DESIGN REVIEW BOARD
Monday, June 23, 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

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:

Tom Taricano, FastSigns representing Ace of Diamonds located at 6 Brook Road, Needham, MA, and applying for signage.

Informal Discussion with Philip Crean, Real Estate Project Manager for a Comprehensive Permit project under Chapter 40B to be located at Charles River Heights, 59 East Militia Heights Drive.

REVIEW
Minutes of 6/2/2025 meeting.

Next Public Meeting – July 7, 2025 at 7:30pm

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 6 Brook Rd. *Date:* 6/13/25

Owner: Brook Road Realty LLC

Address: 52 Brook Rd. Needham MA 02494
Street *City* *State* *Zip*

Telephone: _____

Applicant: Ace of Diamonds

Address: 6 Brook Rd. Needham MA 02494
Street *City* *State* *Zip*

Telephone: 774-261-0559

Designer/Installer: FASTSIGNS of Needham, MA

Address: 15 Kearney Rd. Needham MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

Type of Application
☒ **Sign**
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project ☐ **- preliminary** ☐ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

Brief description of sign or project:

Two 96"x48" aluminum bar frame signs, replacing the previous signs for ChillyBears (same specs, but all new)

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Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Aerial View

Ace of Diamonds
Aluminum Bar Frame Sign
6 Brook Rd.
Needham, MA
02494

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CHILLYBEARS
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Embroidery • Promotional Items
Newton Kitchens & Design
781.400.1574 • newtonkd.com
HAND CRAFTED CABINETRY AND FURNITURE

CHILLYBEARS
Custom T-Shirts & Apparel
Embroidery • Promotional Items

CHILLYBEARS
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Embroidery • Promotional Items
shop online at chillybears.com
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CHILLY BEARS
Monday-Friday, 8am to 4pm
No Soliciting Please. Thank You.
3VAJ70

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Primary Signage

Ace of Diamonds
Aluminum Bar Frame Sign
6 Brook Rd.
Needham, MA
02494

96in

48in

Aluminum bar frame sign, aluminum sign panel with printed graphics, gloss laminate, mounted to building with galvanized L-brackets and hardware

Colors

Black

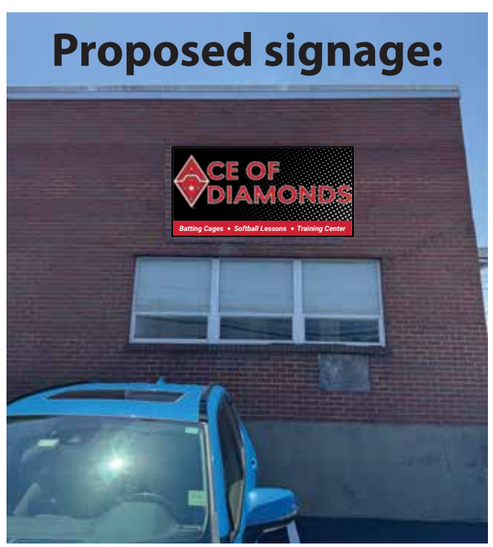
White

Red
CMYK: 0/97/80/15

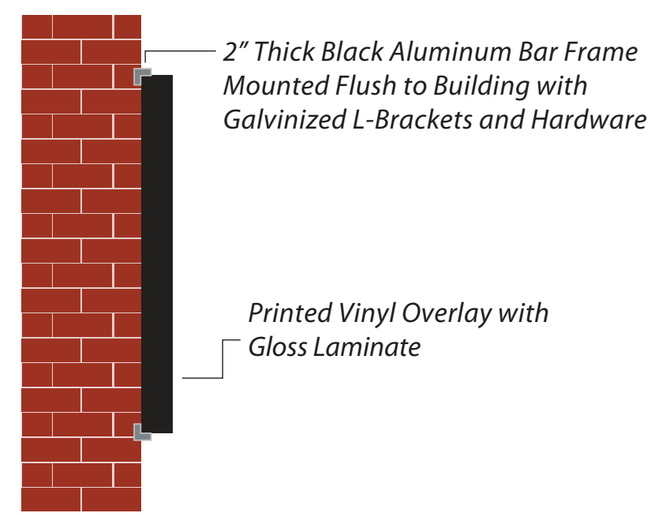
Sign width = 96in
Sign height = 48in
Sign square footage = 32sqft
ACE "A" height = 11.7in
DIAMONDS "D" height = 9.4in
Sign to grade = approx 12ft

Existing signage:

Proposed signage:



Overall Depth / Side View



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Building View

Ace of Diamonds
Aluminum Bar Frame Sign
6 Brook Rd.
Needham, MA
02494

"Secondary"

"Primary"

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Secondary Signage

Ace of Diamonds
Aluminum Bar Frame Sign
6 Brook Rd.
Needham, MA
02494

96in

48in

Aluminum bar frame sign, aluminum sign panel with printed graphics, gloss laminate, mounted to building with galvanized L-brackets and hardware

Colors

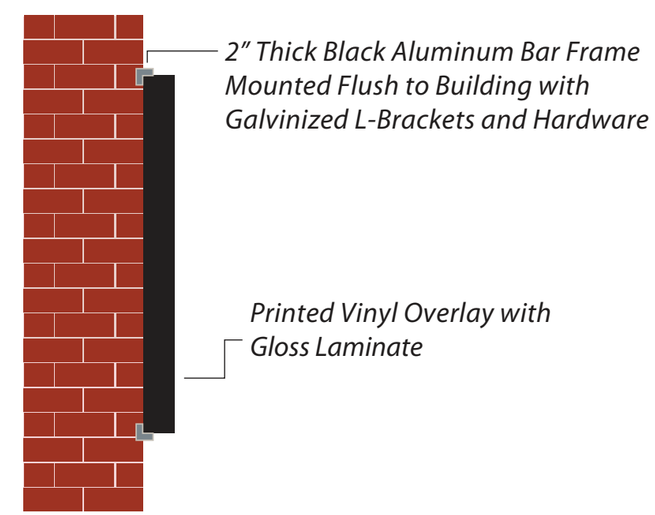
Black

White

Red
CMYK: 0/97/80/15

Sign width = 96in
Sign height = 48in
Sign square footage = 32sqft
ACE "A" height = 11.7in
DIAMONDS "D" height = 9.4in
Sign to grade = approx 12ft

Overall Depth / Side View



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Neighborhood View

Ace of Diamonds
Aluminum Bar Frame Sign
6 Brook Rd.
Needham, MA
02494

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CHARLES RIVER
HEIGHTS

North Hill Retirement Community
Boston Business Coach
N Hill Dr
Central Ave
E Militia Heights Dr
Salamone House
Dwight Rd
Dwight Playground
MacKintosh Ave
Grugan Center
Google

Charles River Heights

Mission: To provide inclusive housing and a full spectrum of supportive services that empower individuals with disabilities to live independently, achieve their personal goals, and actively participate in their communities.

Current Challenges: A considerable percentage of adults with ASD face challenges in achieving independent living. Studies indicate that only about 5% of autistic adults live independently, while 37% require overnight care. This underscores a significant gap of **58%** of individuals who need support services necessary to foster autonomy among this population.

Proposed Solution: By offering inclusive housing and flexible, integrated support services—including assistance with daily living activities, vocational training, and social skills development—we can empower adults with ASD to access their communities, gain employment and live more independently.

This impacts not only benefits individuals but also enhances the broader community by fostering diversity and inclusion.

Project Team Members

Developer:
Planning Office for Urban Affairs

Project team members:
Anne-Marie Bajwa, President and CEO, Charles River Center
William Grogan, President, Planning Office for Urban Affairs
Phil Crean, Project Manager, Planning Office for Urban Affairs

Architect: The Architectural Team (TAT)
Civil and Traffic Engineer: VHB
Landscape Architect: RBLA Design
Owner's Representative: Waypoint KLA
Land Use Attorney: Goulston and Storrs
Attorney: Nolan Sheehan Patten

Project Timeline

- June 2025- Project Eligibility Letter (PEL) application submission
- September 2025- PEL issuance
- October 2025- Comprehensive Permit Application
- Nov. 2025- Executive Office of Housing and Livable Communities pre-application due
- Feb. 2026- Executive Office of Housing and Livable Communities application due
- July 2026- Anticipated funding application award
- Mar. 2027- Construction Start
- Oct. 2028- Construction End/ Certificate of Occupancy

Charles River Heights

Creating **86** new affordable housing units to attract and retain households earning at or below 30% to 80% of the Area Median Income (AMI), including elderly residents, individuals with disabilities, young professionals, and public/private employees essential to the town's services.

43 handicapped-accessible units with integrated supportive services, including:

- Remote monitoring for overnight support Clinical services
- Health and safety monitoring
- College navigation
- Career exploration
- Job support
- Adult companion
- Peer support services
- Transportation assistance

Five affordable apartments for Charles River Center staff to provide emergency support after hours.

Community Center: 4,400 sf- to bring the community to us

- Commercial grade kitchen and dining space (events)
- Office space
- Recreation Room
- Computer stations
- Gym

Green space with walking trails
Covered outdoor space

Model Community: Establishing a creative, inclusive model that other municipalities across the state and beyond can replicate.

Project Design

Building A

- 3 story
- 67,000 gsf
- (15) CRC studios with common area
- (10) CRC 1 bedrooms with common area
- (33) 1-bedroom units
- (10) 2- bedroom units
- **68 units total**
- 4,400 sf Community Space
- 1,900 sf Lobby / Amenity

Building B, C, D

- 1 story
- 4,000 gsf
- (6) CRC studios with common area

Other Features

- 61 Parking Space
  - 1:1 spaces per affordable unit
  - 0.4:1 spaces per CRC unit
- CRC wrap around services
- Community Room available to town
- Passive House Design for all 4 buildings
- Onsite Renewalable Energy Creation
- Connections to outdoor walking trails

Site Plan | Proposed Conditions

Charles River Autism- Supportive Housing

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CHARLES RIVER CENTER tat

Plan | Buildings B, C and D

Charles River Autism- Supportive Housing

Needham, MA | August 07, 2024 | #23032 | © The Architectural Team, Inc.

Building A | Ground Floor Plan

0 12.5' 25' 50'

Studio
1 bedroom
2 bedroom

CRC units
5 - studio
5 - 1 bedroom

Non CRC units
5 - 1 bedroom
2 - 2 bedroom

Total
5 - studio
10 - 1 bedroom
2 - 2 bedroom
17 units

Building A | Second Floor Plan

Studio
1 bedroom
2 bedroom

CRC units
5 - studio
5 - 1 bedroom

Non CRC units
11 - 1 bedroom
4 - 2 bedroom

Total
5 - studio
16 - 1 bedroom
4 - 2 bedroom
25 units

Charles River Autism- Supportive Housing

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Building A | Third Floor Plan

0 12.5' 25' 50'

Studio
1 bedroom
2 bedroom

CRC units
5 - studio

Non CRC units
17 - 1 bedroom
4 - 2 bedroom

Total
5 - studio
17 - 1 bedroom
4 - 2 bedroom
26 units

Charles River Autism- Supportive Housing

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Charles River Autism- Supportive Housing

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Perspective View - Main Building South Entry

Charles River Autism- Supportive Housing

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DWIGHT ROAD
BUILDING C
BUILDING A
BUILDING B
BUILDING D

Questions & Comments

Perspective View - Arrival Aerial

Charles River Autism- Supportive Housing

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Design Review Board Meeting Minutes
Monday, June 2, 2025
7:30 p.m.

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

Mark Gluesing, Chair, called the meeting to order on June 2, 2025, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Tom Taricano, FastSigns representing Central Auto Solution
2. Bryan Bonina, Signarama – Walpole representing PEX

Agenda Item 1:
Tom Taricano, FastSigns representing Central Auto Solution located at 33 Central Avenue, Needham, MA, and applying for signage.

Tom Taricano, FastSigns, stated that the proposal is for an aluminum bar frame sign to sit within a brick framed area on the façade. The area currently contains a speaker leftover from a fire system which will be removed.

Mr. Dornbusch asked if there is any lighting proposed for the sign. Mr. Taricano stated that there will be no lighting.

Chair Gluesing asked about the mounting for the sign. Mr. Taricano stated that this would be done using hidden brackets.

Chair Gluesing noted that some of the application requirements were not completed for the initial submittal and that this should be considered for future applications.

Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the application for 33 Central Ave., as submitted. Felix Zemel – aye; Susan Opton – aye; Milee Pradhan – aye; Mark Gluesing – aye; Steve Dornbusch – aye; Motion passed 5-0-0.

Agenda Item 2:
Bryan Bonina, Signarama – Walpole representing PEX located at 1450 Highland Avenue and applying for signage.

DRAFT

Bryan Bonina, Signarama – Walpole representing PEX, explained that the proposal is for a ½" thick PVC sign panel with ½" thick laser cut, acrylic dimensional letters mounted to it. The sign will be bolted to the building face.

In response to a question from Mr. Zemel, Mr. Bonina stated that the sign will not be illuminated.

Mr. Zemel asked if the existing window signs reading "Coming Soon", and other messages will be removed with installation of the proposed sign. Mr. Bonina stated that he would assume so, though he has nothing to do with those signs. Mr. Zemel stated that he would like to see the window signs removed.

Mr. Dornbusch stated that he has no issues with the proposed sign but would like all the window signs removed.

Chair Gluesing noted that there is a fair amount of verbiage proposed on the 'Boxing' lettering portion of the sign. This is the identifying sign for the business and its location. 'Boxing' may be enough to delineate information about the business. The additional language is more promotional than identifying. Mr. Zemel stated that, as long as the window signs are removed, he does not have an issue with the semi-promotional language proposed. Ms. Pradhan stated that she would prefer the sign without the lettering above 'Boxing.' Mr. Dornbusch stated that he does not mind the additional language, due to its small size.

Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the sign for 1450 Highland Ave., with the condition that the unpermitted temporary signage be removed. Felix Zemel – aye; Susan Opton – aye; Milee Pradhan – aye; Mark Gluesing – aye; Steve Dornbusch – aye; Motion passed 5-0-0.

Envision Needham Update

Mr. Zemel explained that it appears that the Envision Needham Plan, which was originally planned to launch this July, is being pushed back at least six months, if not indefinitely. The consultants have been asked for additional alternative design options. The Envision Committee has had difficulty obtaining a quorum for its meetings. Many of the items the Committee would like to see changed are tied to the funding.

REVIEW

Minutes of 04/28/2025 and 5/19/2025 minutes

Upon a motion duly made by Mr. Zemel and seconded by Ms. Opton, it was voted to approve the meeting minutes of April 28, 2025. Felix Zemel – aye; Susan Opton – aye; Mark Gluesing – aye; Motion passed 3-0-0.

Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Pradhan, it was voted to approve the meeting minutes of May 19, 2025. Milee Pradhan – aye; Mark Gluesing – aye; Steve Dornbusch – aye; Motion passed 3-0-0.

DRAFT

Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to adjourn at 7:58 p.m. Felix Zemel – aye; Susan Opton – aye; Milee Pradhan – aye; Mark Gluesing – aye; Steve Dornbusch – aye; Motion passed 5-0-0.

Next Public Meeting – June 23, 2025, at 7:30pm via Zoom Webinar

DRAFT