

DESIGN REVIEW BOARD

Monday, May 19, 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 2027, 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](https://us02web.zoom.us/j/83754221747)

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:

David Feldman, VP Wingate Development LLC located at 589 Highland Avenue applying for site plan review revisions to previously approved site plan.

Tom Taricano, FastSigns representing EverSight Optometry located at 1498 Highland Avenue, Needham, MA, and applying for signage.

Envision Needham Update

REVIEW

Minutes of 4/28/2025 meeting.

Next Public Meeting – June 2, 2025 at 7:30pm



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 589 Highland AVE **Date:** April 21, 2025

Owner: GingerCare Living LLC

Address: 589 Highland Ave Needham
Street City State Zip

Telephone: _____

Applicant: Wingate Development LLC c/o David Feldman

Address: 57 Wells Ave. Suite 20 Newton MA. 02459
Street City State Zip

Telephone: 781-707-9000

Designer/Installer: _____

Address: _____
Street City State Zip

Telephone: _____

Type of Application
☐ Sign
☐ Minor Project
☐ Exterior Alterations
☐ Major Project (Site Plan Review)
☐ - preliminary
☐ - Final <u>Amendment to previously Approved</u>
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Applicant desires to amend the approved site plan dated 2/3/2023 to include 2 EV charging stations, A

Bocce Court, a dog run, extend an internal sidewalk and add 3 parking spaces.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

SITE DEVELOPMENT PLANS

FOR

ONE WINGATE WAY EAST
589 HIGHLAND AVENUE
NEEDHAM, MA

FEBRUARY 03, 2023

SHEET INDEX					
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS	
C1	COVER SHEET	03/26/25			
C2	EXISTING CONDITIONS PLAN	02/03/23			
C3	LAYOUT PLAN	03/26/25			

OWNER/ APPLICANT:

WINGATE DEVELOPMENT
57 WELLS AVENUE, SUITE 20
NEWTON, MA 02459

CIVIL ENGINEER:

KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

LAND SURVEYOR:

R.E. CAMERON & ASSOCIATES, INC.
681 WASHINGTON ST.
NORWOOD, MA 02062

ARCHITECT:

THE ARCHITECTURAL TEAM
50 COMMANDANTS WAY
CHELSEA, MA 02150

LANDSCAPE ARCHITECT:

HAWK DESIGN INC.
P.O. BOX 1309
SANDWICH, MA 02563

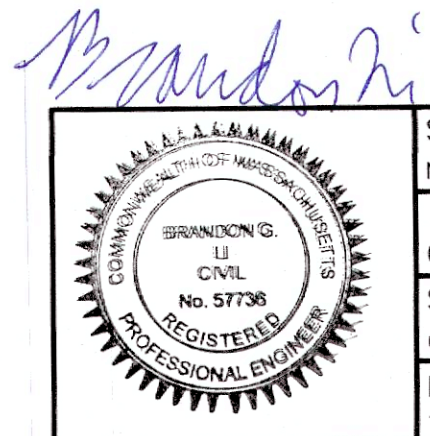
TRAFFIC CONSULTANT:

RON MUELLER & ASSOCIATES
56 TERESA ROAD
HOPKINTON, MA 01748

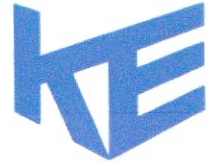


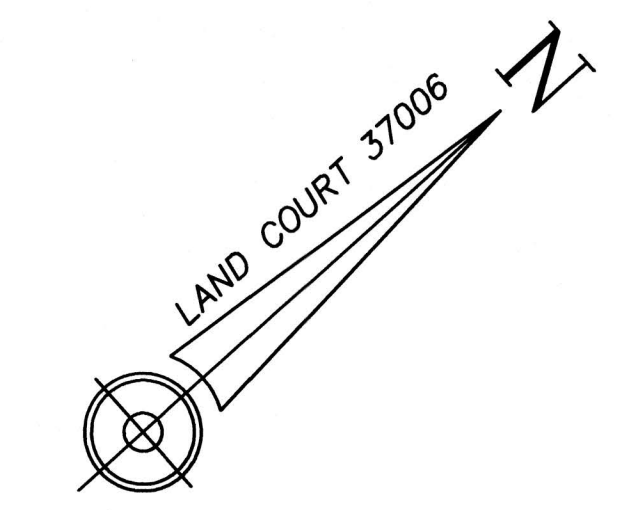
LOCATION MAP

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SCALE	JOB #
NA	2022-164
DATE	DRAWN BY
02/03/23	CJL
SHEET	CHKD BY
C1 of C3	BGL
FILE #	APPD BY
TS06-TS01PB	BGL

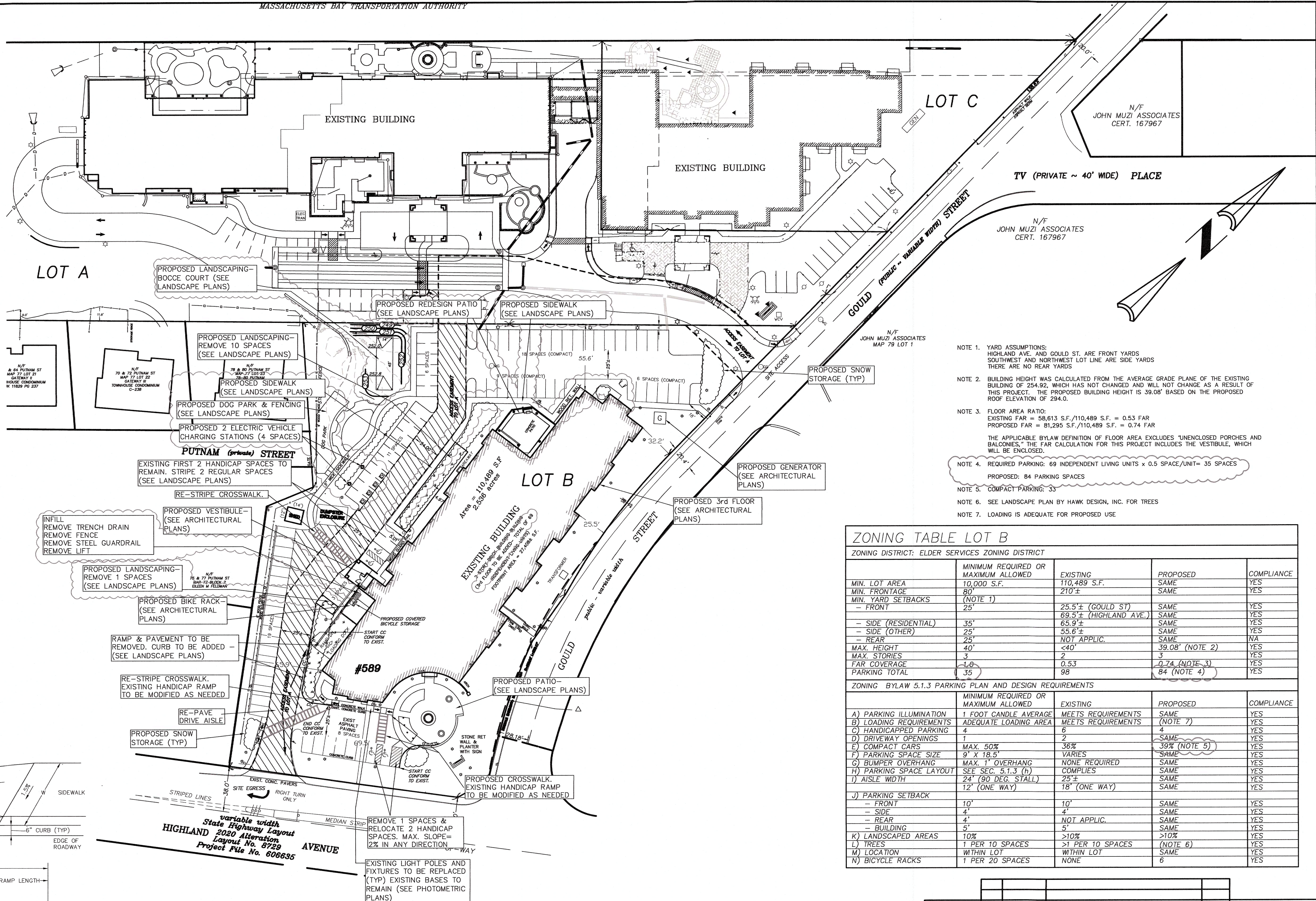
589 HIGHLAND AVENUE NEEDHAM ,MA		SHEET NO.
 KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com		C1



A map titled "Locus Map" showing the intersection of Gold Street, Highway 128, and Highway 125. A compass rose indicates North. A shaded area on Gold Street is labeled "LOCUS". A small circle on Gold Street is labeled "JUNY'S".

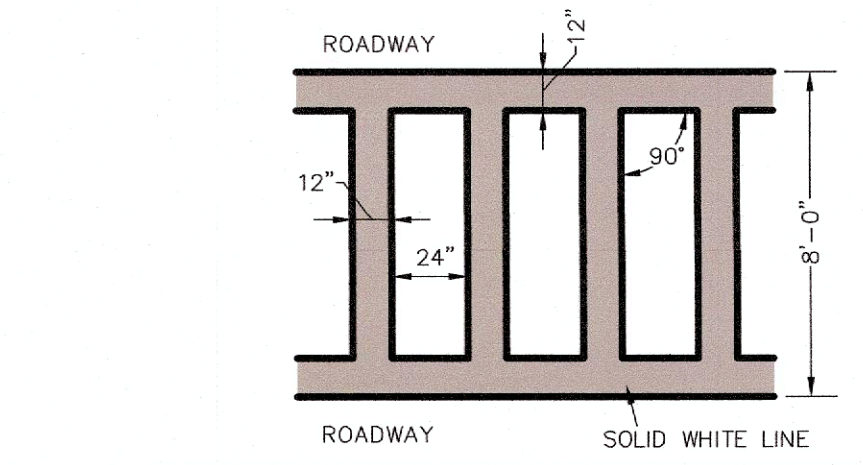
**EXISTING CONDITIONS PLAN
589 HIGHLAND AVENUE
WINGATE AT NEEDHAM, INC.
NEEDHAM, MASS.**

SHEET NUMBER: 2

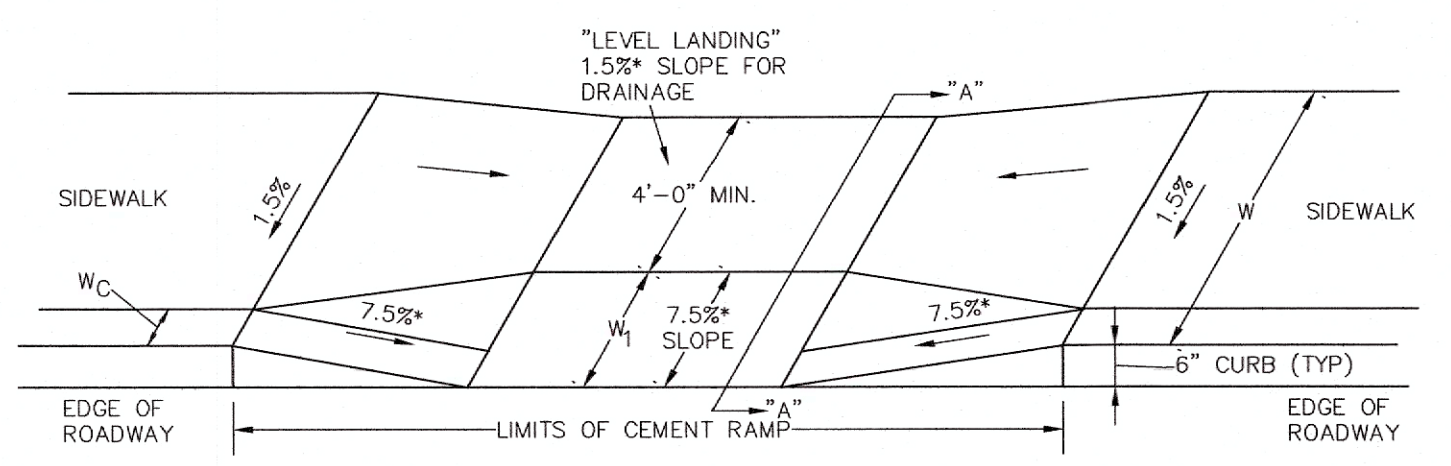


- NOTE 1. YARD ASSUMPTIONS:
HIGHLAND AVE. AND GOULD ST. ARE FRONT YARDS
SOUTHWEST AND NORTHWEST LOT LINE ARE SIDE YARDS
THERE ARE NO REAR YARDS
- NOTE 2. BUILDING HEIGHT WAS CALCULATED FROM THE AVERAGE GRADE PLANE OF THE EXISTING BUILDING OF 254.92, WHICH HAS NOT CHANGED AND WILL NOT CHANGE AS A RESULT OF THIS PROJECT. THE PROPOSED BUILDING HEIGHT IS 39.08' BASED ON THE PROPOSED ROOF ELEVATION OF 294.0.
- NOTE 3. FLOOR AREA RATIO:
EXISTING FAR = 58,613 S.F./110,489 S.F. = 0.53 FAR
PROPOSED FAR = 81,295 S.F./110,489 S.F. = 0.74 FAR
- THE APPLICABLE BYLAW DEFINITION OF FLOOR AREA EXCLUDES "UNENCLOSED PORCHES AND BALCONIES." THE FAR CALCULATION FOR THIS PROJECT INCLUDES THE VESTIBULE, WHICH WILL BE ENCLOSED.
- NOTE 4. REQUIRED PARKING: 69 INDEPENDENT LIVING UNITS x 0.5 SPACE/UNIT= 35 SPACES
PROPOSED: 84 PARKING SPACES
- NOTE 5. COMPACT PARKING: 33
- NOTE 6. SEE LANDSCAPE PLAN BY HAWK DESIGN, INC. FOR TREES
- NOTE 7. LOADING IS ADEQUATE FOR PROPOSED USE

ZONING TABLE LOT B				
ZONING DISTRICT: ELDER SERVICES ZONING DISTRICT				
	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	110,489 S.F.	110,489 S.F.	SAME	YES
MIN. FRONTAGE	80'	210'±	SAME	YES
MIN. YARD SETBACKS	(NOTE 1)			
- FRONT	25'	25.5'± (GOULD ST) 69.5'± (HIGHLAND AVE.)	SAME	YES
- SIDE (RESIDENTIAL)	35'	65.9'±	SAME	YES
- SIDE (OTHER)	25'	55.6'±	SAME	YES
- REAR	25'	NOT APPLIC.	SAME	NA
MAX. HEIGHT	40'	<40'	39.08' (NOTE 2)	YES
MAX. STORIES	3	2	3	YES
FAR COVERAGE	1.0	0.53	0.74 (NOTE 3)	YES
PARKING TOTAL	35	98	84 (NOTE 4)	YES
ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS				
	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
A) PARKING ILLUMINATION	1 FOOT CANDLE AVERAGE	MEETS REQUIREMENTS	SAME	YES
B) LOADING REQUIREMENTS	ADEQUATE LOADING AREA	MEETS REQUIREMENTS	(NOTE 7)	YES
C) HANDICAPPED PARKING	4	6	4	YES
D) DRIVEWAY OPENINGS	1	2	SAME	YES
E) COMPACT CARS	MAX. 50%	36%	39% (NOTE 5)	YES
F) PARKING SPACE SIZE	9' X 18.5'	VARIABLE	SAME	YES
G) BUMPER OVERHANG	MAX. 1' OVERHANG	NONE REQUIRED	SAME	YES
H) PARKING SPACE LAYOUT	SEE SEC. 5.1.3 (h)	COMPLIES	SAME	YES
I) AISLE WIDTH	24' (90 DEG. STALL) 12' (ONE WAY)	25'± 18' (ONE WAY)	SAME	YES
J) PARKING SETBACK				
- FRONT	10'	10'	SAME	YES
- SIDE	4'	4'	SAME	YES
- REAR	4'	NOT APPLIC.	SAME	YES
- BUILDING	5'	5'	SAME	YES
K) LANDSCAPED AREAS	10%	>10%	>10%	YES
L) TREES	1 PER 10 SPACES	>1 PER 10 SPACES	(NOTE 6)	YES
M) LOCATION	WITHIN LOT	WITHIN LOT	SAME	YES
N) BICYCLE RACKS	1 PER 20 SPACES	NONE	6	YES



CROSSWALK STRIPING DETAIL
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®

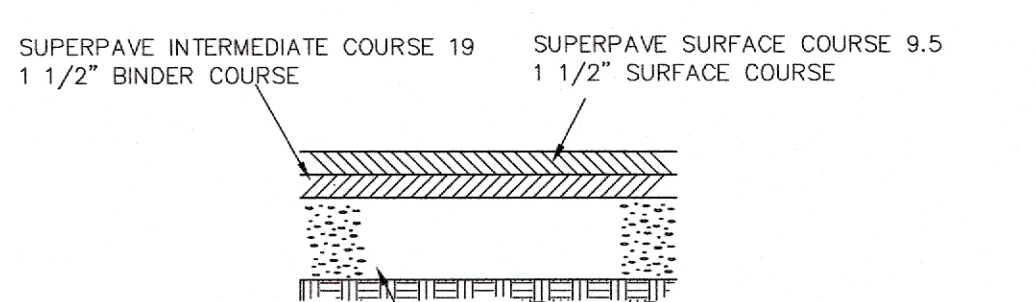


LEGEND
W = SIDEWALK WIDTH
W₁ = PERPENDICULAR RAMP LENGTH
W_C = CURB WIDTH
± = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AB= W-W_C
RAMP LENGTH, W₁ = W - (4'-0" MIN.)

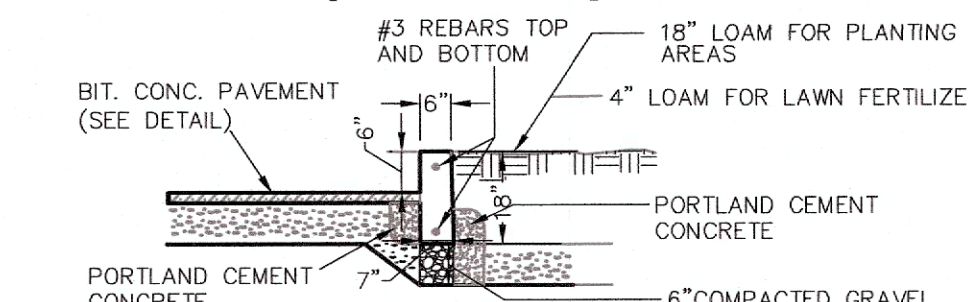
NOTE:
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

WHEELCHAIR RAMPS
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.®

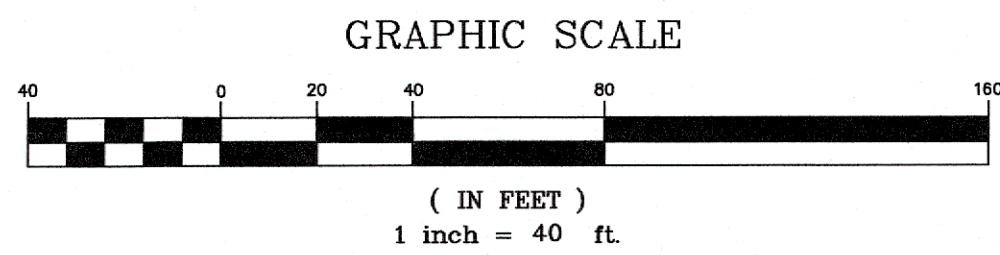
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BITUMINOUS CONCRETE PAVEMENT (STANDARD)
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CONCRETE CURB DETAIL
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SCALE	1" = 40'
DATE	02/03/23
REV	1. 03/26/25
DATE	PLANNING BOARD MODIFICATION
BY	
SHEET	3 of 3
FILE #	LA06-LA01PB
JOB #	F:\2022-164
DRAWN BY	CUL
CHKD BY	BGL
APPD BY	BGL

WINGATE AT NEEDHAM, INC.
589 HIGHLAND AVENUE
NEEDHAM, MA

LAYOUT
PLAN

78°

81°

84°

87°

90°

93°

96°

99°

102°

105°

108°

111°

114°

117°

120°

123°

126°

129°

132°

135°

138°

141°

144°

147°

150°

153°

156°

159°

162°

165°

168°

171°

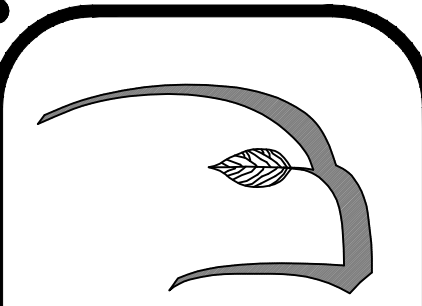
174°

177°

180°

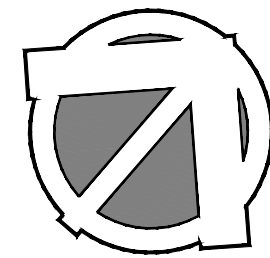
KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com





Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

HAWK DESIGN, INC. 2025
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Date: 2/3/23

Revisions:
Num. Date Description
1. 3/26/25 Planning Board Modification

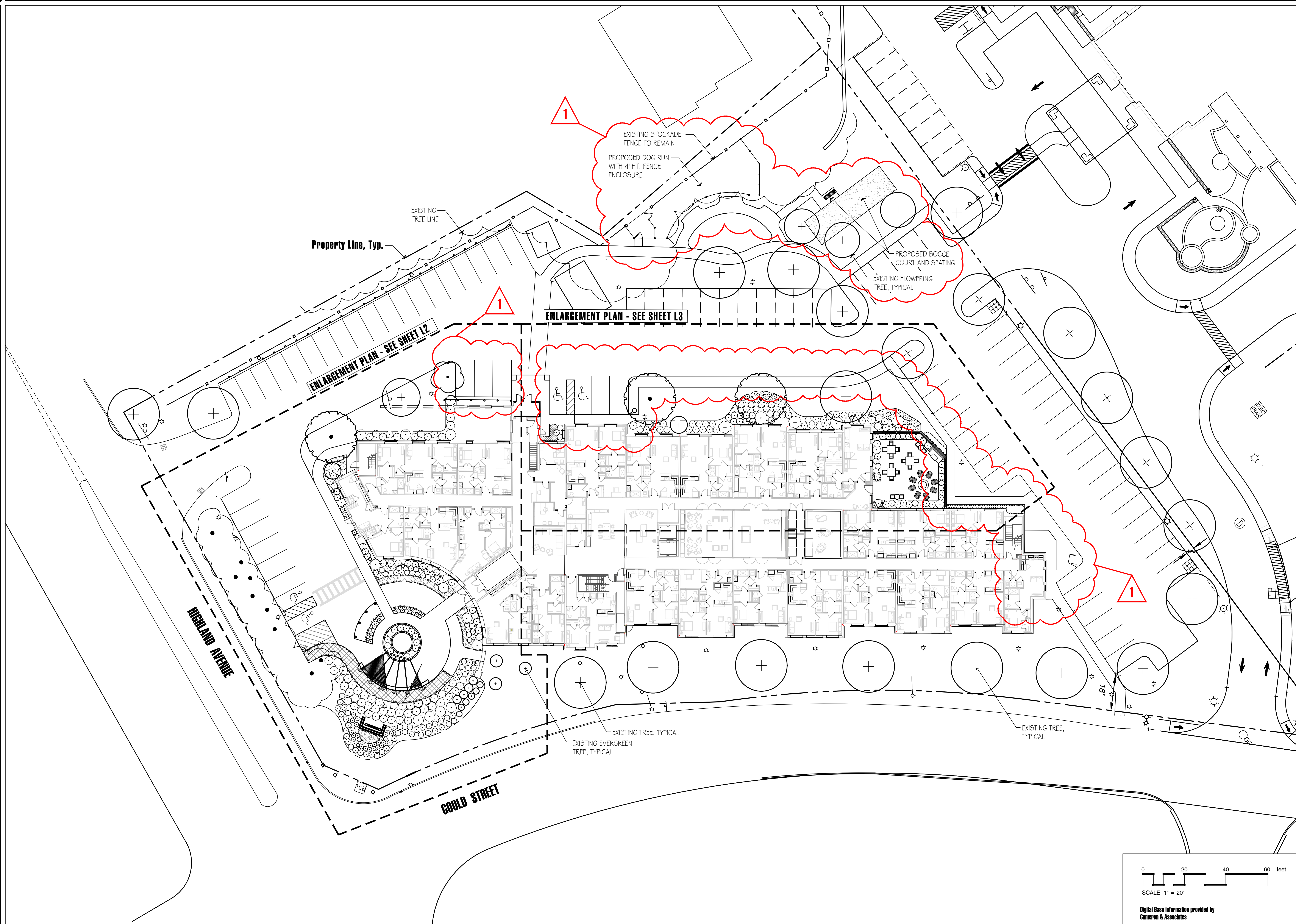
Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

Drawn By: ND Checked By: TM

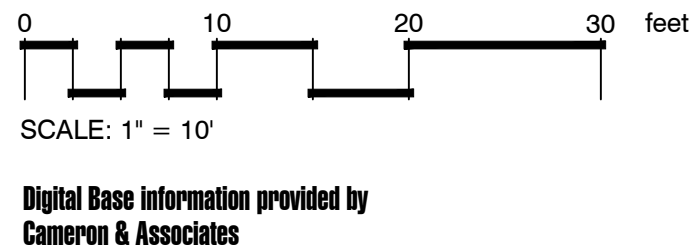
**Site
Landscaping
Plan**

Scale: 1" = 20'-0"

Sheet: **L1**



TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
HM	1	Heptacodium miconioides	Seven Sons Flower	B & B		6-7' HT.
M-RR	1	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	B & B		2.5-3" CAL.
TT-S	3	Tilia tomentosa 'Sterling'	Sterling Linden	B & B		3-3.5" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
AZ-DV	10	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	B & B		2-2.5' HT.
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.		18-24" SPD.
DG-N	8	Deutzia gracilis 'Nikko'	Slender Deutzia	Cont.		2-2.5' SPR
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.		18-24" HT.
H-RH	45	Hemerocallis x 'Red Hot Returns'	Red Hot Returns Daylily	2 GAL		
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B		2-3' HT
HP-LI	7	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	Cont.		18-24" SPD.
HQ-M	20	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.		2-2.5' HT.
HQ-SD	5	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Oakleaf Hydrangea	Cont.		2.5-3" HT.
IC-H	42	Ilex crenata 'Helleri'	Heller Japanese Holly	B & B		2-2.5' HT.
IC-S	2	Ilex crenata 'Steeds'	Steeds Japanese Holly	B & B		4-4.5' HT
JH-BC	40	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	Cont.		2 Gal
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B		3.5-4" HT.
LM-L	172	Liriope muscari	Lilyturf	2 GAL.		
	24	Liriope muscari	Lilyturf	Cont.		1 Gal.
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.		2-2.5' HT.
PJ-LH	15	Pieris japonica 'Little Heath'	Little Heath Lily of the Valley	B & B		18-24" SPD.
PO-AJ	3	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B		3-3.5' HT.
R-NZ	7	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	B & B		3-3.5' HT.
R-OM	26	Rhododendron x 'Olga Mezitt'	Olga Mezitt PJM Rhododendron	B & B		2.5-3" HT.
R-PJM	3	Rhododendron 'PJM'	PJM Rhododendron	B & B		3-3.5' HT.
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B		2-2.5' HT.
SJ-CC	41	Spiraea japonica 'Double Play Candy Corn'	Spiraea 'Double Play Candy Corn'	B & B		18-24" HT.
TO-EG	12	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B		8-10" HT.
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B		4-5" HT.
VD-BM	3	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood	Cont.		4-4.5' HT.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
H-HR	26	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT		
CA-KF	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
HH-EI	12	Hedera helix	English Ivy	2 GAL.		18" o.c.
SN-M	57	Salvia nemorosa 'Marcus'	Marcus Salvia	2 GAL.		20" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
AN	20	Annuals	Annuals	1 gal		18" o.c.



HIGHLAND AVENUE



Date: 2/3/23

Num.	Date	Description
1.	3/26/25	Planning Board Modification

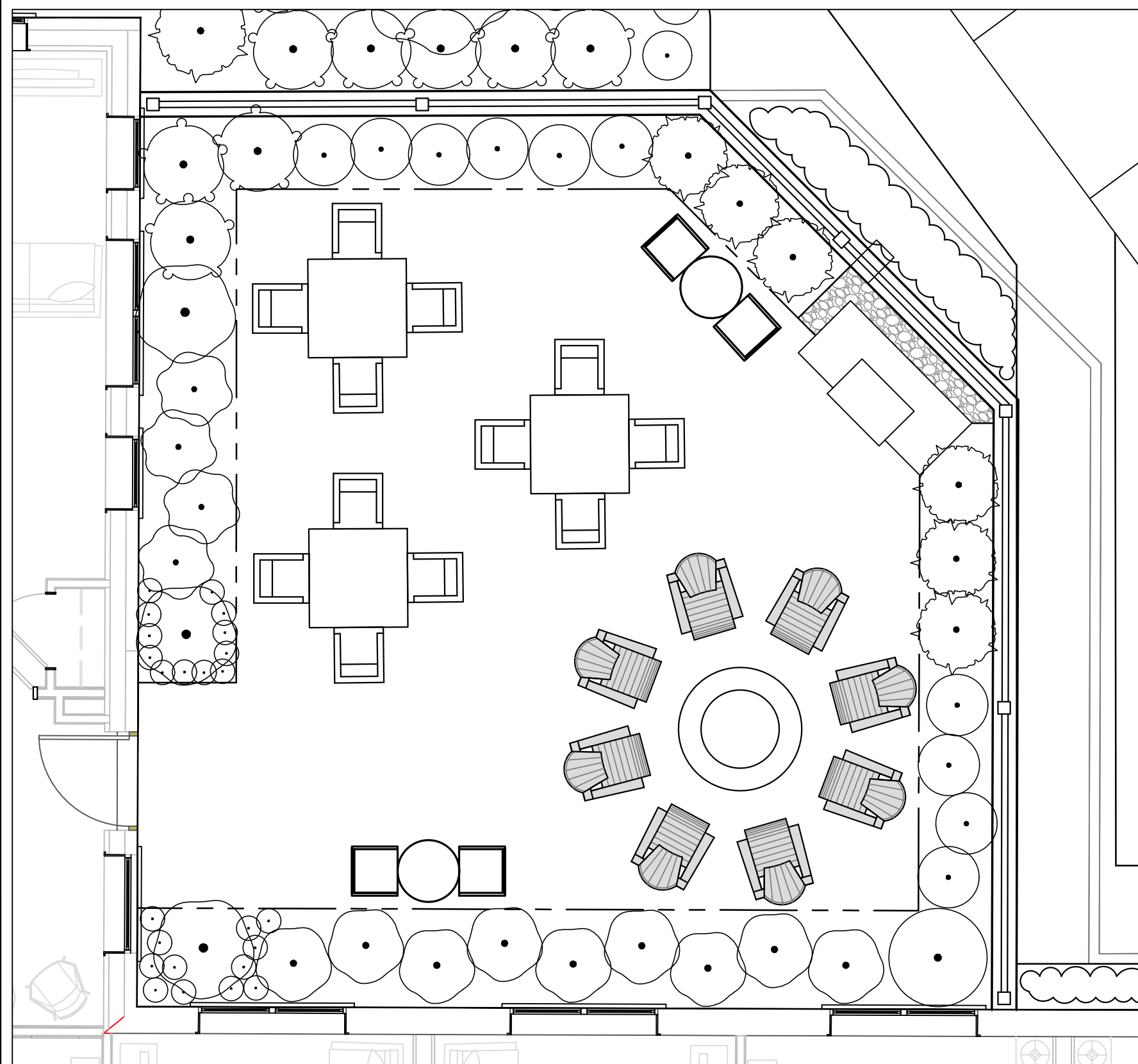
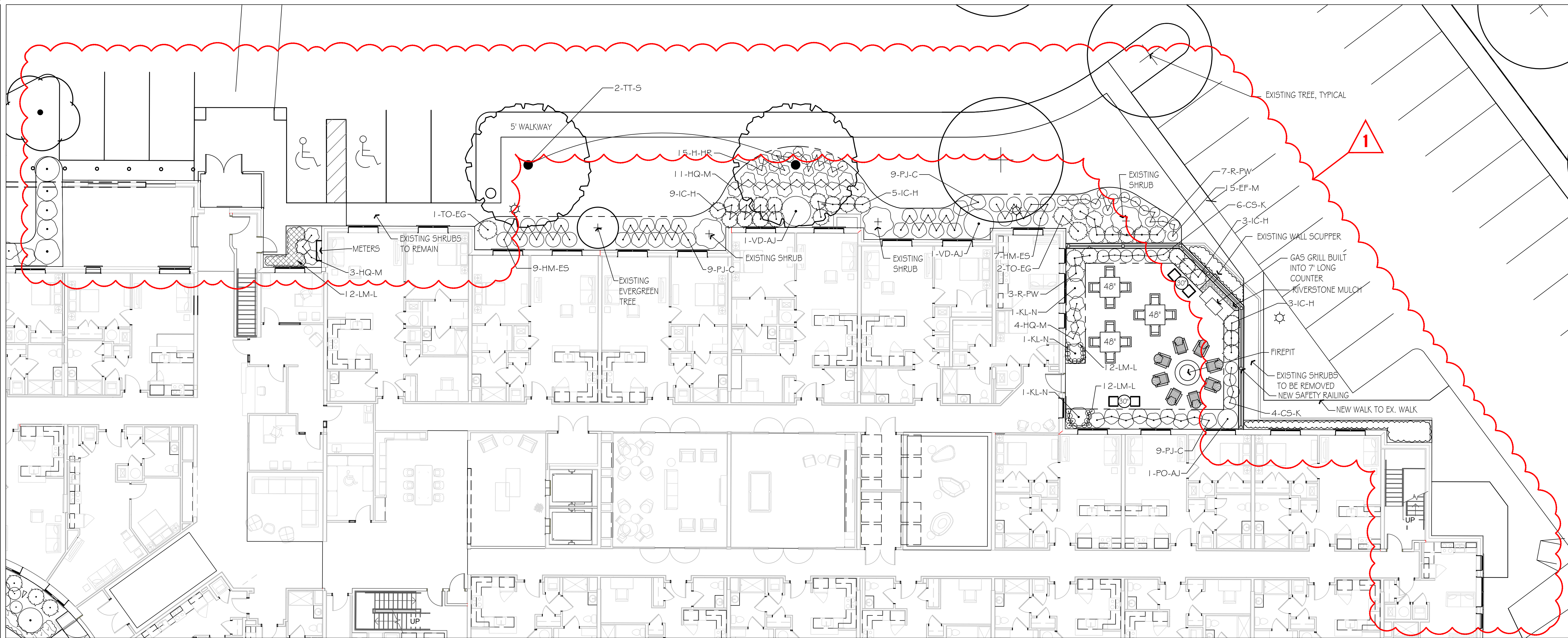
Wingate At Needham, INC.
589 Highland Avenue - Needham, Massachusetts

Drawn By: ND	Checked By: TM
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Parking / Patio Plan

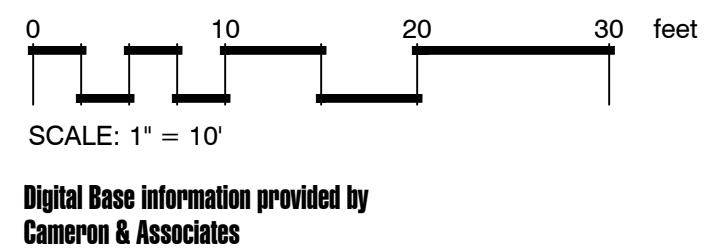
Scale: 1"=10'-0"

Sheet: **L3**



Patio Enlargement - Scale: 1" = 5'-0"

PLANT SCHEDULE PATIO & PARKING					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
TT-S	2	Tilia tomentosa 'Sterling'	Sterling Linden	B & B	3-3.5" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.	18-24" SPD.
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	18-24" HT.
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B	2-3' HT
HQ-M	15	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.	2-2.5" HT.
IC-H	20	Ilex crenata 'Helleri'	Heller Japanese Holly	B & B	2-2.5" HT.
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B	3.5-4' HT.
LM-L	24	Liriope muscari	Lilyturf	Cont.	1 Gal.
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.	2-2.5" HT.
PO-AJ	1	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B	3-3.5" HT.
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B	2-2.5" HT.
TO-EG	3	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10" HT.
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	4-5" HT.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
H-HR	15	Heemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal	



Unclassified

Description

Taken Date
04/23/2025 at 02:06 pm

Upload Date
05/12/2025 at 09:54 am

Uploaded By
David Feldman

File Name
[3A3E8859-ECEA-464D-B...](#)



Unclassified

Description

Taken Date
04/23/2025 at 02:06 pm

Upload Date
05/12/2025 at 10:01 am

Uploaded By
David Feldman

File Name
[32912207-3CA3-4A5E-9...](#)





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1498 Highland Avenue **Date:** 04/24/25

Owner: 1492 HIGHLAND AVENUE LLC

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

Applicant: EverSight Optometry

Address: 1498 Highland Ave Needham MA 02492
Street City State Zip
Telephone: (857)-540-6313

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. 116" 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

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

Primary Building Sign



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

Customer Name: EverSight Optometry
Item Description: Aluminum Bar Frame Sign
Address: 1498 Highland Ave
Needham, MA 02492

Logo Height = 9.35 in
Cap Letter Height (E)= 6.36 in
Letter Height (v)= 4.51 in
Total Sign Length = 116 in
Total Sign Width = 25.25 in
Total Square Footage = 20.34 sq'
Grade to Ground = ~128 in



Existing Location

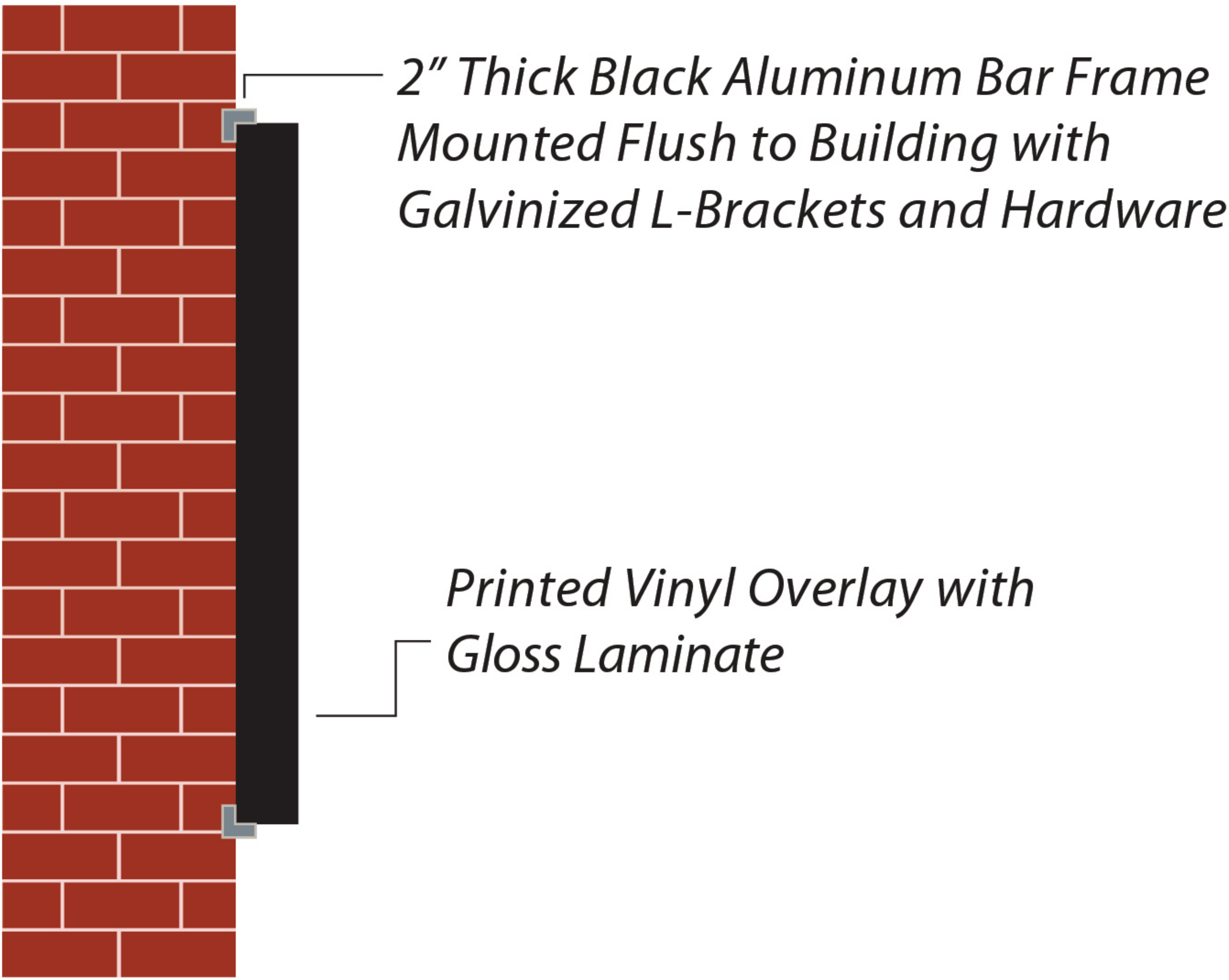
*Graphics not to scale but are proportionate.

Proposed Sign Placement

Note: Sign to be center aligned to Black Sheep sign upon installation



Overall Depth / Side View



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

Neighborhood Signage

Customer Name: EverSight Optometry
Item Description: Aluminum Bar Frame Sign
Address: 1498 Highland Ave
Needham, MA 02492



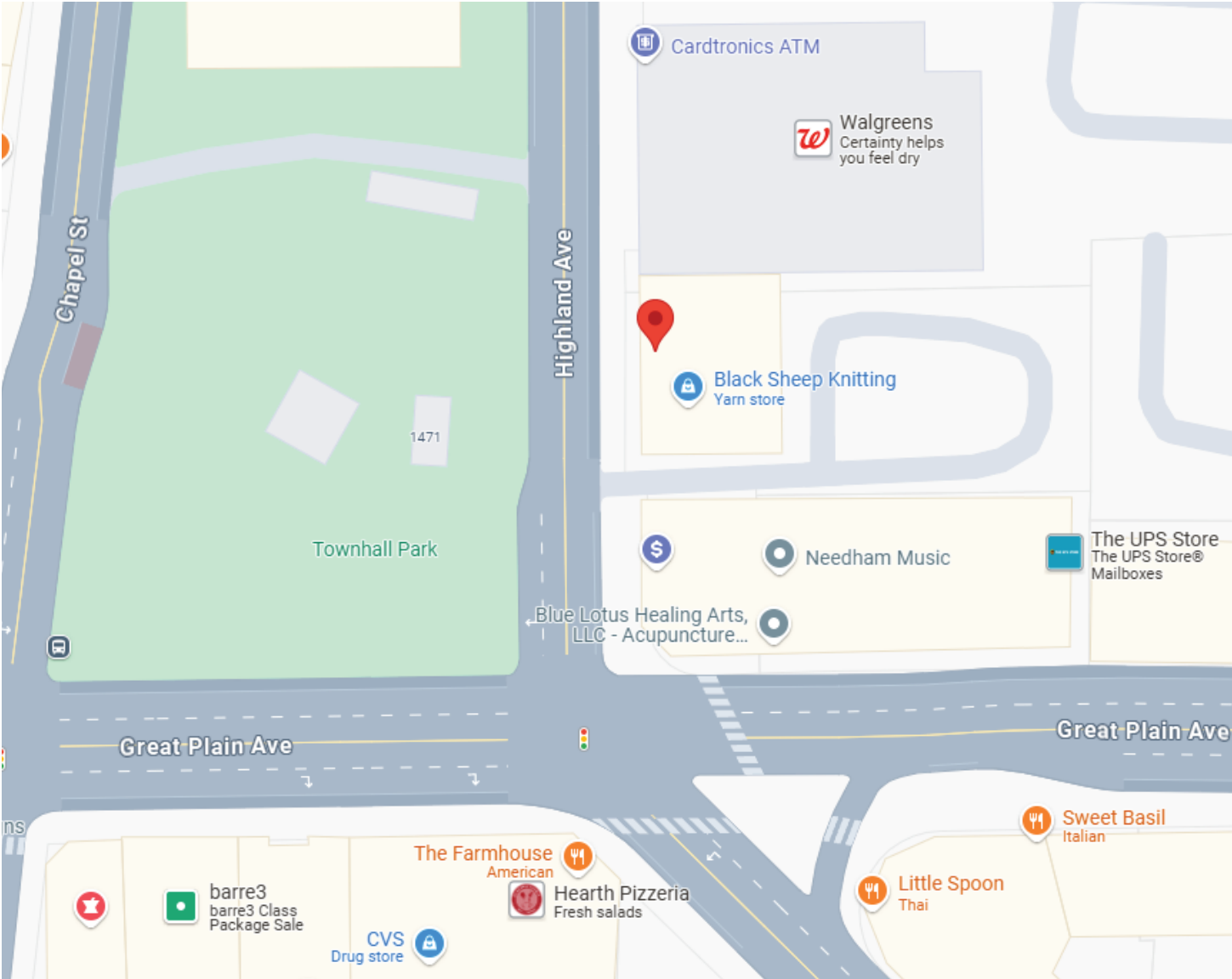
Address: 1498 Highland Ave, Needham MA

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Aerial View

Customer Name: EverSight Optometry
Item Description: Aluminum Bar Frame Sign
Address: 1498 Highland Ave
Needham, MA 02492



Address: 1498 Highland Ave, Needham MA

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Design Review Board Meeting Minutes
Wednesday, April 28, 2025
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Felix Zemel, Board Member (P)
Susan Opton, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)
Alex Clee, Planning & Community Development (P)

Mark Gluesing, Chair, called the meeting to order on April 28, 2025, at 7:33 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Dawn Marie Johnson, Wingate Living, representing Ginger Care Living, located at 589 Highland Ave
2. Tyler Cofelice, P.E. - Weston & Sampson Engineers, Inc., and Hank Haff - Director, Building Design and Construction Dept., representing Town of Needham
3. Adam Knauer, srp Sign Corporation, representing Wilchins Consentino & Novins
4. Michael Lake, Signarama – Framingham, representing Burn Boot Camp
5. Gary McCoy, Poyant Signs Inc., representing South Street 4414 Holdings LLC
6. Avi M. Shoss, The Grossman Companies, representing South Street 4414 Holdings LLC

HEARINGS:

Public notice is hereby given that Ginger Care Living, located at 589 Highland Ave, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law, Section 5.3.4 (Special Permits) whereas the application is for four 5' x 20' temporary banners which promote the proposed 63 unit residential development and one 4' x 8' temporary banner citing the name of the development's contractor, all to be placed on a construction fence for approximately 8 to 10 months. Section 5.5.1.d.ii & iii normally allows only one 12 sq ft banner foot the residential development and one 12 sq. ft. banner for the construction contractor.

Chair Gluesing opened the public hearing.

Dawn Marie Johnson, Wingate Living, stated that the request is to place banners on a fence to promote a new housing project. She stated that this project is a significant opportunity for seniors in Needham who may struggle with traditional rental models. The entry fee model may make this more accessible for those in the community. Wingate has built positive relationships within the town of Needham and believes this project aligns with the shared vision of supporting senior residents. The banners will help raise awareness to ensure that those who can benefit from this opportunity are well informed. The request is for two temporary 25'x6', mesh scrim, single sided banners on the construction fence facing Gould Street and two on Highland Ave.

Chair Gluesing asked about the temporary signs which were previously approved for the site. Ms. Johnson stated that there are no temporary banners currently up at the site. There is a contractor sign up, but the others have been removed in order to apply for the Special Permit.

Mr. Zemel asked why two contractor signs are necessary. It was stated that one of the signs would be at each of the entrances to the site for wayfinding. Mr. Zemel stated that a smaller sign stating "construction entrance" would be better for wayfinding. The applicant agreed to remove this sign along Gould Street.

Chair Gluesing stated that this property is within a Single Residence B District, which has a limit for 12 s.f. of signs. The applicant is requesting a special permit and so the sign at this Highland Avenue location could be a bit bigger as this is a busy road. He suggested a 20 s.f. wayfinding sign also, along Gould Street, as there will be traffic coming from Central Ave on Gould Street. Mr. Zemel agreed with the two 20 s.f. sign entrance signs.

Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve the signage package for a Special Permit for 589 Highland Avenue, with a condition that the general contractor signs be reduced to 20 s.f. at both locations. Felix Zemel – aye; Mark Gluesing – aye; Susan Opton – aye; Motion passed 3-0-0.

Agenda Item 1:

Tyler Cofelice, P.E. - Weston & Sampson Engineers, Inc., and Hank Haff - Director, Building Design and Construction Dept., representing Town of Needham, located at 1407 Central Avenue, Needham, MA, and applying for site plan review.

Hank Haff, Director, Building Design and Construction Dept., explained that the DPW Master Plan was completed by Weston and Sampson. In the Plan, it was determined that the project for the DPW could proceed in phases. This is Phase 1 of the Master Plan, a proposal to bring the fleet maintenance facility as an addition to the Jack Cogswell Building. This will provide the six employees adequately sized and contemporary facilities. The existing facility is well past its useful life. This has been before the Conservation Commission for a second hearing last week and is on the Planning Board agenda for May.

Tyler Cofelice, P.E. - Weston & Sampson Engineers, Inc., explained that there are wetlands around the perimeter of the site. The proposal is to renovate the most eastern bay in the existing storage garage for a maintenance bay, construct a proposed 12,000 s.f. pre-engineered metal maintenance garage on the eastern side, and an exterior wash pad at the southern end. One major feature of the site is a large ledge wall, left after removal of existing ledge hill to create space for the building. The ledge wall will be roughly 25'-30' tall at its max. In relation, the highest point of the building is the front edge at roughly 34' tall. The building and the ledge wall will be roughly the same magnitude and height. The ledge wall will provide a significant screening from the neighborhood and the road. The natural tree cover between the neighbor and the street is also proposed to be maintained. One of the goals of the project is to create a net zero facility and will include ground source heat pump wells. A sewer line extension is proposed to tie into the site, and there will be rooftop solar. The existing Jack Cogswell building has a simple finish with warm white metal panel walls and a white metal seam roof, with beige stone veneer along the

bottom of the building and white overhead doors. The proposed addition will continue the aesthetic of the existing building by wrapping the stone veneer around the bottom to the wash bay and adding translucent panels to bring light into the building. A single story connector piece connects the two buildings. For the roof, a high point is proposed in the front which will slope to the rear. The connector building will break up the roof lines and the façade of the building. A shorter standing seam metal roof that pitches from the rear of the site to the front of the connector piece, at the same pitch as the existing building, is proposed. The proposed materials include overhead doors, triple pane glass, insulated translucent panels, and continued dark bronze accents for the lighting fixtures. The exterior wash pad will have galvanized steel metal framing to help with the wet environment. Per the Town's tree bylaws, removing trees in the wetland buffer zone requires replacement trees within the jurisdiction at a 2:1 ratio. The proposed project will remove 11 trees within the jurisdictional area and 22 new trees are proposed.

Ms. Opton asked about erosion controls. Mr. Cofelice stated that there will be compost filter tubes and silt fence during construction. Once stabilized, the steep slopes will be exposed ledge and not likely to erode. Some grass is proposed around the building. The Board suggested maintenance free grasses or ground cover instead of lawn.

Mr. Zemel asked about the ledge wall. Mr. Cofelice stated that this will be carved into the bedrock. This is a natural retaining wall. A fence will be proposed at the top for screening and safety.

Chair Gluesing stated that he believes the site is well screened from Central Ave and the abutters. The proposed materials and style of the new building are appropriate. He asked about any lighting. Mr. Cofelice stated that there will be no proposed site lighting. The building will have exterior lighting, matching what currently exists.

Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve the site plan and building design for the addition to the Jack Cogswell building at 1407 Central Avenue, as submitted. Felix Zemel – aye; Mark Gluesing – aye; Susan Opton – aye; Motion passed 3-0-0.

Agenda Item 2:

Adam Knauer, srp Sign Corporation, representing Wilchins Consentino & Novins, located at 250 First Avenue, Needham, MA, and applying for signage.

Adam Knauer, srp Sign Corporation, representing Wilchins Consentino & Novins, explained that the proposal is consistent with the existing signage and within the 32 s.f. requirement. The proposed sign will have channel letters, and be face lit. The text will be white with a logo of three different colors. This will be attached to the building using angle clips mounted to the back of the raceway letters. All of the signs in this area are face lit.

Mr. Zemel stated that it appears the white color may be more stark than surrounding signs. Mr. Knauer stated that this is a rendering issue. The white will be closer to what is on the surrounding signs.

Chair Gluesing asked if the graphic element is illuminated. Mr. Knauer stated that it is.

Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve the signage package for 250 First Avenue, as presented. Felix Zemel – aye; Mark Gluesing – aye; Susan Opton – aye; Motion passed 3-0-0.

Agenda Item 3:

Michael Lake, Signarama – Framingham, representing Burn Boot Camp, located at 77 Charles Street, Needham, MA, and applying for signage.

Michael Lake, Signarama – Framingham, representing Burn Boot Camp, explained that this item was continued from the last meeting. There is an existing sign cabinet on this site and a face change is proposed. Originally, the sign was proposed to be blue lettering on a white background, but the Board expressed concern with the prevalence of the white color on the graphic. The applicant has agreed to an inversion of those colors.

Mr. Zemel expressed his appreciation for the inversion and stated that the proposal utilizes the existing space well.

Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve the signage package for 77 Charles Street, as presented. Felix Zemel – aye; Mark Gluesing – aye; Susan Opton – aye; Motion passed 3-0-0.

Agenda Item 5: - *The Board took up this item at this time; it had been listed last on the agenda of applicants.*

Avi M. Shoss, The Grossman Companies, representing South Street 4414 Holdings LLC, located at 1299 Highland Avenue, Needham, MA, and applying for exterior alterations, including lighting and facade.

Avi M. Shoss, The Grossman Companies, representing South Street 4414 Holdings LLC, explained that 1257 Highland Avenue received approval for similar alterations in October 2024. Those improvements are nearly complete. Conrads currently has temporary sign lighting installed and is proposing to add new sign lighting as part of the signage package for that building. The proposal is to renovate this building 1299 Highland Avenue to be in alignment with Needham Wine and Spirits, Conrad's, and Cookie Monster building, along with painting in conjunction with that work. There are currently seven sign boxes for the four tenants and all new signage is proposed for the tenants along with some deferred maintenance for the canopy. The proposal is for an identical color palette to what was approved on 1257 Highland Avenue, including a more muted white color. The proposal is to redo the roof, which is currently leaking, and the soffit while using the same lighting fixtures that were approved on 1257 Highland Avenue. The construction for the canopy includes a series of wood joists, allowing a signage frame system with kickers. A reduction from seven signs to four signs is proposed. The Mathnasium sign is obscured by a pylon, but this is still an improvement. He asked for the Board's input on locating the Pure Hockey signage. The tenant may request additional branding in the future. Mathnasium currently has a large red awning, and this would be changed to a

tomato red color. The roof of the bay window which is currently obscured by the awning will be redone and there will be an update to the current signage. There will be permission sought to paint the gutter and downspouts to a Sherwin-Williams Iron Ore color. There will be downspouts at each of the columns dropping into the planting beds at the base of the raised walkway. The existing railing will also be painted the Iron Ore color.

Ms. Opton stated that she prefers the simplified proposal for the signage and colors.

Mr. Zemel asked about adding a second rail on the other side of the entrance ramp. Mr. Shoss stated that this should be possible. A new ramp is proposed in the location of the existing planting bed along Highland Ave. The applicant stated they hope the Board could assist in connecting them with local artists to install a mural on the wall next to Mathnasium. Mr. Gluesing stated that working with the Needham Council for Arts & Culture on a future mural for the site is a good idea.

Chair Gluesing suggested a bit more landscaping for the site wherever possible.

Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve the façade changes for 1299 Highland Avenue, as submitted. Felix Zemel – aye; Mark Gluesing – aye; Susan Opton – aye; Motion passed 3-0-0.

Agenda Item 4:

Gary McCoy, Poyant Signs Inc., representing South Street 4414 Holdings LLC, located at 1299 Highland Avenue, Needham, MA, and applying for signage.

Gary McCoy, Poyant Signs Inc., representing South Street 4414 Holdings LLC, explained that there are several different tenants identified including Cookie Monster, Conrads, Needham Wine and Spirits, Mathnasium, Supercuts, Needham Nails and Skin Care, and Pure Hockey. The stores previously had internally lit cabinets which were not even across the façade. The proposal is for uniform continuity on each building. The Needham Wine and Spirits, Conrads, and Cookie Monster signs appear directly on the wall, as there is no canopy in that area, but the signs will be pulled forward and placed on the canopy for the other building at 1299 Highland Avenue. The proposal is for a frame system which will support each tenant sign. The signs will be a white background, not internally lit, with 2” deep dimensional letters. This will give a layered look. There will be a raceway strip in each sign. There will be new downlighting proposed using LED fixtures. There will be continuity with all the lighting on both buildings and the same specifications for the signage.

Mr. Zemel asked if the color schemes for all of the signs will be the same. Mr. McCoy stated that there will be a black, blue, and red color scheme throughout the signs. Mr. Zemel expressed concern with all of the white color on the new Mathnasium sign. He suggested this be a light absorbing material, or muted white, so it does not reflect as much onto the street. Mr. McCoy stated that a high gloss finish is not proposed. Chair Gluesing asked if this sign could have individual letters mounted on the wall. Mr. McCoy stated that the smaller text on the bottom of the sign could be challenging for dimensional letters. Mr. Zemel suggested handling the review and vote of the proposed Mathnasium sign separately from the other sign proposals.

230
231 Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve (as
232 referred to on submitted plan) the signage for 1299 Highland Avenue, including 11-1 for
233 Needham Wine and Spirits, 11-7 for Pure Hockey, 11-6 for Needham Nails and Skin Care, and
234 11-5, as submitted. Felix Zemel – aye; Mark Gluesing – aye; Susan Opton – aye; Motion passed
235 3-0-0.

236
237 Regarding the Mathnasium sign, Mr. Zemel suggested a mockup of any proposed changes. Mr.
238 McCoy agreed to send in paint samples for the Board’s review.
239

240 Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve the
241 sign for 1299 Highland Avenue, 11-4 Mathnasium, with a condition that the background be an
242 off-white, non-reflective, or gray color. Felix Zemel – aye; Mark Gluesing – aye; Susan Opton –
243 aye; Motion passed 3-0-0.
244

245 **REVIEW**

246 Minutes of 03/26/2025 meetings.
247

248 Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve the
249 meeting minutes of March 26, 2025, as presented. Felix Zemel – abstain; Mark Gluesing – aye;
250 Susan Opton – aye; Motion passed 2-0-1.
251

252 Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to adjourn at
253 9:01 p.m. Felix Zemel – aye; Mark Gluesing – aye; Susan Opton – aye; Motion passed 3-0-0.
254

255 ***Next Public Meeting – May 19, 2025, at 7:30pm via Zoom Webinar***