

DESIGN REVIEW BOARD

Monday, July 13, 2020

7:30 p.m.

Virtual Meeting using Zoom

Meeting ID: 845-1987-6965

(Instructions for accessing below)

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: 845-1987-6965

Link: <https://us02web.zoom.us/j/84519876965>

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

APPLICANTS:

(Items for which a specific time has not been assigned may be taken out of order.)

1. Anna Haluch, ProSign Graphics representing U.S. Storage Centers Self-Storage and attending meeting for an informal review of signage proposal to be located at 540 Hillside Avenue
2. Thomas Acosta, Visual Graphic Systems applying for signage representing Coldwell Banker Realty located at 1498 Highland Avenue.
3. Bhuren Patel, Home Kitchen Inc. and Bryn Robinson, Boston Sign Company, applying for signage at 324 Chestnut Street.

Review of June 15, 2020 Meeting Minutes



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 540 Hillside Ave Date: 06/26/20

Owner: 540 HILLSIDE AVENUE LLC C/O SSG HILLSIDE NEEDHAM LLC

Address: 129 SOUTH ST BOSTON MA 02127
Street City State Zip

Telephone: 508-944-6499

Applicant: Anna Haluch

Address: 65 Belmont St South Easton MA 02375
Street City State Zip

Telephone: 508-944-6499

Designer/Installer: Pro Sign Service

Address: 110 Forge River Parkway Raynham MA 02767
Street City State Zip

Telephone: 508-944-6499

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:

Installation of one (1) 3'-11 3/8" x 19'-9 1/8" front lit channel letter set on the front elevation. (77.85 sq.ft)



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 540 Hillside Ave Date: 06/26/20

Owner: 540 HILLSIDE AVENUE LLC C/O SSG HILLSIDE NEEDHAM LLC

Address: 129 SOUTH ST BOSTON MA 02127
Street City State Zip

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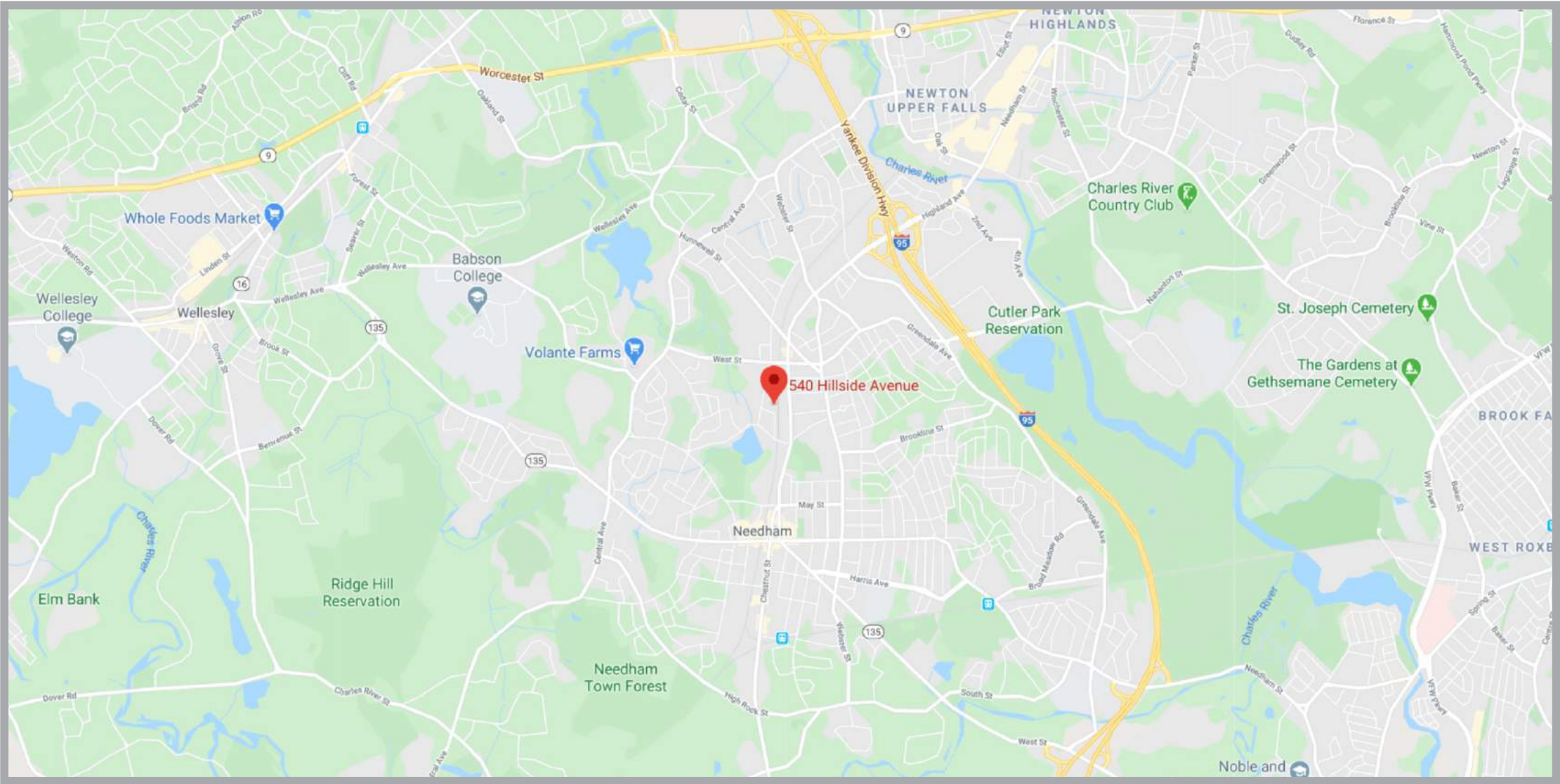
Type of Application	
☒	Sign
☐	Minor Project
☐	Exterior Alterations
Major Project	
☐	- preliminary
☐	- final
☐	Flexible Subdivision
☐	Planned Residential Development
☐	Residential Compound

Brief description of sign or project:

Installation of one (1) 3'-11 3/8" x 19'-9 1/8" front lit channel letter set on the side elevation. (77.85 sq.ft)



540 Hillside Ave / Needham, MA 02494



1 Vicinity Map
Scale: NTS

TNT
SIGN
ELECTRIC
COMPANY

3080 E 29TH ST
LONG BEACH, CA 90806
562 595 7725

CA LIC. C45 994192

Visit us at:
tntelectricssign.com

Job Name:
US Storage Centers

Address:
540 Hillside Ave
Needham, MA 02494

Sales Rep:
Neil McNaught
E-mail:
NeilM@tntelectricssign.com

Designer: John Nauta

Design Number:
20-03-4291-R03

Scale: As Noted

Original Date: 03/24/20

Revisions:
R1: Jn 3/27/20 plex face monument
R2: Jn 3/30/20 no divider bar, outline
R3: Jn 6/11/20 correct sq. footage

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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

Job Name:
US Storage Centers

Address:
540 Hillside Ave
Needham, MA 02494

Sales Rep:
Neil McNaught
E-mail:
NeilM@tntelectricssign.com

Designer: John Nauta

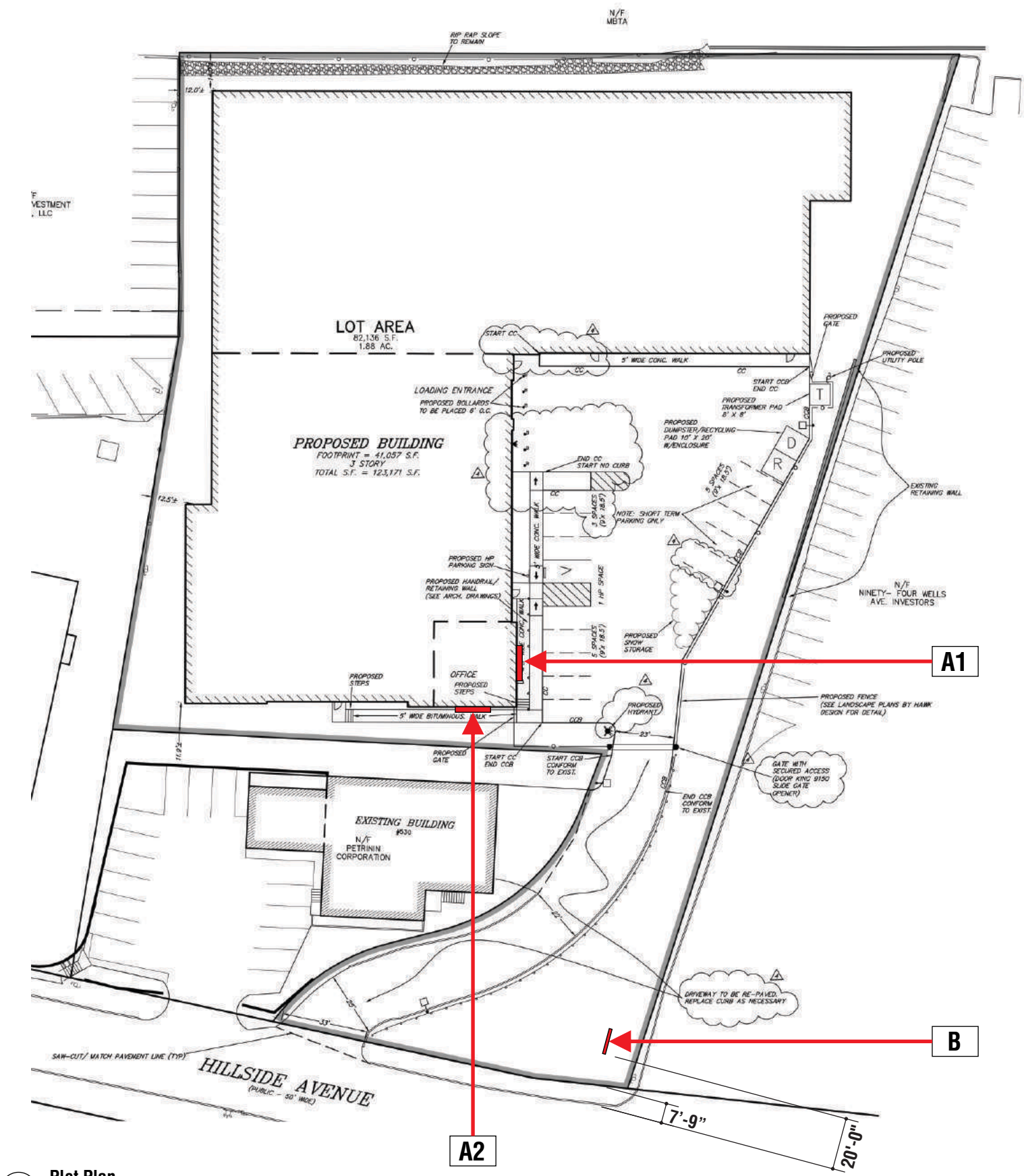
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1 Plot Plan
Scale: 1" = 50'-0"

Job Name:
US Storage Centers

Address:
540 Hillside Ave
Needham, MA 02494

Sales Rep:
Neil McNaught
E-mail:
NeilM@tntelectricssign.com

Designer: John Nauta

Design Number:
20-03-4291-R03

Scale: As Noted

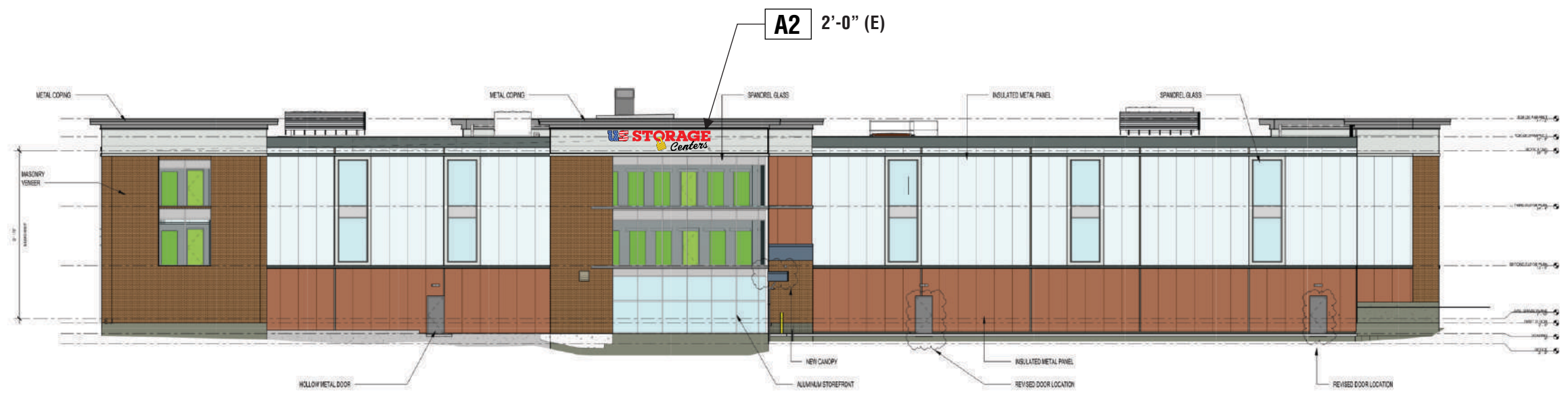
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1 South Elevation
Scale: 1" = 25'-0"



2 West Elevation
Scale: 1" = 25'-0"



A1 A2

Sign Elevation Layout

Qty: Two (2) Required

Square Footage: 77.85

Scale: 1/4" = 1'-0"

Manufacture and install single face illuminated channel letters

Faces: 3/16" white acrylic with 3M trans. vinyl overlay
Colors: 3M # 3630-157 Cobalt Blue
3M # 3630-33 Red
3M # 3630-015 Yellow
3M # 3630-222 Perforated Black
3M # 3630-22 Black
White weeded out to show white acrylic

Trimcaps: 3/4" Black (US, LOCK & CENTERS)

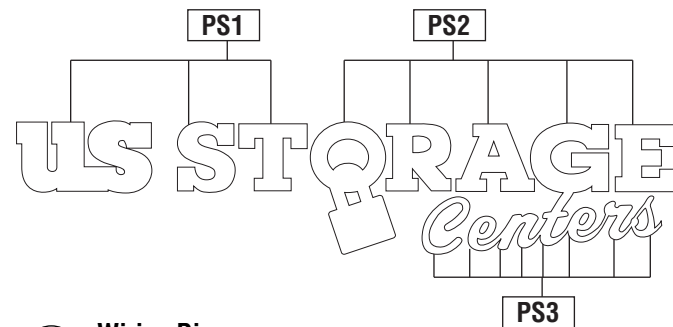
3/4" Red (Storage)

Returns: 5" Pre-coat black

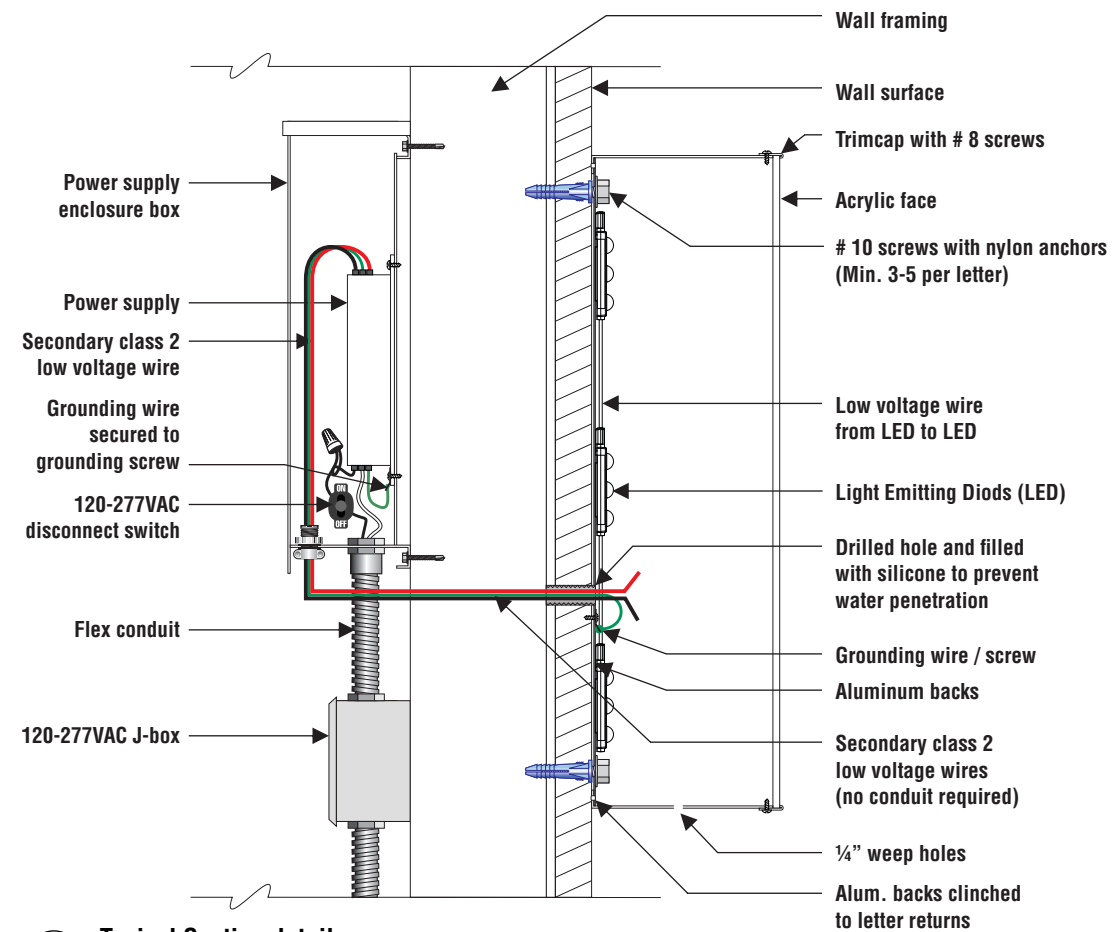
Illumination: White LEDs / remote power supplies

Reg Mark: 1/4" acrylic painted black with white vinyl overlay

Note:



2 Wiring Diagram
Scale: nts



1 Typical Section detail
Scale: nts

Sign Voltage: 120V

SIGN LIGHTING CONTROLS

• **Control for All Signs.** All Signs with permanently connected lighting shall meet the requirements of Section 133. • **Automatic Time Switch Control.** All signs with permanently connected lighting shall be controlled with an automatic time switch that complies with the applicable requirements of Section 1198. • **Photocontrol or outdoor astronomical time switch control.** All outdoor signs shall be controlled with a photocontrol or outdoor astronomical time switch unless exempted from the exceptions. See Section 133(a)2. • **Dimming.** All outdoor signs shall be controlled with a dimmer that provides the ability to automatically reduce sign power by a minimum of 65 percent during nighttime exempted from the 5 possible exceptions. See Section 133(a)3. • **Demand Responsive Electronic Message center Control (EMC),** newly connected lighting power load greater than 15kW shall have a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal that is sent out by the local utility. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant. In the utilization of GFI Transformers and in accordance with NEC and UL Listed guidelines, it is required that primary circuits to each sign must have dedicated circuits with proper ground from main panel and must be bonded. Any equipment or lighting that is added / shared to the primary sign circuit will cause GFI transformers to trip off. Neutral to ground should not exceed 3 volts to prevent GFI from tripping.

TNT ELECTRIC
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COMPANY

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ALL ELECTRICAL
COMPONENTS LISTED





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Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

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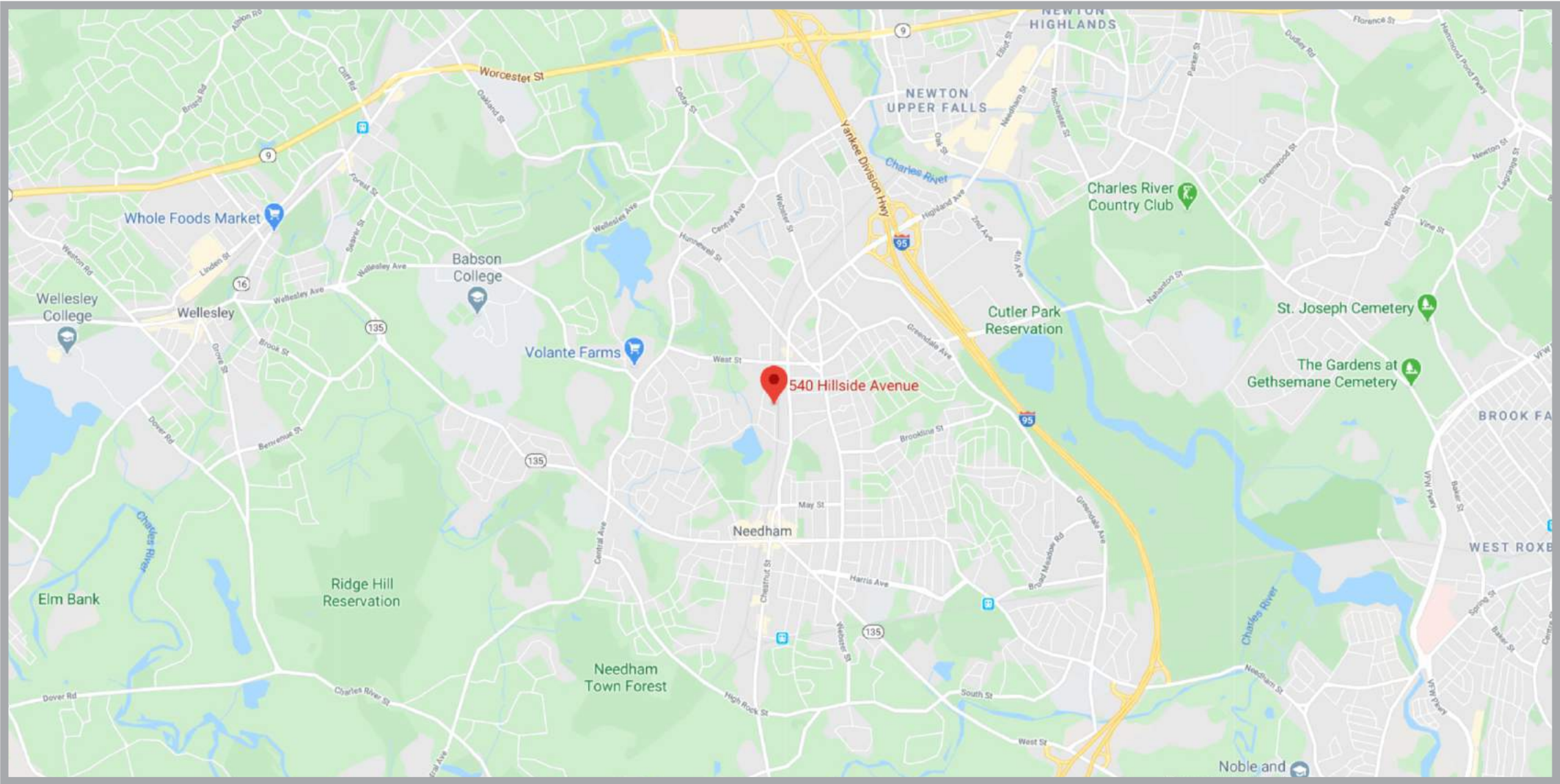
Type of Application	
☒	Sign
☐	Minor Project
☐	Exterior Alterations
Major Project	
☐	- preliminary
☐	- final
☐	Flexible Subdivision
☐	Planned Residential Development
☐	Residential Compound

Brief description of sign or project:

Installation of one (1) 5' x 10' internally illuminated monument sign (50 sq.ft)



540 Hillside Ave / Needham, MA 02494



1 Vicinity Map
Scale: NTS

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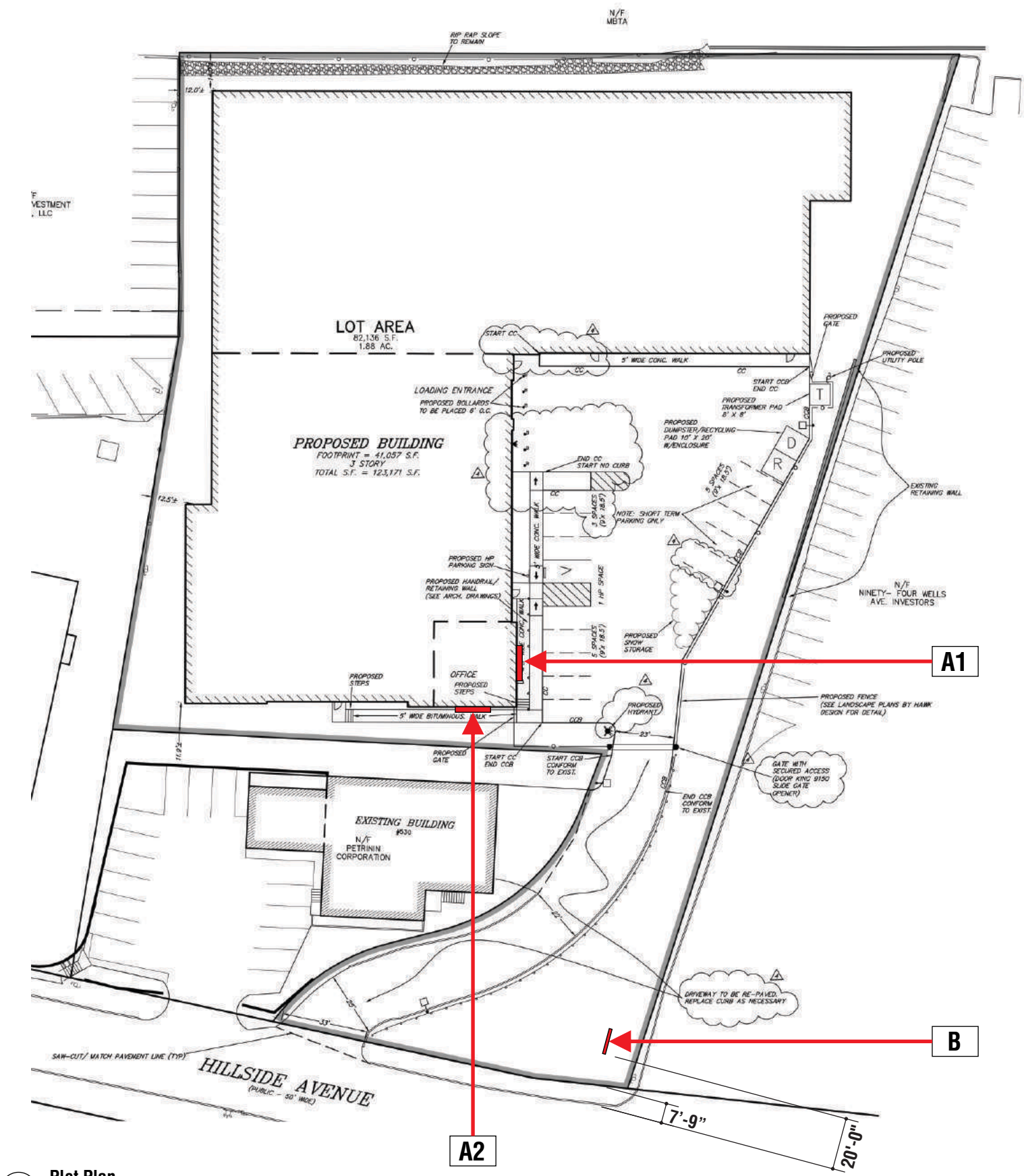
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1 Plot Plan
Scale: 1" = 50'-0"



B

Sign Elevation Layout

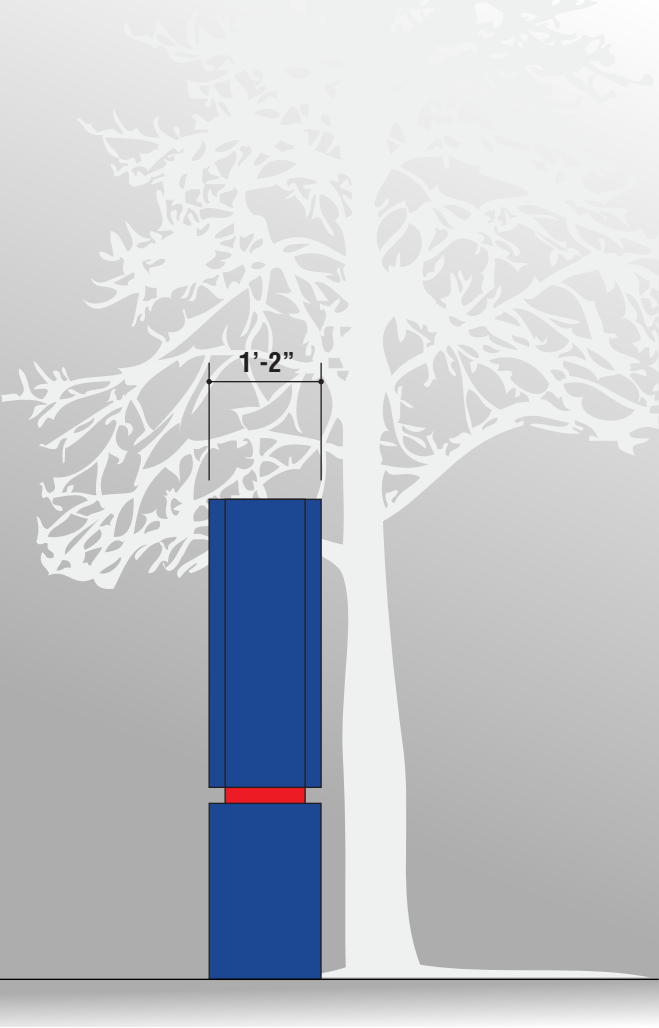
Qty: One (1) Required

Square Footage: 30.00

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

Manufacture and install double face illuminated monument sign

- Cabinet: Aluminum painted Cobalt Blue
- Faces: White acrylic with vinyl overlay
- Colors: 3M # 3630-157 Cobalt Blue
3M # 3630-33 Red
3M # 3630-015 Yellow
3M # 3630-22 Black
White weeded out to show white acrylic
- Returns: 1'-2" aluminum painted Cobalt Blue
- Illumination: White LEDs / self-contained power supplies
- Reveal: 2" aluminum painted red to match 3M # 3630-33 Red
- Base: Aluminum painted Cobalt Blue
- Note: Opposite view is identical



1

Side View

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

TNT
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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 1498 Highland Avenue Date: 07/01/2020

Owner: Taylor Trust, c/o Sullivan & Company

Address: 78 Hancock Street Braintree, MA 02184
Street City State Zip

Telephone: Contact: Nancy Farrow - (781) 849-1090

Applicant: Coldwell Banker Realty

Address: 1498 Highland Avenue Needham MA 02492
Street City State Zip

Telephone: _____

Designer/Installer: Sign Design, Inc.

Address: 170 Liberty Street Brockton, MA 02301
Street City State Zip

Telephone: (508) 580-0094 x245 - Jane Mooney

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:

The installation of an 28" H x 136" W x 1-1/2 D aluminum wall sign with a Blue background and

White Acrylic letters mechanically fastened to background reading: COLDWELL BANKER | REALTY



COLDWELL BANKER REALTY

OFFICE LOCATION

1498 HIGHLAND AVENUE, NEEDHAM, MA

DWG #20-418112-71



330 Washington Ave
Carlstadt, NJ 07072
Thomas Acosta

t 800 203 0301
f 201 528 0890
m 917 807 5812

e info@vgs-inc.com
www.vgsonline.com
tacosta@vgs-inc.com



330 Washington Ave
Carlstadt, NJ 07072

t 800 203 0301
f 201 528 0890

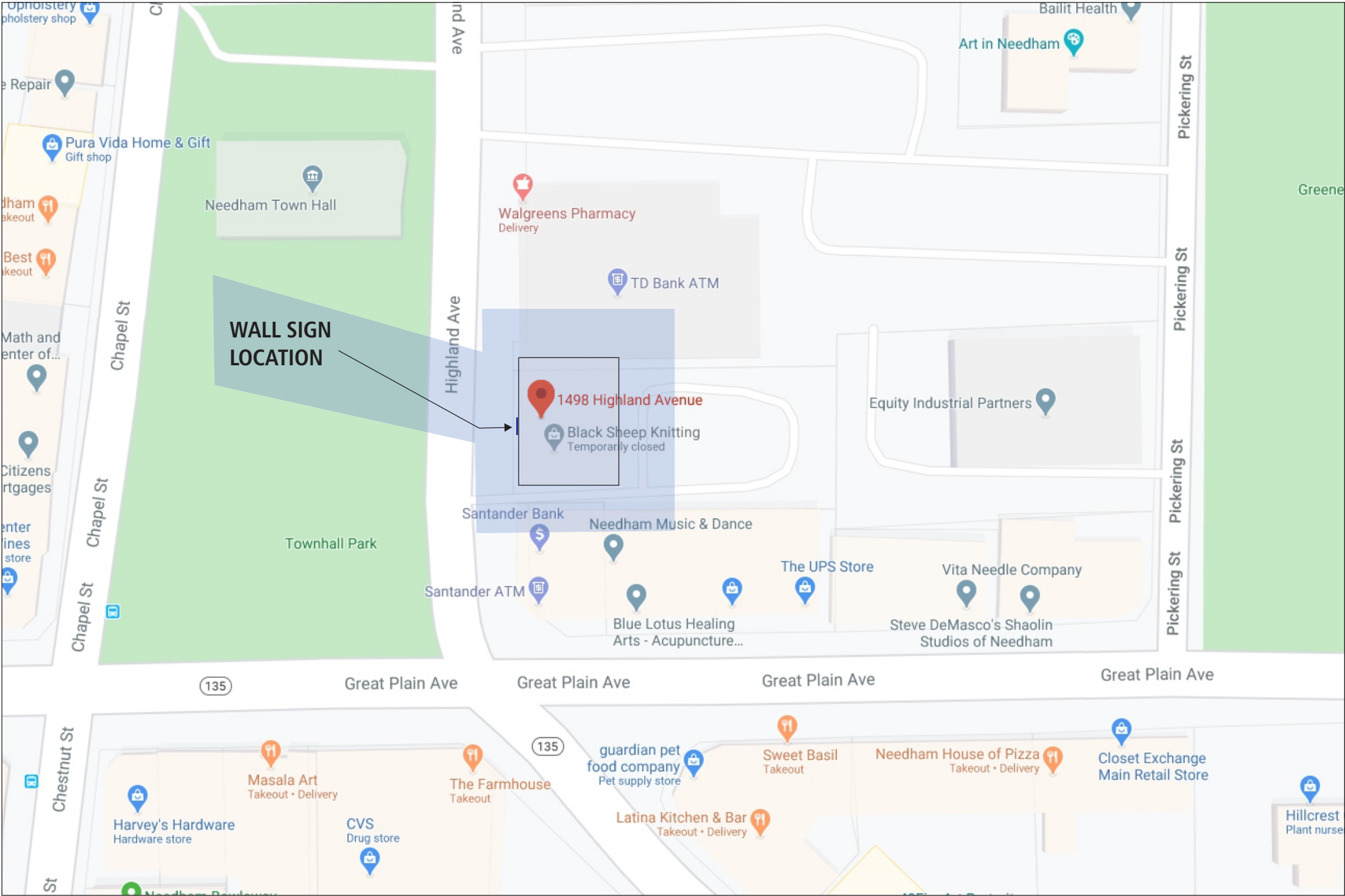
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www.vgsonline.com

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COLDWELL BANKER REALTY
DATE: JUNE 8 2020
REV #: 1

APPROVED DRAWINGS must be returned to Visual Graphic Systems Inc., signed & dated by Client (or Authorized Agent) before fabrication will begin.

Signature _____ Date _____



PROPOSED NON-ILLUMINATED ALUMINUM WALL SIGN



PROPOSED NON-ILLUMINATED ALUMINUM WALL SIGN



330 Washington Ave
Carlstadt, NJ 07072

t 800 203 0301
f 201 528 0890

e info@vgs-inc.com
www.vgsonline.com

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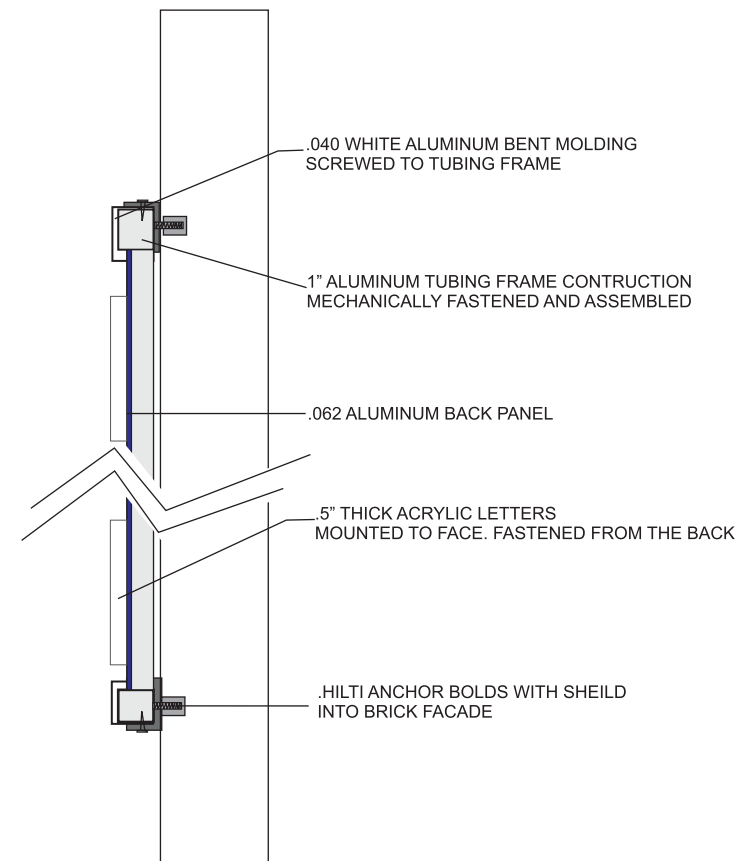
Date

28"

136"

 COLDWELL BANKER | REALTY

ALUMINUM BACK PANEL PAINTED PMS 280 BLUE WITH
1/2" RAISED WHITE ALUMINUM BORDER AND 1/2" WHITE ACRYLIC LETTERS
MECHANICALLY FASTENED AND MOUNTED TO WALL WITH ANGLE CLIPS



330 Washington Ave
Carlstadt, NJ 07072

t 800 203 0301
f 201 528 0890

e info@vgs-inc.com
www.vgsonline.com

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COLDWELL BANKER REALTY
DATE: JUNE 8 2020
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Signature

Date



CURRENT WALL SIGNS FOR ADJACENT BUSINESSES



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 324 Chestnut Street Date: 6/30/2020

Owner: PETRINI CORPORATION

Address: 187 ROSEMARY ST NEEDHAM MA
Street City State Zip

Telephone: 781-444-1963

Applicant: Bhuren Patel

Address: 324 Chestnut Street
Street City State Zip

Telephone: 617-515-4568

Designer/Installer: Boston Sign Company, Inc.

Address: 40 Plympton Street, Boston, MA 02118
Street City State Zip

Telephone: 617-338-2114

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:

Install non-illuminated letters and wheel barrow logo. "home kitchen" on existing sign structure

Existing Conditions



Proposed Signage



bostonsign
www.bostonsign.com
40 Plympton Street Boston, MA 02118
Tel. 617-338-2114 Fax 617-482-4825

CUSTOMER:

home kitchen

PROJECT:

324 Chestnut St
Needham, MA

DATE:

6/26/2020

SCALE:

As Noted

DRAWN BY:

RT

WORK ORDER:

DRAWING NO:

FILE:

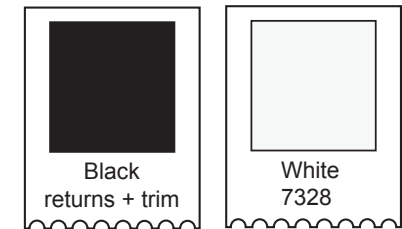
HK ExteriorSignsPermit

REVISIONS:



① Front View- Proposed Sign
1/2" scale

② Side View - Proposed Sign
1/2" scale



③ Colors

Zoning & Code

USE DISTRICTS	OVERLAY DISTRICTS
RESIDENTIAL - A	SPRINKLER COMMUNICATIONS FACILITIES DISTRICT
RESIDENTIAL - B	POULTRY OVERLAY DISTRICT
GENERAL RESIDENTIAL	MEDICAL OVERLAY DISTRICT
APARTMENTS A-1	ACADEMIC PROFESSION DISTRICT
APARTMENTS A-2	NEEDHAM CENTER OVERLAY DISTRICT A
APARTMENTS A-3	NEEDHAM CENTER OVERLAY DISTRICT B
APARTMENTS A-4	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-5	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-6	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-7	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-8	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-9	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-10	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-11	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-12	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-13	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-14	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-15	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-16	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-17	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-18	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-19	CLINTON STREET STREET OVERLAY DISTRICT
APARTMENTS A-20	CLINTON STREET STREET OVERLAY DISTRICT

5.5.3.2 Permanent Attached Signs. The total area of all permanent attached signs shall be not more than fifteen percent of the projected area of the elevation to which they are attached. Each sign shall not exceed 2 square feet for every linear foot of the projected area of the elevation to which it is attached, up to a maximum of 32 square feet. If a sign is oriented

5 Copies for DRB

39

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**exterior
signage**



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 324 Chestnut Street Date: 6/30/2020

Owner: PETRINI CORPORATION

Address: 187 ROSEMARY ST NEEDHAM MA
Street City State Zip

Telephone: 781-444-1963

Applicant: Bhuren Patel

Address: 324 Chestnut Street
Street City State Zip

Telephone: 617-515-4568

Designer/Installer: Boston Sign Company, Inc.

Address: 40 Plympton Street, Boston, MA 02118
Street City State Zip

Telephone: 617-338-2114

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:

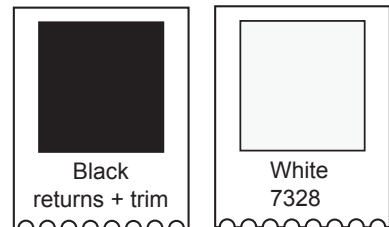
Replace prior tenant sign faces in existing freestanding sign with black panels with white text:

"home kitchen from our kitchen to yours"

Existing Conditions



Proposed Signage



7.9" text

2.4" text



56" x 20" image area



3 Colors

4 **Die-cut vinyl acrylic faces for existing freestanding sign**
1/2" scale

Zoning & Code



5.5.3.2 Permanent Attached Signs. The total area of all permanent attached signs shall be not more than fifteen percent of the projected area of the elevation to which they are attached. Each sign shall not exceed 2 square feet for every linear foot of the projected area of the elevation to which it is attached, up to a maximum of 32 square feet. If a sign is oriented

5 Copies for DRB

39

bostonsign

www.bostonsign.com
40 Plympton Street Boston, MA 02118
Tel. 617•338•2114 Fax 617•482•4825

CUSTOMER:

home kitchen

PROJECT:

324 Chestnut St
Needham, MA

DATE:

6/26/2020

SCALE:

As Noted

DRAWN BY:

RT

WORK ORDER:

DRAWING NO:

FILE:

HK ExteriorSignsPermit

REVISIONS:

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exterior signage

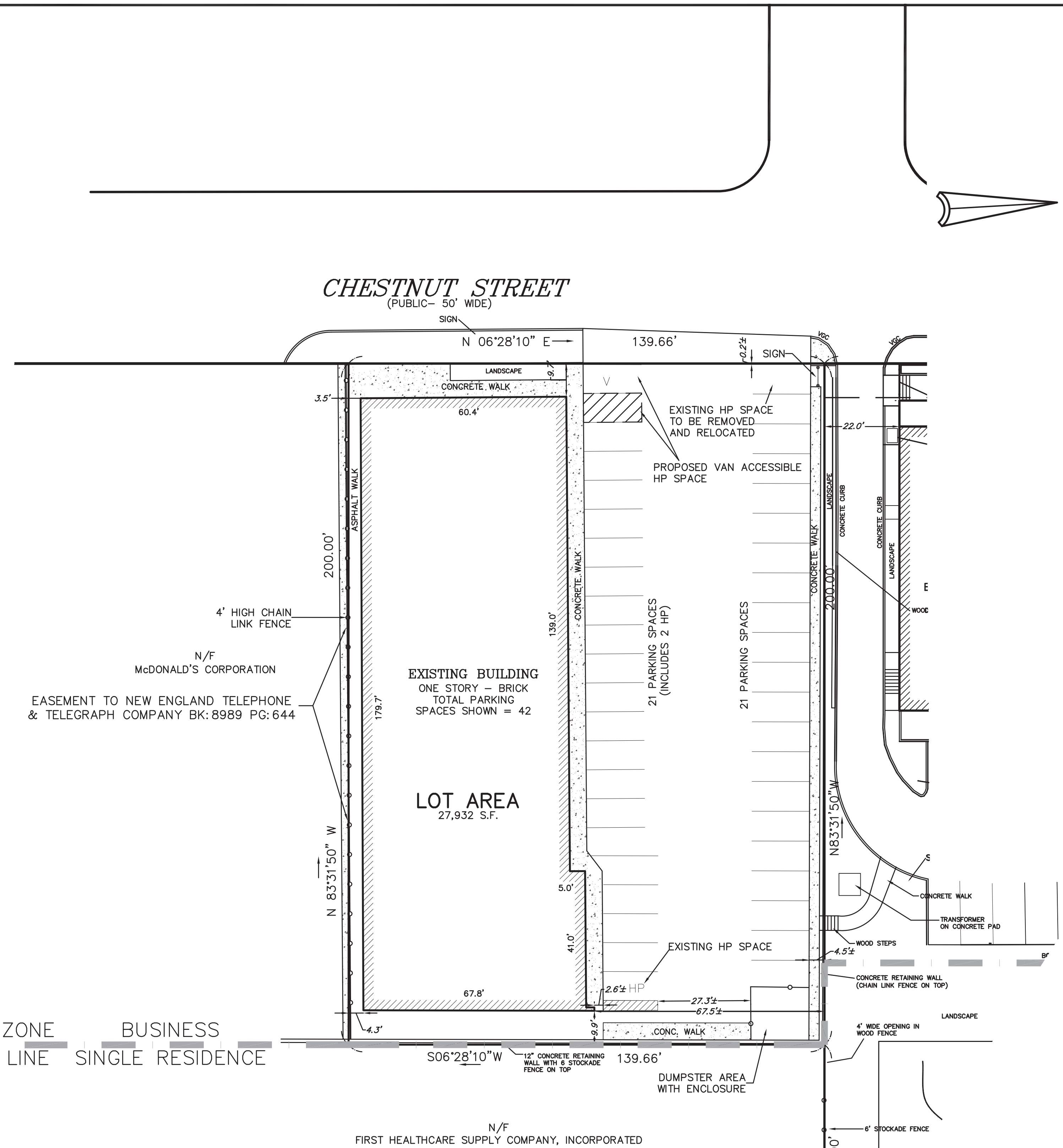
ZONING LEGEND			
ZONING DISTRICT: CHESTNUT STREET BUSINESS			
	REQUIRED	PROVIDED	COMPLIANCE
MIN. AREA	10,000 S.F.	27,932 S.F.±	YES
MIN. FRONTAGE	80'	139.66'±	YES
MIN. YARD –FRONT	20'	9.7'±	EXISTING NON–CONFORMING
–SIDE	0/50' (NOTE 1)	3.5'±/67.5'±	YES
–REAR	50' (NOTE 1)	9.9'±	EXISTING NON–CONFORMING
MAX. STORIES	3	1	YES
MAX. HEIGHT	40'	<40'	YES
MAX FAR	0.7	0.40 ±	YES
PARKING TOTAL	(NOTE 2)	42 (NOTE 2)	WAIVER (NOTE 2)

ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS

	REQUIRED	PROVIDED	COMPLIANCE
A) PARKING ILLUMINATION	1 FOOT CANDLE	EXISTING	EXISTING CONDITION (NO CHANGE)
B) LOADING REQUIREMENTS	ADEQUATE	EXISTING	EXISTING CONDITION (NO CHANGE)
C) HANDICAPPED PARKING	2	2	YES
D) DRIVEWAY OPENINGS	SEC 4.4.5	EXISTING	EXISTING CONDITION (NO CHANGE)
E) COMPACT CARS	50% MAX (8'X16')	9.3%	YES
F) PARKING SPACE SIZE	9'x 18.5'	EXISTING	YES
G) BUMPER OVERHANG	1' OVERHANG	NA	NA
H) PARKING SPACE LAYOUT	SEC. 5.1.3.H	COMPLIES	YES
I) AISLE WIDTH	24' (90 DEG. STALL)	27.3'±	YES
MIN. DRWY. WIDTH	(SEC 4.4.5) 18'	>18'	YES
J) PARKING SETBACK			
–FRONT	20'	0.2'±	EXISTING NON–CONFORMING
–SIDE	4'/25' (NOTE 3)	4.5'	(NOTE 3)
–REAR	25'	9.9'±	NON–CONFORMING
–BUILDING	5'	2.6'±	EXISTING NON–CONFORMING
K) LANDSCAPED AREAS	10%	EXISTING	EXISTING CONDITION (NO CHANGE)
INTERIOR LANDSCAPING	2.5%	EXISTING	EXISTING CONDITION (NO CHANGE)
L) TREES	1 PER 10 SPACES	EXISTING	EXISTING CONDITION (NO CHANGE)
M) LOCATION	WITHIN LOT	WITHIN LOT	YES
N) BICYCLE RACKS	1/20 SPACES	2	EXISTING

- NOTES:
- 1) 50' SETBACK REQUIRED FOR PORTIONS OF LOT ADJOINING RESIDENTIAL DISTRICT. 0' REQUIRED IF NOT ADJOINING RESIDENTIAL DISTRICT.
- 2) SWEET TOMATOES 2,500 S.F. & 21 SEATS @ 1 SPACE / 3 SEATS = 7 SPACES
& TAKE OUT STATION = 10 SPACES
TOTAL SWEET TOMATOES REQUIRED = 17 SPACES
HOME KITCHEN 1,179 S.F. (TAKE OUT RESTAURANT) = 10 SPACES
ELIZABETH GRADY 1,180 S.F. @ 1 SPACE / 300 S.F. = 4 SPACES
DELLARIA SALONS 1,072 S.F. @ 1 SPACE / 300 S.F. = 4 SPACES
NAIL SALON 1,095 S.F. @ 1 SPACE / 300 S.F. = 4 SPACES
DRAGON CHEF 1,230 S.F. (TAKE OUT RESTAURANT = 10 SPACES)
CHESTNUT STREET ANIMAL HOSPITAL 2,600 S.F. @ 1 SPACE / 200 S.F. = 13 SPACES
TOTAL REQUIRED = 62 SPACES
42 SPACES PROVIDED ON SITE. WAIVER REQUESTED FOR 20 SPACES.
- 3) 25' SETBACK REQUIRED FOR PORTIONS OF LOT ADJOINING RESIDENTIAL DISTRICT. 4' REQUIRED IF NOT ADJOINING RESIDENTIAL DISTRICT.
EXISTING PARKING IS COMPLIANT TO SIDE SETBACK FOR PORTIONS ADJOINING NON–RESIDENTIAL ZONE & IS EXISTING NON–CONFORMING FOR SIDE AND REAR PORTIONS ADJOINING RESIDENTIAL DISTRICTS

ZONE BUSINESS
LINE SINGLE RESIDENCE



PLAN REFERENCES:

1. "Plan of Land in Needham, Mass." dated Dec. 7, 1988, scale 1" = 20' by Needham Survey Associates, Inc. recorded as plan No. 1363 of 1988 in Plan Book 376.
2. "Plan of Existing Parking Layout in Needham, Mass." dated Aug. 12, 1989, scale 1" = 20', by Needham Survey Associates, Inc.
3. "Plan of Land in Needham, Massachusetts" by Survey Resources dated Nov. 11, 1985 and filed with the Norfolk County Registry of Deeds as Plan No. 36 of 1988.
4. Plan to Accompany Petition for Acceptance, Chapel Street, Needham, Mass. dated Nov. 1928 by Lester C. Hollis, Engineer.
5. "Plan of Land in Needham, Mass., Jan. 16, 1980, Scale: 1" = 40', Cheney Engineering Co., Inc." recorded as Plan No. 83 of 1980 in Book 5701 Page 33.
6. "Plan of Land in Needham, Mass., Mar. 24, 1968, Scale: 1" = 40', Cheney Engineering Co., Inc." recorded as Plan No. 224 of 1969 in Book 4583 Page 345.

NOTES:

- 1.) Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Kelly Engineering Group, Inc. does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result. Additionally, other such features may exist on the site, the existence of which are unknown to Kelly Engineering Group, Inc. The size, location, and existence of all such features must be verified by the appropriate authorities prior to construction.
- 2.) The site detail and surface improvements depicted hereon were obtained by a field survey of the property in February of 2019 by Kelly Engineering Group, Inc.

CURRENT OWNER:

PETRINI CORPORATION
Deed Bk: 18702 Pg: 291
Assessor's Parcel I.D. 199/046.0-0019

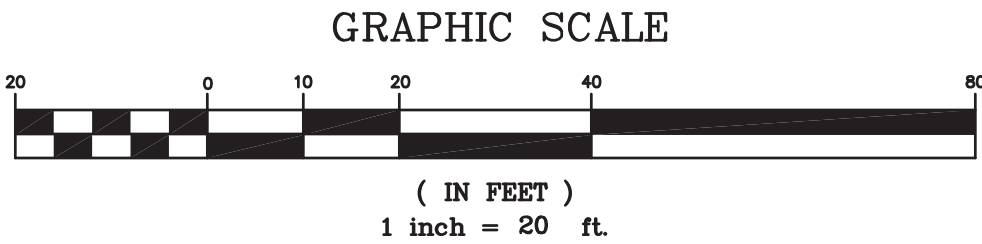
FLOOD ZONE DESIGNATION:

The surveyed premises is located within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain as shown on the Flood Insurance Rate Map (FIRM) for the Town of Needham, Mass. Dated 07/17/2012, Community Panel Number 25021C003BE.



Kelly P.E.
Dkt cns=David Noel Kelly P.E.,
o=Kelly Engineering Group,
lpc=ks,
email=kelly@kellyengineering.com
Date: 2019.06.05 16:35:37
-0200

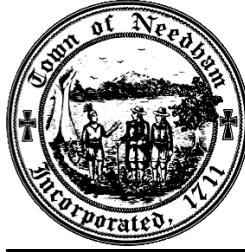
Steven Horsfall
2019.06.05
17:30:29 -04'00'



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SCALE 1" = 20'				
DATE 06/05/19	REV	DATE	REVISION	BY
SHEET 1 OF 1				
PLAN NO. 2019-024-LA00				
DISK REF NO. F:\P\2019-024				
DRAWN BY GSH				
CHKD BY GSH				
APPD BY SMH				
PETRINI 320-332 CHESTNUT STREET NEEDHAM, MASSACHUSETTS PLAN TO ACCOMPANY SPECIAL PERMIT APPLICATION KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS 0 CAMPANELLI DRIVE · BRAINTREE MA · 02184 PHONE: 781 843 4333 FAX: 781 843 0028				

STEVEN M HORSFALL No. 41608 PROFESSIONAL LAND SURVEYOR	SHEET NO. 1
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Design Review Board Meeting Minutes
Monday, June 15, 2020
7:30 PM

Board Members:

Mark Gluesing, Chair (P)
Bob Dermody, Board of Member (P)
Nelson Hammer, Board Member(P)
Len Karan, Board Member (P)
Chad Reilly, Board Member (P)
Steve Tanner, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (P)
Elisa Litchman, Administrative Assistant, Planning & Community Development/ (P)

Applicants and Attendees:

Dana Thomases, BeautyMuse
Bryan Vasser, Archer Signs
Dan Linnel, Project Manager, AT&T (on the behalf of McDonalds)
Leah Rubega, Associate at Hinckley Allen (on behalf of McDonalds)
Sue Medeiros, Spencer Tech (on behalf of McDonalds)
Walter Bonola, Doosan Fuel Cell America (on behalf of TripAdvisor)
Matthew Mayerhofer, Infrastructure & Sustainability Engineer (on behalf of TripAdvisor)
James Kenney, Doosan Fuel Cell America (on behalf of TripAdvisor)

Mr. Chair called the meeting to order on June15th, 2020 at 7:30 PM EST
Mr. Chair notified attendees of new public meeting orders issued by the governor of Massachusetts.

Agenda Item 1:

McDonalds Restaurant, 340 Chestnut Street. Speical Permit to Replace menu board

Leah Rubega (of Hinckley Allen), along with Sue Medeiros (Account Manager of Spencer Technologies), Dan Linnel(Senior Project Manager) were present on behalf of McDonalds. Ms. Medeiros & Mr. Linnel were in attendance to answer any technical questions the Board may have.

Ms. Rubega thanked David Roche, Town of Needham Building Commissioner and Elisa Litchman for their guidance and help in the application process.

Mr. Tanner: The Board has previously asked for the old sign footing to be removed, will that happen?

Ms. Rubega indicated that McDonalds typically cap old footings. To remove the existing foundation would require extensive construction work. Because the footing is behind the building and not visible and the new menu would be in front of it. She showed an image of a capped footing. The Board was satisfied with capping it.

Mr. Reilly: Is there any control over the content of the new menu? What about the finish of the menu?

Ms. Rubega: The goal is to streamline the ordering process. The new menu will operate in the same way as the static board that exists currently.

The menu will be in a typical dark brown cabinet. The menu surface itself is a glass screen, and the enclosure will be brown.

Mr. Nelson was concerned that the writing is too small on the board. How much closer is the new board, and how large are the letters going to be?

Ms. Rubega was not sure of the exact new location but it will be approximately 5 to 10 feet closer to the drive-through ordering point. Size of the letter is unknown. The image will be crisper and the customers will be able to see the menu much closer. The Chair noted the viewing distance is shown on the site plan.

Mr. Reilly asked that the sign only be lit when the kitchen is open.

Mr. Dermody asked that no additional sign attachments be allowed on the new menu.

Motion to approve the special menu board, given the following restrictions was made by Mr. Dermody:

- No changes on the menu except to display the order, and to switch between breakfast, lunch & dinner.
- Cap the existing footing to a material similar to the cabinet.
- The sign is only to be lit when the kitchen is open and taking orders
- No attachments to the sign are allowed.

Motion was seconded by Mr. Reilly

The Chair called the roll call vote:

Name	AYE/NAY	
Mark Gluesing, Chair	yes	
Bob Dermody	yes	
Nelson Hammer	yes	
Len Karan	yes	

Chad Reilly	yes	
Steve Tanner	Yes	

**Approved with conditions

Agenda Item 2:

William Raveis, 168 Garden Street

Bryan Vasser, of Archer Signs

Mr. Vasser was applying for a double-sided sign to be installed on an existing pole in front of William Raveis location. Mr. Vasser spoke with the Building Department and they provided him with the size of the sign that existed on that pole previously.

The sign will be internally illuminated, with internal solar components and flat solar panels on the top. He will utilize the existing pole to install the sign.

Motion to approve the application of 168 Garden St, for a pole mounted sign was moved by Mr. Hammer.

Motion was seconded by Mr. Reilly.

The Chair called the roll call vote:

Name	AYE/NAY	
Mark Gluesing, Chair	yes	
Bob Dermody	yes	
Nelson Hammer	yes	
Len Karan	yes	
Chad Reilly	yes	
Steve Tanner	Yes	

*Approved

Agenda Item 3:

Beauty Muse, 117 Chapel Street

Dana Thomases, owner

Ms. Thomases was applying for a sign to be installed on the outside of the building where her business resides. The dimensions of the sign are approximately the same as the one previously there, and are shown on the application materials.

The sign is solid PVC pin mounted lettering in white. The height of the name of the business is 7.2 inches.

Tag line "Skin, Body, Soul" is 7.3 inches,.

Mr. Dermody: Is the existing awning to remain? The applicant said it was to remain.

What is the square footage of the sign? 12 Sq. Feet.

He also questioned whether the letter height was too small. The Board offered the applicant the option of increased height at the discretion of the applicant.

Mr. Tanner thought the letter was quite thin and could be a little heavier for better visibility.

Motion to approve Beauty Muse signage with conditions was made by Mr. Dermody.

- Beauty Muse lettering could be a maximum of 10 Inches
- Beauty Muse can increase letter stroke to increase visibility.
- Tag line "Mind, Body, Soul" letter spacing needs to be closer together.

Motion was seconded by Mr. Hammer.

The Chair called the roll call vote:

Name	AYE/NAY	
Mark Gluesing, Chair	yes	
Bob Dermody	yes	
Nelson Hammer	yes	
Len Karan	yes	
Chad Reilly	yes	
Steve Tanner	Yes	

**Approved with conditions

Agenda Item 4:

TripAdvisor, 400 First Avenue, fuel cell electrical generator installation:

The applicant wants to install single 460 kilowatt hydrogen fuel cell power plant on a structural steel, platform, with associated ground mounted equipment, at 400 First Ave, Needham.

Walter Bonola from Doosan Fuel Cell America, Inc. explained that they exhausted their ground level options, and thus, they have opted for the utilization of a structural steel platform located in the loading dock of the existing building. There is additional ground mounted equipment located on the side of the building

TripAdvisor will utilize all the electricity they produce with their fuel cell, and utilize a large percentage of hot water to preheat their boilers in their 6th floor penthouse.

The fuel cell will be screened in and color matched.

Mr. Mayerhofer, Engineer on behalf of TripAdvisor explained to the Board that this fuel cell will provide approximately 60/65% of the electricity they use. It is designed around their baseline electrical usage.

Mr. Reilly discussed clarification of the location of where the cell will be installed. He would like to see a more detailed plan of the location of ground mounted equipment and of the line of the existing fence and where the new fence is going to be installed. He also asked whether new plantings are to be installed. The applicant stated they plan no additional planting. Mr. Reilly asked for information on the screening proposed for the installation.

Mr. Dermody requested a plan regarding the landscape, location, fence material, color size shape, & installation. The drawing provided with the application is mechanical only.

The current information is technical, but lacks architectural information. TripAdvisor was requested to prepare more architectural information on the installation such as a site plan with fencing depicted. They should also provide views for the platform showing how the screening will look and more information on the screening and/or a sample of the screening.

Mr. Chair would like to continue this agenda item to the next DRB meeting on July 6th, given that the Board has several questions they would like clarified before approving the proposed project.

Meeting Minutes

No previous meeting minutes to approve.

Motion to adjourn was moved by Mr. Dermody

Motion was seconded by Mr. Hammer.

Name	AYE/NAY	
Mark Gluesing, Chair	yes	
Bob Dermody	yes	
Nelson Hammer	yes	
Len Karan	yes	
Chad Reilly	yes	
Steve Tanner	Yes	

The Design Review Board meeting was adjourned at 8:45pm.