

DESIGN REVIEW BOARD
Monday September 29, 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:

Public notice is hereby given that EP 63 Kendrick Realty, LLC has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.4.2.2(e) for a sign above the roof line of a building for two building mounted signs, one at the front and one at the rear of the building; Section 5.5.3.1(a) for more than one freestanding sign on a parcel; Section 5.4.2.2(f) for two monument signs within the required setback and within 15' of the street line; Section 5.5.3.3(b) for two monument signs in excess of three feet height; Section 5.5.3.3(c) for two freestanding signs, with more than one support; and Section 5.5.1(a) for more than one sign indicating the number of the building, and any other applicable sections of the By-law.

APPLICANTS:

Brett Doyle, Doyle And Mattheson, Inc. applying for exterior alterations for ADA compliant ramp to the building entrance at 87 Chestnut Street.

REVIEW

Minutes of 9/8/2025 meeting.

Next Public Meeting – October 20, 2025 at 7:30pm

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
P.O. Box 70
WEYMOUTH, MASSACHUSETTS 02190
*Also admitted in Maryland
EMAIL: george.giuntajr@needhamlaw.net

TELEPHONE (781) 449-4520

FAX (781) 465-6095

August 29, 2025

Elisa Lichtman
Town of Needham
Office of Planning and Community Development
500 Dedham Avenue, Suite 118
Needham, MA 02492

Via Email: elitchman@needhamma.gov

Re: EP 63 Kendrick Realty, LLC
63 Kendrick Street
Sign Special Permits

Dear Elisa,

Please be advised that this office represents EP 63 Kendrick Realty, LLC (hereinafter, "Kendrick Realty") owner of the property currently known and numbered 63 Kendrick Street, f/k/a 155 Fourth Avenue (the "Premises"). In connection therewith, submitted herewith for consideration by the Design Review Board, please find the following:

1. Application to install lit channel number sign (sign S1 – front of building);
2. Application to install lit channel number sign (sign S2 – rear of building);
3. Application to install single-sided, non-illuminated monument sign (sign S3 – loading entrance);
4. Application to install single-sided, non-illuminated monument sign (sign S4 – rear entrance);
5. Plan set prepared by SignWorks Group", dated 8/25/25, consisting of sheets as follows: (a) Sheet M1, "Sign Location Plan; (b) Sheet "Sign", depicting sign S1 as designated on the Sign Location Plan; (c) Sheet "Sign", depicting sign S2 as designated on the Sign Location Plan; (d) Sheet "Sign Sign", depicting signs S3 and S4 as designated on the Sign Location Plan; and (e) eight (8) renderings, unlabeled;
6. Site Plan, prepared by STA Design, dated 8/28/2025; and
7. Collection of Google Street View photos depicting the exterior view of the Premises over time.

The Premises is situated in the New England Business Center Zoning District (the "NEBC") and is bounded by streets on two sides; Kendrick Street to the front and Fourth Avenue to the side. The Premises consists of contains approximately 261,361 square feet of area, with approximately

372.99 feet of frontage on Kendrick Street and approximately 739.89 of frontage on Fourth Avenue. The Premises is currently fully developed, and is occupied by an existing commercial building (the “Building”) and associated parking, loading and driveway areas, as permitted and constructed pursuant to Site Plan Special Permit Decision, Application #97-8, filed with the Town Clerk on August 8, 1997, filed with the Norfolk County Registry District of the Land Court as Document No. 771815, as affected by Site Plan Special Permit Amendment Decision, dated March 17, 1998, filed with said Registry District as Document No. 822218. A redevelopment and renovation of the Premises was recently approved by the Planning Board, as set forth in Amendment to Decision dated January 4, 2025, recorded with Norfolk County Registry District of the Land Court as Document No. 771815.

In connection with the contemplated redevelopment and renovation, a series of four signs are proposed: two building mounted, lit channel letter signs, one in the front and one in the rear of the building, and two non-illuminated monument signs on Fourth Avenue. For a variety of reasons, as set forth below, all four signs require special permits pursuant to the Needham Sign By-Law.

The building mounted channel letter signs are located in the approximate center of the front and rear of the building. Both signs state the street number of the building, i.e., “63” and are face lit. The sign on the front of the building has an outside measurement of 37” high x 58” wide, for an area of 14.90 square feet. The sign on the rear of the building has an outside measurement of 19” high x 28” wide, for an area of 3.69 square feet. As may be seen in the renderings, both signs project above the portion of the roof in which they are set. As a result, a special permit is or may be required from the provisions of Section 5.4.2.2(e) for both signs.¹

The Premises has two parking areas; a small area to the front, accessed from Kendrick Street, and a large area to the rear, accessed via two entrances off Fourth Avenue. The two freestanding, monument signs are proposed to be located at the two entrances to the rear parking area. Both of these signs have a measurement of 30” high x 18” wide, for an area of 3.75 square feet, and are set on top of a concrete base, measuring 18” high x 30” wide above grade, for a total structure height of 48” inches.² Sign S3, located at the entrance closest to Kendrick Street, in the vicinity of the loading bay, will be oriented to align with the driveway entrance, will state the address of the Building (i.e., “63 Kendrick”) and provide directional indicators for “Parking” and “Deliveries”. Sign S4, located at the entrance furthest away from Kendrick Street, towards the rear of the parking area, will be oriented to be parallel to Fourth Avenue, will state the address of the Building (i.e., “63 Kendrick”) and provide a directional indicator for “Parking”.

Whereas the two monument signs constitute two freestanding signs, a special permit is required from the provisions of Section 5.5.3.1(a).³ Both monument signs will be located within the

¹ Section 5.4.2.2(e) provides that “No portion of any sign shall be located above the roof line of a building. Roof line means the intersection of the exterior wall and the roof.”

² The concrete base for each sign will extend an additional 42” below grade.

³ Section 5.5.3.1(a) provides that “One permanent sign whether permanently attached or freestanding, as further described in Sub-sections 5.5.3.2 and 5.5.3.3 of this article, for each occupant of separate space per street that the premises abut. *However, no permit may be granted for more than one freestanding sign per parcel*” (emphasis added).

required setback area and within 15 feet of the street line. As a result, a special permit is required from the provisions of Section 5.4.2.2(f).⁴ In addition, because both signs are set on top of a concrete base, with a total height of four feet, they also require a special permit from the provisions of Section 5.5.3.3(b) for a monument sign exceeding 3 feet above street grade.⁵ And, because the two monument signs are freestanding signs with their own, independent support, they also require a special permit from the provisions of Section 5.5.3.3(c).⁶

Finally, in addition to the above relief, because all four proposed signs set forth the number of the building in a sign larger than two square feet, a special permit is or may also be required from the provisions of Section 5.5.1(a) for more than one sign indicating the number of the building.⁷

Kendrick Realty hereby requests that the aforementioned special permits issue and makes formal application therefor.

Please review and docket the foregoing for a hearing with the Design Review Board at the September 29, 2025 meeting. In connection therewith, please provide the requisite legal notice and abutter list for the special permit proceedings, so that my client and I may make timely publication and mail the notices.

Do not hesitate to let me know if you have any questions or require anything in connection with this request. As always, your courtesy and assistance are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a stylized, cursive script.

George Giunta, Jr.

⁴ Section 5.4.2.2(f) provides that “No freestanding sign shall be located within a required side or rear yard or within fifteen feet of a streetline or extend more than twenty feet above adjoining ground level.”

⁵ Section 5.5.3.3(b) provides that “Every freestanding sign placed within thirty feet of the curb line of intersecting streets and driveways shall have an open space of at least seven feet from the ground to the base of the sign, except that *monument signs may be no more than 3 feet above street grade*” (emphasis added).

⁶ Section 5.5.3.3(c) provides that “All freestanding signs on the same parcel of land shall be attached to the same support.”

⁷ Section 5.5.1(a) provides that “One on-premise sign, either attached or free-standing, indicating only the name and/or profession of the owner or occupant, the street and/or number, not to exceed two square feet in area. No permit is required.”

60 Arsenal Street
Watertown, MA 02472
617•924•0292
fax 617•924•0279

CUSTOMER:
Edgewater Properties

PROJECT:
63 Kendrick

DATE:
08/25/2025

SCALE:
As Noted

DRAWN BY:
AE

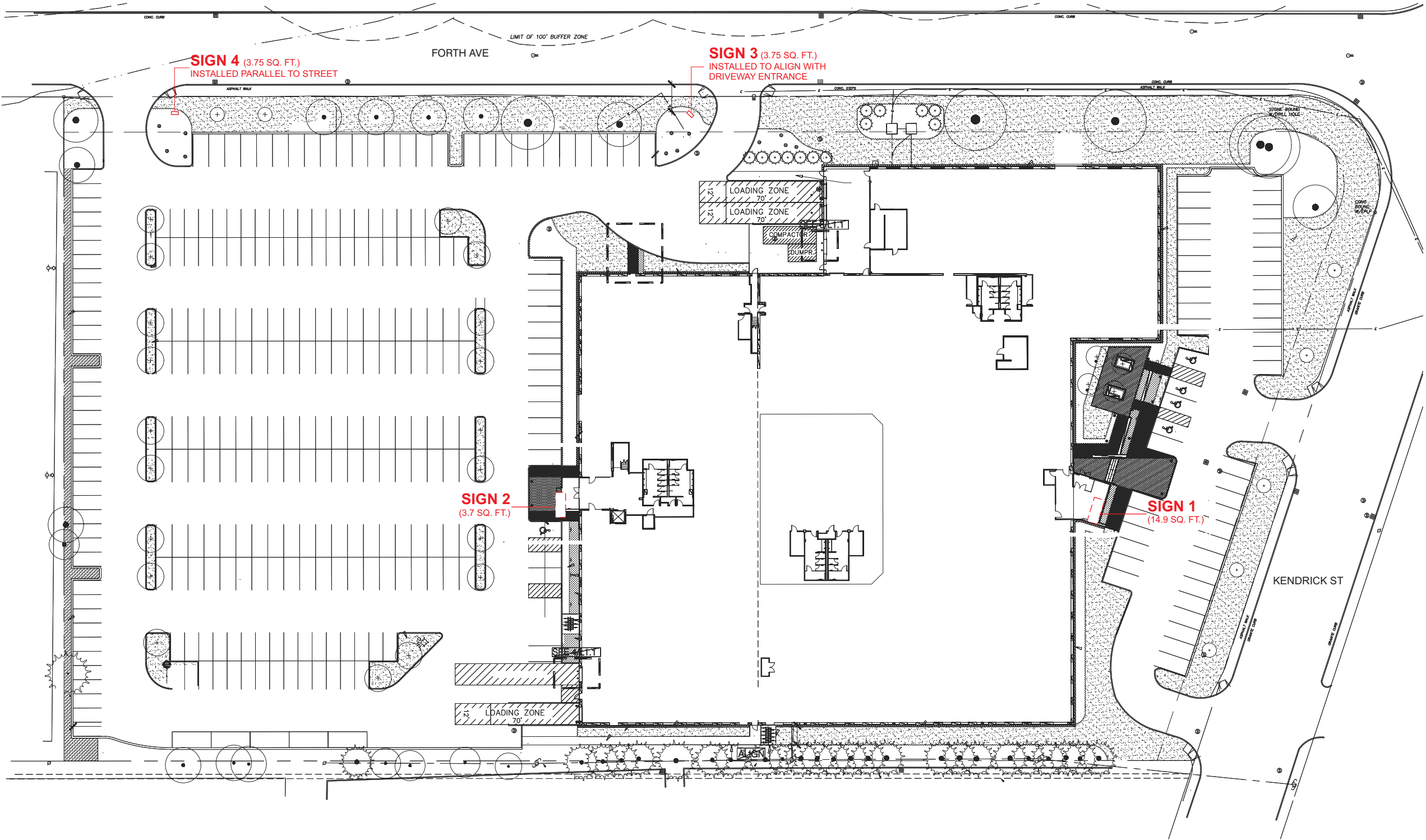
WORK ORDER:
11337

DRAWING NO:

FILE:

REVISIONS:

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SIGN LOCATION PLAN



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 63 Kendrick Street **Date:** 8/29/25

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

Applicant: EP 63 Kendrick Realty, LLC
Address: C/O Edgewater Properties, LLC
14 Mica Lane, Suite 202 Wellesley MA 02481
Street City State Zip
Telephone: 781-552-4558 (Mitchell A. Kassler)

Designer/Installer: SignWorks Group
Address: 60 Arsenal Street Watertown MA 02472
Street City State Zip
Telephone: 617-924-0292

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:

Building mounted, face lit, channel letter sign at front of building, bearing the street number
of the building. Sign is 14.90 square feet in area and projects beyond that portion of the roof in
which it is mounted.
(Ref S1)

Please email completed application to elitchman@needhamma.gov

60 Arsenal Street
Watertown, MA 02472
617•924•0292
fax 617•924•0279

CUSTOMER:
Edgewater Properties

PROJECT:
63 Kendrick

DATE:
08/25/2025

SCALE:
As Noted

DRAWN BY:
AE

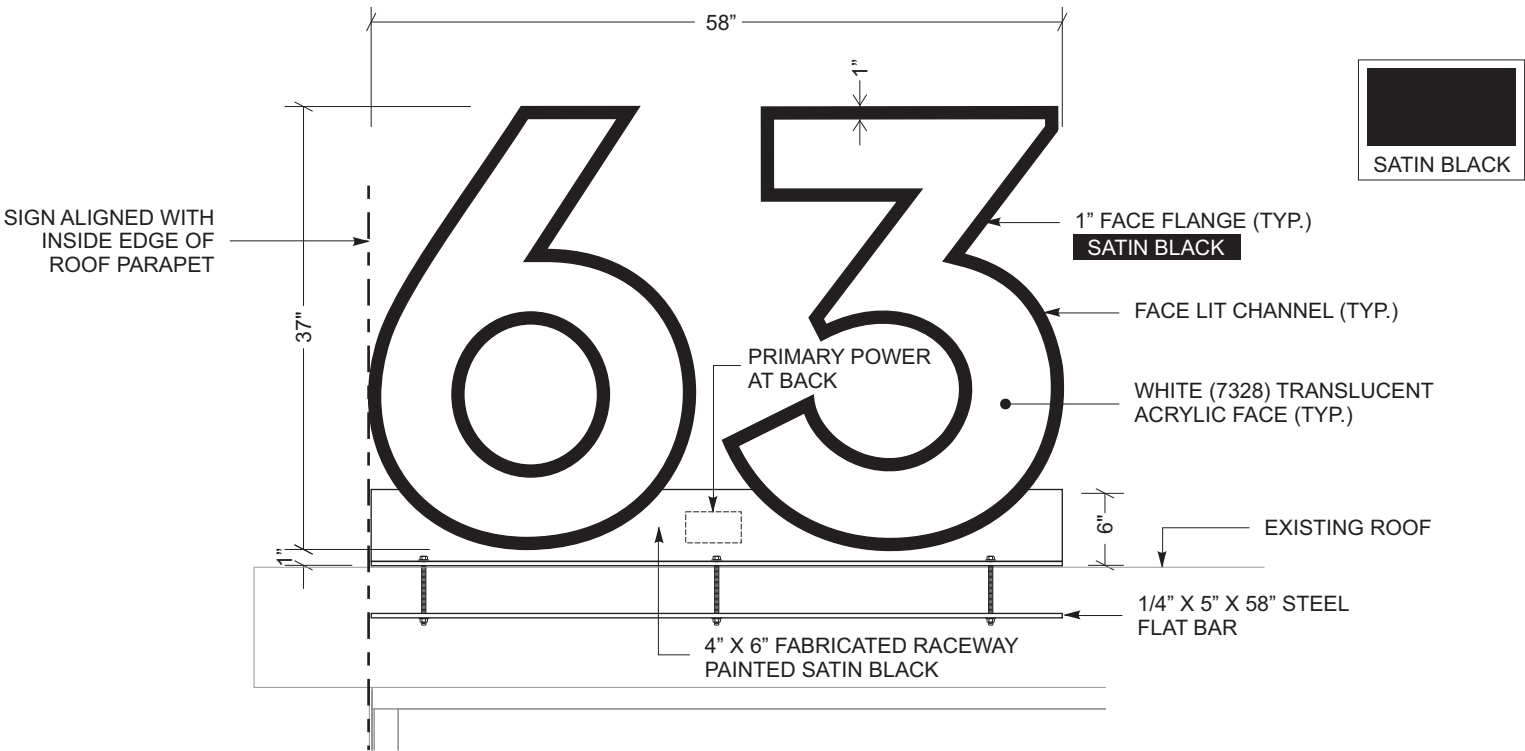
WORK ORDER:
11337

DRAWING NO:

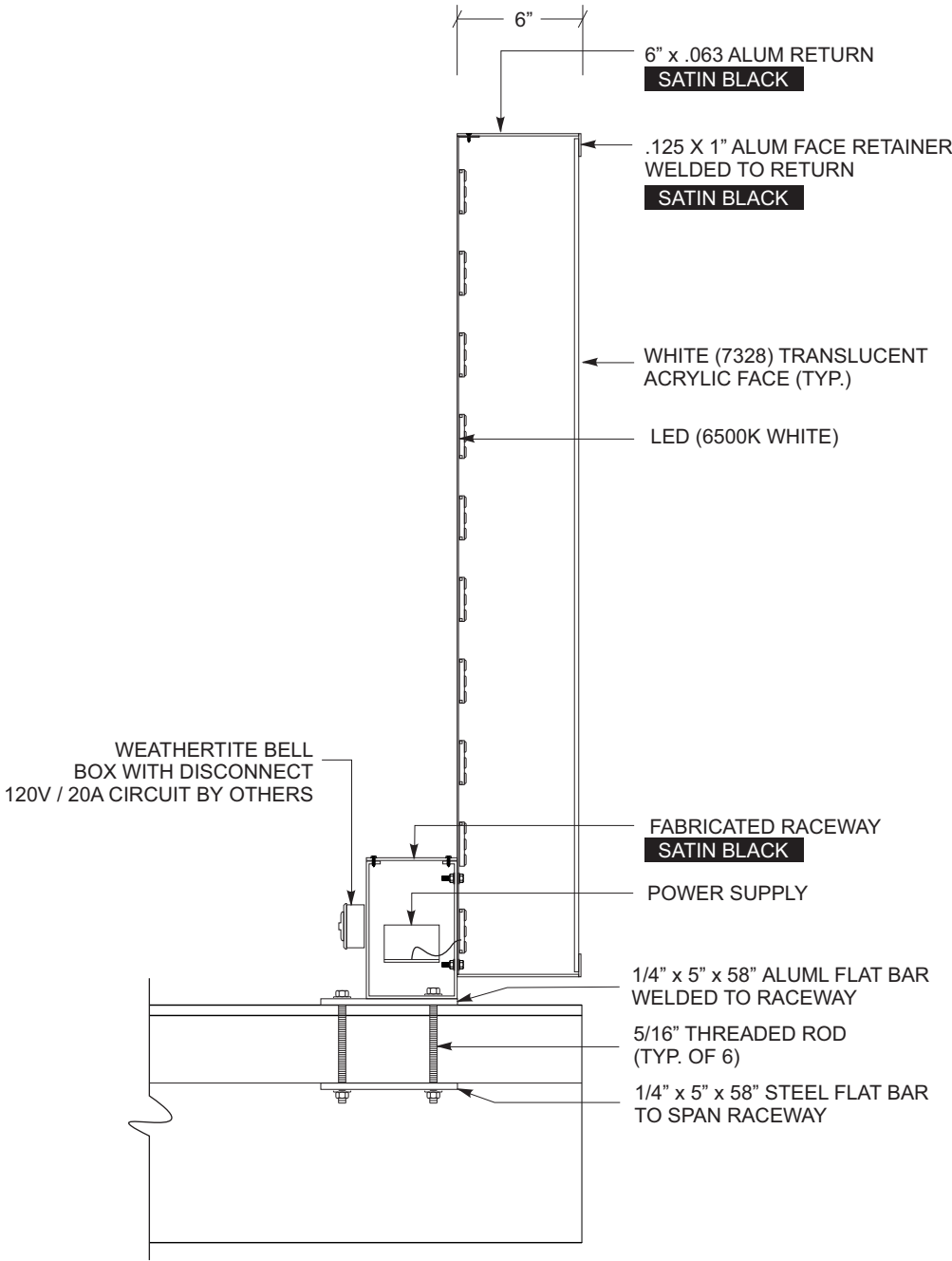
FILE:

REVISIONS:

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S1 FACE LIT CHANNEL NUMBER (Kendrick Street)
SCALE: 3/4" = 1'-0"



A SECTION DETAIL
SCALE: 1-1/2" = 1'-0"





KENDRICK ROBOTICS

63



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 63 Kendrick Street **Date:** 8/29/25

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

Applicant: EP 63 Kendrick Realty, LLC
Address: C/O Edgewater Properties, LLC
14 Mica Lane, Suite 202 Wellesley MA 02481
Street City State Zip
Telephone: 781-552-4558 (Mitchell A. Kassler)

Designer/Installer: SignWorks Group
Address: 60 Arsenal Street Watertown MA 02472
Street City State Zip
Telephone: 617-924-0292

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:

Building mounted, face lit, channel letter sign at rear of building, bearing the street number

of the building. Sign is 3.69 square feet in area and projects beyond that portion of the roof in

which it is mounted.

(Ref S2)

Please email completed application to elitchman@needhamma.gov

60 Arsenal Street
Watertown, MA 02472
617•924•0292
fax 617•924•0279

CUSTOMER:
Edgewater Properties

PROJECT:
63 Kendrick

DATE:
08/25/2025

SCALE:
As Noted

DRAWN BY:
AE

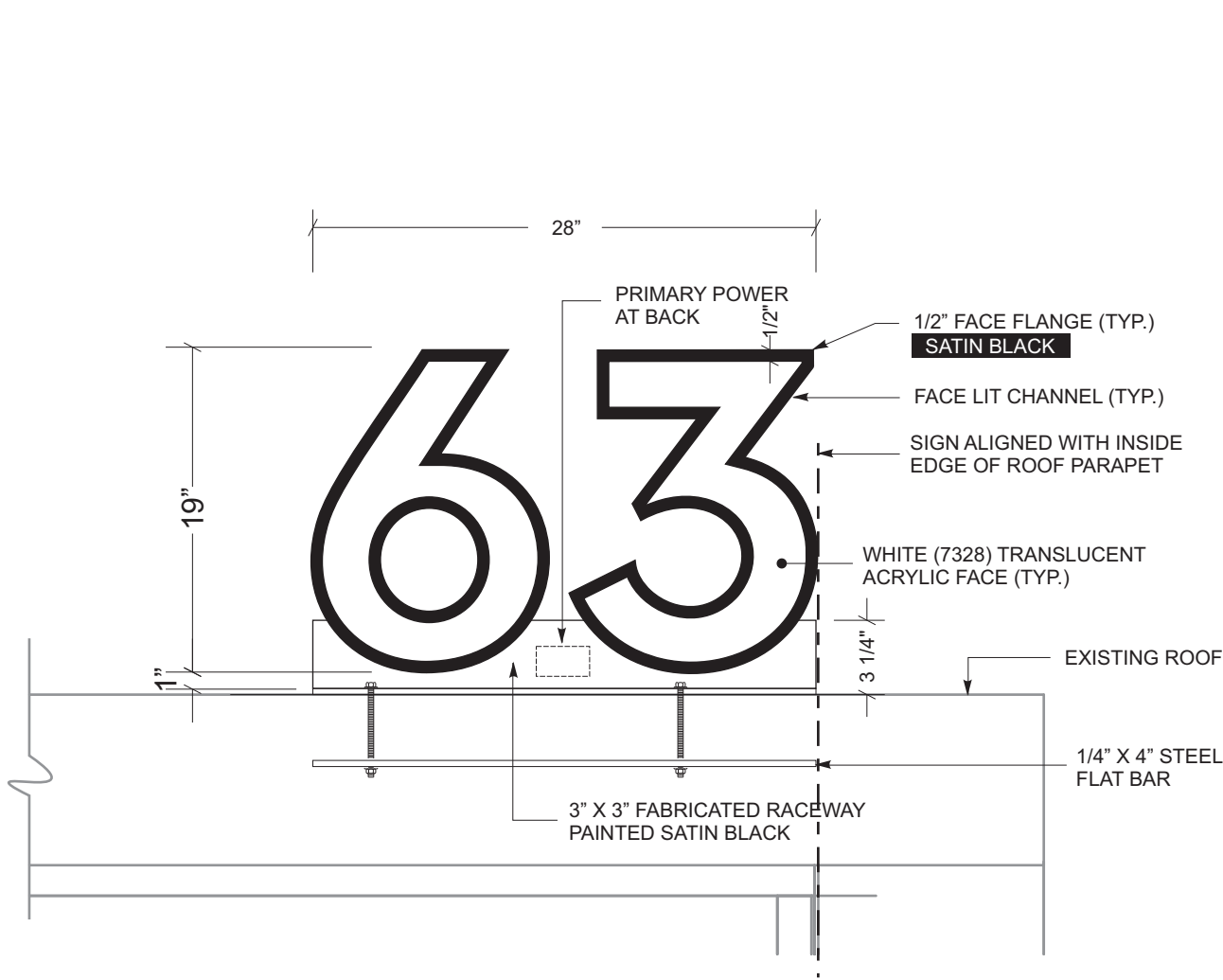
WORK ORDER:
11337

DRAWING NO:

FILE:

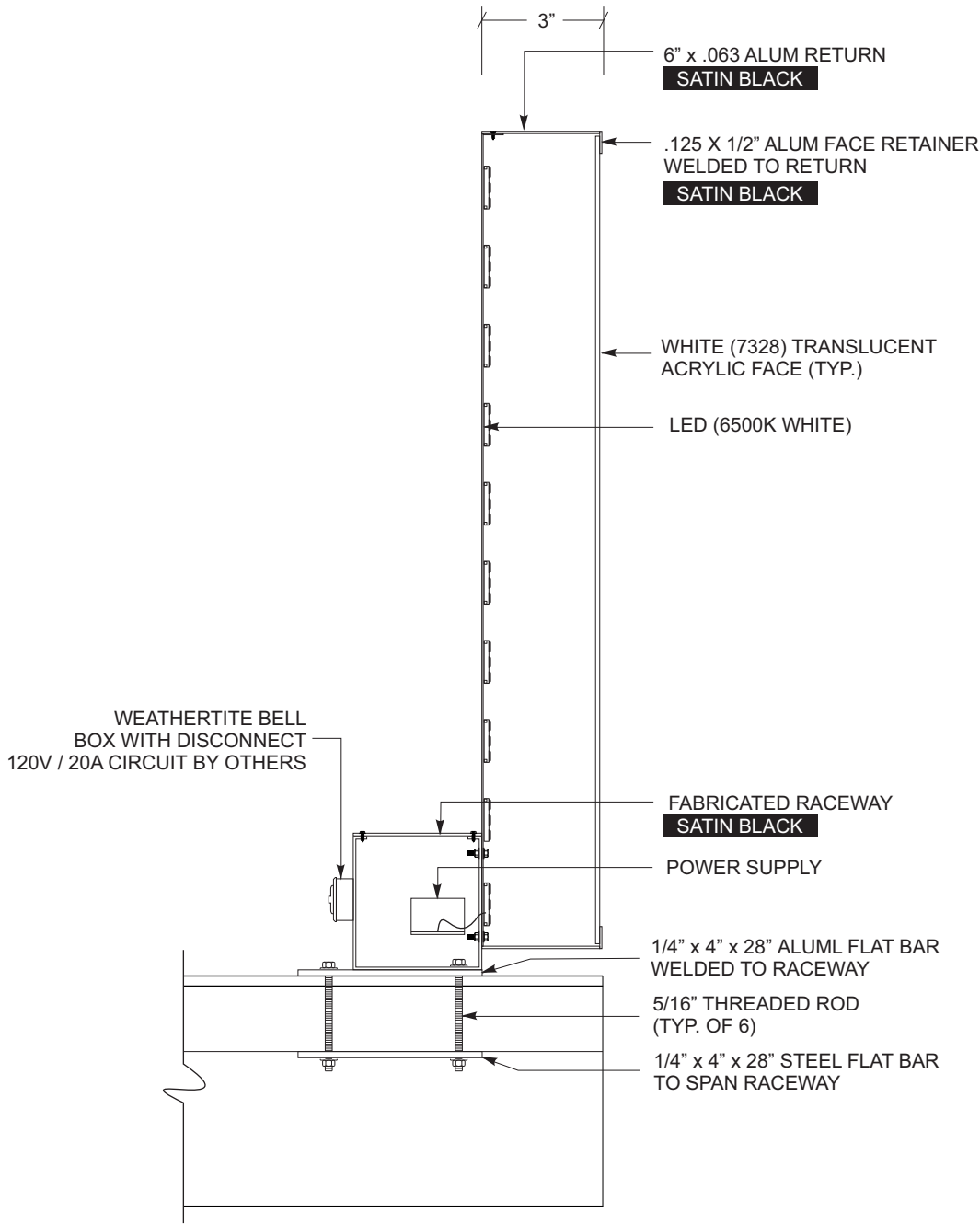
REVISIONS:

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S2 FACE LIT CHANNEL NUMBER (Rear Building)

SCALE: 1-1/2" = 1'-0"



A SECTION DETAIL

SCALE: 1-1/2" = 1'-0"







TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 63 Kendrick Street **Date:** 8/29/25

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

Applicant: EP 63 Kendrick Realty, LLC
Address: C/O Edgewater Properties, LLC
14 Mica Lane, Suite 202 Wellesley MA 02481
Street City State Zip
Telephone: 781-552-4558 (Mitchell A. Kassler)

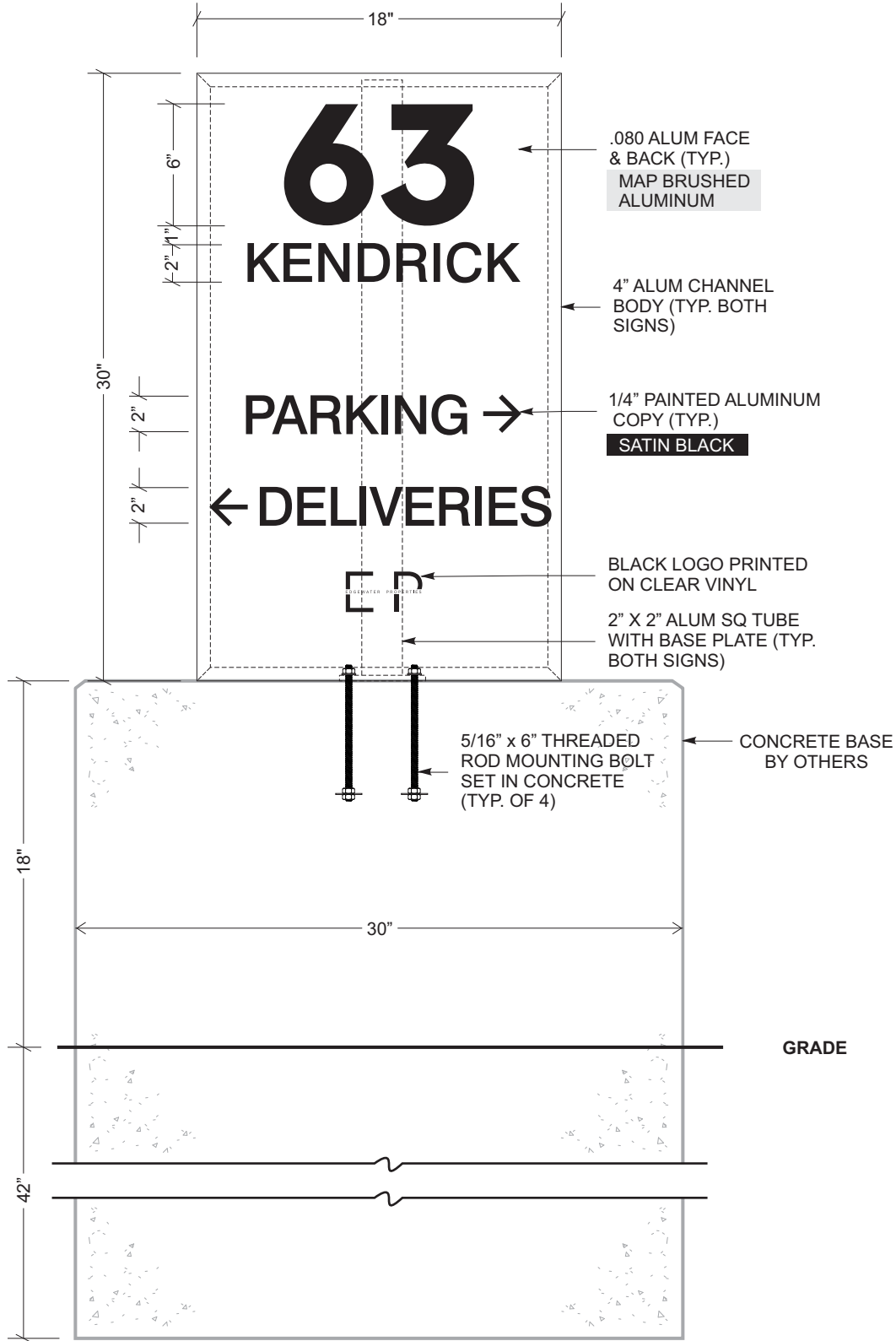
Designer/Installer: SignWorks Group
Address: 60 Arsenal Street Watertown MA 02472
Street City State Zip
Telephone: 617-924-0292

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

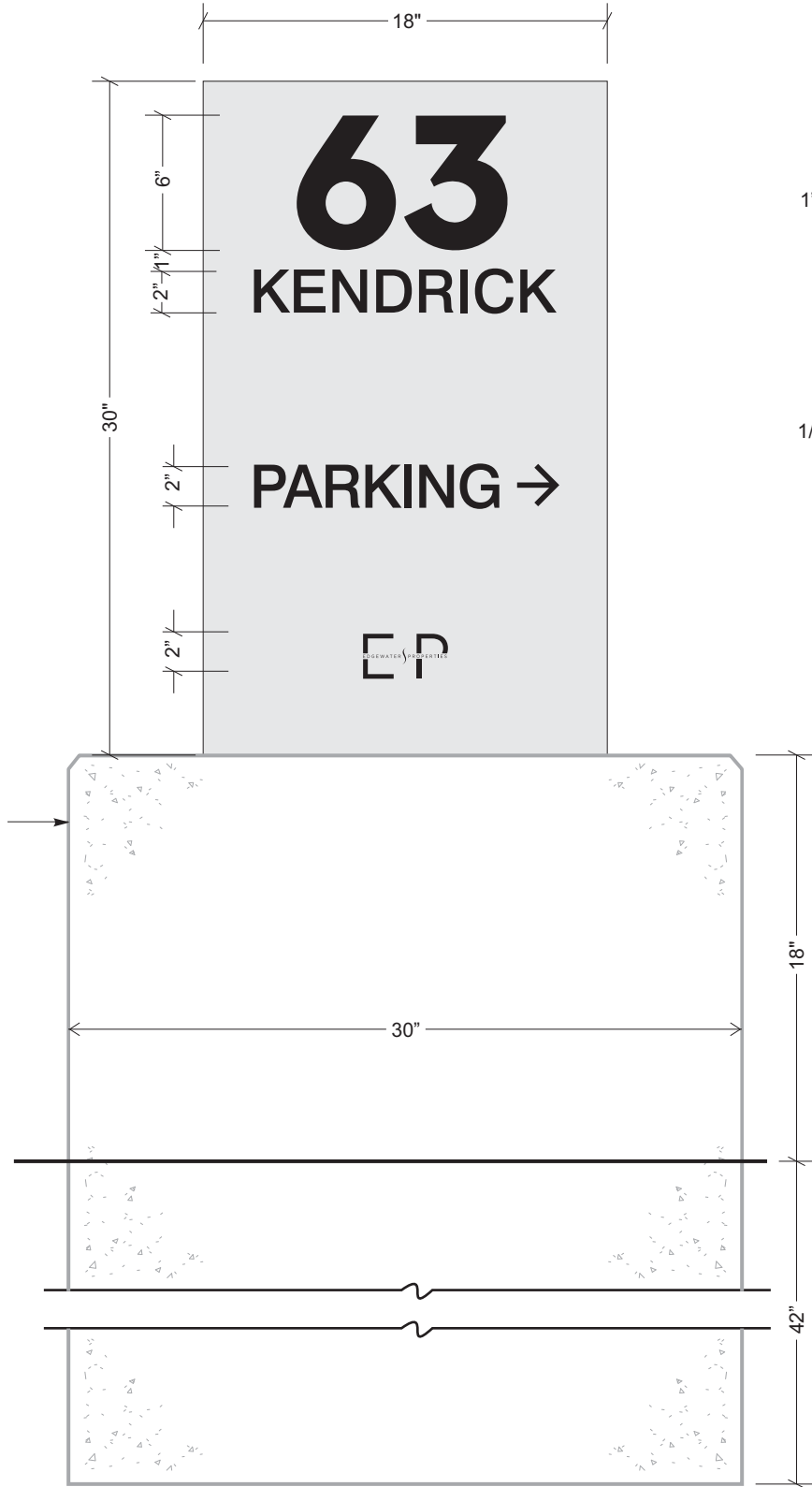
Brief description of sign or project:

Freestanding monument sign at loading and parking entrance to rear parking area. Sign is
3.75 square feet in area with a total height (including base) of 4' and is located within the
required setback and 15' from street line
(Ref S3)

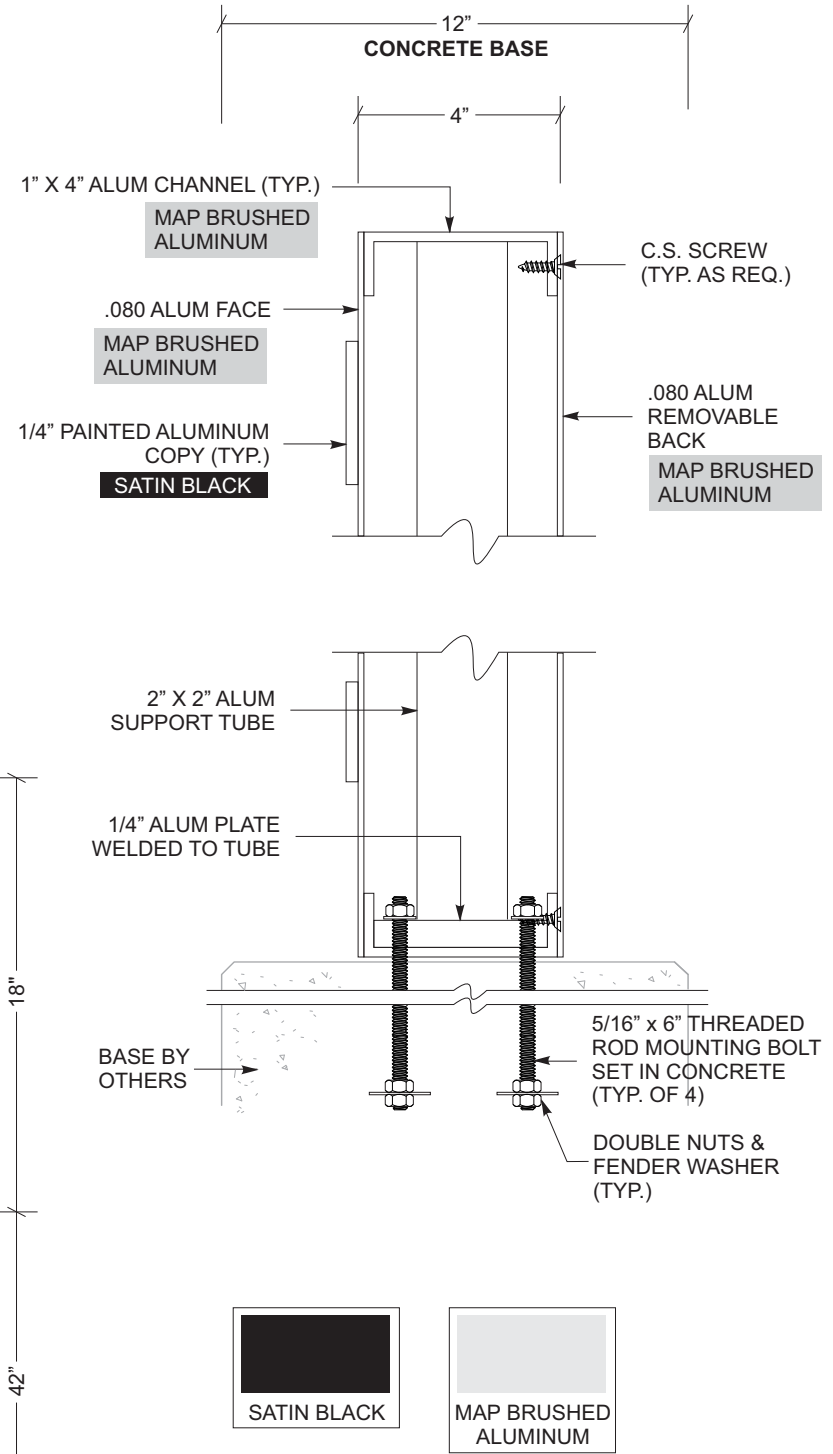
Please email completed application to elitchman@needhamma.gov



S3 SINGLE SIDED NON-ILLUMINATED MONUMENT SIGN
SCALE: 1-1/2" = 1'-0" LOADING ENTRANCE



S4 SINGLE SIDED NON-ILLUMINATED MONUMENT SIGN
SCALE: 1-1/2" = 1'-0" REAR ENTRANCE



A SECTION DETAIL
N.T.S.



63
KENDRICK
PARKING →
← DELIVERIES
EP



63
KENDRICK
PARKING →
← DELIVERIES
⇌



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 63 Kendrick Street **Date:** 8/29/25

Owner: EP 63 Kendrick Realty, LLC
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14 Mica Lane, Suite 202 Wellesley MA 02481
Street City State Zip
Telephone: 781-552-4558 (Mitchell A. Kassler)

Applicant: EP 63 Kendrick Realty, LLC
Address: C/O Edgewater Properties, LLC
14 Mica Lane, Suite 202 Wellesley MA 02481
Street City State Zip
Telephone: 781-552-4558 (Mitchell A. Kassler)

Designer/Installer: SignWorks Group
Address: 60 Arsenal Street Watertown MA 02472
Street City State Zip
Telephone: 617-924-0292

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:

Freestanding monument sign at second parking entrance to rear parking area. Sign is

3.75 square feet in area with a total height (including base) of 4' and is located within the

required setback and 15' from street line.

(Ref S4)

Please email completed application to elitchman@needhamma.gov



63
KENDRICK

PARKING →

EP





Design Review Board
Public Services Administration Bldg.
500 Dedham Avenue
Needham, MA 02492

Application and Report

Location: 87 Chestnut St. Date: 09/18/25

Owner: Chestnut Dental Associates- South Shore Management LLC

Address: 87 Chestnut St. Needham, MA 02492
Street City State Zip

Telephone: 508-801-7157

Applicant: Christopher Brett Doyle

Address: 233 Morse Rd. Sudbury, MA 01776
Street City State Zip

Telephone: 617-968-0607

Designer/Installer: LYF Architects/TD Construction

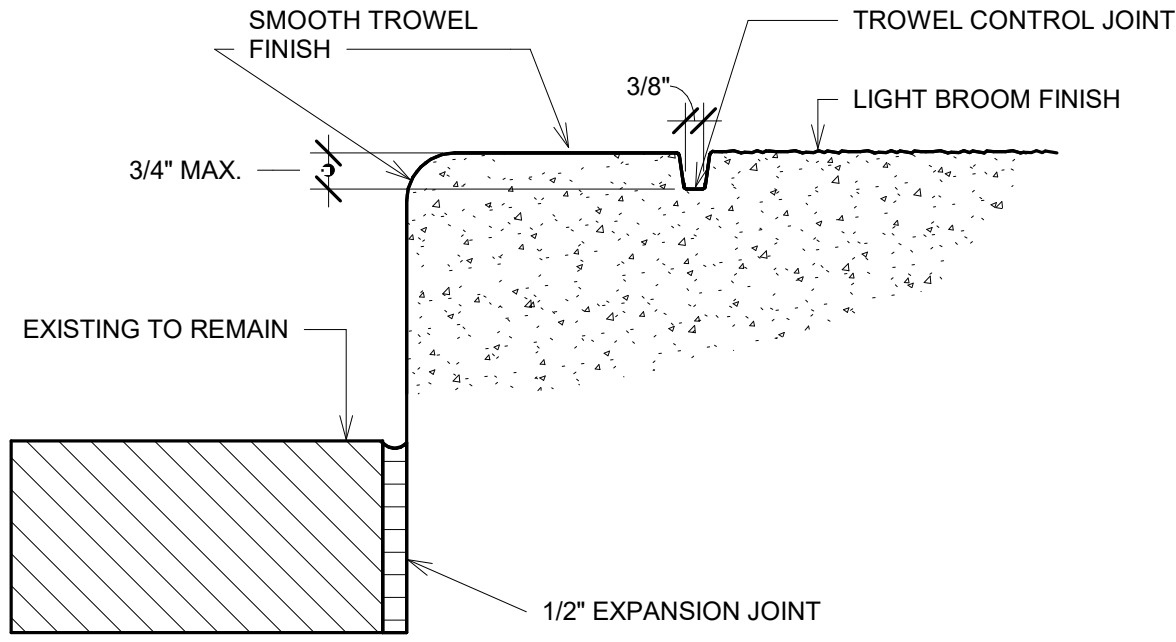
Address: 356 Main St. Haverhill, MA 01830
Street City State Zip

Telephone: 978-470-3675

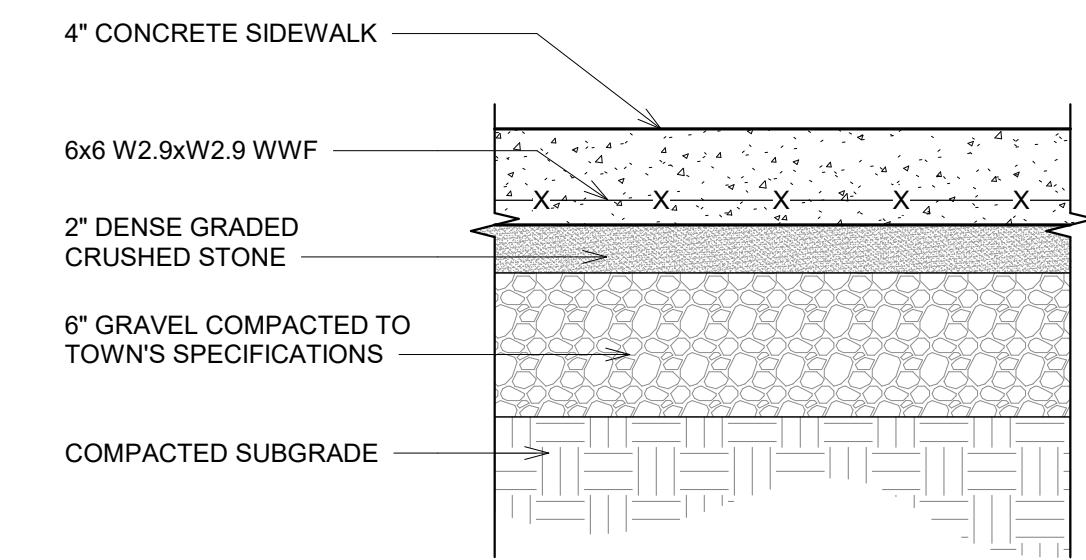
Type of Application
☐ Sign
☐ Minor Project
☒ Exterior Alterations
Major Project
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

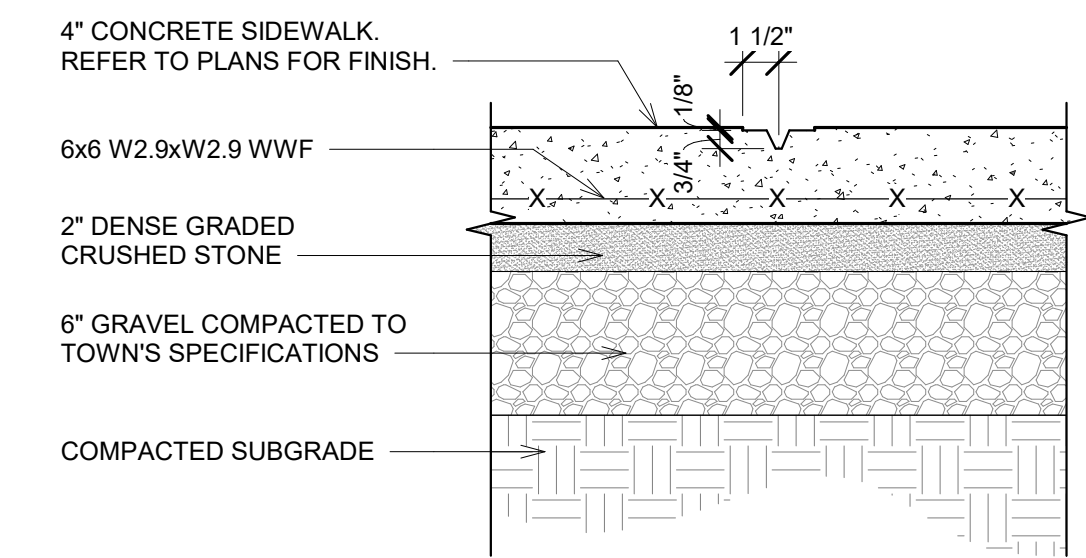
Rework existing ramp/side walk/railing in order to meet ADA code



6 CONCRETE CURB DETAIL
3" = 1'-0"

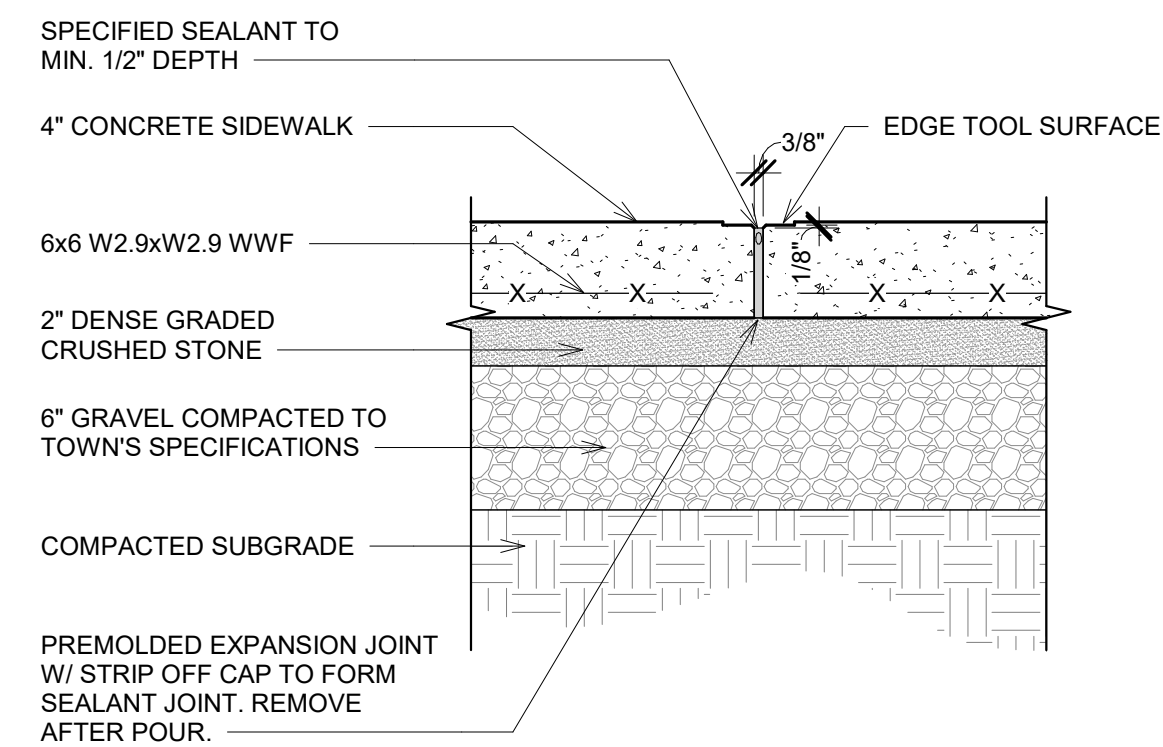


7 TYP. SIDEWALK DETAIL
1 1/2" = 1'-0"

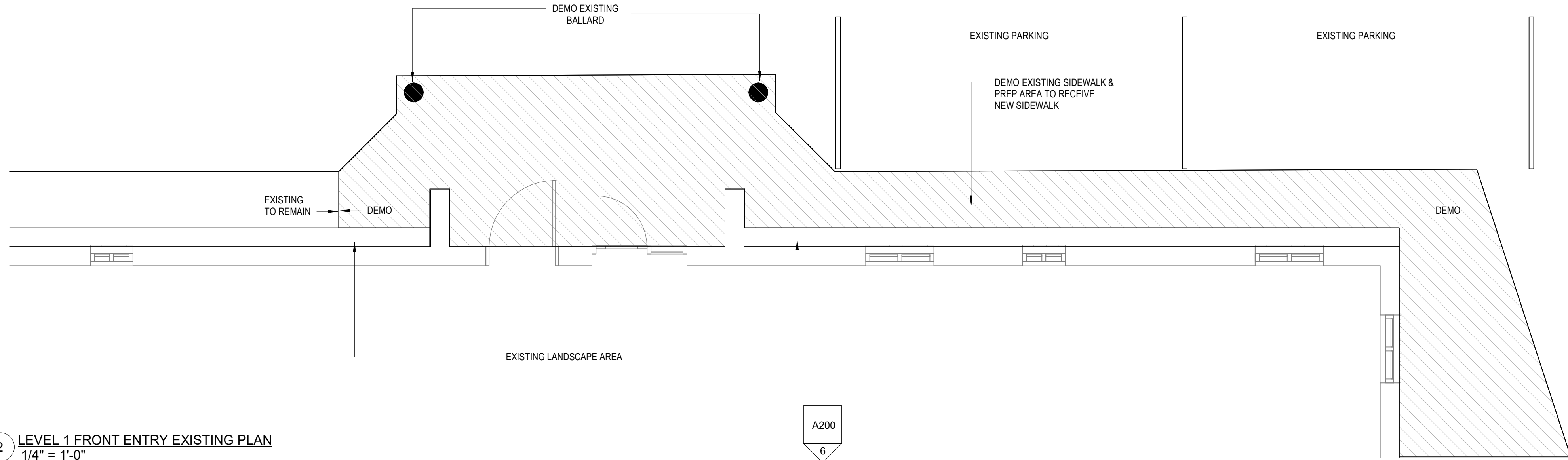


NOTES:
1. CONTROL JOINTS (C.J.) @ 5'-0" O.C., U.N.O.

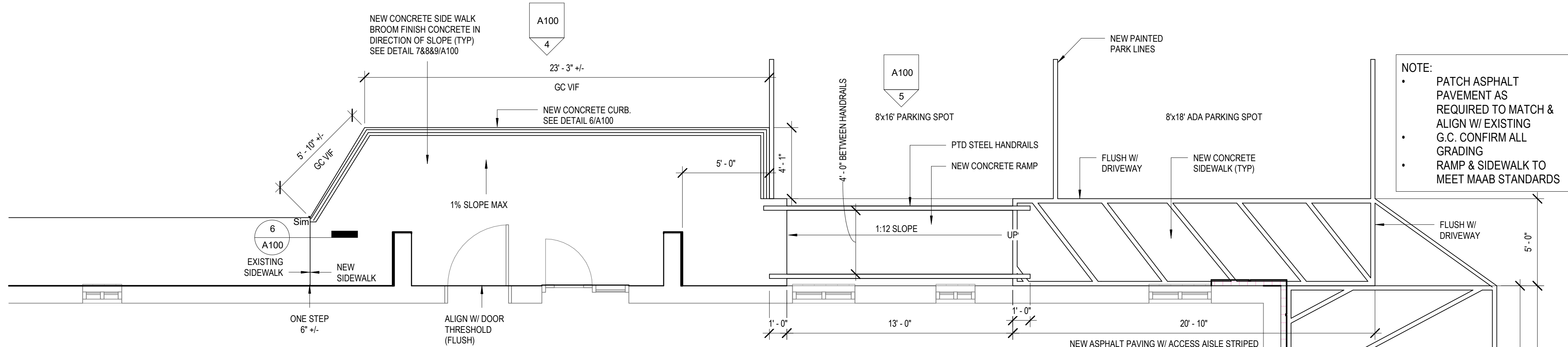
8 SIDEWALK CONTROL JOINT DETAIL
1 1/2" = 1'-0"



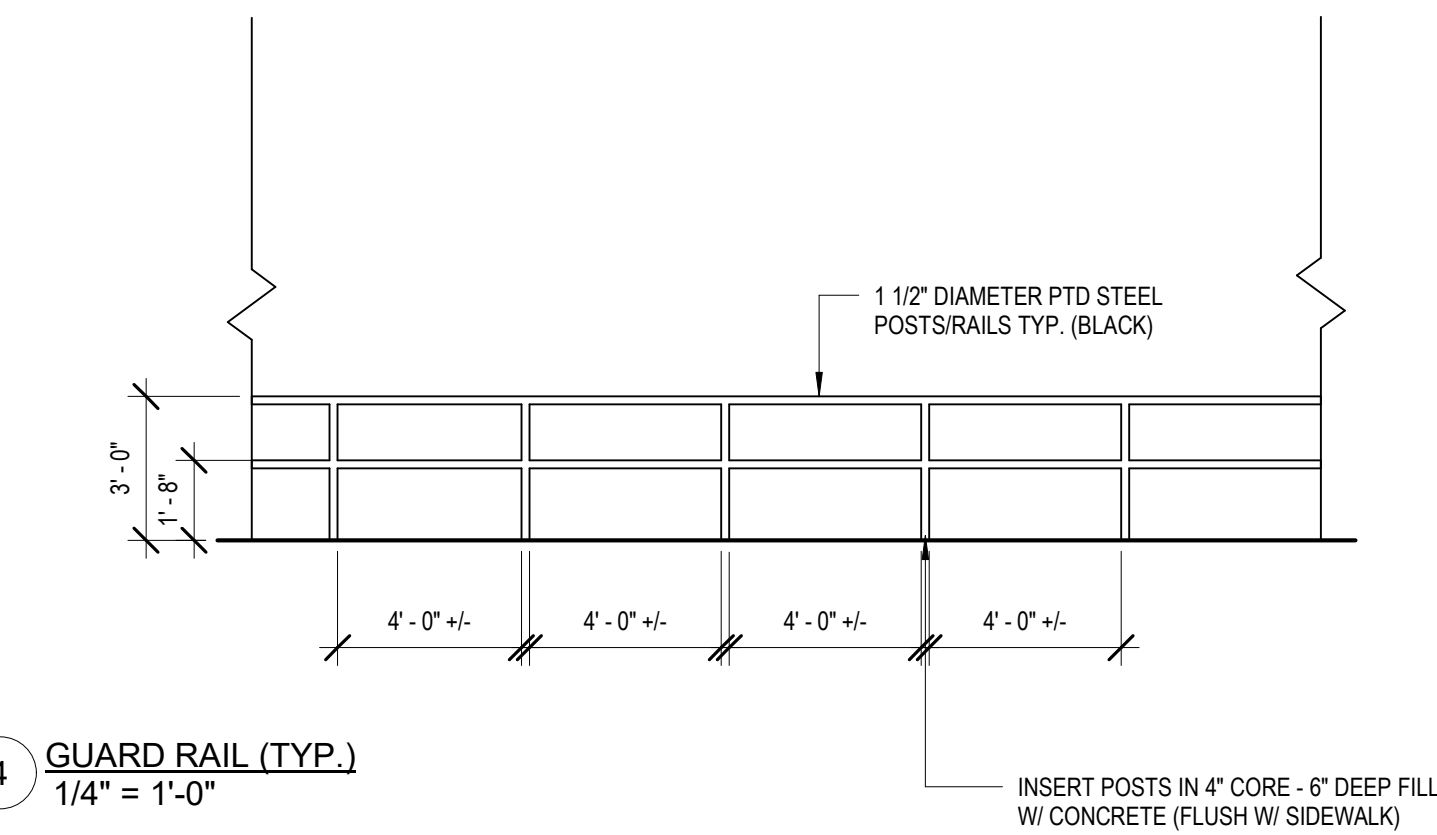
9 SIDEWALK EXPANSION JOINT DETAIL
1 1/2" = 1'-0"



2 LEVEL 1 FRONT ENTRY EXISTING PLAN
1/4" = 1'-0"

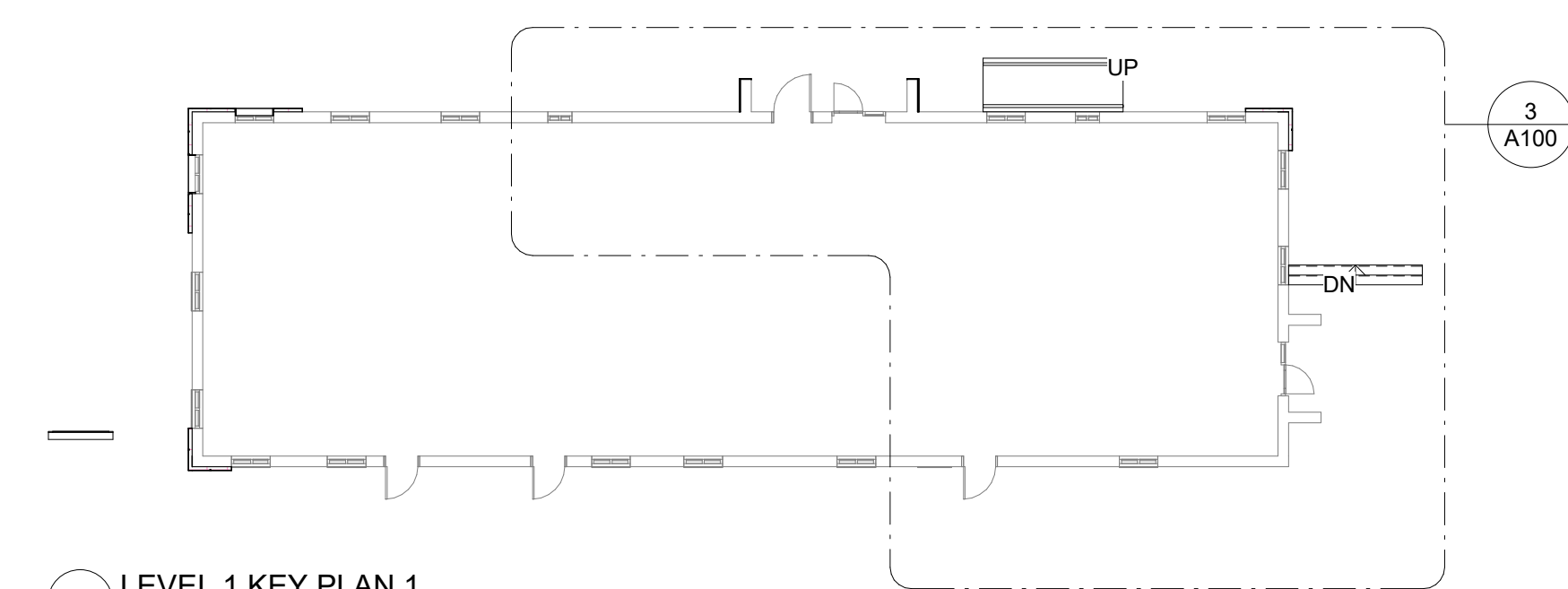


5 RAMP RAIL (MAAB TYP.)
1/4" = 1'-0"

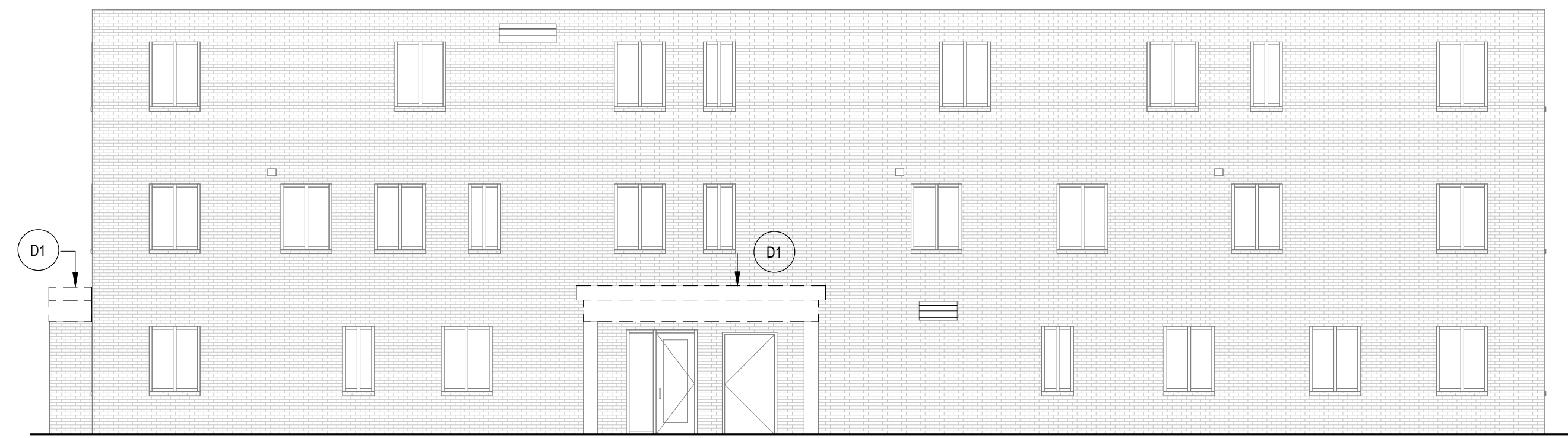


4 GUARD RAIL (TYP.)
1/4" = 1'-0"

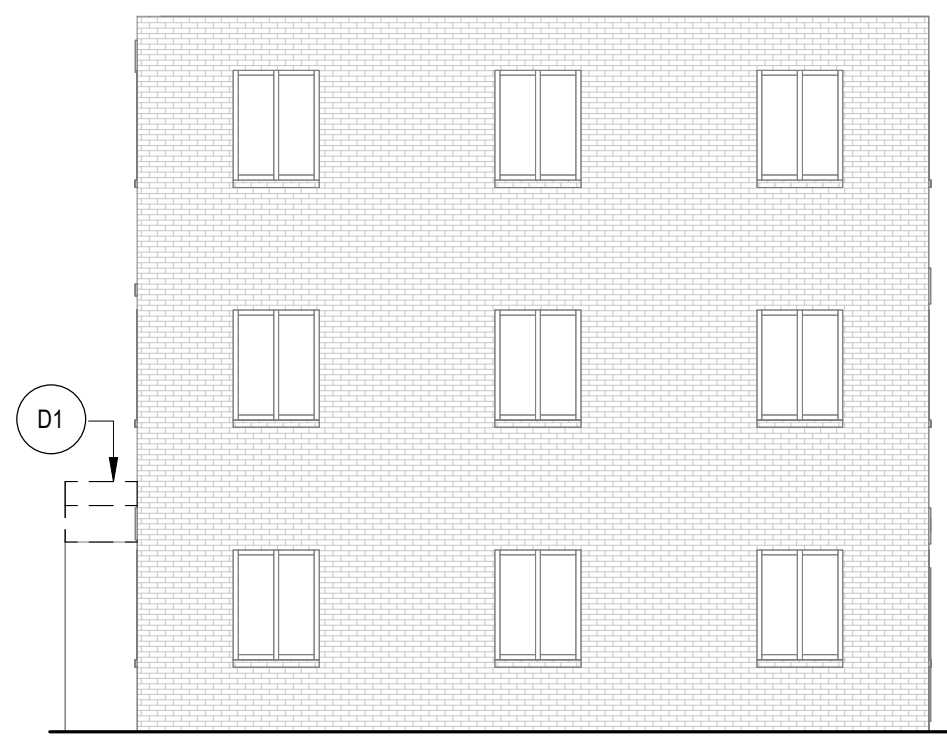
3 LEVEL 1 FRONT ENTRY PROPOSED PLAN
1/4" = 1'-0"



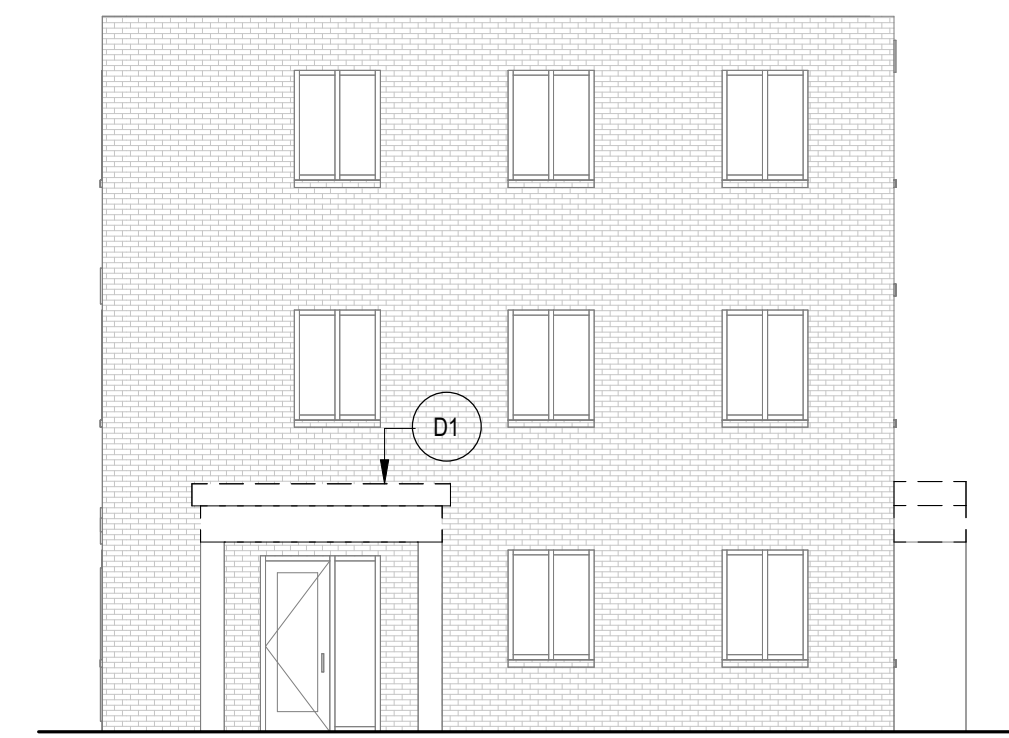
1 LEVEL 1 KEY PLAN 1
1/16" = 1'-0"



1 SOUTH DEMOLITION ELEVATION (SIDE)
1/8" = 1'-0"



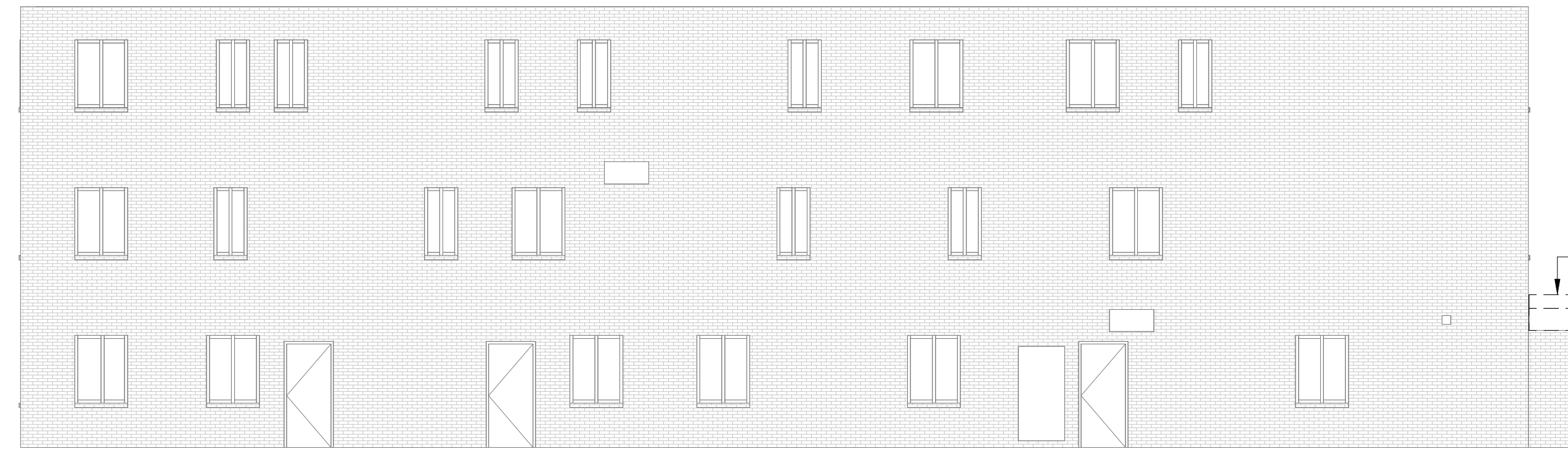
3 EAST DEMOLITION ELEVATION (FRONT)
1/8" = 1'-0"



4 WEST DEMOLITION ELEVATION (REAR)
1/8" = 1'-0"

KEYNOTES - DEMOLITION PLAN

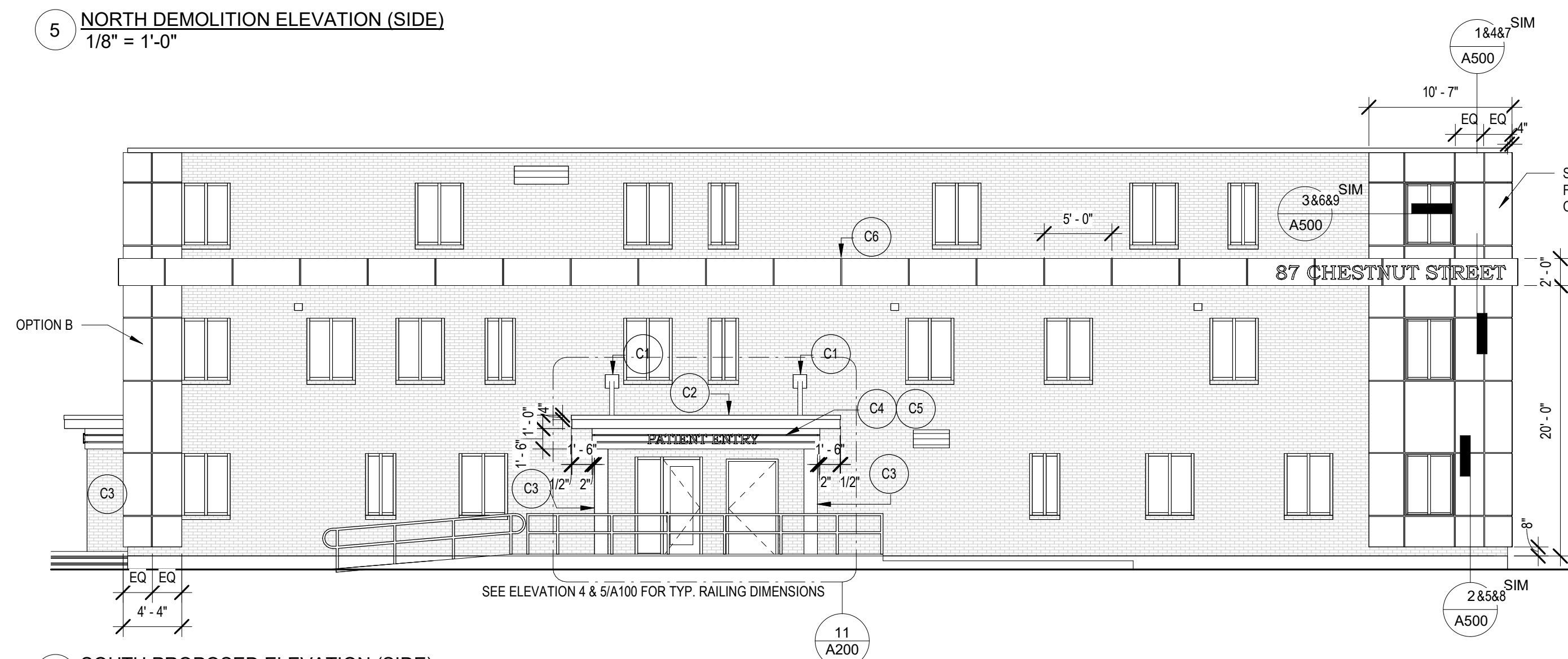
D1 DEMO EXISTING EPDM ROOF & FACIA BOARDS & METAL FRAMING & SOFFIT @ EXISTING ENTRY BACK TO EXISTING STRUCTURE TO REMAIN



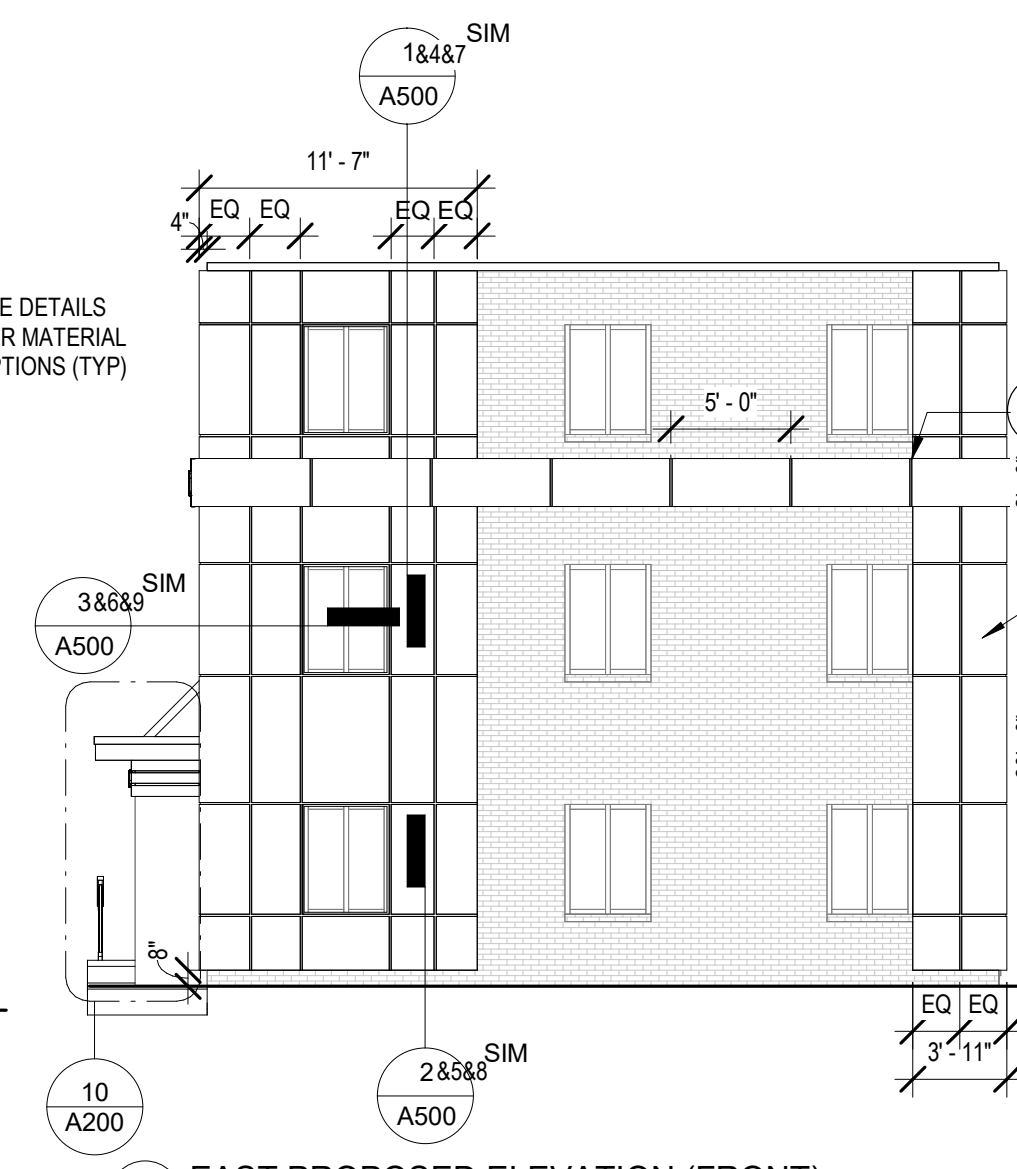
5 NORTH DEMOLITION ELEVATION (SIDE)
1/8" = 1'-0"

PRICING BREAK DOWN PHASING

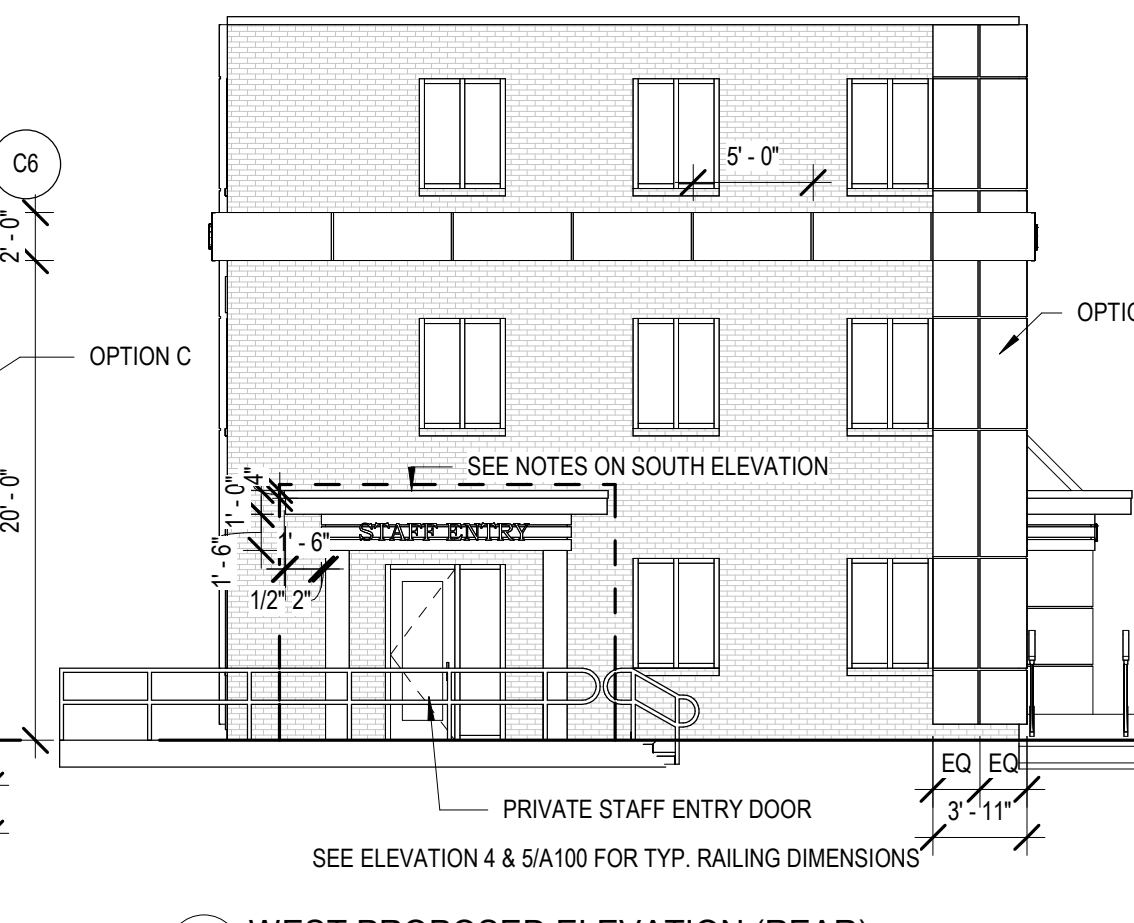
1. PORTICO ENTRIES (SEPARATE EACH OUT)
2. HIGH BAND ALL AROUND BUILDING
3. DRIVEWAY TOWER
4. OPPOSITE STREET CORNER
5. REAR PARKING CORNER



6 SOUTH PROPOSED ELEVATION (SIDE)
1/8" = 1'-0"



7 EAST PROPOSED ELEVATION (FRONT)
1/8" = 1'-0"



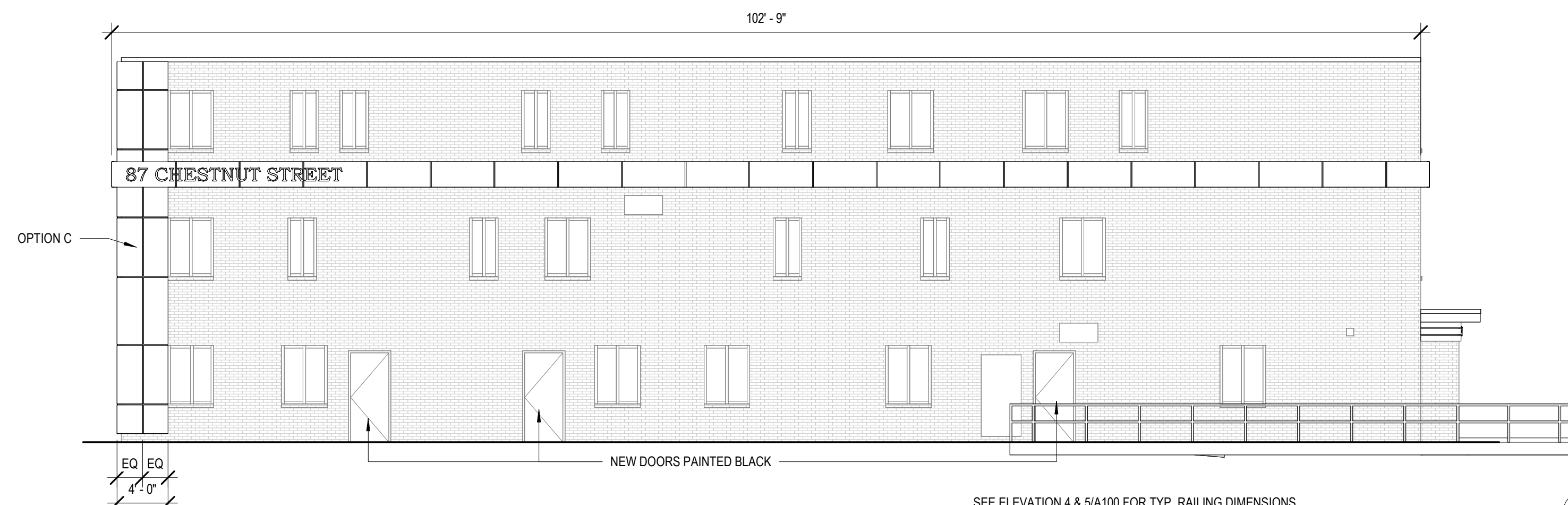
8 WEST PROPOSED ELEVATION (REAR)
1/8" = 1'-0"

KEYNOTES - CONSTRUCTION PLAN

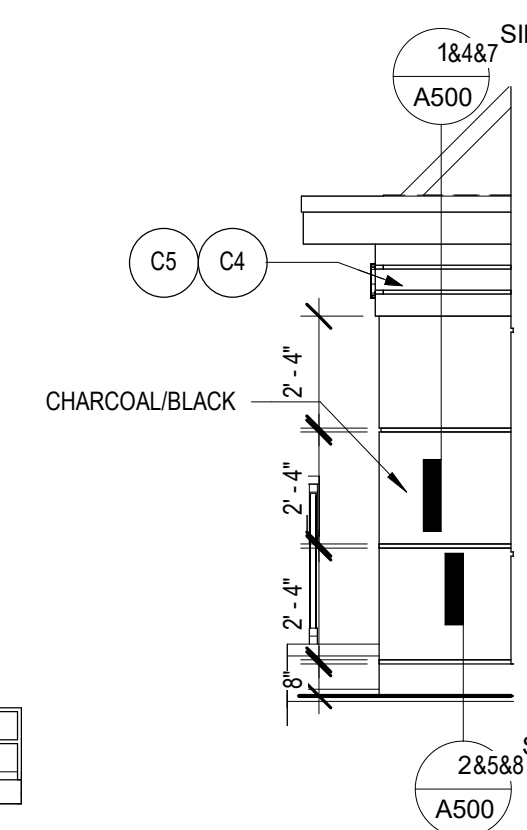
- C1 1" TIE ROD W/ 12"X12"X1/4" ANCHOR PLATE ATTACHED TO BRICK & TO NEW BUILDING & PITCH POCKET @ CANOPY ROOF PROVIDE BLOCKING FOR TIE ROD CONNECTION TO CANOPY ROOF
- C2 PROVIDE NEW FULLY ADHERED EPDM ROOF MEMBRANE OVER 1/2" RECOVERY BOARD & NEW TAPED INSUL TO EXISTING DRAIN
- C3 PAINT EXISTING BRICK - LIGHT GRAY
- C4 PROVIDE NEW CANOPY METAL STUD FRAMING FOR NEW CANOPY OVERHANG SOFFIT. SOFFIT MATERIAL TO MATCH MATERIAL OPTION SELECTED. PROVIDE 2 NEW RECESSED 6" LED LIGHTS IN SOFFIT
- C5 PROVIDE NEW EXTERIOR SKIN TO MATCH MATERIAL OPTION SELECTED
- C6 REVEAL IN FINISH SYSTEM (TYP)

MATERIAL OPTIONS (SEE DETAILS)

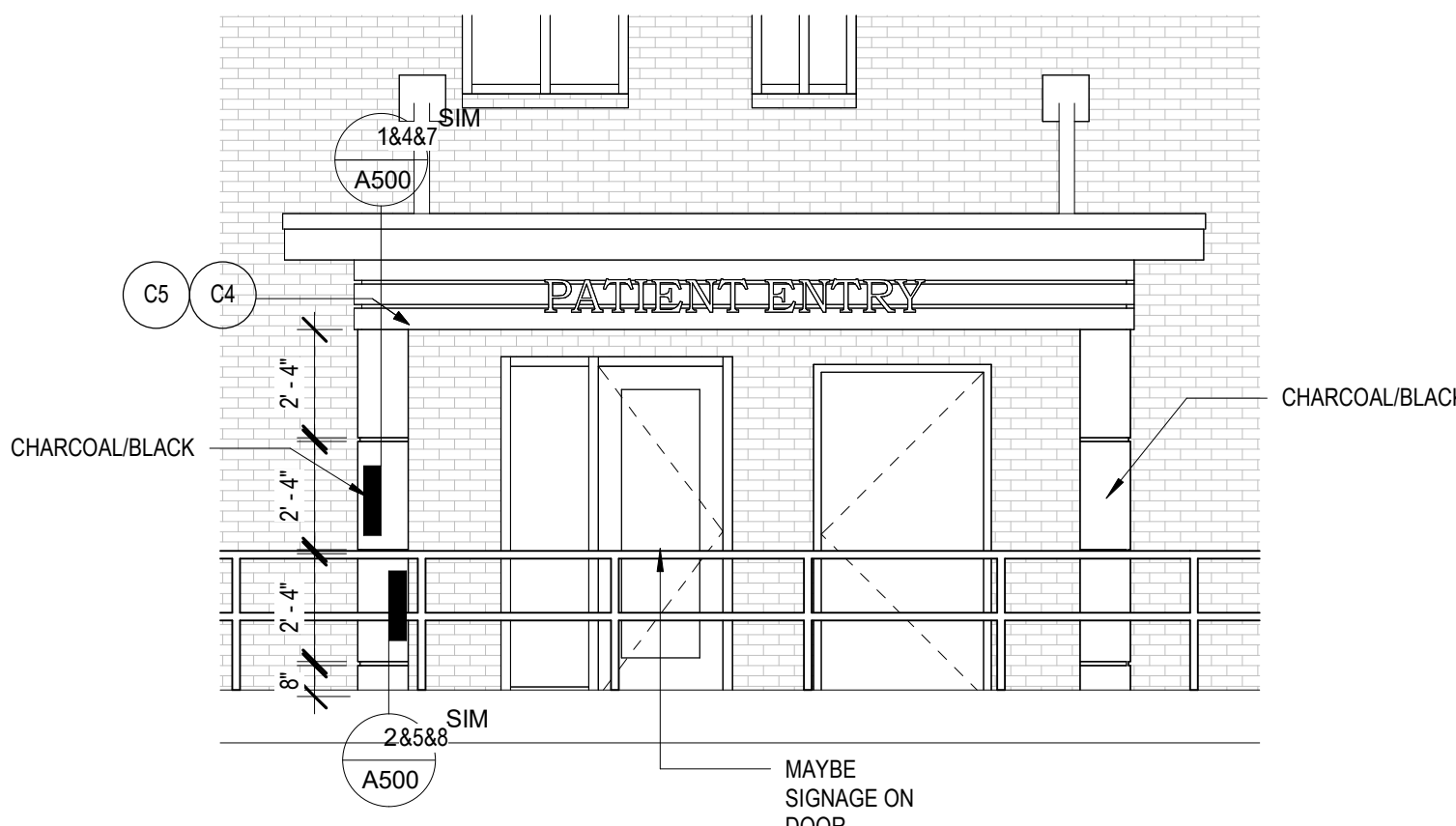
1. EIFS W/ STUD FRAMING
2. CEMENT BOARD W/ STUD FRAMING
3. METAL PANEL W/ STUD FRAMING



9 NORTH PROPOSED ELEVATION (SIDE)
1/8" = 1'-0"



10 ADD ALT ENTRY DESIGN - SIDE
1/4" = 1'-0"



11 ADD ALT ENTRY DESIGN - FRONT
1/4" = 1'-0"



PATIENT CHECK-IN











Design Review Board Meeting Minutes
Monday, September 8, 2025
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Steve Dornbusch, Board Member (P)
Susan Opton, Board Member (P)
Haril Pandya, Board Member (P)
Felix Zemel, Board Member (P)

Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Mark Gluesing, Chair, called the meeting to order on September 8, 2025, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Gary McCoy, Poyant Signs Inc., representing Hyannis Port Research
2. Joe Garber, Riverside Community Care
3. Walter Sullivan, Sullivan & Comerford, P.C. representing Chabad Lubavitch Jewish Center
4. Tim Sullivan, Goulston & Storrs representing Greystar Development East, LLC

Agenda Item 1:

Gary McCoy, Poyant Signs Inc., representing Hyannis Port Research located at 400 First Avenue, Needham, MA, and applying for signage.

Gary McCoy, Poyant Signs Inc., representing Hyannis Port Research, explained that the proposal is for a halo-illuminated set of channel letters that will match the existing TripAdvisor sign. The sign is less than 100 s.f. and will be installed on the screening system on the building.

Chair Gluesing stated that the proposed sign is not measured the way that is required by the Board. Signs should be measured from the outer box around the whole limit. This sign actually measures a hair over 100 s.f. Mr. McCoy stated that the way he calculated the sign in the same process as was carried out for the other recent signs on this building. Mr. Zemel noted that he was Chairing the meeting when the TripAdvisor sign was discussed, which may have led to the acceptance of the alternate way of calculating the sign area. He agreed that the brightness level and whiteness of the sign lighting should match the other signs on the building. As the other sign was approved in this way, the Chair concurred.

Mr. Pandya agreed that the sign parameters should be confirmed. He would like to make sure the proposed lighting matches the other signs on the building.

44
45 Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to
46 approve the sign for Hyannis Port Research, 400 First Avenue, as submitted. Felix Zemel – aye;
47 Haril Pandya – aye; Susan Opton – aye; Steve Dornbusch – aye; Mark Gluesing – aye; Motion
48 passed 5-0-0.

49
50 **Agenda Item 2:**

51 *Joe Garber, Riverside Community Care located at 237 Highland Avenue, Needham, MA, and*
52 *applying for exterior alterations.*
53

54 Joe Garber, Riverside Community Care, explained that the proposal is to complete some
55 renovations to the front of 237 Highland Avenue. The existing elevated concrete walkway on the
56 front of the building are crumbling and in severe deterioration. The stairs attached to the front
57 were previously replaced with precast steps along with some railings. The proposal is to remove
58 the elevated platform and install three separate sets of precast stairs. These will be ADA
59 compliant for height and depth of the treads, and the handrails. Future funding for greenery along
60 the stairs may be sought, but there is no easy way to water it. The existing bushes along the front
61 will be removed.

62
63 Chair Gluesing expressed concern that the railings may not meet code. Mr. Garber stated that he
64 has reviewed the proposal with the Building Inspector and did not hear any similar concerns. Mr.
65 Zemel agreed that balusters will need to be included in the plans.

66
67 Ms. Opton suggested that decorative stone or a different landscape material could be used in
68 place of plantings, if they would not be able to be watered. Mr. Garber stated that some mulch
69 could be placed in between the stairs, as there is not currently a budget for any landscaping.

70
71 Mr. Pandya expressed concern with waterproofing the wall after removal of the platform. Any
72 gaps that expose the steel beams should be waterproofed. Mr. Garber stated that these areas will
73 be sealed.

74
75 Mr. Zemel suggested an approval with a condition that the applicant return with a shrubbery or
76 landscape plan to be approved and implemented by next summer. In this way, the aesthetic
77 concerns will be addressed.

78
79 Chair Gluesing stated that it is difficult to evaluate the design when it is clear that the railings
80 will need to be changed. There will need to be code compliant railings. He expressed concern
81 regarding finishing the lower part of the wall with veneer brick or artificial stucco. Also, mulch
82 will need to be installed prior to the applicant coming back in the spring with a landscape plan.

83
84 Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to
85 approve the changes to the stairways at 237 Highland Avenue, Riverside Community Care, with
86 the conditions that the lower wall and the area where the deck is removed be patched with either
87 brick veneer or stucco and that the final product be submitted to the Board prior to installation,
88 and that mulch be installed on the ground area and by May 30, 2026, the applicant return with a

plan for landscaping the front area. Felix Zemel – aye; Haril Pandya – aye; Susan Opton – aye; Steve Dornbusch – aye; Mark Gluesing – aye; Motion passed 5-0-0.

Agenda Item 3:

Walter Sullivan, Sullivan & Comerford, P.C. representing Chabad Lubavitch Jewish Center to be located at 1195 Central Avenue and applying for site plan review.

Mr. Zemel recused himself from this item.

Rabbi Krinsky, Chabad Lubavitch Jewish Center, stated that the Center has been in the Town for over 20 years working out of a small house on High Rock St. More space is needed for the Center's programming and celebrations to serve the community. The proposed location at 1195 Central Avenue is ideal due to its size and location.

Karlis Skulte, CEC, explained that the property has an existing residential home which is in a state of disrepair. The Rabbi has spoken with neighbors to obtain feedback and coordination and has spoken with the Town, including the Conservation Commission. The wetlands on the site have been delineated. There are bordering vegetated wetlands located in the southwest corner of the site. These extend adjacent to the nearby baseball fields. The associated buffer zones have been applied to the design of the project. The applicant will be working with the Conservation Commission throughout this process. The site slopes from Central Ave. towards the rear wetlands. There has been some geotechnical investigation completed to identify preliminary areas for stormwater management on the site as well as the groundwater height. The main building is proposed at the center of the site frontage, with a smaller building toward the rear. This will be the residence to serve the Rabbi and his family. There will be one-way circulation on the site, along with a few parking spaces for the congregation. The one-way drive aisle will wrap around the building. The width of the drive has been verified for a delivery vehicle. The plan includes a sidewalk connection along the entry portion of the drive. The plan shows a stormwater management basin between the existing walkway on Central Ave. and the front of the building, along with a smaller basin behind the residential home at the rear of the site. A 25' No Disturb buffer to the wetlands will be maintained and the applicant will provide additional mitigation plantings to replicate some of the wetlands that are currently grass. These areas will be revegetated into a native wetland and supplemented with additional plantings in coordination with the Conservation Commission. The plan identifies space for dumpsters in between the residence and the Center. This will be a fully fenced enclosure. There will be a 4' pond at the front of the site which would connect the runoff from the roof of the building and discharge it back to the existing wetland on the west side of the property. On the east side of the building, there will be a sloped driveway with access to the main floor of the building. This will allow for pedestrian connectivity and egress movement. The lower level of the building will have gently sloping access from the entry drive at Central Ave. to the lower level of the building. The residence will be at the same elevation approximately as the lower level of the Center. A preliminary utility plan identifies space for proposed transformers to serve the building adjacent to the entry drive along Central Ave.

Alan Westman, KSID Architecture, explained that the proposed residence will be a two story structure with an attic space creating the third floor for storage purposes. Due to high

groundwater conditions and proximity to the wetlands, it is not possible to have a basement. The residence consists of a two car garage. The Center will consist of three stories. In an effort to minimize grading and retaining walls, the building will be used for as much retaining as possible. A covered pergola is proposed on the top floor, along with an outdoor deck. A flat roof is proposed for the building. The material of the residence is proposed to be a nickel gap siding, in either a cementitious fiber cement board or a wood clapboard material. The tower piece where the stairwell is located will be a lightly textured stucco material with a large expanse of windows or curtainwall. There will be coated aluminum canopies over the garage and the front entrance, and a small deck on the residence which will be stained wood. The front of the Center is proposed to be wrapped in Jerusalem stone for the first two floors. The third floor steps back and will be a smooth textured stucco with an aluminum coated roof canopy. Along the south side of the building, materials are proposed that relate to other materials in the neighborhood, such as nickel gap siding. The two main colors being proposed for the Center are Sherwin-Williams Storm Cloud and a blue-gray color. The residence will be Origami White and the stucco above the Jerusalem stone would be matte painted to match the Jerusalem stone color. Trees will remain between the ballfield and the building. The landscape plan will work with local deciduous and evergreen trees, with plantings added to the wetland buffer and other large shrubs for screening. The final design concept for signage has not yet been considered.

Chair Gluesing asked the square footage of the Center. Mr. Westman stated that the total gross square footage is 24,880. The residence is 6453 gross s.f. The attic space will be approximately 2,400 s.f. The footprint of the residence is approximately 3,135 s.f. The entire site is 43,567 s.f.

Chair Gluesing asked the building height from grade. Mr. Westman stated that the residence is 32.5' at its tallest height above grade. The Central Ave side of the Center will be 37' high above grade at its highest point, and the back will be 42.5' above grade, as the property slopes down.

Rabbi Krinsky stated that he has spoken to the neighbor to the north who seemed in support of the project. A meeting is also planned with the other neighbors.

Mr. Pandya asked about parking for the site. Mr. Skulte explained that there were discussions with the Town and the Superintendent of Schools regarding parking at a nearby school for the site. The site has been designed for circular drop-off, with parking then at the school and access via the sidewalk on Central Ave. Rabbi Krinsky stated that there is a verbal agreement for use of the school parking area outside of school hours.

Ms. Opton asked the number of people that could be onsite during certain events. Mr. Westman stated that the social hall can accommodate approximately 120 people, and the sanctuary could accommodate approximately 100 people. Rabbi Krinsky noted that these two places are not used at the same time. People move from one area to the next. Ms. Opton asked about signage for those having to park elsewhere.

Ms. Opton noted that the landscape plan is incomplete with some of the plant species not identified and included on the plan. She would like to see a more complete plan. She asked about the proposed infiltration pond plantings. Mr. Skulte stated that this area would normally be loam and seeded. Ms. Opton suggested meadow plantings or wild marsh plantings. Chair Gluesing

181 stated that this would be a nice way to add softening to the short setback to the building façade.
182 An installation like this was done successfully at Olin College. Mr. Skulte noted that the profile
183 of the stormwater management system is limited due to the high water table, but these proposals
184 will be considered.

185
186 In response to a question from Mr. Dornbusch, Mr. Westman stated that there is some discussion
187 still to be had with neighbors and abutters. He believes the applicant will have all of the
188 necessary conversations.

189
190 Chair Gluesing stated that the property is not large enough for the two buildings proposed and
191 there could be issues with the wetlands on the site. As the back areas is already a large lawn, he
192 asked if building in the 25' buffer could be considered in terms of the building placement. If the
193 applicant is proposing to not comply with other setback requirements, it is unclear why the
194 wetland setback is being observed. Mr. Skulte stated that the wetlands consultant has met with
195 the Town's Conservation Agent, and it seemed that the 25' No Disturb buffer needs to be
196 preserved in order to get through the Conservation Commission process. There have been
197 discussions with the adjacent abutter to the north to make sure that the buffering and screening
198 needed will be feasible. Chair Gluesing stated that the elevation change on the site seems to be
199 quite significant.

200
201 Mr. Pandya asked about outdoor gathering spaces proposed. Mr. Westman stated that there is no
202 formal outdoor gathering space proposed, as there is not much space left. There are four smaller
203 gathering spaces proposed within the building. Bollards, or other low lighting, is proposed
204 around the circular drive. There will be some downlighting on the building itself. The intention is
205 to create a lit glow from inside the building at the glazed entry hall.

206
207 Mr. Pandya stated that he believes the building is sited well and the proposed buildings feel in
208 keeping with the area. He suggested accent lighting some of the Jerusalem stone on the building.
209 On the upper level roof deck, the applicant could also consider some low level plantings to help
210 screen the activities and provide privacy. Plantings and material choices may help bring
211 the building scale down.

212
213 Chair Gluesing stated that the massing of the Center is well done, and the proposal includes
214 elegant materials. The massing for the proposed residence seems large and he would prefer to see
215 a smaller third floor massing. He suggested a mixing in of an alternate material on the north and
216 west façades of the residence building. The applicant noted that it faces a wetland and is mostly
217 not seen.

218
219 The Board stated that it would forward comments to the Planning Board.

220
221 **Agenda Item 4:**

222 *Tim Sullivan, Goulston & Storrs representing Greystar Development East, LLC applying for*
223 *redevelopment of 100 West Street and site plan review.*

224
225 Tim Sullivan, Goulston & Storrs representing Greystar Development East, LLC, explained that
226 the owner of the property has an agreement with Greystar Development East, LLC to be the

227 developer of the site for multifamily housing under the new MBTA Communities zoning. This
228 project falls within the by-right scenario of this zoning and the Site Plan is compliant. The
229 project includes 189 units in a three-story building, with a 1.1 floor area ratio (FAR). The project
230 will utilize the existing curb cuts on the site. The Planning Board has been applied to and there
231 will be a public hearing next Tuesday.

232
233 Timothy Beinert, Greystar Development East, LLC, explained that this site is across from a train
234 station. The site has good walkability, allowing future residents to live in a suburban setting
235 without sacrificing convenience. The design tries to maximize on the location while also fitting
236 within the context of the greater surrounding area. The building will be a wood frame, slab on
237 grade surface, with differentiated setbacks to create articulation and depth. There will be direct
238 access to units on the ground floor which will create a boutique feel and activate Highland
239 Avenue.

240
241 Tom Lassy, Cube3, stated that this property is in a multifamily residential district which has a
242 70% street setback frontage requirement. The proposal is for a 700' building which stretches
243 down Highland Ave. The project is seen as a bridge between a residential area and a commercial
244 area. The design shows angled and vertical elevation elements to break down the massing and
245 create a residential scale feel. The materials at the West Street end will wrap the corner of the
246 building and bays will be created to tie back onto Highland Avenue. The design is for two visual
247 approaches to the building that meet in the middle. The bays have been angled to create vertical
248 lines and break up the scale of the long horizontal building. At the pedestrian level there will be
249 small canopies with vertical wood paneling to create a vertical element and break up the
250 horizontal element. A node will be created in-between the two sections to be a bridge between
251 the two neighborhood styles. The building will be recessed at the first floor to allow people down
252 at the pedestrian level to be able to look inside the courtyard areas.

253
254 Mr. Sullivan explained that there is a requirement that only 30% of the building can exceed the
255 maximum setback. The current building is a flat façade, running the whole way along Highland.
256 The proposed façade has 30% of the building set back further with open spaces to break up the
257 building. This was discussed during the MBTA Communities process and the Planning Board
258 mentioned that it would like to see the entrances to the residences along the street as a way to
259 activate the streetscape. Although the building has a long façade, there will be a lot of building
260 design elements activating the streetscape. Mr. Beinert stated that the intention is to maximize
261 green space for future residents.

262
263 Jay Emporer, Bohler, stated that the entry for the building on Highland Avenue will be a break
264 between the two building masses. There will be a courtyard with seating and vegetation. There
265 will be steps and a slightly sloped walkway to access the area. There will be light spilling out
266 from inside the building and lighting in the landscape using bollards and downlighting of the
267 trees. There will be movable furniture for the residents to use. Some ground floor units will open
268 onto that space. Street trees will be located on the inner side of the sidewalk, along the building
269 façade. The sidewalk will have continuous plantings and trees against the building. Along West
270 Street, there will be an access point for the building and a planting strip. The plant palette is still
271 being developed but will include a majority of native trees and perennial shrubs. There will be
272 courtyards facing west for the residents, opening into the main amenity area of the

building. There will be a courtyard with a pergola and some dining tables. There will also be a park on the south end of the site, utilizing existing green spaces and a walking path for residents. There may also be a community garden which would be fenced off.

Mr. Dornbusch asked about buffering between the south parking lot and the building. Mr. Emperor stated that there could be additional plantings included as screening. Mr. Dornbusch asked about site lighting. Mr. Emperor stated that there will be full lighting for the parking area and some accent lighting in the courtyards.

Mr. Zemel stated that there will likely be many discussions regarding this proposal at upcoming Planning Board meetings.

Ms. Opton asked about walled in garden entrances to the ground level units. Mr. Emperor stated that there will be small patios outside the doors and walkways to the public sidewalk. The area between the units will be heavily planted.

Ms. Opton noted that pin oaks may drop a lot of acorns onto the site and could be reconsidered as a planting species. There is not a lot of landscaping in the west parking area. She asked if there will be any softening of the landscape there. She noted that the ground floor units on that side seem to open directly to the parking lot with only a sidewalk buffer. Mr. Lassy stated that the entrances may be pushed in a bit to give relief at the sidewalk edge.

Ms. Opton asked about screening from the railway. Mr. Emperor stated that an existing fence there will be replaced. There may be some space for narrow tree plantings as well. Ms. Opton suggested a planter along the railway area in order to create some taller planting heights.

Ms. Opton stated that any softened angles for the building would be nice to consider.

Mr. Pandya stated that recessing some of the entry points would be appropriate. He stated that the white tone for the building color could be difficult. It would be nice to determine ways to break up the color palette. Mr. Pandya suggested that some cornice work could help to break up the homogeneity of height in the building. The applicant team agreed that this would continue to be refined.

Chair Gluesing noted that there is not much landscaping within the parking area, and he suggested clustering some of the parking in order to allow for additional screening/landscaping.

Ms. Opton suggested a planter along the railway area in order to create some planting heights.

Mr. Dornbusch asked about the unit mix. Mr. Beinert stated that there will be 16% studio units, 44% one-bedroom units, 31% two-bedroom units, and 9% three-bedroom units.

Mr. Pandya suggested lights coming down from the entryways, instead of sconce lights. He suggested looking into heat island effects for the proposed parking area and associated photovoltaic items. Mr. Lassy stated that this will be a passive house construction level project.

Mr. Emperor stated that the parking proposed is at a 1:1 ratio and there is not much area left to minimize the impact of the parking lot.

The Board stated that it would forward comments to the Planning Board.

REVIEW

Minutes of 8/11/2025 minutes

Upon a motion duly made by Mr. Zemel and seconded by Mr. Dornbusch, it was voted to approve the meeting minutes of August 11, 2025. Felix Zemel – aye; Haril Pandya – aye; Susan Opton – abstain; Steve Dornbusch – aye; Mark Gluesing – aye; Motion passed 4-0-1.

Upon a motion duly made by Mr. Zemel and seconded by Mr. Dornbusch, it was voted to adjourn at 10:15 p.m. Felix Zemel – aye; Haril Pandya – aye; Susan Opton – aye; Steve Dornbusch – aye; Mark Gluesing – aye; Motion passed 5-0-0.

Next Public Meeting – September 29, 2025 at 7:30pm