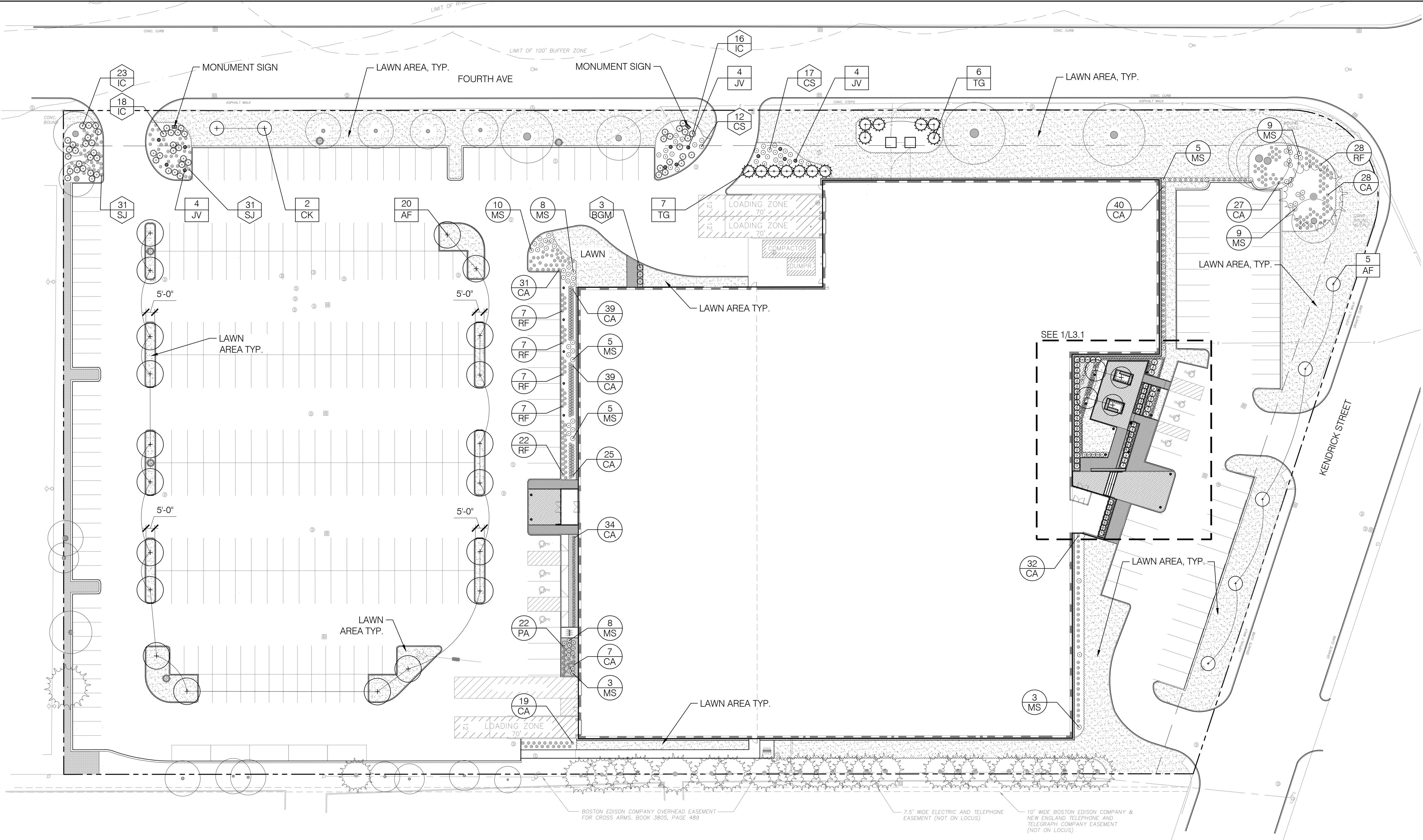


NOT FOR CONSTRUCTION

No.	Description	Date

Scale	1" = 30'
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L2.0
LANDSCAPE PLAN



ZONING TREE CALCULATION:

- 1 TREE PER 10 PARKING SPACES
- 330 TOTAL PARKING SPACES
- 33 TREES OF 2" CALIPER OR LARGER ARE REQUIRED
- TOTAL PROPOSED TREES OF 2" CALIPER OR LARGER: 56 TREES
- TOTAL EXISTING TREES OF 2" CALIPER OR LARGER TO REMAIN: 50 TREES
- 106 TOTAL TREES

COMPREHENSIVE LIST

TREES:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
29	AF	<i>Acer x freemani</i> 'Armstrong'	Armstrong Red Maple	3" CAL.	B&B	AS SHOWN
2	CK	<i>Cornus kousa</i>	Kousa Dogwood	2.5" CAL.	B&B	AS SHOWN
12	JV	<i>Juniperis virginiana</i> 'Taylor'	Taylor Juniper	8" HT.	B&B	AS SHOWN
13	TG	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	10' HT	B&B	AS SHOWN
SHRUBS:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
38	BGM	<i>Buxus</i> 'Green Mountain'	Green Mountain Boxwood (Upright)	36" HT.	B&B	AS SHOWN
21	BGV	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood (Globe)	24" HT.	B&B	AS SHOWN
29	CS	<i>Cornus sericea</i> 'Arctic Fire'	Red Twig Dogwood	24" HT.	B&B	AS SHOWN
57	IC	<i>Ilex crenata</i> 'Steeds'	Steeds Holly	36" HT.	B&B	AS SHOWN
85	SJ	<i>Spirea japonica</i> 'Albiflora'	Japanese White Spirea	24" HT.	B&B	AS SHOWN
PERENNIALS AND GRASSES:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
339	CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#3	POT	AS SHOWN
75	MS	<i>Miscanthus sinensis</i> 'Adagio'	Adagio Miscanthus	#5	POT	AS SHOWN
34	NF	<i>Nepeta x faassenii</i> 'Novanepjurn'	Junior Walker Catmint	#3	POT	AS SHOWN
51	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass	#3	POT	AS SHOWN
124	RF	<i>Rudbeckia fulgida</i> var. <i>sullivantii</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	#3	POT	AS SHOWN

LEGEND	
	PROPERTY LINE
	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING EVERGREEN TREE TO REMAIN
	PROPOSED DECIDUOUS TREE
	PROPOSED EVERGREEN TREE
	TREE TAG
	SHRUB TAG
	PERENNIAL TAG
	SOD



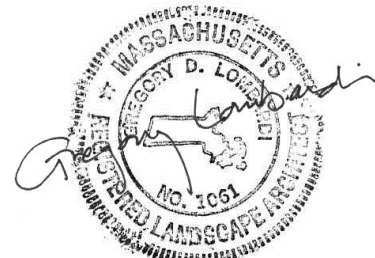
63 Kendrick Street
Needham, MA

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.

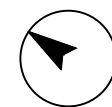


308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

GREGORY LOMBARDI DESIGN, INC.
Gregory Lombardi Architecture
221 Boston Road
North Billerica, Massachusetts 01862
Phone 617.492.2808



SITE PLAN REVIEW



NOT FOR CONSTRUCTION

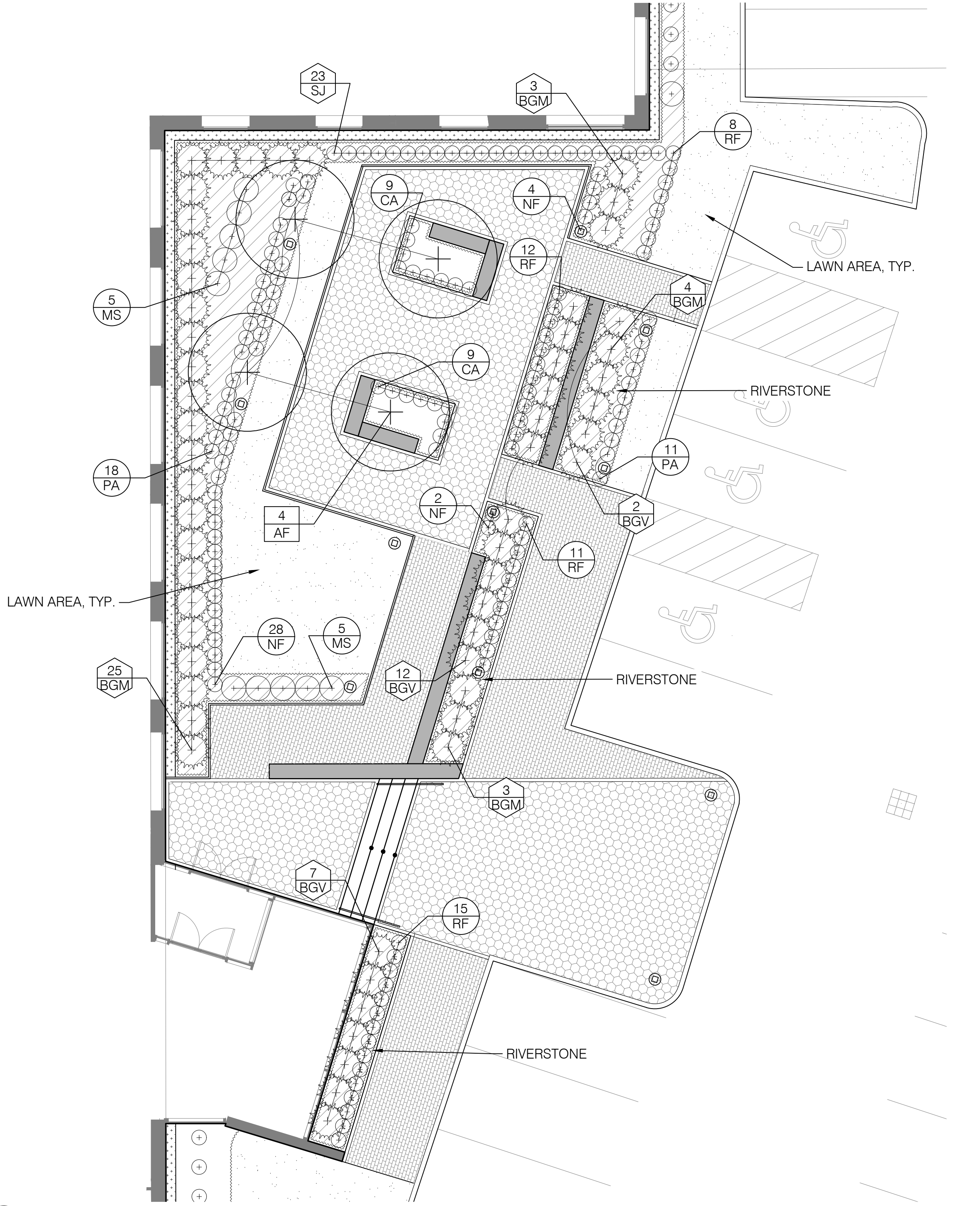
No.	Description	Date

Scale	1" = 30'
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L3.0
PLANTING PLAN

COMPREHENSIVE LIST

TREES:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
29	AF	<i>Acer x freemani</i> 'Armstrong'	Armstrong Red Maple	3" CAL.	B&B	AS SHOWN
2	CK	<i>Cornus kousa</i>	Kousa Dogwood	2.5" CAL.	B&B	AS SHOWN
12	JV	<i>Juniperis virginiana</i> 'Taylor'	Taylor Juniper	8' HT.	B&B	AS SHOWN
13	TG	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	10' HT	B&B	AS SHOWN
SHRUBS:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
38	BGM	<i>Buxus</i> 'Green Mountain'	Green Mountain Boxwood (Upright)	36" HT.	B&B	AS SHOWN
21	BGV	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood (Globe)	24" HT.	B&B	AS SHOWN
29	CS	<i>Cornus sericea</i> 'Arctic Fire'	Red Twig Dogwood	24" HT.	B&B	AS SHOWN
57	IC	<i>Ilex crenata</i> 'Steeds'	Steeds Holly	36" HT.	B&B	AS SHOWN
85	SJ	<i>Spirea japonica</i> 'Albiflora'	Japanese White Spirea	24" HT.	B&B	AS SHOWN
PERENNIALS AND GRASSES:						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
339	CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#3	POT	AS SHOWN
75	MS	<i>Miscanthus sinensis</i> 'Adagio'	Adagio Miscanthus	#5	POT	AS SHOWN
34	NF	<i>Nepeta x faassenii</i> 'Novanepjun'	Junior Walker Catmint	#3	POT	AS SHOWN
51	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass	#3	POT	AS SHOWN
124	RF	<i>Rudbeckia fulgida</i> var. <i>sulivantii</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	#3	POT	AS SHOWN



1 FRONT ENTRANCE ENLARGEMENT
SCALE: 1/8" = 1'-0"

PLAN

LEGEND

- PROPERTY LINE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- 1 quantity
P/J species symbol

 TREE TAG
- 1 quantity
P/J species symbol

 SHRUB TAG
- 1 quantity
P/J species symbol

 PERENNIAL TAG
- SOD



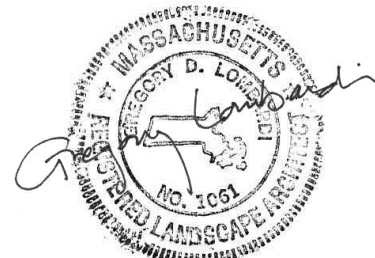
63 Kendrick Street
Needham, MA

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

GREGORY LOMBARDI DESIGN, INC.
Landscape Architecture
221 Boston Road
North Billerica, Massachusetts 01862
Phone 617.492.2808



SITE PLAN REVIEW



NOT FOR CONSTRUCTION

No.	Description	Date

Scale	AS SHOWN
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L3.1
PLANTING PLAN
ENLARGEMENTS

Trees



Acer x freemani 'Armstrong'
Armstrong Red Maple



Cornus kousa
Kousa Dogwood



Juniperis virginiana 'Taylor'
Taylor Juniper



Thuja 'Green Giant'
Green Giant Arborvitae

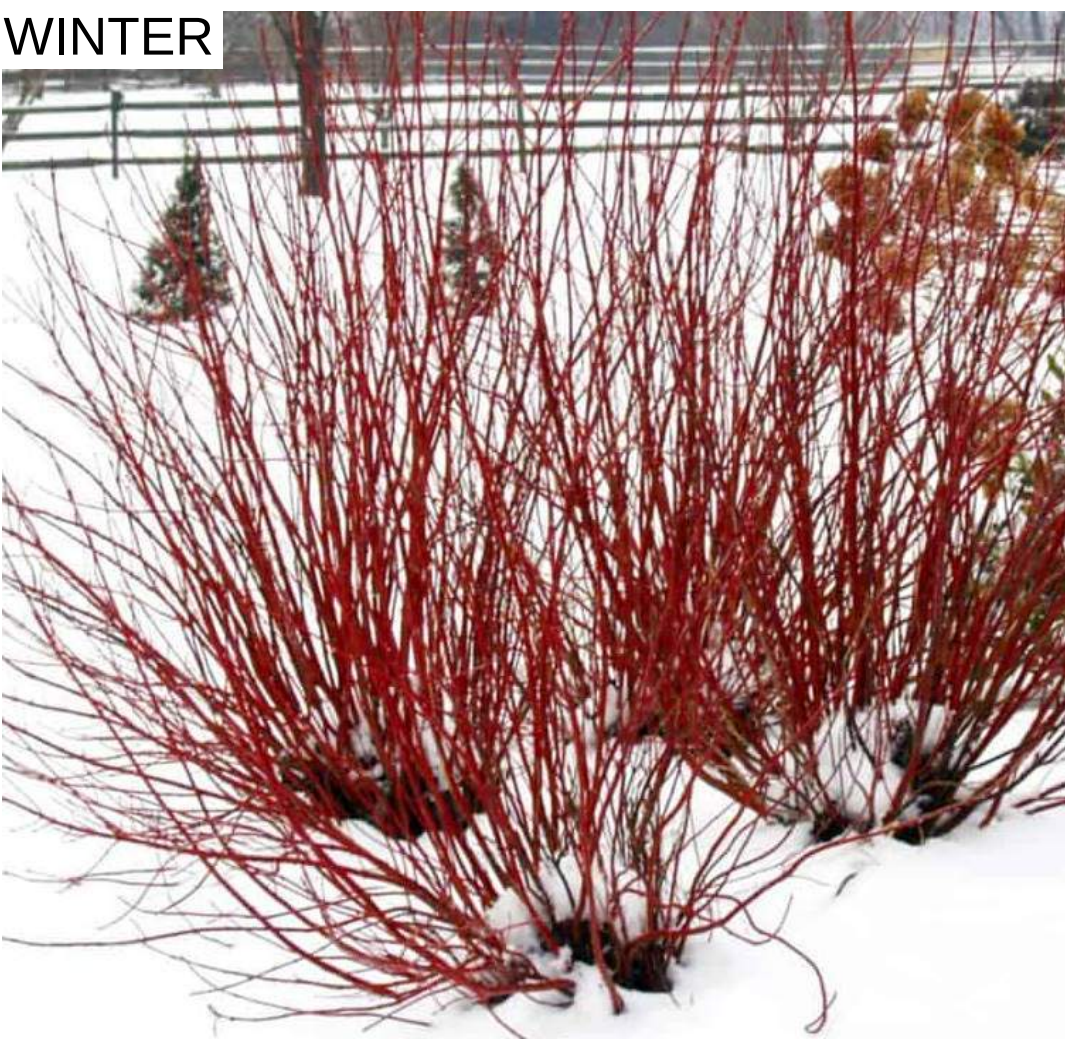
Shrubs



Buxus 'Green Mountain'
Green Mountain Boxwood



Buxus 'Green Velvet'
Green Velvet Boxwood



Cornus sericea 'Arctic Fire'
Arctic Fire Red Twig Dogwood



Spirea japonica 'Albiflora'
Japanese White Spirea

Perennials



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Feather Reed Grass



Miscanthus sinensis 'Adagio'
Adagio Miscanthus



Nepeta x faassenii 'Novanepjun'
Junior Walker Catmint



Pennisetum alopecuroides 'Hameln'
Hameln Fountain Grass



Rudbeckia fulgida 'Goldsturm'
Goldsturm Black-Eyed Susan



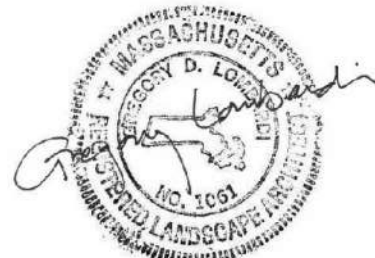
63 Kendrick Street
Needham, MA

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

GREGORY LOMBARDI DESIGN, INC.
Landscape Architecture
221 Boston Road
North Billerica, Massachusetts 01862
Phone 617.492.2808



SITE PLAN REVIEW

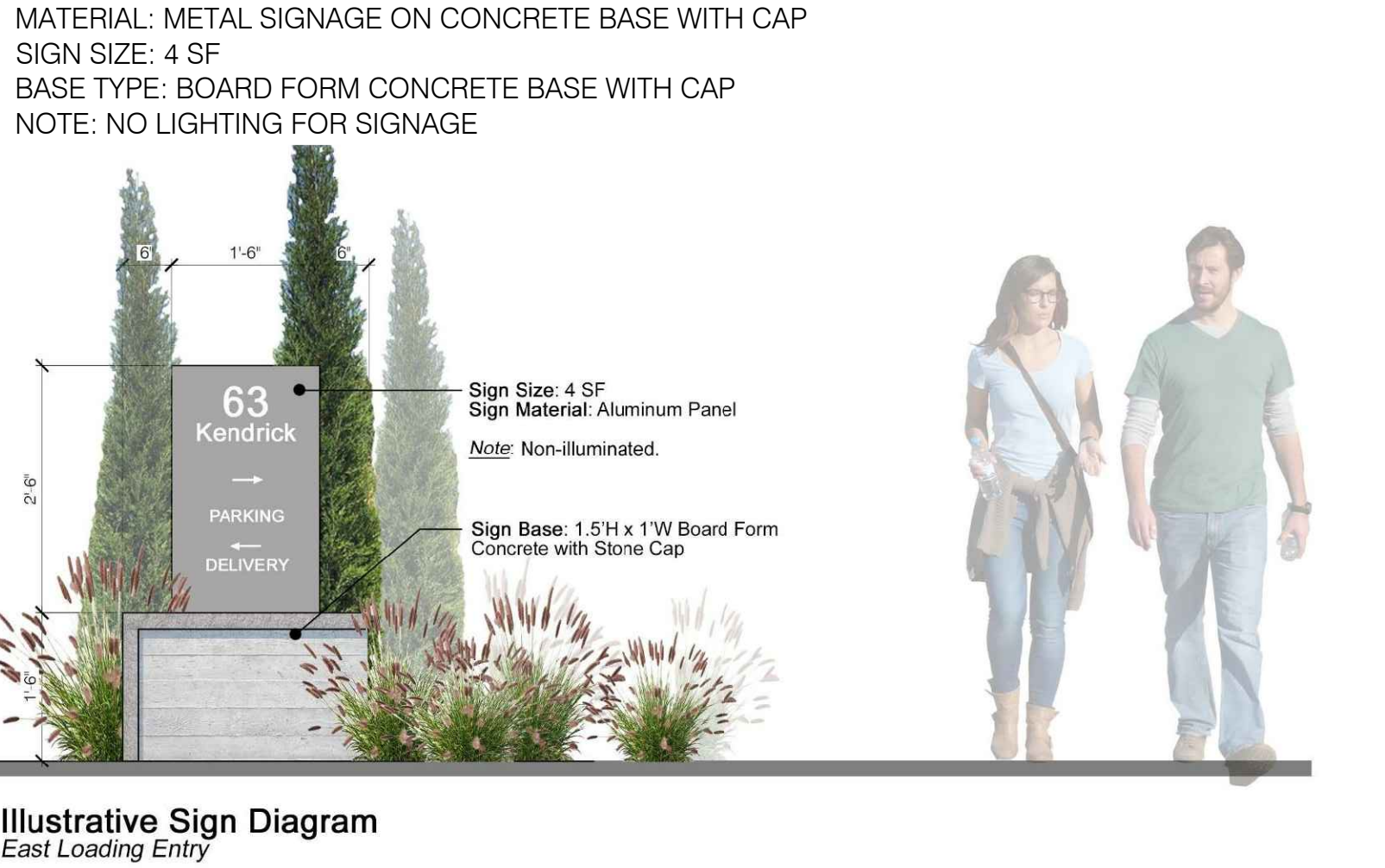
NOT FOR CONSTRUCTION

No.	Description	Date

Scale	AS SHOWN
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L4.0

PLANTING
PALETTE
IMAGES



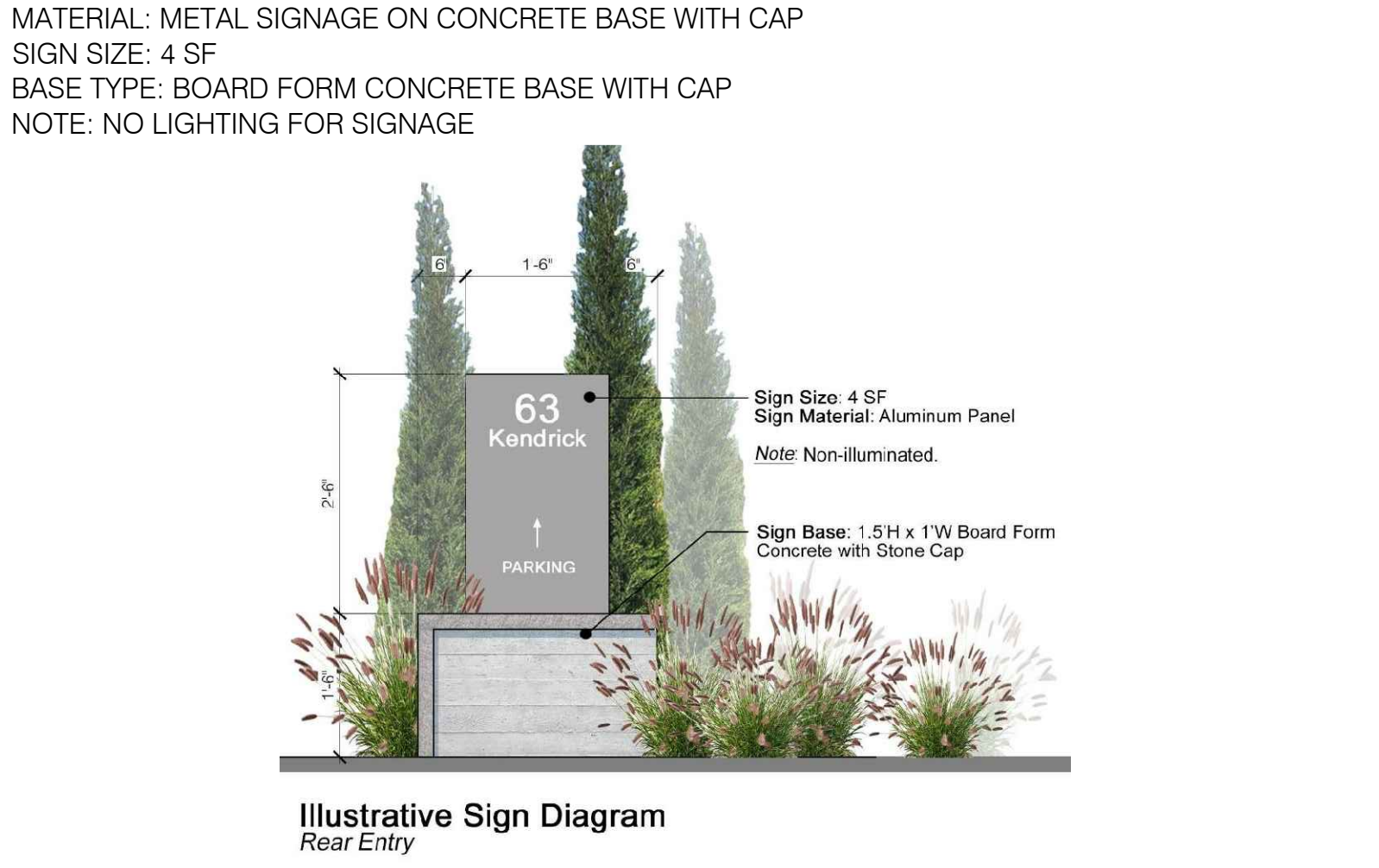
1 MONUMENT SIGN - EAST LOADING ENTRY
SCALE: NTS SECTION



4 CONCRETE RECTANGULAR PAVER
SCALE: NTS IMAGE



7 GRANITE BENCH
SCALE: NTS IMAGE



2 MONUMENT SIGN - REAR ENTRY
SCALE: NTS SECTION



5 SITE WALL
SCALE: NTS IMAGE



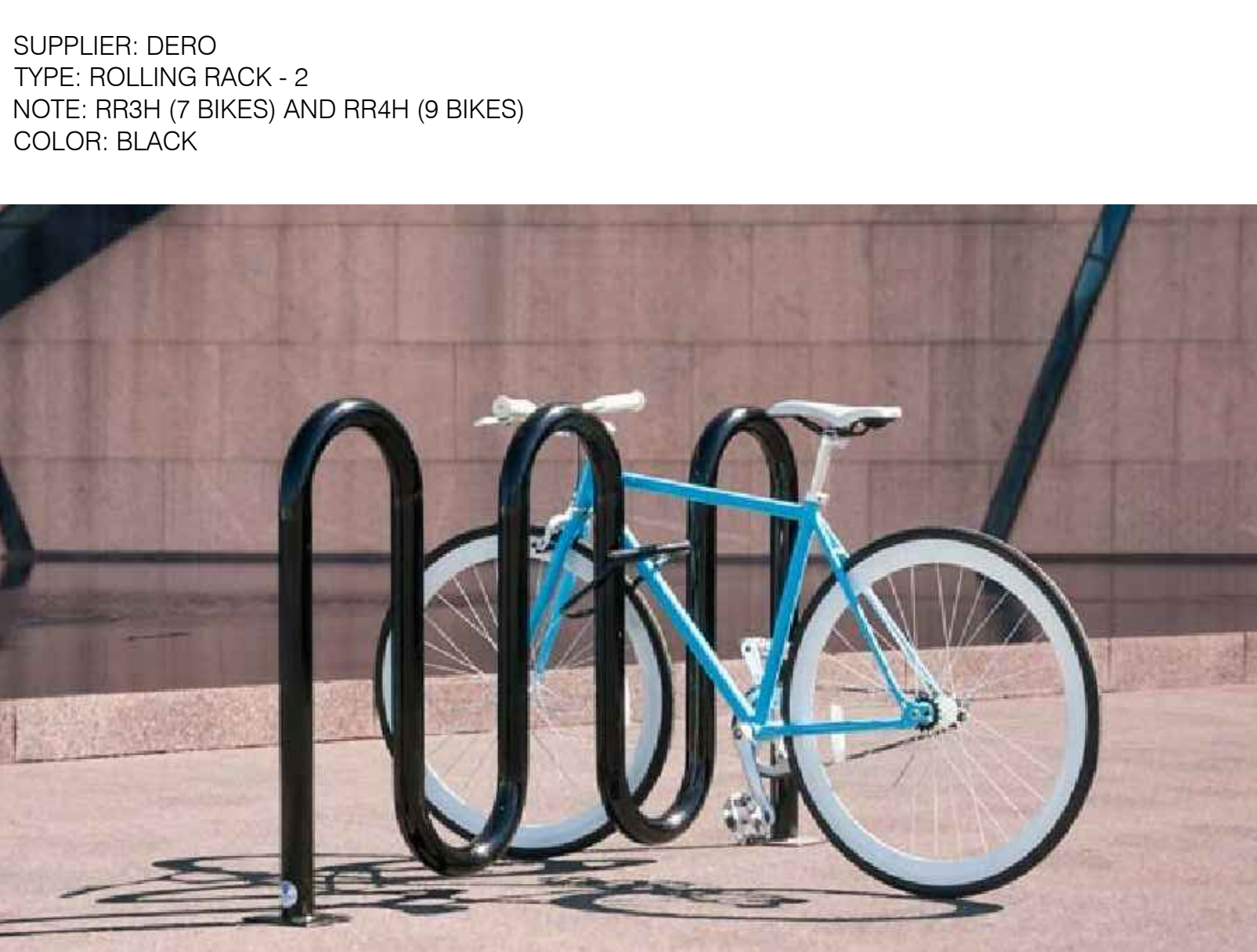
8 GRANITE STEPS
SCALE: NTS IMAGE



3 CONCRETE HEX PAVER
SCALE: NTS IMAGE



6 SITE WALL CAP
SCALE: NTS IMAGE



9 BIKE RACK
SCALE: NTS IMAGE



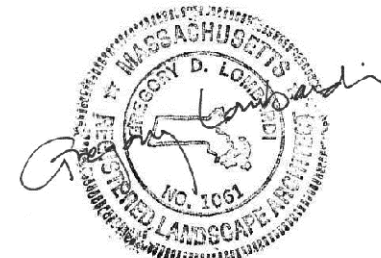
63 Kendrick Street
Needham, MA

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

GREGORY LOMBARDI DESIGN, INC.
Lombardi Architecture
221 Boston Road
North Billerica, Massachusetts 01862
Phone 617.492.2808



SITE PLAN REVIEW

NOT FOR CONSTRUCTION

No.	Description	Date

Scale	AS SHOWN
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L4.1
SITE
IMPROVEMENT
DETAILS



1 ARBORVITAE HEDGE - REFUSE AREA SCREENING
SCALE: NTS

DETAIL



4 BOLLARD LIGHT
SCALE: NTS

IMAGE



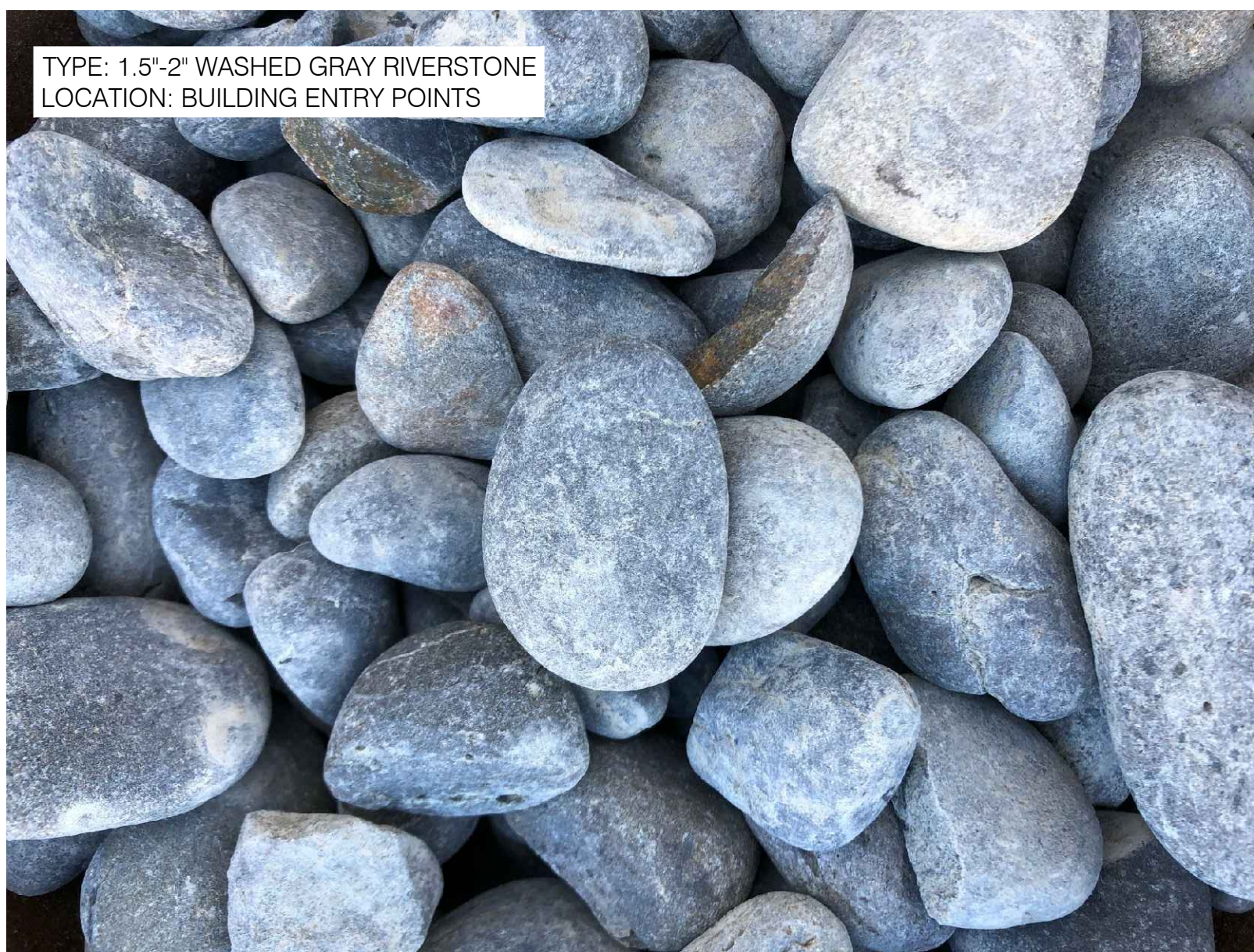
7 EV CHARGING STATION
SCALE: NTS

IMAGE



2 HANDRAIL
SCALE: NTS

IMAGE



5 RIVERSTONE
SCALE: NTS

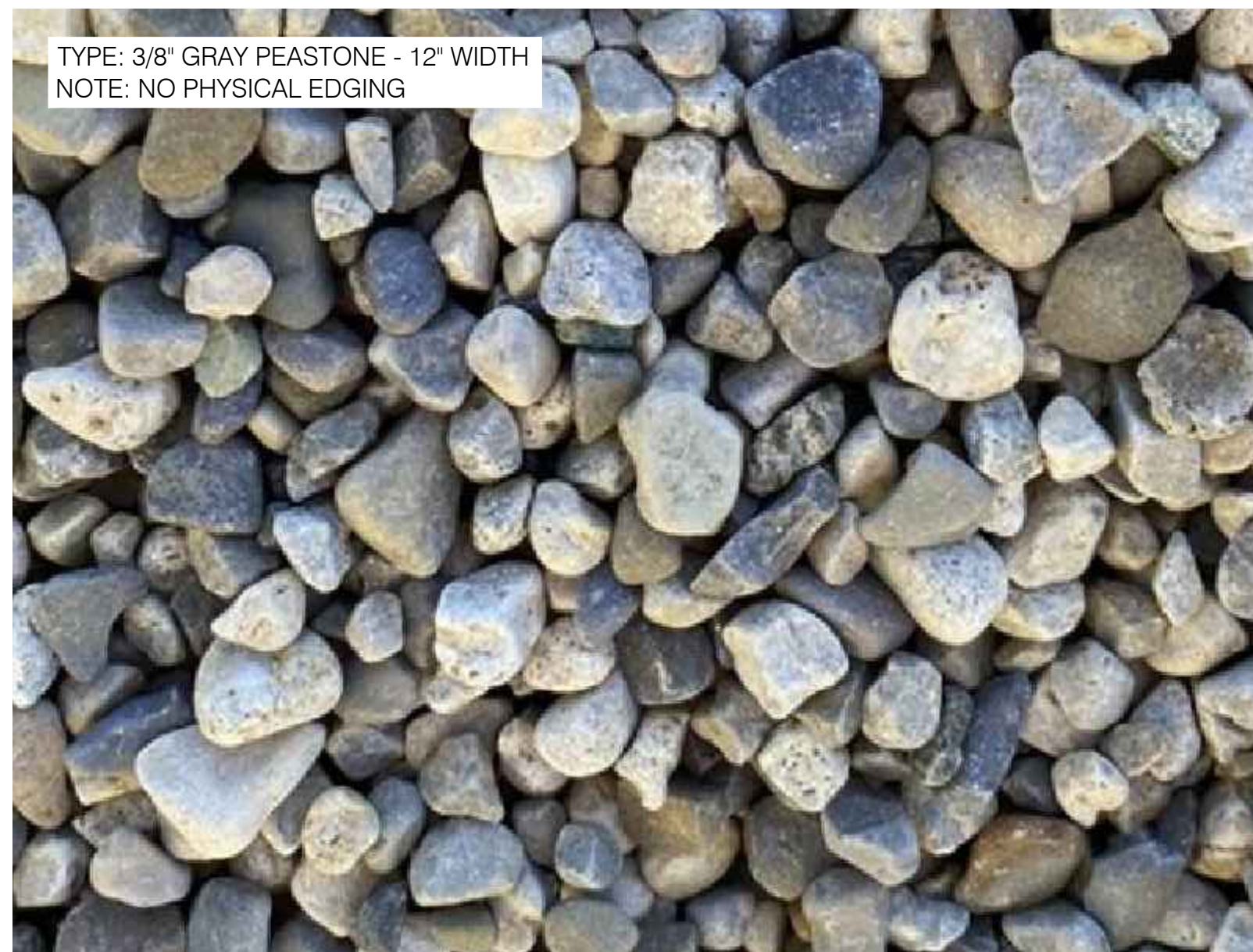
IMAGE

MANUFACTURER: VIPER
TYPE: VP-3-480L-470-3K7-4F
SIZE: 30' HEIGHT & 18' HEIGHT - SEE PHOTOMETRIC



3 POLE LIGHT
SCALE: NTS

IMAGE



6 PEASTONE
SCALE: NTS

IMAGE



63 Kendrick Street
Needham, MA

© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

GREGORY LOMBARDI DESIGN, INC.
Landscape Architecture
221 Boston Road
North Billerica, Massachusetts 01862
Phone 617.492.2808



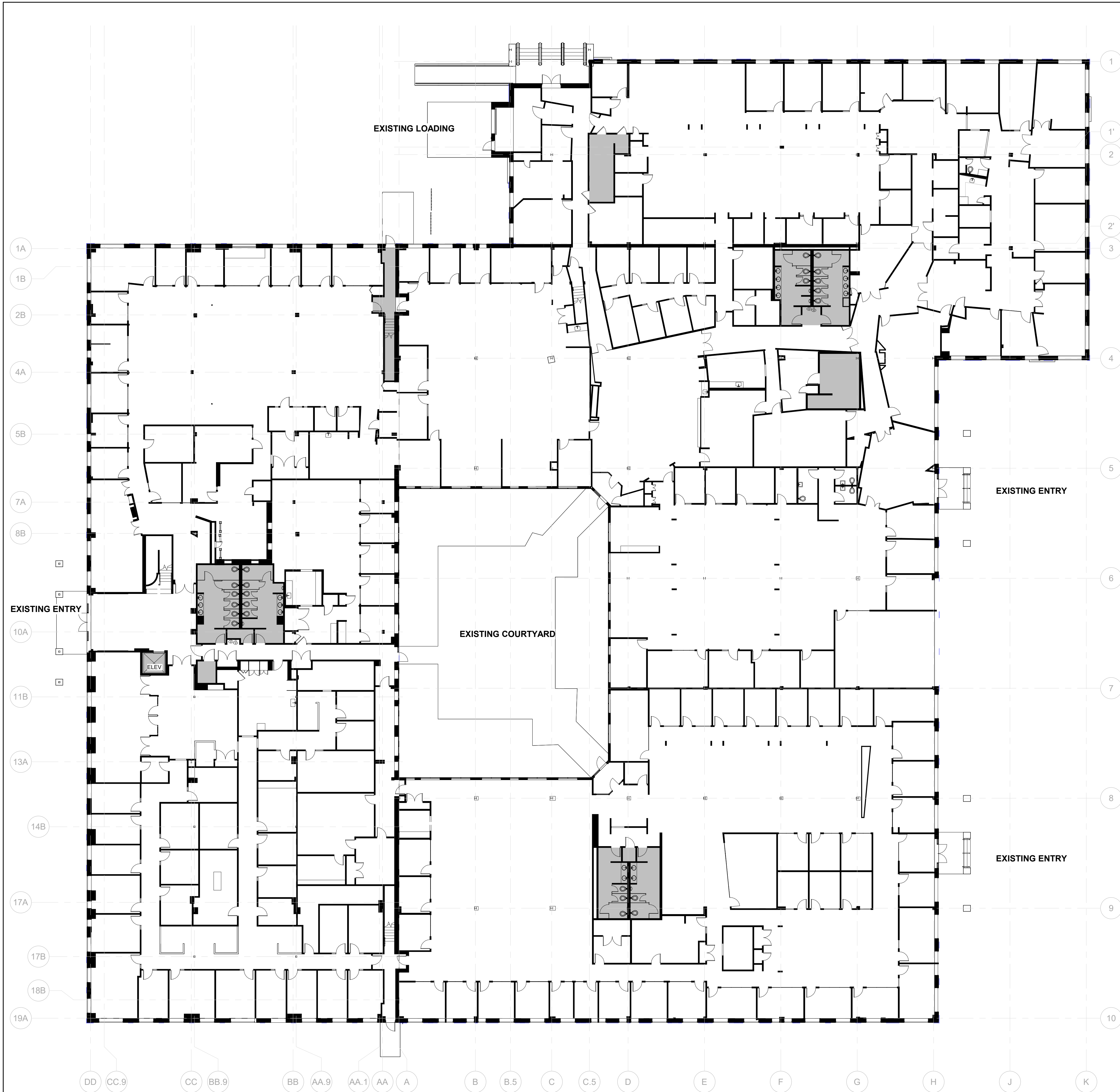
SITE PLAN REVIEW

NOT FOR CONSTRUCTION

No.	Description	Date

Scale	AS SHOWN
Project Number	24.050
Date	2024.11.20
Drawn by	VS/WT
Checked by	BM

L4.2
SITE
IMPROVEMENT
DETAILS



63 Kendrick Street
Needham, MA



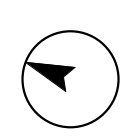
© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

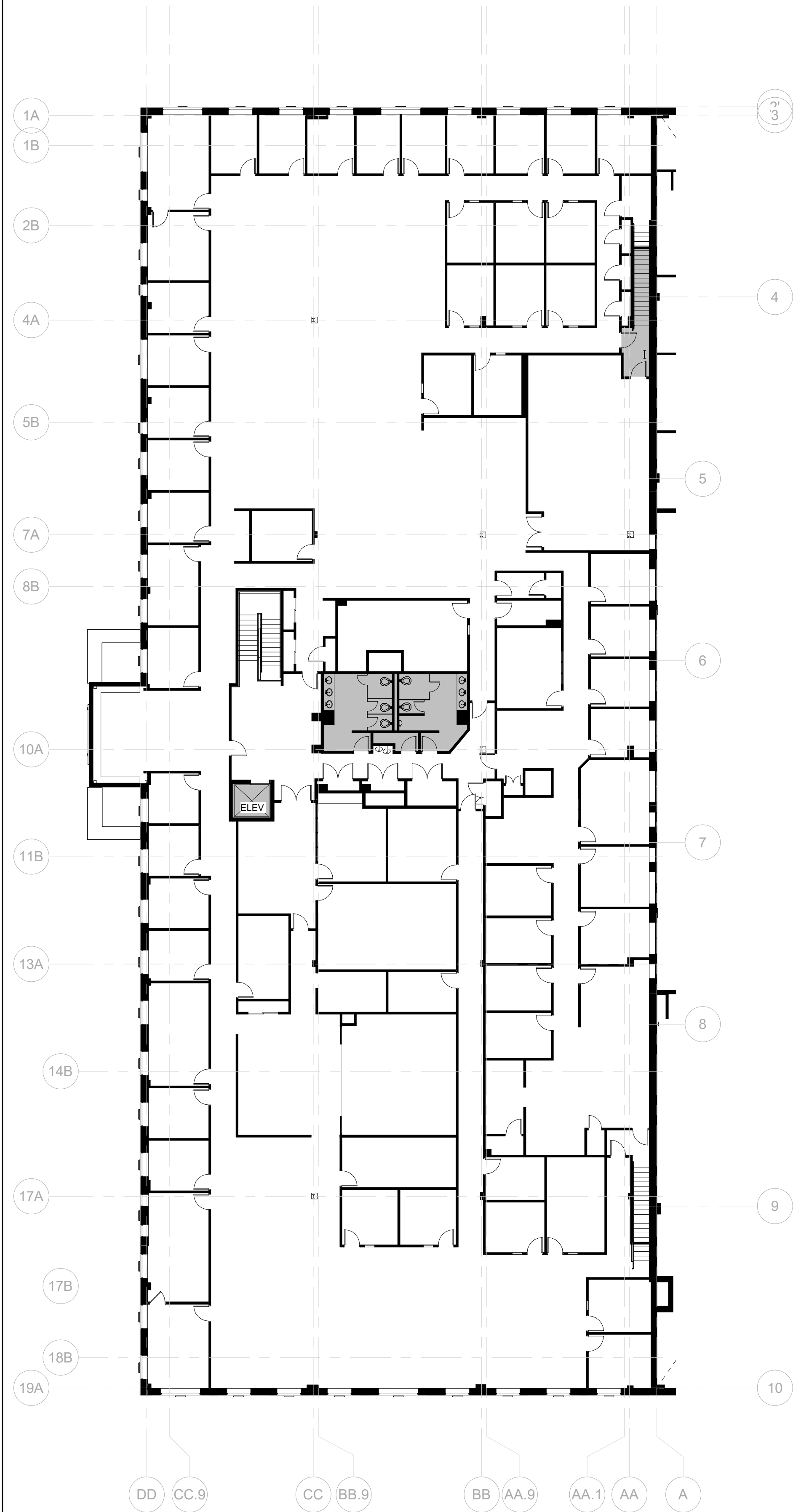
SITE PLAN REVIEW



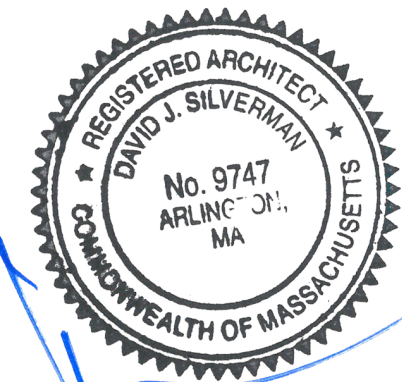
No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM
Checked by	DS

EX.101
EXISTING FIRST
FLOOR PLAN



63 Kendrick Street
Needham, MA



© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

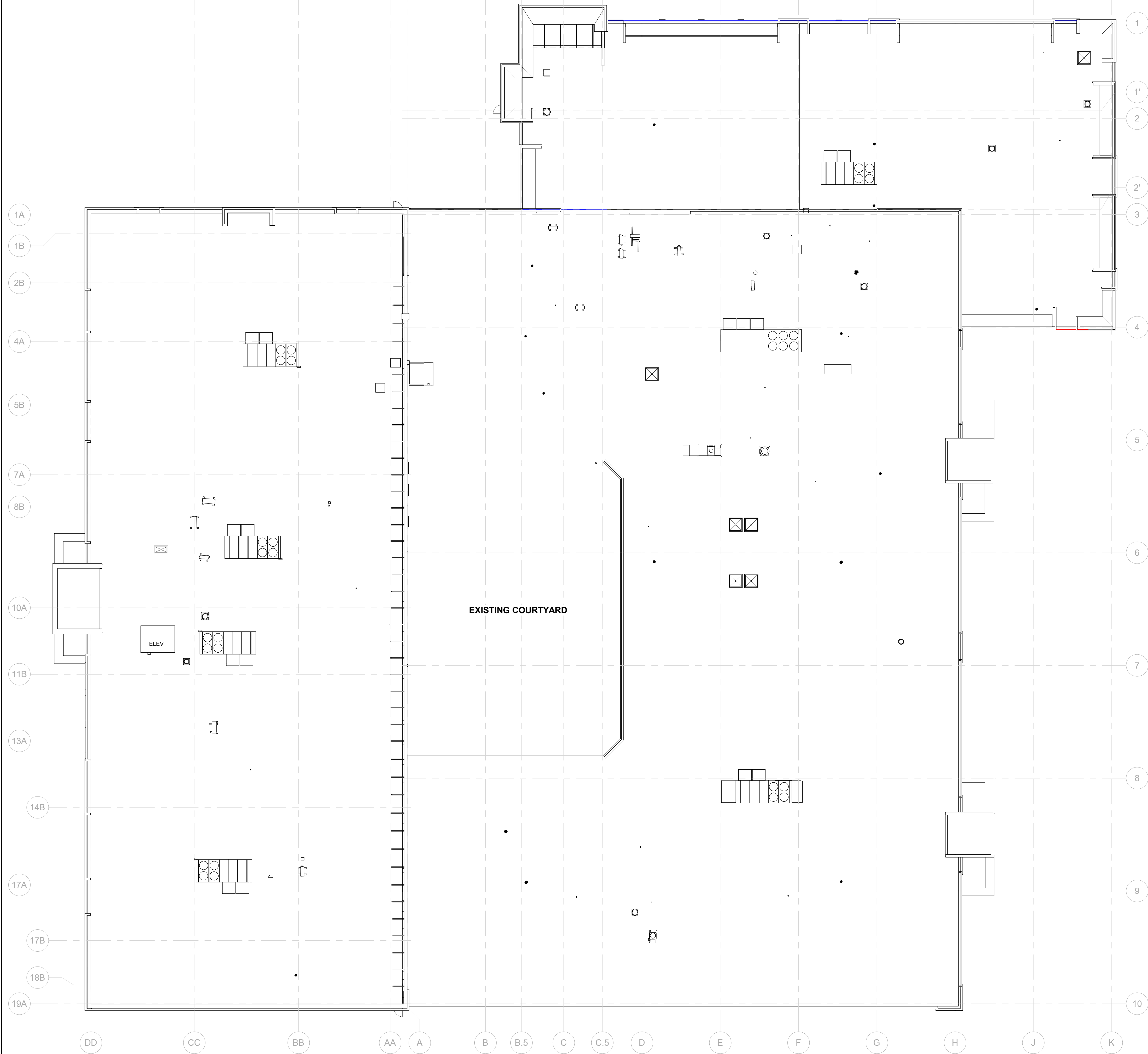
SITE PLAN REVIEW



No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM
Checked by	DS

EX.102
EXISTING SECOND
FLOOR PLAN



63 Kendrick Street
Needham, MA



© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

SITE PLAN REVIEW

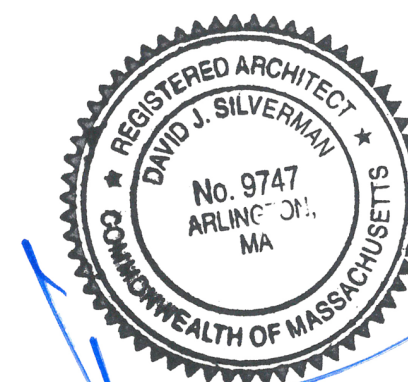


No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM
Checked by	DS

EX.103
EXISTING ROOF
PLAN

63 Kendrick Street
Needham, MA



© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

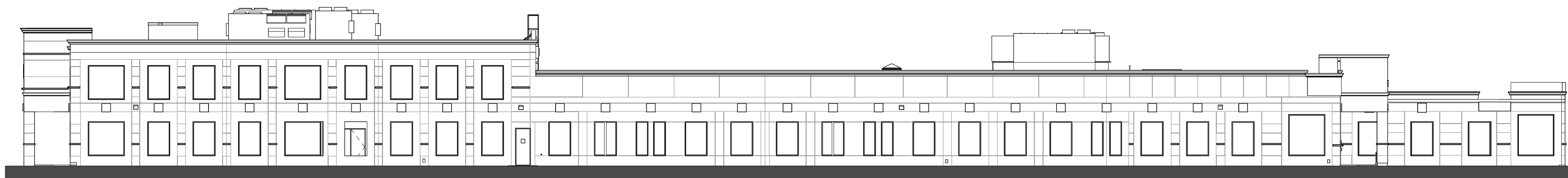
NOT FOR CONSTRUCTION

SITE PLAN REVIEW

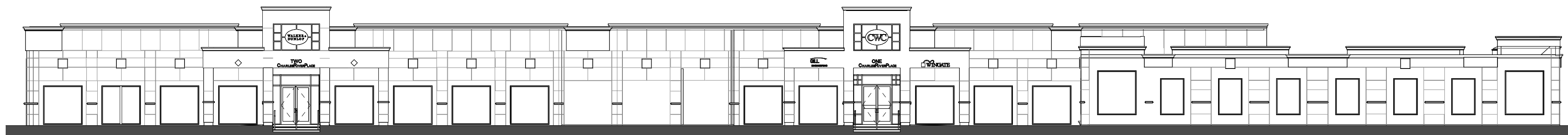
No.	Description	Date

Scale 1/16" = 1'-0"
Project Number 24.050
Date 11/20/2024
Drawn by BM / JBF / IK
Checked by DS

EX.200
EXISTING
ELEVATIONS



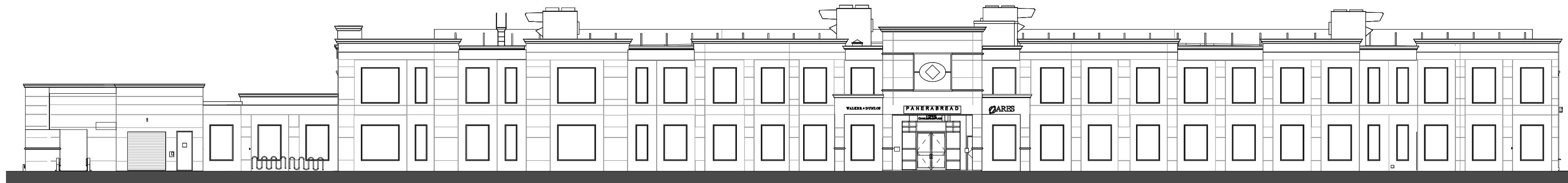
4 EXISTING SOUTHWEST ELEVATION.
1/16" = 1'-0"



3 EXISTING SOUTHEAST ELEVATION.
1/16" = 1'-0"



2 EXISTING NORTHEAST ELEVATION.
1/16" = 1'-0"



1 EXISTING NORTHWEST ELEVATION.
1/16" = 1'-0"



A: SOUTH ENTRY FROM KENDRICK STREET



B: EAST FACE OF THE BUILDING FROM 4TH AVENUE



C: EAST FACE OF THE BUILDING FROM 4TH AVENUE



D: EAST FACE OF THE BUILDING FROM 4TH AVENUE



E: NORTH AND EAST FACE FROM REAR PARKING



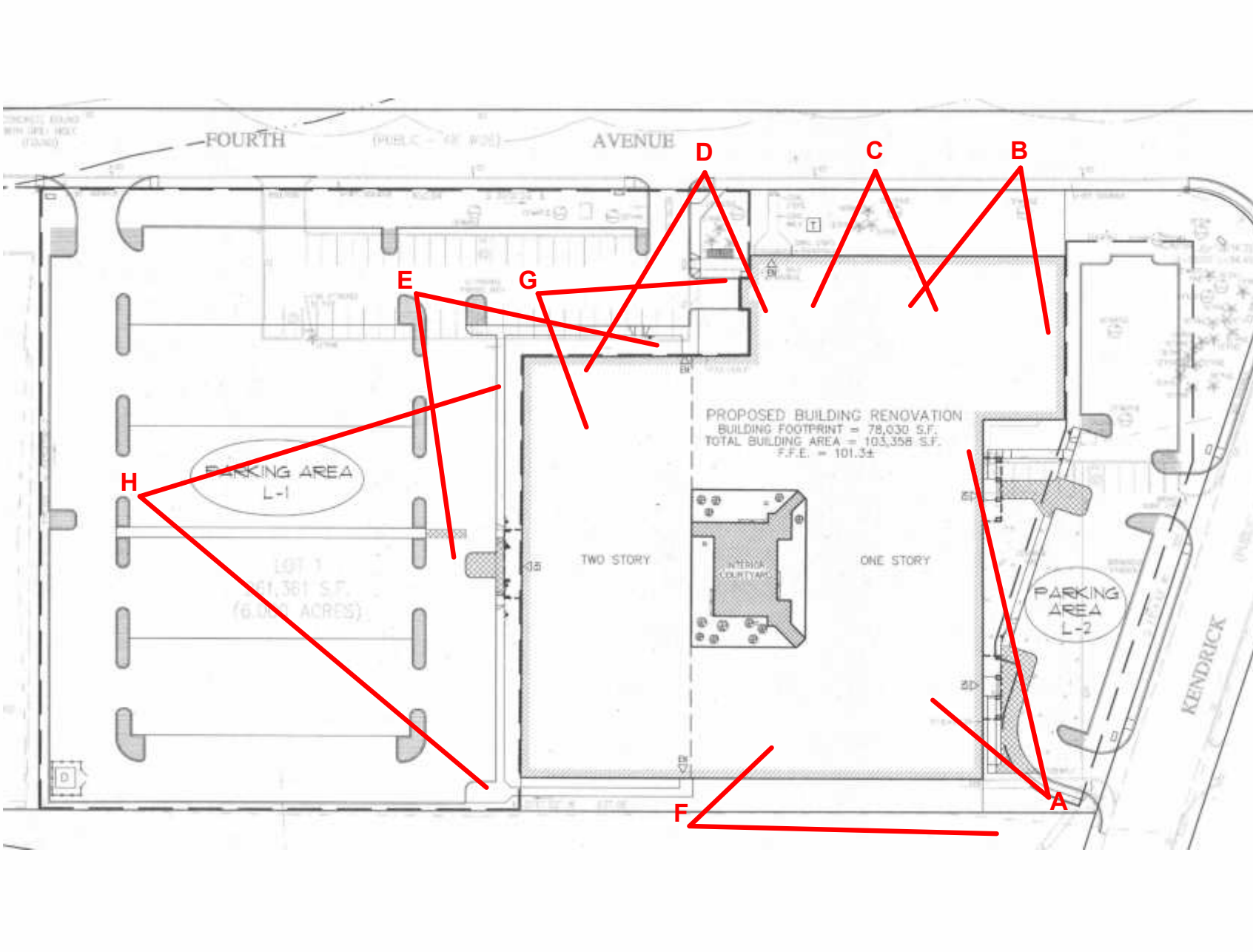
F: WEST FACE OF THE BUILDING



G: EXISTING LOADING



H: NORTH FACE FROM REAR PARKING



KEY PLAN



63 Kendrick Street
Needham, MA



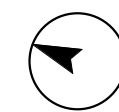
© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

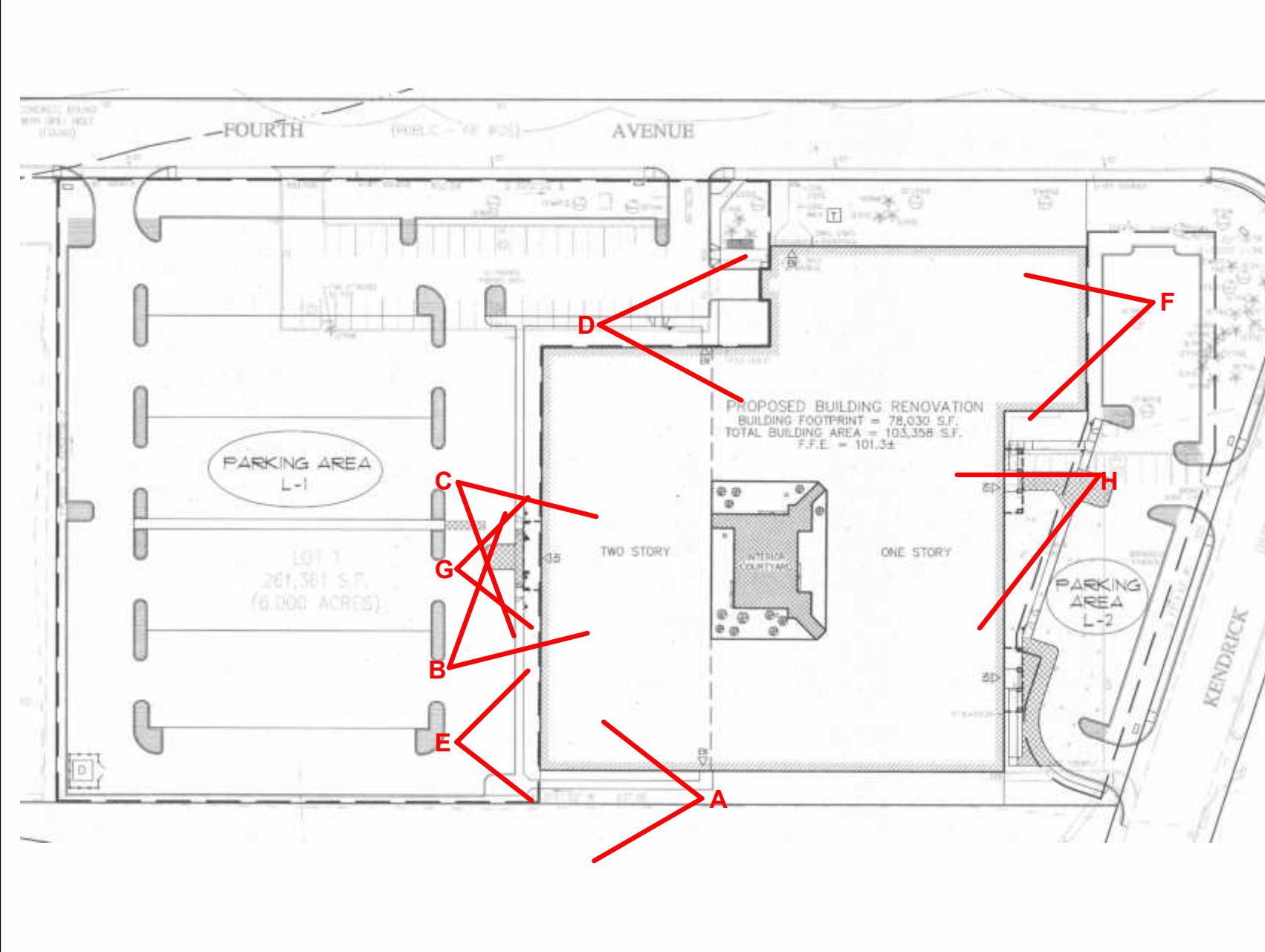
SITE PLAN REVIEW



No.	Description	Date

Scale	
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

EX.300
EXISTING BUILDING
PHOTOS



63 Kendrick Street
Needham, MA



© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

SITE PLAN REVIEW

[illegible]

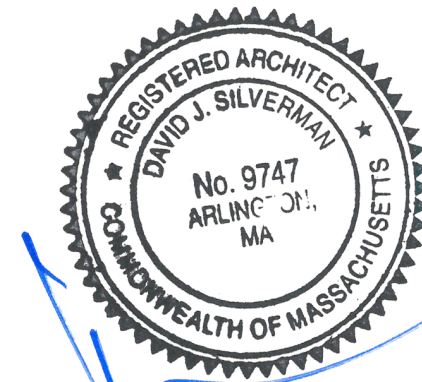
Scale	
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

EX.301

EXISTING BUILDING PHOTOS



63 Kendrick Street
Needham, MA



© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

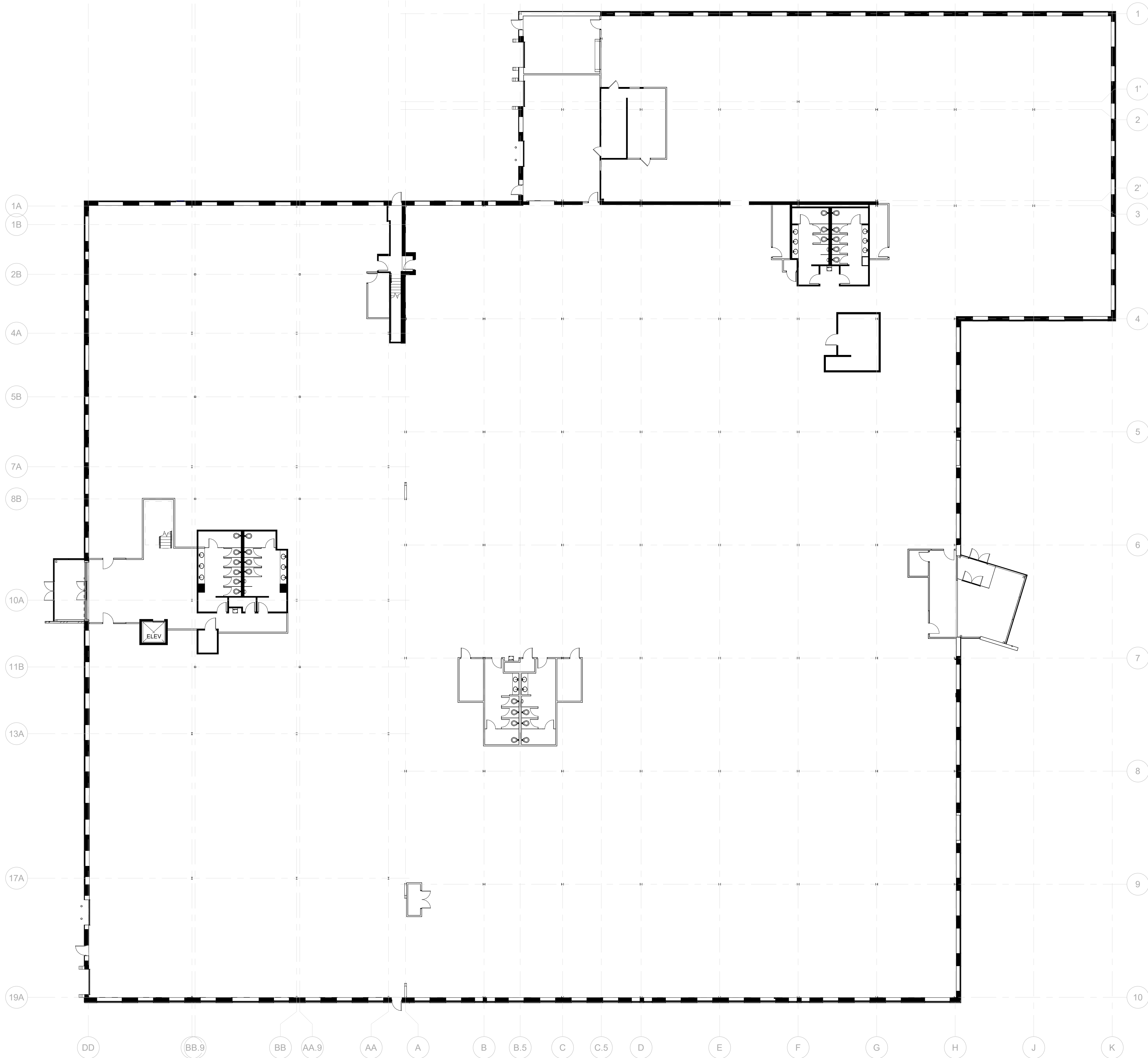
SITE PLAN REVIEW



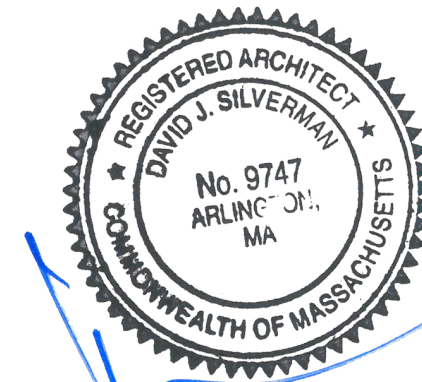
No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

A.101
PROPOSED FIRST FLOOR PLAN



63 Kendrick Street
Needham, MA



© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

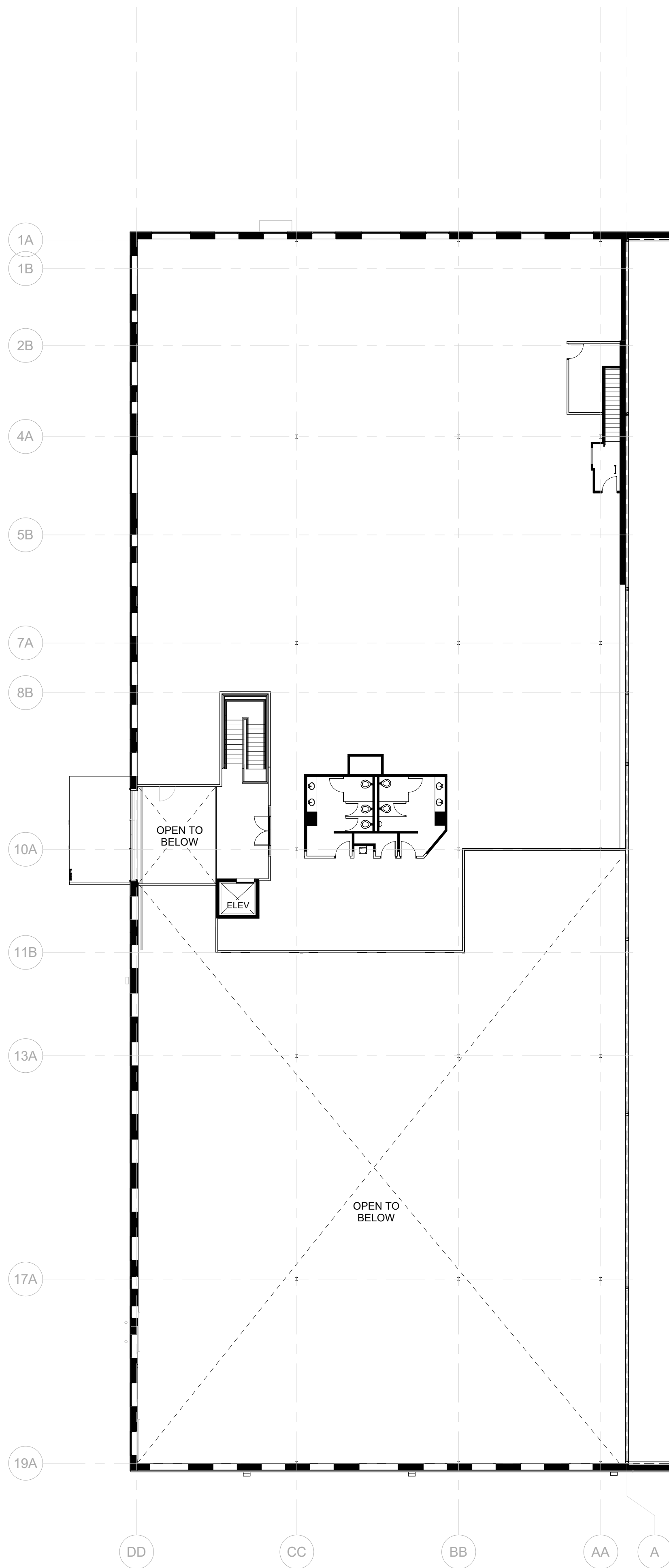
SITE PLAN REVIEW



No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

A.102
PROPOSED
SECOND FLOOR
PLAN





63 Kendrick Street
Needham, MA



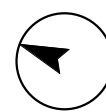
© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

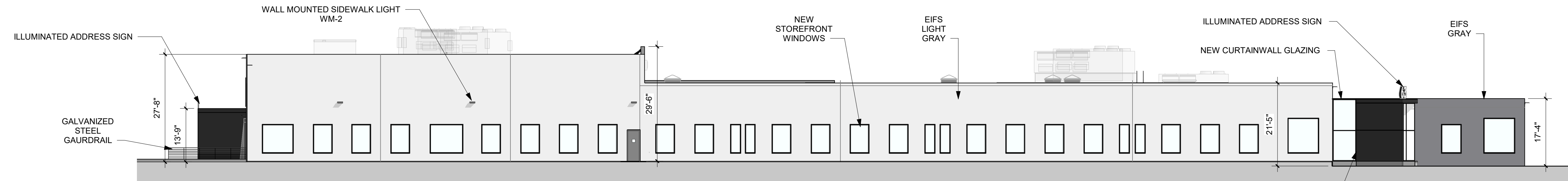
SITE PLAN REVIEW



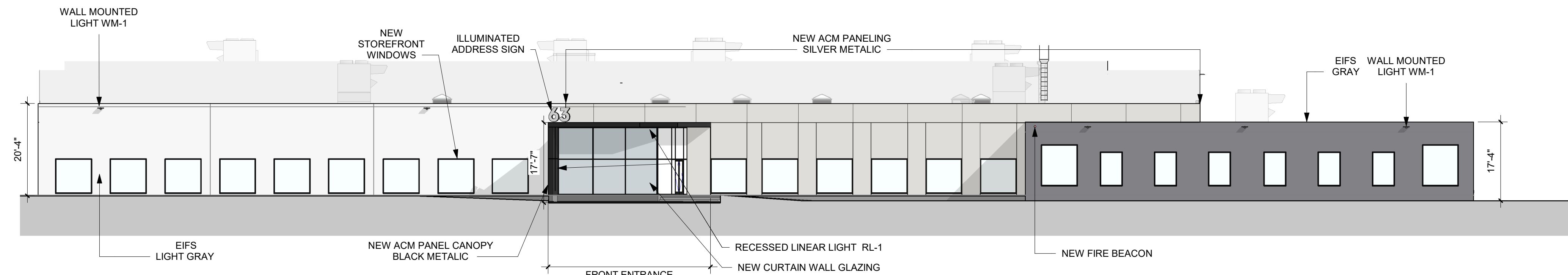
No.	Description	Date

Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

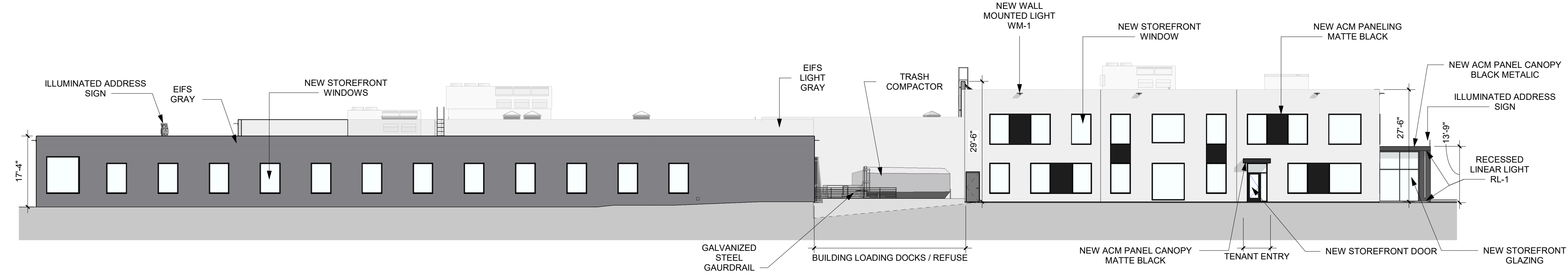
A.103
PROPOSED ROOF
PLAN



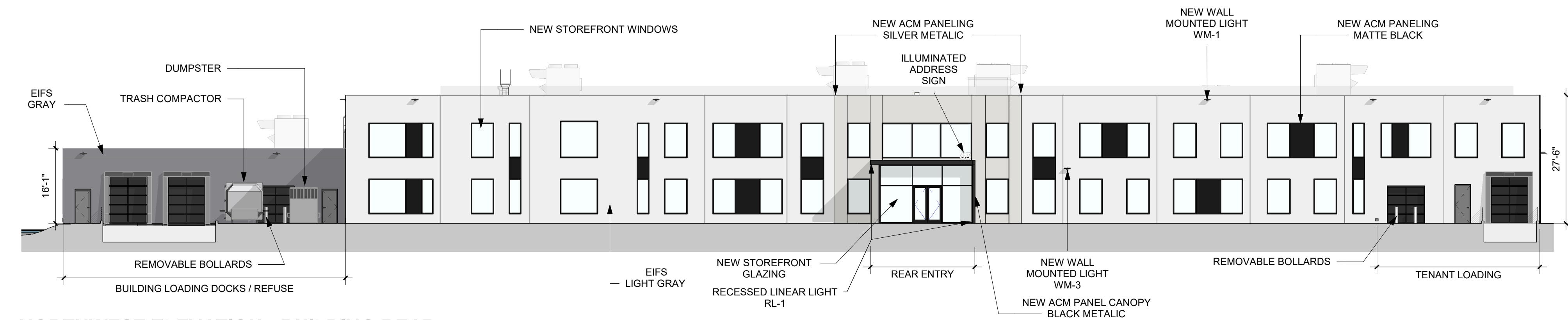
4 SOUTHWEST ELEVATION - PARALLEL 117 KENDRICK STREET
1/16" = 1'-0"



3 SOUTHEAST ELEVATION - PARALLEL KENDRICK STREET
1/16" = 1'-0"



2 NORTHEAST ELEVATION - PARALLEL 4TH AVE
1/16" = 1'-0"



1 NORTHWEST ELEVATION - BUILDING REAR
1/16" = 1'-0"



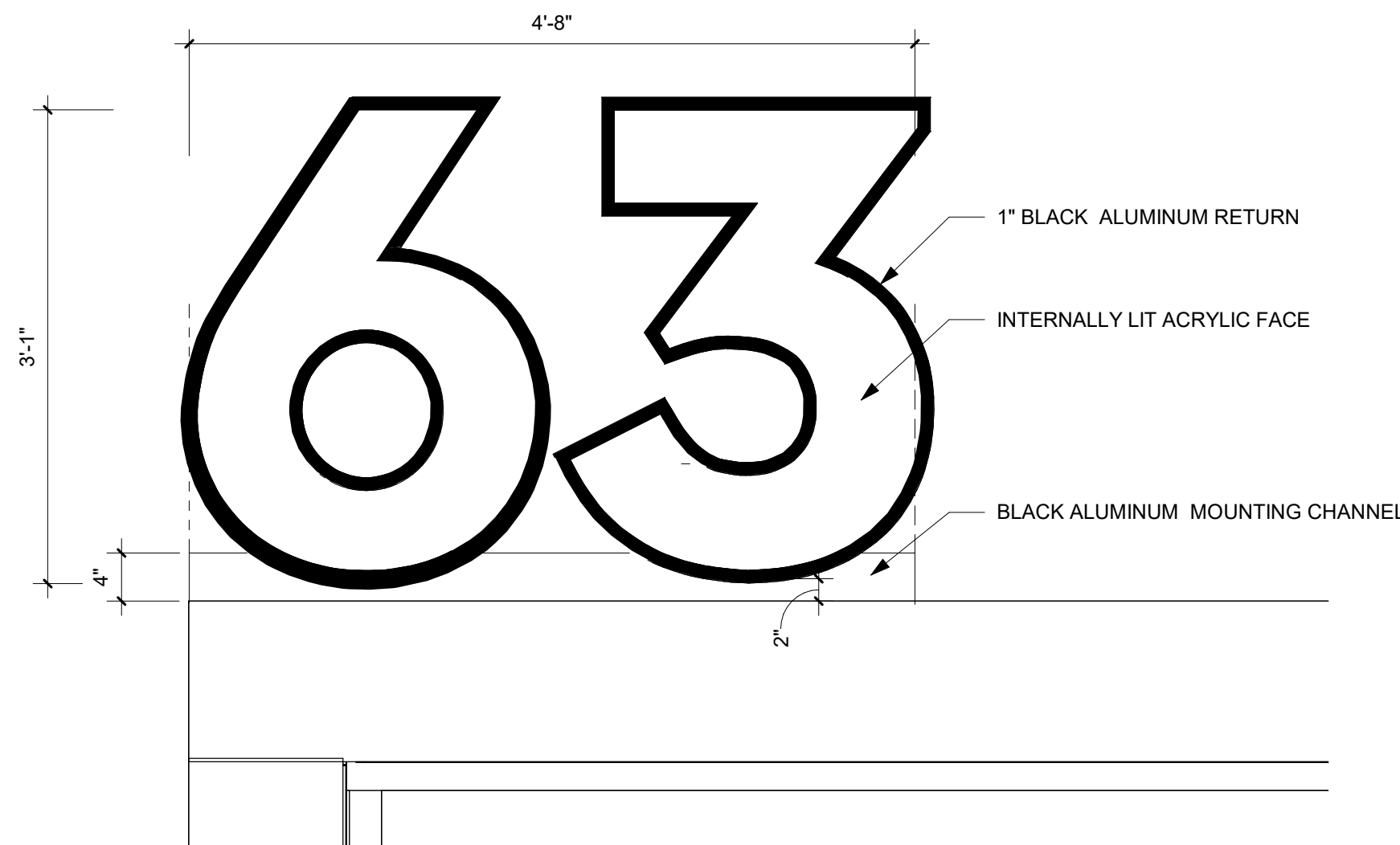
© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.

NOT FOR CONSTRUCTION

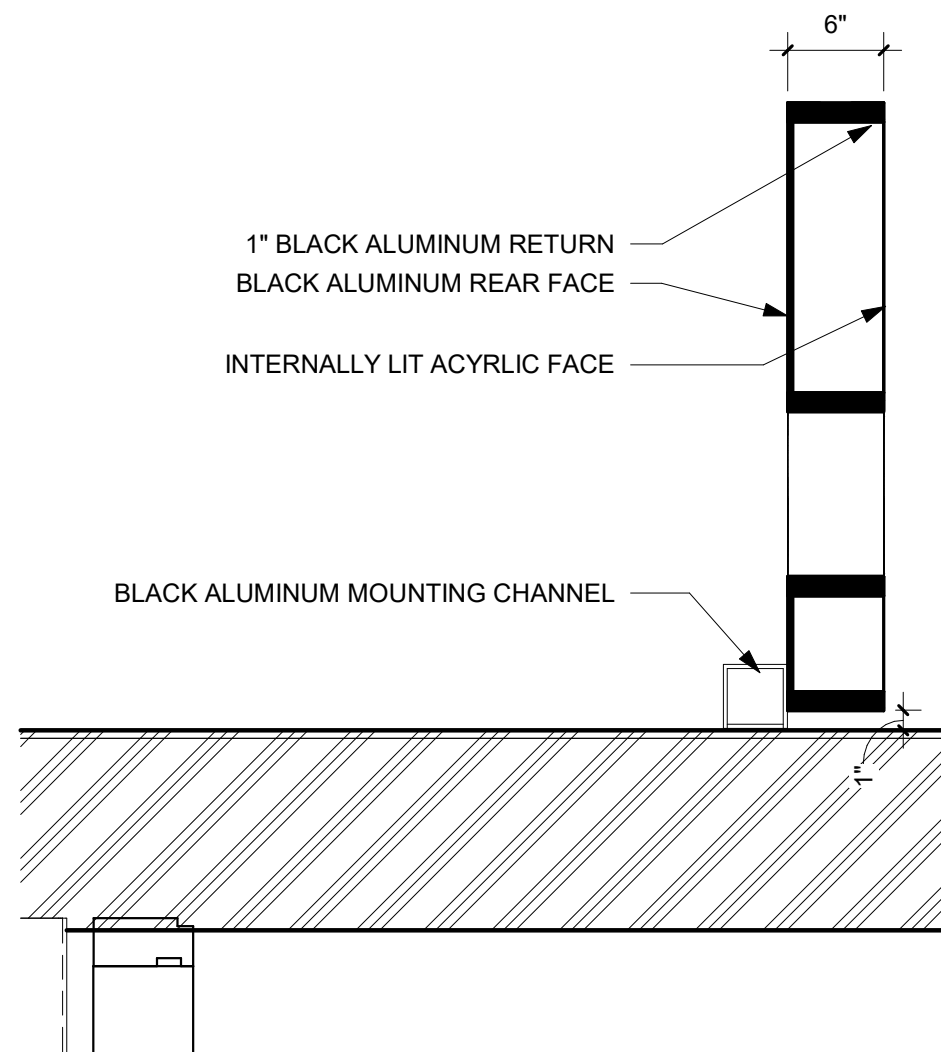
SITE PLAN REVIEW

No.	Description	Date

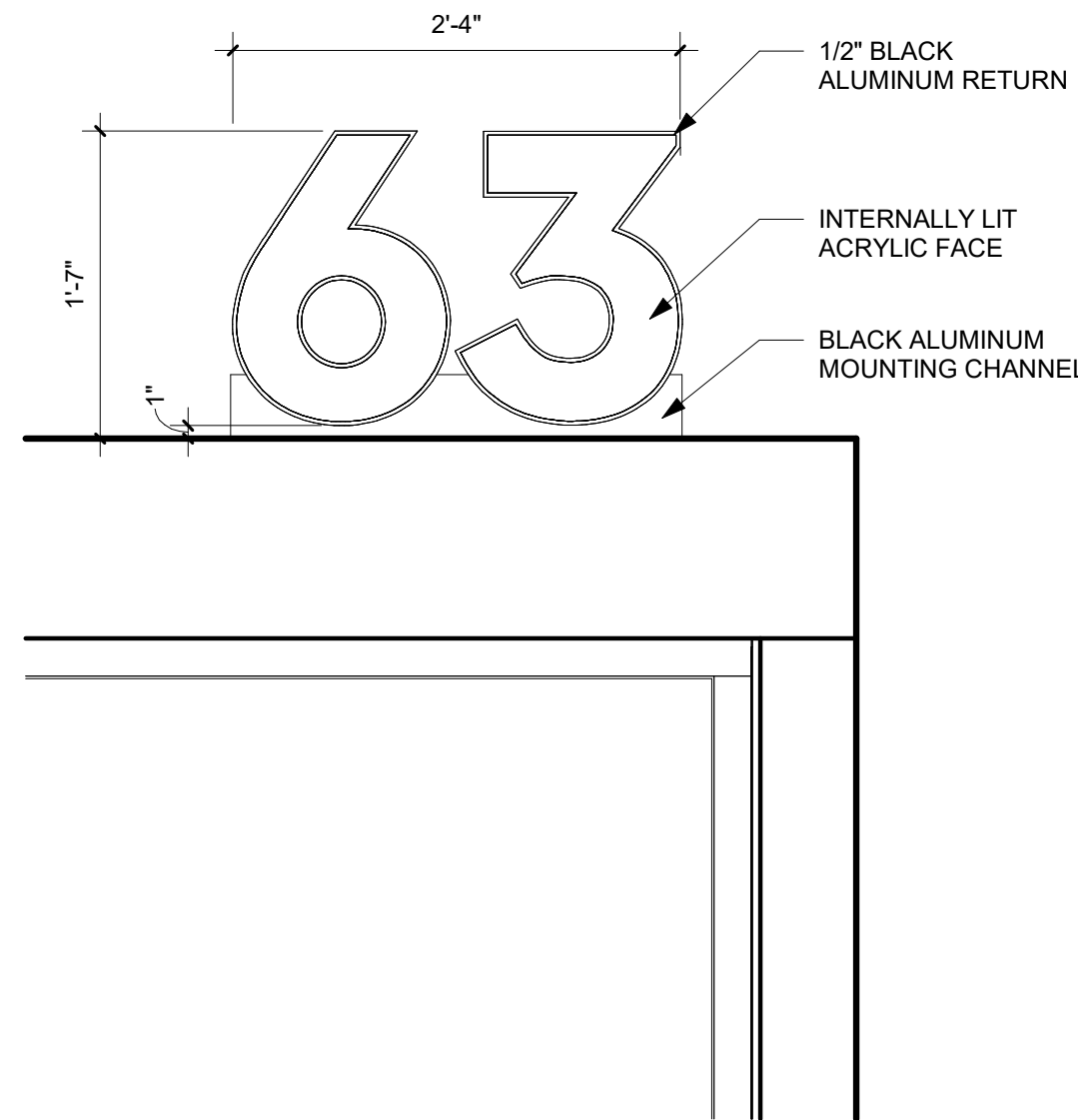
Scale	1/16" = 1'-0"
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS



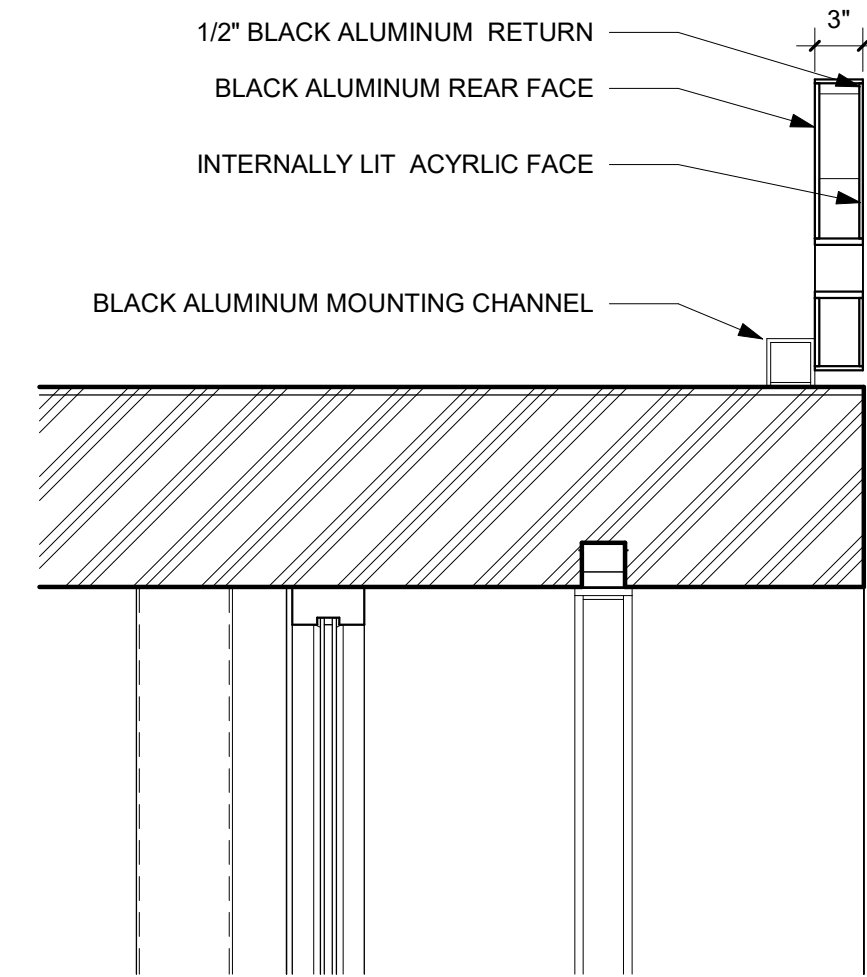
1 ADDRESS SIGN KENDRICK STREET
1" = 1'-0"



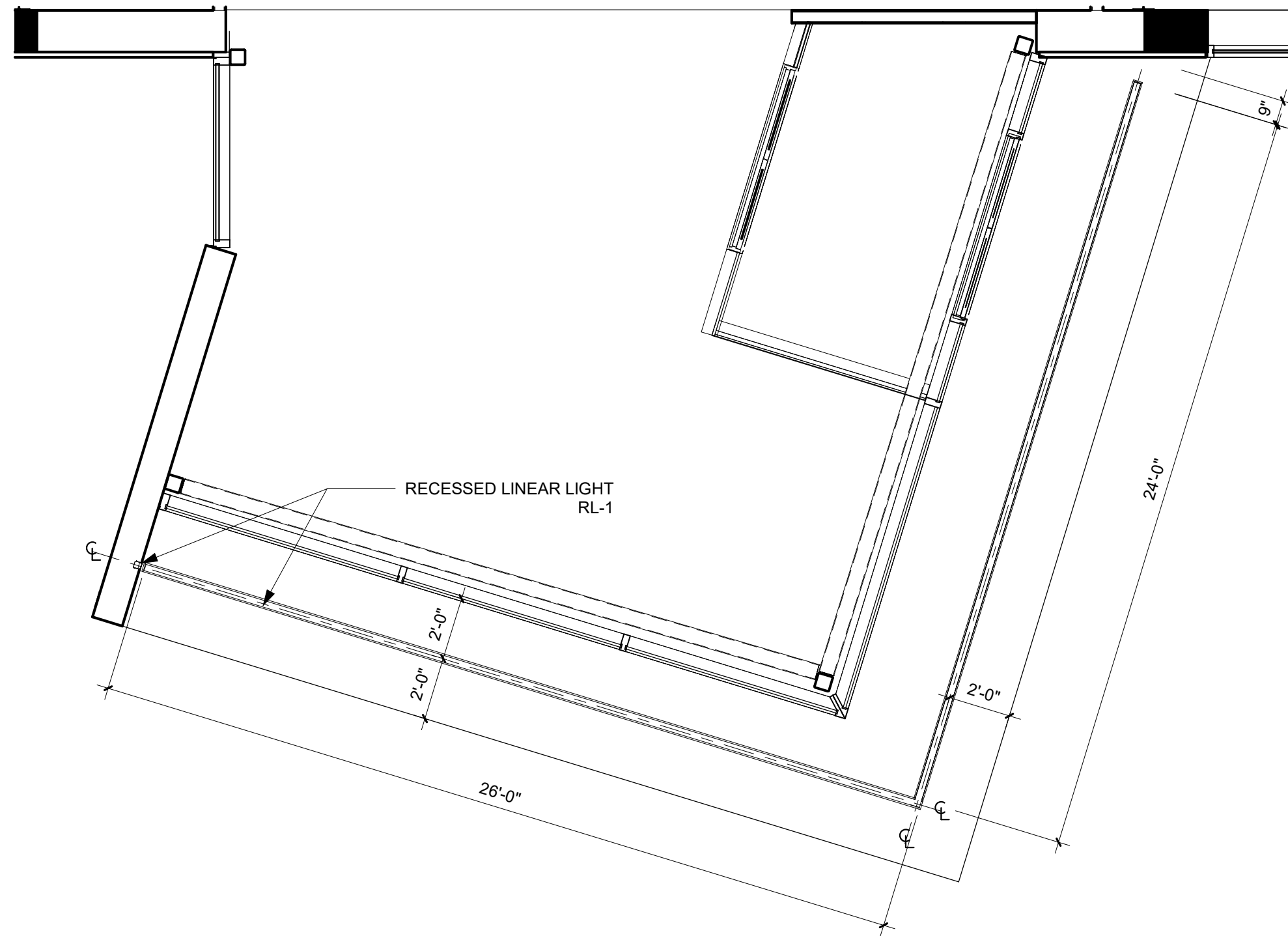
2 SECTION ADDRESS SIGN KENDRICK STREET
1" = 1'-0"



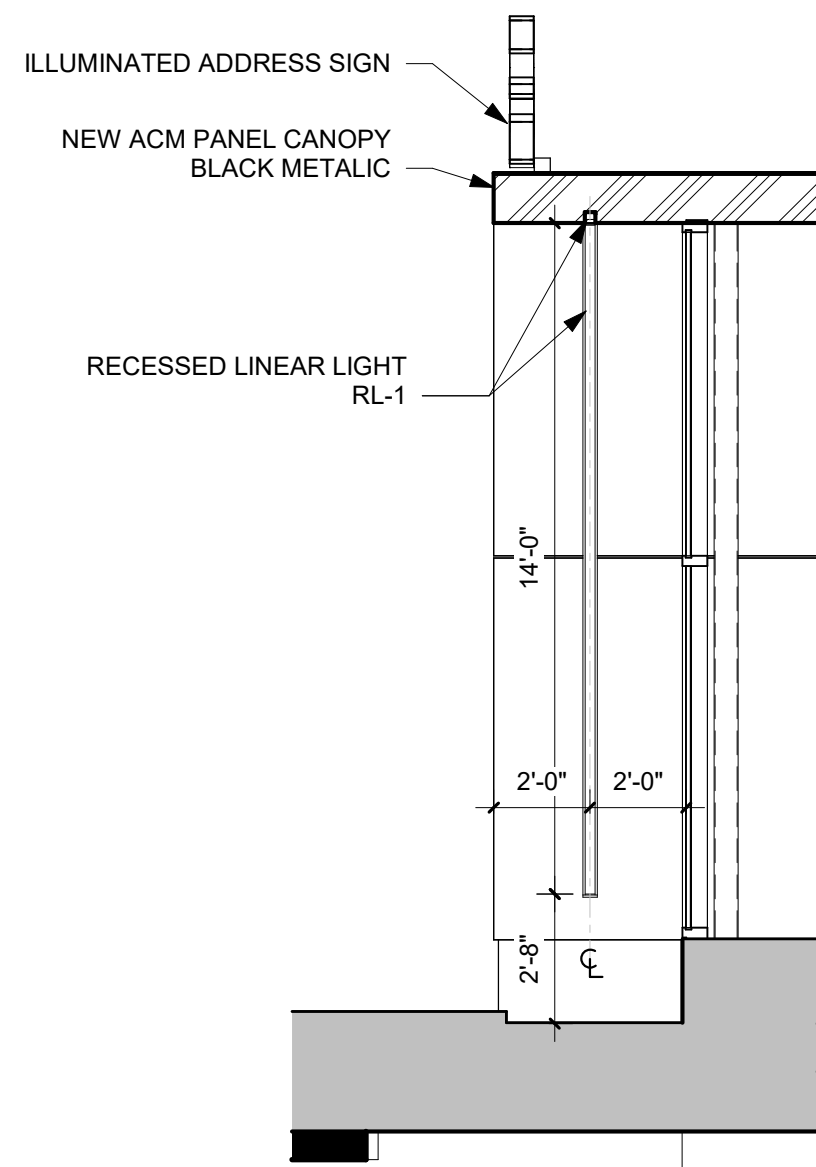
3 ADDRESS SIGN REAR ENTRY
1" = 1'-0"



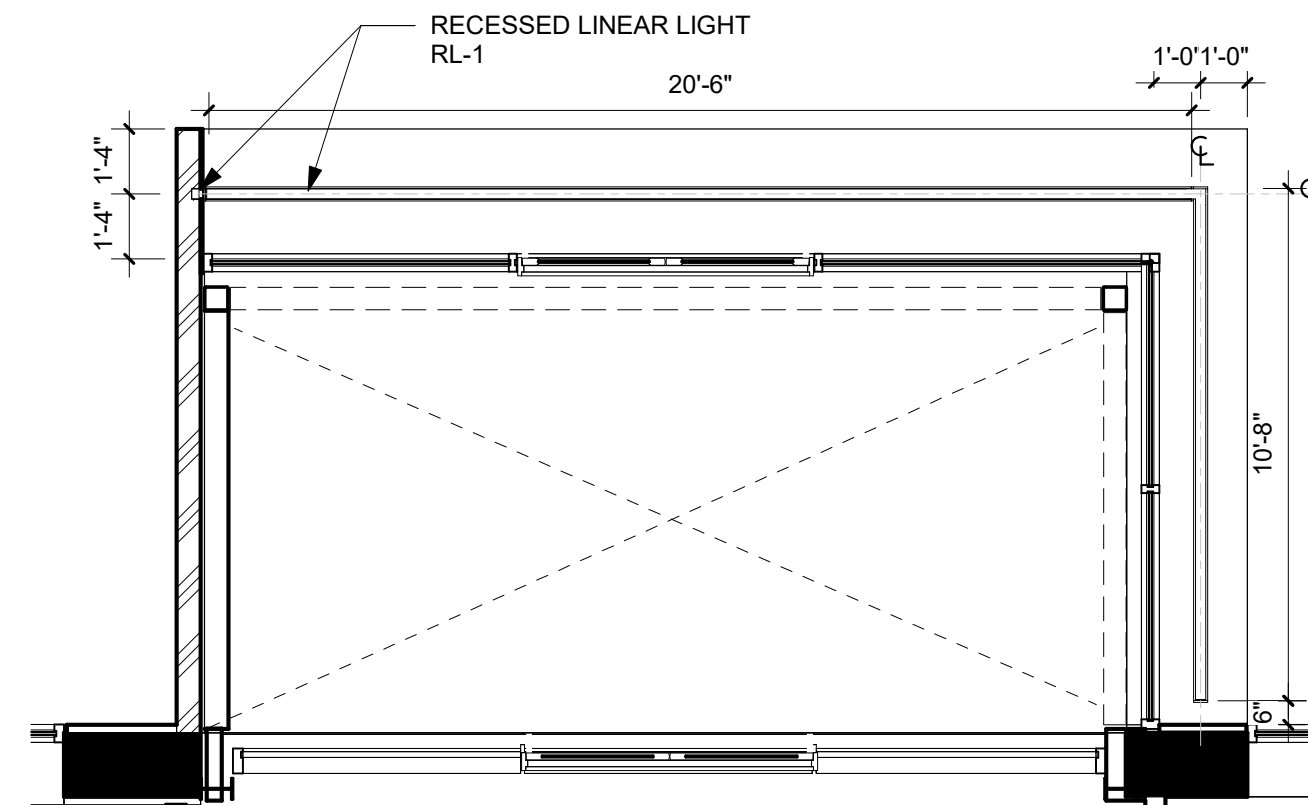
4 SECTION ADDRESS SIGN REAR ENTRY
1" = 1'-0"



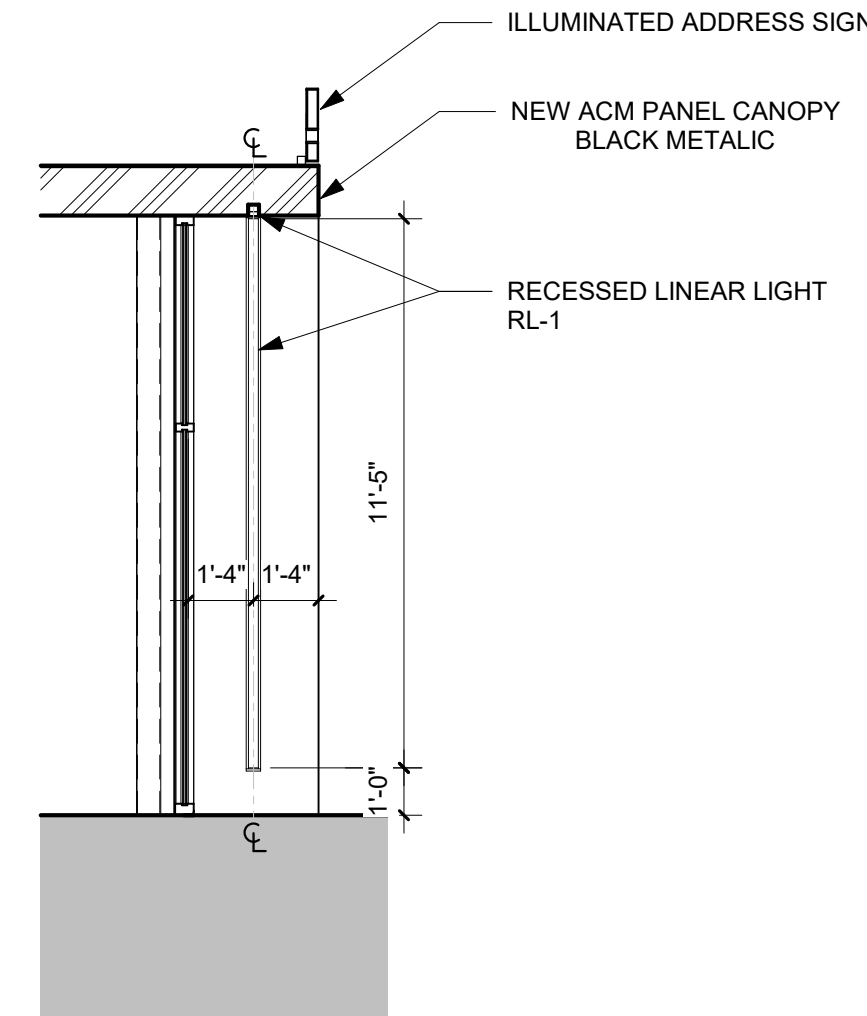
5 RL-1 KENDRICK STREET
1/4" = 1'-0"



6 ELEVATION RL-1 KENRICK STREET
1/4" = 1'-0"



7 RL-1 REAR ENTRY
1/4" = 1'-0"



8 ELEVATION RL-1 REAR ENTRY
1/4" = 1'-0"

No.	Description	Date

Scale	As indicated
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS



BL-1
BOLLARD LIGHT
BEGA - BOLLARD SHIELDED



WM-1
WALL MOUNTED EXTERIOR
BEGA - WALL LUMINAIRE



ACM PANEL - SILVER METALIC



ACM PANEL - MATTE BLACK



ACM PANEL - BLACK METALIC



LP-1 & LP-2
POLE LIGHT



WM-2
WALL MOUNTED EXTERIOR



RL-1
RECESSED LINEAR
AXIS - EXTEND 2 RECESSED



WM-3
WALL MOUNTED EXTERIOR
BEGA - WALL LUMINAIRE



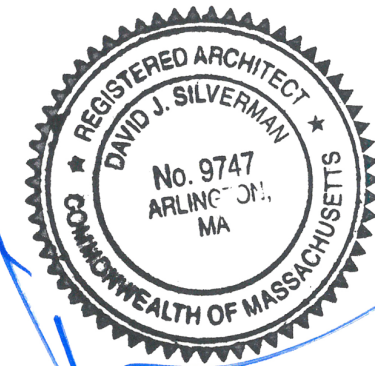
GRAY EIFS



LIGHT GRAY EIFS



63 Kendrick Street
Needham, MA



© STA Design, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of STA Design, Inc.



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
www.sta-design.com

NOT FOR CONSTRUCTION

SITE PLAN REVIEW

No.	Description	Date

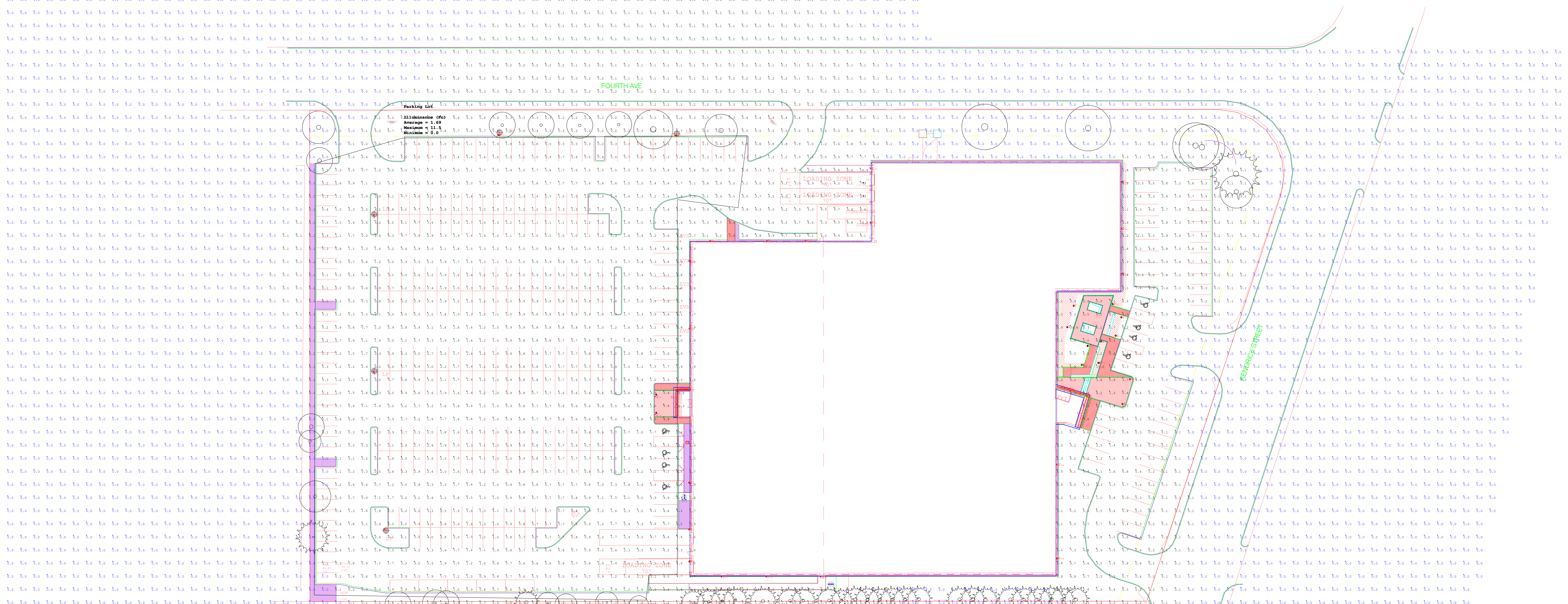
Scale	
Project Number	24.050
Date	11/20/2024
Drawn by	BM / JBF / IK
Checked by	DS

A.300
MATERIALS

Site plan showing building footprint, parking lot, and surrounding streets. The plan includes a north arrow and a scale bar. The building is a rectangular structure with a central entrance. The parking lot is located to the left of the building. The surrounding streets are labeled: FORTH AVE to the north, KENDRICK STREET to the east, and FORTH AVE to the south. The plan also shows a loading zone and a truck parking area.

Summary Schedule				
Item	Label	Area	Volume	Remarks
1	Site	20.0	0.0	ASPH
2	Site	450	0.0	ASPH
3	Site	200	0.0	ASPH
4	Site	11.4	0.0	ASPH
5	Site	100	0.0	ASPH
6	Site	20.0	0.0	ASPH
7	Site	20.0	0.0	ASPH

Calculation Summary				
Label	Value	Unit	Area	Volume
Site	20.0	SF	0.0	0.0
Parking Lot	20.0	SF	0.0	0.0



Site plan showing building footprint, parking lot, and surrounding streets. The plan includes a north arrow and a scale bar. The building is a rectangular structure with a central entrance. The parking lot is located to the left of the building. The surrounding streets are labeled: FORTH AVE to the north, KENDRICK STREET to the east, and FORTH AVE to the south. The plan also shows a loading zone and a truck parking area.

Site plan showing building footprint, parking lot, and surrounding streets. The plan includes a north arrow and a scale bar. The building is a rectangular structure with a central entrance. The parking lot is located to the left of the building. The surrounding streets are labeled: FORTH AVE to the north, KENDRICK STREET to the east, and FORTH AVE to the south. The plan also shows a loading zone and a truck parking area.



Design Review Board Meeting Minutes
Monday, November 18, 2024
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Susan Opton, Board Member (P)
Felix Zemel, Board Member (P)
Steve Dornbusch, 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 November 18, 2024, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Paul Landa and Ben Podiogar, State Permits, Inc.
2. Karen and Fred Scherneck, Scherneck Property Services

Hearings:

Public notice is hereby given that CVS located at 980 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 and any other applicable sections of the By-law. This proposal is for 3 art style window signs one at 100 square feet, one at 31 square feet and one at 65 square feet, in addition to the existing CVS wall signage. The proposed art style window signs will exceed the allowable number of signs and allowable square footage of sections 5.5.3.1.a and 5.5.4, respectively.

Paul Landa, State Permits, Inc. explained that the signs are proposed on the north façade of the building. They see the proposal as an enhancement. Typically, in this situation, CVS would request a heart-type logo of red and white. However, this does not seem to be ideal for the bylaws or by the Town. Instead, the applicant is proposing art pieces from the Boston area in lieu of shades/curtains. The wall proposed for a larger section of graphics is currently full of merchandise and the view of the public is already blocked. Other smaller sections of graphics are proposed in the customer service area which is currently partially blocked by interior shelving and will allow for some view. This proposal goes beyond the allowable square footage but trades out curtains/shades and will not lead to any marketing with the proposed historical mural. There is nothing distasteful proposed within this historic district as part of this project. There is a sense of permanency proposed with the graphics. He noted that Dedham recently completed a similar project and has similar values.

Chair Gluesing asked if the proposed graphics will be applied to the interior or exterior. Mr. Landa stated that this is at the Board's discretion. Typically, these would be on the exterior.

Mr. Dornbusch stated that this is Needham and not Boston. He asked why graphics of Needham are not proposed. Mr. Landa stated that he would try to gather images of Needham. Mr. Podlogar stated that the images have to be high resolution. He has not done any searching for Needham images specifically.

Ms. Pradham asked why the specific graphics were chosen. Mr. Landa stated that this was a subjective decision of the designers. There is a willingness to install other images, as the Board sees fit. Ms. Pradham noted that the size of the third graphic seems off. Mr. Landa stated that this is a measurement error in the drawing. The space should be approximately 50% of the overall window, leading to a clear view for customers.

Mr. Zemel asked if these are solid graphics or a bit transparent. Mr. Landa stated that this is unclear.

Ms. Opton asked what will happen if other people start coming to the Board with similar graphics. This is more of an art piece than a sign. Chair Gluesing stated that the applicant is trying to fill the window areas. He is okay with dealing with this type of application as it comes up. The Board agreed.

Chair Gluesing suggested a number of places that the applicant could go to find images of Needham to use. This hearing can be continued in order for the applicant to source these images. The Board discussed allowing the applicant to source the photos for administrative approval. Ms. Opton stated that she would like to see the photos prior to approval.

It was agreed to continue this hearing to December 16, 2024.

Agenda Item 1:

Karen Scherneck, Scherneck Property Services located at 36-52 Brook Road applying for façade and exterior alterations.

Karen Scherneck, Scherneck Property Services, explained that 52 Brook Road is in the Mixed Use Overlay District and Mixed Use Route 128 Zone. The intention of the project is to clean up the outside of the building envelope. The project will allow for a central office space in a residential style building. The proposal is to remove existing wooden decks and a rooftop AC unit. An existing small gable will be partially removed and rebuilt. An existing ramp will be removed, along with concrete steps, and a concrete loading dock. Two large covered front porches are proposed to be installed. Two smaller covered entries are planned, along with solar panels. A variety of products will be used on the exterior, such as lap siding, and board and batten, along with new windows and doors. The foundation will receive a stone look, and the roof will receive asphalt shingles. A permanent storage container on the site will also be removed.

Chair Gluesing stated that most of this area of Needham is paved edge to edge. The Board appreciates improvements to the area.

Mr. Zemel stated that he likes the proposed concept. Each of the entries seems to have risers proposed and he asked about accessibility. Ms. Scherneckner stated that there will be an accessible ramp on the building.

Ms. Pradham agreed that the proposal will be a huge improvement over the existing. She asked if there are ADA requirements for the site. Ms. Scherneckner stated that 100% ADA compliance is not required as this is a preexisting building and will be for private use only. However, the intention is to make this as ADA compliant as possible.

Ms. Pradham asked about potential permeable surfaces on the site. Ms. Scherneckner stated that a large planter is proposed. Any additional permeable surfaces will have to be determined by engineering. Chair Gluesing noted that planting area is required on each site, per zoning for site plan review applications however, this is an application for façade changes, not a site plan review application. Along the building and the internal corner are good places for plantings. More planting would be a positive.

Fred Scherneckner stated that there are plans to reconfigure the parking lot, but this has not yet been designed. The intention is to add more green space if possible, while maintaining the existing parking.

Ms. Opton asked what the building will be used for. Ms. Scherneckner stated that it is for office use. Ms. Opton asked about a back door area. Ms. Scherneckner stated that this is an egress area to break up the façade. There is no parking proposed in that area.

Chair Gluesing stated that the mixture of proposed materials is done in an appropriate way. Overall, the pattern of windows seems to be functionally equivalent to the existing façade. He asked about the proposed low-maintenance railings. Ms. Scherneckner stated that this is an AZEK product.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the façade changes proposed for 36-52 Brook Road. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Milee Pradham – aye; Susan Opton – aye; Motion passed 5-0-0.

REVIEW

Minutes of 10/7/2024 meetings.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the meeting minutes of October 7, 2024. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Milee Pradham – abstain; Susan Opton – aye; Motion passed 4-0-1.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to adjourn at 8:30 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 – December 16, 2024, at 7:30pm via Zoom Webinar