DESIGN REVIEW BOARD Monday, February 10, 2025 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:

Mehmet Sahin, Falcon Graphics representing Monsoon Indian Kitchen located at 342 Chestnut Street and applying for signage.

Carol Fournier, Boston Sign Installation LLC, representing In Focus Eyecare located at 1211 Highland Avenue and applying for signage.

Brian DiGiando, DiGiando Corp. representing Dedham Savings Bank located at 1077 Great Plain Avenue and applying for exterior façade changes.

Maria Whack / Jeremy Satram - Architectural Sign Group representing Digital Realty at 128 First Avenue and applying for signage.

REVIEW

Minutes of 1/13/2025 meeting.

Next Public Meeting – 3/24/2025 at 7:30pm via Zoom Webinar



DESIGN REVIEW BOARD

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

operty L	ocation: <u>324 (</u>	Chestnut Street Needham, N	/A 02492	Date:	01/04/25
ner:	Petrini Corpor	ration			
dress:	187 Rosema	ry Street Needham MA 02494			
ephone:	Street 7814441963		City	State	Zip
licant:	Narinder S. 0	Guhania			
lress:	324 Chestnut	Street Needham, MA 02492			
phone:	Street		City	State	Zip
	Street		City	State	Zip
phone.	617.306.7749				
		Type of Application			
		✓ Sign ☐ Minor Project			
		Exterior Alterations			
		Major Project (Site Plan Revi □ - preliminary	iew)		
		- final			
		☐ Flexible Subdivision☐ Planned Residential Develop	nent		
		Residential Compound			
f descri	ption of sign or p	project:			
nacel w	hite 3d letters	to be installed on front of the s	tore, following	the building pat	tern.

PROPOSED SIGNAGE PLACEMENT DIMENSIONS



ADDRESS

324 Chestnut street Needham, MA 02492

SIGNAGE DIMENSIONS



SIGNAGE DETAIL

Komacel 3D Letters


1.46' x 19.5'

Material

Komacel (skin-foam sheet made of rigid PVC)







ELIZABEIH GRADY Monsoon Indian Kitchen



PROPOSED SIGNAGE PLACEMENT DIMENSIONS



we will install on existing bars already at the sign area

EXISTING SIGNAGE AND NEIGHBORHOOD





DESIGN REVIEW BOARD

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

Property Location: 1211 Highland Ave						
Owner:	Needham k	Knights of Columbus Bui	Iding Association	1		
Address:		d Ave Needham MA				
Telephone	<i>Street</i> : 781-223-5679		City	State	Zip	
Applicant:	Boston Sign	n Installation LLC				
Address:	PO Box 54	0266 Waltham MA 0245	1			
Telephone	Street : 7813174616		City	State	Zip	
Address: Telephone	PO Box 540 Street 781317461	0266 Waltham MA 0245 6	City	State	Zip	
		Type of Application X Sign	evelopment			
Brief descri	iption of sign o	r project:			_	
Installing	Front door Ho	ours on the Front Door and	also the rear door	as well		



DESIGN REVIEW BOARD

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

Property Location: 1211 Highland Ave					
Owner:	Needham Knights of Columbus Buildin	ng Associatior	1		
Address:	1211 Highland Ave Needham MA				
Telephone:	Street . 781-223-5679	City	State	Zip	
Applicant:	Boston Sign Installation LLC				
Address:	PO Box 540266 Waltham MA 02451	<u>_</u>			
Telephone:	Street : 7813174616	City	State	Zip	
Designer/I Address:	Installer: Boston Sign Installation LLC PO Box 540266 Waltham MA 02451				
nuuress.	Street	City	State	Zip	
Telephone:	7813174616				
	Type of Application Sign Minor Project Exterior Alterations Major Project (Site Plan I - preliminary - final Flexible Subdivision Planned Residential Devel Residential Compound				
Brief descri	option of sign or project: Installing new pane	els inside exis	tign frame at froi	nt <u>of</u> proper	
Sign is the	large insert on top - 32.75"x92.5"				



DESIGN REVIEW BOARD

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

Property Location: 1211 Highland Ave					
Owner:	Needham Knights of Columbus Buildin	ng Association	1		
Address:	1211 Highland Ave Needham MA				
Telephone:	Street 781-223-5679	City	State	Zip	
Applicant:	Boston Sign Installation LLC				
Address:	PO Box 540266 Waltham MA 02451				
Telephone:	Street 7813174616	City	State	Zip	
Designer/I Address: Telephone:	PO Box 540266 Waltham MA 02451 Street 7813174616	City	State	Zip	
Brief descri	Type of Application Sign Minor Project Exterior Alterations Major Project (Site Plan R - preliminary - final Flexible Subdivision Planned Residential Develo Residential Compound potion of sign or project: Installing new pane	ppment	tign frame at fror	nt <u>of</u> property	
Sign is the	smaller sign under large sign - 16.5" x 33"				

CLIENT PROJECT

Needham, MA_Store #3001

APS

6

DATE 01/28/2025

Site Plan

CLIENT:

In Focus Eyecare

- A. FRONT ELEVATION DOOR VINYL
- B. DOUBLE SIDED GROUND SIGN NEW PANELS
- C. REAR ELEVATION DOOR VINYL





In Focus Eyecare_Needham, MA_Store #3001

PROJECT ADDRESS

1211 Highland Ave

Needham, MA 02492

FILE NAME

ACCOUNT REP.

Rick L. 516-493-1756

DESIGNER

Melissa F.

COMMENTS

! ATTENTION!

WALL DAMAGE AND DISCOLORATION ARE COMMON WHEN OLD EXTERIOR SIGNAGE IS REMOVED. PLEASE ARRANGE NEEDED REPAIRS, PAINT AND CLEANING WITH THE ACCOUNT REPRESENTATIVE BEFORE NEW SIGNAGE IS INSTALLED.



🗠 (1) CIRCUIT 🗚 120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

PLEASE NOTE:

Colors of the final product may vary from this drawing. Environmental factors such as location, weathering, size, etc. may also play a role in the look of an installed product.

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435 Brook Ave. Deer Park, NY 11729

Page 1



I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

LANDLORD:

SIGNATURE: DATE:

SIGNATURE:

DATE:

In Focus Eyecare

CLIENT:

Front Elevation - Door Vinyl

Needham, MA_Store #3001

APS

01/28/2025

· ·

6

PROJECT ADDRESS

1211 Highland Ave Needham, MA 02492

FILE NAME

In Focus Eyecare_Needham, MA_Store #3001

ACCOUNT REP.

Rick L. 516-493-1756

DESIGNER

Melissa F.

COMMENTS

! ATTENTION!

WALL DAMAGE AND DISCOLORATION ARE COMMON WHEN OLD EXTERIOR SIGNAGE IS REMOVED. PLEASE ARRANGE NEEDED REPAIRS, PAINT AND CLEANING WITH THE ACCOUNT REPRESENTATIVE BEFORE NEW SIGNAGE IS INSTALLED.



(1) CIRCUIT 120 VOLT/20 AMPS

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LANDLORD:

SIGNATURE: DATE: / / SIGNATURE: DATE: / /

In Focus Eyecare

Needham, MA_Store #3001

APS

01/28/2025

DATE

PROJECT ADDRESS

6

1211 Highland Ave Needham, MA 02492

FILE NAME

In Focus Eyecare_Needham, MA Store #3001

ACCOUNT REP.

Rick L. 516-493-1756

DESIGNER

Melissa F.

COMMENTS

! ATTENTION!

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Page 3

Front Elevation - Door Vinyl

1.75 SF, QTY. 1



Tues-Fri 10:00-5:30 Sat 9:00-3:00 Sun & Mon Closed

Gray is for visual contrast, not part of signage.

White

CLIENT:

Applied to Window 1st Surface



I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

LANDLORD:

SIGNATURE:

SIGNATURE: DATE:

INFOCUS

EYECARE

EYE EXAMS WALK-INS WELCOME

Double Sided Ground Sign - New Panels

Needham, MA_Store #3001

APS

01/28/2025

PROJECT ADDRESS

1211 Highland Ave Needham, MA 02492

FILE NAME

In Focus Eyecare_Needham, MA_Store #3001

ACCOUNT REP.

Rick L. 516-493-1756

DESIGNER

Melissa F.

COMMENTS

Existing Sign is internally Illuminated



! ATTENTION!

WALL DAMAGE AND DISCOLORATION ARE COMMON WHEN OLD EXTERIOR SIGNAGE IS REMOVED. PLEASE ARRANGE NEEDED REPAIRS, PAINT AND CLEANING WITH THE ACCOUNT REPRESENTATIVE BEFORE NEW



120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

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Page 4

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

LANDLORD:

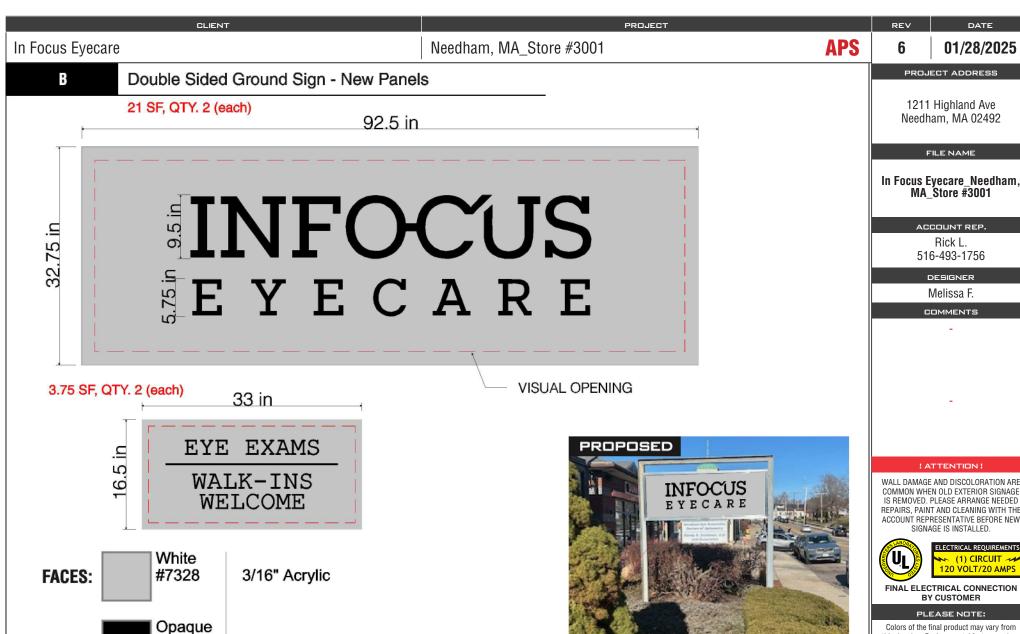
CLIENT:

SIGNATURE: DATE:

SIGNATURE:

In Focus Eyecare

PROPOSED



! ATTENTION!

WALL DAMAGE AND DISCOLORATION ARE COMMON WHEN OLD EXTERIOR SIGNAGE IS REMOVED. PLEASE ARRANGE NEEDED REPAIRS, PAINT AND CLEANING WITH THE ACCOUNT REPRESENTATIVE BEFORE NEW SIGNAGE IS INSTALLED.

> 🗠 (1) CIRCUIT 🗚 120 VOLT/20 AMPS

01/28/2025

FINAL ELECTRICAL CONNECTION BY CUSTOMER

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Page 5

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

Applied to Face

VINYL:

CLIENT:

Black

LANDLORD:

Existing Sign is internally Illuminated

SIGNATURE: SIGNATURE: Needham, MA_Store #3001

In Focus Eyecare

CLIENT:

SIGNATURE:

APS

01/28/2025

REV

6

PROJECT ADDRESS

1211 Highland Ave Needham, MA 02492

FILE NAME

In Focus Eyecare_Needham, MA_Store #3001

ACCOUNT REP.

Rick L. 516-493-1756

DESIGNER

Melissa F.

COMMENTS

! ATTENTION!

WALL DAMAGE AND DISCOLORATION ARE COMMON WHEN OLD EXTERIOR SIGNAGE IS REMOVED. PLEASE ARRANGE NEEDED REPAIRS, PAINT AND CLEANING WITH THE ACCOUNT REPRESENTATIVE BEFORE NEW SIGNAGE IS INSTALLED.



(1) CIRCUIT 120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

PLEASE NOTE:

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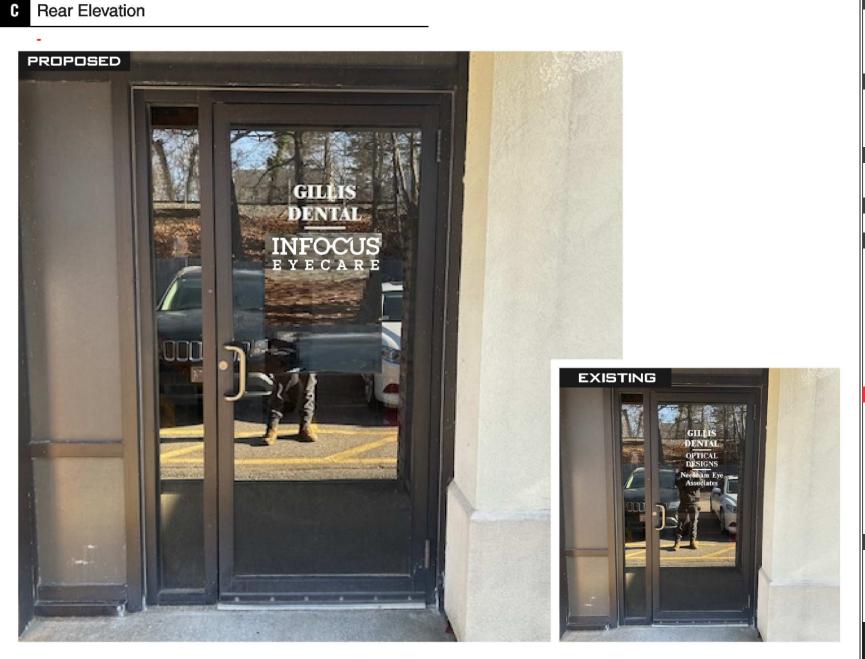
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Page 6



I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

DATE:

LANDLORD:

SIGNATURE:

DATE:

In Focus Eyecare

Needham, MA_Store #3001

APS

01/28/2025

DATE

PROJECT ADDRESS

1211 Highland Ave

Needham, MA 02492

FILE NAME

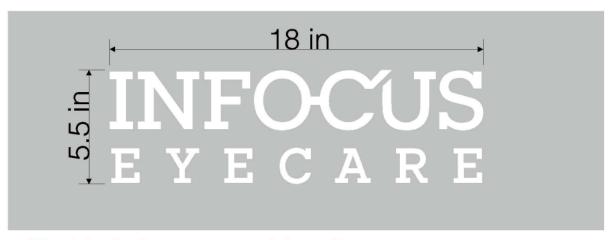
In Focus Eyecare_Needham, MA Store #3001

> ACCOUNT REP. Rick L. 516-493-1756 DESIGNER Melissa F. COMMENTS

6

Rear Elevation - Door Vinyl

0.75 SF, QTY. 1



**Gray is for visual contrast, not part of signage. **

Applied to Window

1st Surface



! ATTENTION!

WALL DAMAGE AND DISCOLORATION ARE COMMON WHEN OLD EXTERIOR SIGNAGE IS REMOVED. PLEASE ARRANGE NEEDED REPAIRS, PAINT AND CLEANING WITH THE ACCOUNT REPRESENTATIVE BEFORE NEW SIGNAGE IS INSTALLED.



(1) CIRCUIT 14 120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

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Page 7

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT:

VINYL:

LANDLORD:

SIGNATURE:

White

SIGNATURE:



DESIGN REVIEW BOARD

Public Service Administration Building 500 Dedham Avenue Needham, MA 02492

Application and Report

Street City State Zip	Property Location:1077 Great Plain Ave			Date:1/27/25_		
Telephone: State City State Zip Applicant: Dedham Savings Bank MA 02026 Street Dedham MA 02026 Street City State Zip Telephone: 781-366-3779 Designer/Installer: Dennis DiGiando Corporation Address: 303 Main Street Milford, MA 01757 Street City State Zip Telephone: 508-634-0221 Type of Application Sign Main Street Sign Project Major Project (Site Plan Review) Planned Residential Development In Flexible Subdivision Planned Residential Development Remove and replace rotted wood trim around exterior windows and doors and replace with new Part Address: 303 Main Street Milford, MA 01757 State Zip Type of Application Major Project Flexible Subdivision Planned Residential Development Remove and replace rotted wood trim around exterior windows and doors and replace with new Part Remove and replace rotted wood trim around exterior windows and doors and replace with new Part Address: 303 Main Street Dedham MA 02026 City State Zip Type of Application MA 01757 State Zip Type of Application Major Project Flexible Subdivision Major Project Flexible Sub	Owner: <u>Co</u>	opley Investme	nts			
Applicant: Dedham Savings Bank Address: 55 Elm Street Dedham MA 02026 Street City State Zip Telephone: 781-366-3779 Designer/Installer: Dennis DiGiando Corporation Address: 303 Main Street Milford, MA 01757 Street City State Zip Telephone: 508-634-0221 Type of Application Sign Minor Project Exterior Alterations Major Project (Site Plan Review) - preliminary - final Planned Residential Development Residential Compound Brief description of sign or project: Remove and replace rotted wood trim around exterior windows and doors and replace with new P	Stre	eet				02116 Zip
Street City State Zip Telephone: 781-366-3779 Designer/Installer: Dennis DiGiando Corporation Address: 303 Main Street Milford, MA 01757 Street City State Zip Telephone: 508-634-0221 Type of Application Sign Minor Project Exterior Alterations Major Project (Site Plan Review) Preliminary Initial Flexible Subdivision Planned Residential Development Residential Compound Brief description of sign or project: Remove and replace rotted wood trim around exterior windows and doors and replace with new P	•					
Designer/Installer: Dennis DiGiando Corporation Address: 303 Main Street Milford, MA 01757 Street City State Zip Telephone: 508-634-0221 Type of Application Sign Minor Project Exterior Alterations Major Project (Site Plan Review) - preliminary - final Plexible Subdivision Planned Residential Development Residential Compound Brief description of sign or project: Remove and replace rotted wood trim around exterior windows and doors and replace with new P						
Address: 303 Main Street Milford, MA 01757 Street City State Zip Telephone: 508-634-0221 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: Remove and replace rotted wood trim around exterior windows and doors and replace with new P	Telephone: 78	81-366-3779	·			7
Telephone: 508-634-0221 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: Remove and replace rotted wood trim around exterior windows and doors and replace with new P	Designer/Insta	aller <u>: Dennis</u>	DiGiando Corporatio	n		
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: Remove and replace rotted wood trim around exterior windows and doors and replace with new P	Address: <u>3</u>	303 Main Stree	t		MA	01757
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: Remove and replace rotted wood trim around exterior windows and doors and replace with new P	Stre	eet		City	State	Zip
Sign	Telephone: <u>5</u>	08-634-022	1			
Minor Project ✓ Exterior Alterations Major Project (Site Plan Review) - preliminary - final Flexible Subdivision Planned Residential Development Residential Compound Brief description of sign or project: Remove and replace rotted wood trim around exterior windows and doors and replace with new P			Type of Application			
V Exterior Alterations Major Project (Site Plan Review) - preliminary - final Flexible Subdivision Planned Residential Development Residential Compound Plansed Resident		_				
- preliminary - final - Flexible Subdivision - Planned Residential Development - Residential Compound Brief description of sign or project: Remove and replace rotted wood trim around exterior windows and doors and replace with new P			Exterior Alterations			
			Major Project (Site Pla	nn Review)		
□ Planned Residential Development □ Residential Compound Brief description of sign or project: Remove and replace rotted wood trim around exterior windows and doors and replace with new P			- final			
Residential Compound Brief description of sign or project: Remove and replace rotted wood trim around exterior windows and doors and replace with new P				evelopment		
Remove and replace rotted wood trim around exterior windows and doors and replace with new P						
	Brief description Remove and re	on of sign or pro eplace rotted w	<i>ject:</i> vood trim around exter	ior windows and d	oors and replac	e with new PVO
and moldings to match existing as close as possible.	and moldings	to match exist	ing as close as possible	e.		

Dedham Savings Bank 1077 Great Plain Ave Needham, MA

Exterior Window and Door Trim and Molding Replacement



Location Map

Great Plain Ave Street Photo View of Dedham Savings Bank



Garden Street Photo View of Dedham Savings Bank



Rear Building Entrance- Current Condition

Rear Building Entrance and Moldings



Rear Building Entrance rotted trim example



Proposed Scope of Work Rear Entrance

Replace Pilasters around door with new PVC trim to match existing to the best of our ability



Proposed AZEK trim moldings to be installed



AZEK PVC trim boards and moldings to match existing to best of our ability



Garden Street Elevation Window Trim – Current Condition





Existing Conditions Garden Street Elevation



Replace all trim around 6 window locations with new PVC Trim and molding to match existing to the best of our ability



Damaged and Rotted Trim at Windows-Garden Street Elevation - Current





Garden Street Elevation – Proposed Scope of Work

Remove and replace existing rotted window trim and replace with new PVC Trim at 6 window locations. Trim will match existing to the best of our ability





Existing trim to be replaced with AZEK PVC trim seen below





1077 Great Plain Ave Elevation - Window Trim Current Condition





Great Plain Ave – Elevation Proposed Scope of Work





Replace existing trim and moldings around 5 windows with new PVC trim to match existing to the best of our ability

Example of damaged trim existing

Front Building Entrance Great Plain Ave-Current Condition

Front Building Entrance and Moldings



Front Building Entrance rotted trim example



Proposed Scope of Work Front Entrance Great

Plain Ave

Replace Pilasters around door with new PVC trim to match existing to the best of our ability



Replace pilasters with new PVC Trim and molding

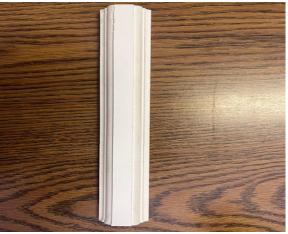
Proposed AZEK PVC Trim Moldings to be installed.

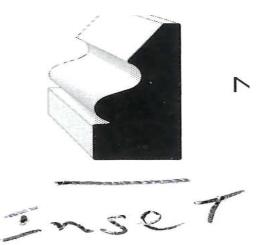




AZEK and PVC Trim Sample Moldings to be Used







The AZEK Company

Summarize

Scope of Work

- Remove and dispose of exterior rotted trim moldings around eleven windows and two entrances.
- Furnish and install new PVC exterior trim molding at areas window locations and entrances to match existing to the best of our ability.
- Apply bright white paint on all new trim and moldings.

Thank you for your time to review this proposed upgrade to the exterior of Dedham Savings Bank



DESIGN REVIEW BOARD

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

_*Date*: _02/04/2025 Property Location: 128 First Ave. Needham MA Corey Lathbury Owner: 128 First Ave. Needham MA Address: City State Zip *Telephone:* ____781-726-7778 Applicant: Maria Whack / Jeremy Satram - Architectural Sign Group 145 Meacham Ave. Elmont NY 11003 Address: City State Zip 843-708-1254 / 516-326-1800 Telephone:____ Designer/Installer: Jeremy Satram - Architectural Sign Group 145 Meacham Ave. Elmont NY 11003 Address: City State Zip Telephone: 516-326-1800 Type of Application X 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: Install one on-premise, non-illuminated directional sign.

Please email completed application to elitchman@needhamma.gov

Sign- 5' x 2' 6" witdth of 6". Apx- 12.5 sq ft



BOS14

DIGITAL REALTY
PERMIT DRAWINGS
128 First Avenue Needham, MA 02494

VERSION 1.0 SUBMITTED SEPTEMBER 2024

Submitted by: Juan Pablo Causado Project Designer Modulex jpc@modulex.com



B2 / Secondary Vehicular Directional / Single Sided / Non - Illuminated / EX-143 / OPTION B



Prepared by:	
modulex	
BRAND ROLLOUTS • WAYFINDING • AR	CHITECTURAL SIGNAGE



BOS14				
DATE 09.20.24	JPC	V.1	Modular © Reproductions of the whole or part of this document constitutes an entiregement of copyright. The information, ideas and concepts contained in this decidence and the contained of the contained of the contained of the contained of the decidency acts information to any person without the prior written consent of Modulars?	2

B2 / Secondary Vehicular Directional / Single Sided / Non - Illuminated / EX-143 / OPTION B

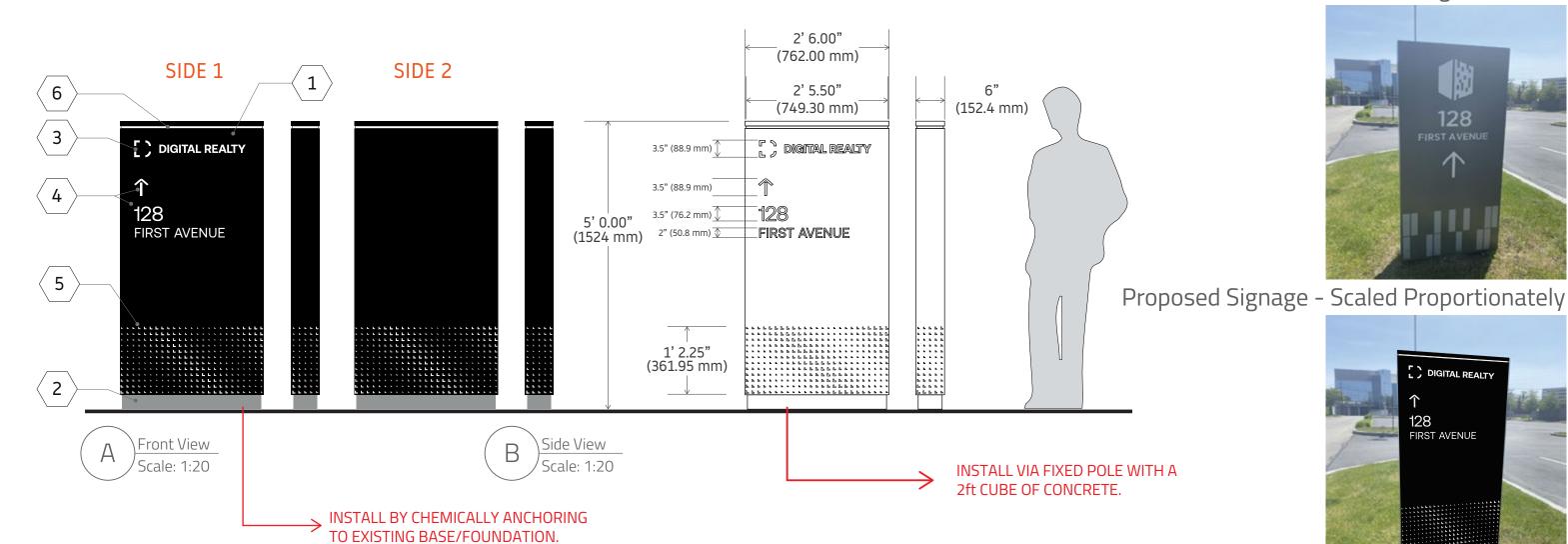
Exterior

Existing Conditions

FIRST AVENU

[] DIGITAL REALTY

128 FIRST AVENUE





3mm Poliester powder coated aluminium Face / Side panels fixed on mild steel tube frame. Panels in DRL Signage Black

BASE

- 3mm Aluminium base cover panels, poliester powder coated DRL Grey. Tube mild steel upright posts with 6mm welded base plate and gussets.
- Letter "D" Pushed trough acrylic "Digital Realty" letters backed up acrylic in DLR Signage White.

MESSAGING 1

- Backed Up Acrylic letters / graphics in DLR signage white. Securely attached to face panels as required.
- **CONNECTIVITY PATTERN** Computer cut out white vinyl
- Backed up Acrylic.

EXISTING CONDITIONS

Existing Sign: H:5' x W: 2' 6" x D: 6"

ACTION

Remove existing monolith and replace with the new one.

MAKE GOOD

Patch, repair and painting done by others.





BOS14

09.20.24

JPC



Design Review Board Meeting Minutes

Monday, January 13, 2025

7:30 p.m.

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1 2

3

Board Members:

- Steve Dornbusch, Board Member (P)
- Milee Pradhan, Board Member (P)
- 9 Felix Zemel, Board Member (P)
- 10 Alex Clee, Planning & Community Development (P)

11 12

Steve Dornbusch, Acting Chair, called the meeting to order on January 13, 2025, at 7:33 p.m. He reviewed the remote meeting procedures.

13 14 15

Applicants & Attendees:

- 1. Ben Podlogar and Paul Landa, representing CVS
- 2. Ray Zheng, owner, representing Noodle Doodle

17 18 19

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24

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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.

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Ben Podlogar, representing CVS, presented some Needham photos integrated into the proposed window graphic designs. There are a few different images for the Board to choose from.

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Mr. Zemel noted that there is one photo proposed that seems to be a reflection. He suggested flipping the picture under the CVS sign with the historical Needham picture, as it feels out of place. The window with the moneygram seems to be proposed to be half the height. Mr. Podlogar explained that CVS would like this window to allow for some light and not be fully covered with an image.

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Paul Landa noted that the square footage allowance previously discussed for each window has not been altered. The only change made was to include Needham images.

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Ms. Pradhan asked how the proposed photos were chosen. Mr. Podlogar explained that Staff suggested one of the historic photos from this site. Ms. Pradhan stated that she prefers Option B.

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- Mr. Dornbusch stated that the moneygram sign proposed on the right was not presented as part
- of the original Special Permit. The Board can discuss the proposed graphics, but the applicant
- 44 will have to come back for approval of that sign. He suggested that this sign be placed on the
- right side of the door. Mr. Podlogar explained that this sign is currently existing and was

included on the previous plans. Mr. Dornbusch stated that approval for this sign would be
needed, as this is a new Special Permit. Mr. Landa stated that this sign was included in the
original application. If this is not permitted at this time, he asked where approval would be
sought from. Mr. Dornbusch stated that he is unclear on this. The Board can give approval for
the preferred photo option this evening, subject to removal of the moneygram sign. The applicant
can then get additional information on this from the Building Department.

The Board discussed and agreed upon the photos included in the panel labeled "Proposed" option, not to be confused with alternate A, or alternate B.

Upon motion duly made by Mr. Zemel and seconded by Ms. Pradhan, it was voted to approve the panel labeled Proposed with no changes, with the condition that the applicant return for a special permit hearing if determined by the Building Commissioner for the placement of the moneygram sign. Steve Dornbusch – aye; Milee Pradhan – aye; Felix Zemel – aye; Motion passed 3-0-0.

Agenda Item 1:

Fong Lam, CC Sign Boston, representing Noodle Doodle located at 998 Great Plain Avenue and applying for signage.

Ray Zheng, owner, explained that there is not currently a sign in this location. The proposal is for an aluminum sign above the main door. Mr. Dornbusch stated that he believes the proposed sign complies with the requirements.

Mr. Zemel asked if this is a chain store. Mr. Zheng stated that there are two other locations in Boston. Mr. Zemel stated that the name "Noodle Doodle" does not necessarily exude that it is a ramen restaurant. The proposed sign does not fully fit in with other signs in the area. He asked if the sign could be differentiated from the brick façade and made to more closely follow the motif of nearby signs. Otherwise, he would be okay approving this.

Mr. Zemel asked about lighting for the sign and the windows of the restaurant. Mr. Zheng stated that there is nothing proposed for the left side window in order to bring in light. There will be no other signage on the windows.

Ms. Pradhan stated that she also questioned the type of store based on the proposed signage. The sign appears to be very blended into the façade. She asked if the graphics of the bowl could be scaled down, in order to include larger lettering.

Mr. Dornbusch asked about the Chinese/Japanese lettering included on the sign. Mr. Zheng stated that this says "ramen."

Mr. Dornbusch stated that he would recommend making the lettering smaller, in order to better match nearby signs. He stated that, if the other existing stores have been successful, then the existing signage is likely appropriate.

- 91 Upon motion duly made by Mr. Zemel and seconded by Ms. Pradhan, it was voted to approve 92 the proposed sign, with the conditions that the graphic be made the same height as "Noodle 93 Doodle" and centering the component to give space on each side. Steve Dornbusch – aye; Milee
- 95 Doodle and centering the component to give space on each side. Steve Dornouscii aye; N. 94 Pradhan aye; Felix Zemel aye; Motion passed 3-0-0.

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- 96 **<u>REVIE</u>W**
- 97 Minutes of 12/16/2024 meetings.

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Upon motion duly made by Mr. Dornbusch and seconded by Ms. Pradhan, it was voted to approve the meeting minutes of December 16, 2024, as presented. Steve Dornbusch – aye; Milee Pradhan – aye; Felix Zemel – abstain; Motion passed 2-0-1.

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Upon motion duly made by Mr. Zemel and seconded by Ms. Pradhan, it was voted to adjourn at 8:33 p.m. Steve Dornbusch – aye; Milee Pradhan – aye; Felix Zemel – aye; Motion passed 3-0-0.

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106 Next Public Meeting – January 27, 2025, at 7:30pm via Zoom Webinar

