

DESIGN REVIEW BOARD

Monday, November 2, 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

HEARINGS begin at 7:30pm.

1. *(Continued)* Public notice is hereby given that 540 Hillside Avenue LLC C/O SSG Hillside Needham LLC, located at **540 Hillside Ave**, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.5.3.2, (Wall sign exceeding 32 Sq. Ft.) and Section 5.5.3.2(b) (Allowing additional wall sign) any other applicable sections of the By-law.
2. Public notice is hereby given that Century Bank to be located at **1433 Highland Avenue**, has made application to the Design Review Board for three Special Permits pursuant to the Sign By-Law Section 5.3.4. First Special Permit (2nd Wall sign exceeding 32 Sq. Ft.) and Section 5.5.3.2(b), Second Special Permit (Allowing additional Blade sign) section 5.4.2.2 (d), and Third Special Permit (Allowing installation of signs on two pre-existing freestanding signs) section 5.5.3.1. and any other applicable sections of the By-law.

APPLICANTS:

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

1. Evans Huber, representing Century Bank located at 1433 Highland Avenue and applying for façade work.
2. Ron Ferrigno, Sign Design Inc. representing Warehouse Picture Framing and applying for signage located at 49 Highland Avenue.
3. Mary Stanton, Dasco Signs representing The Needham General Store and applying for signage and façade work located at 399 Great Plain Avenue.

REVIEW Minutes of 10/19/2020 meeting.

Next Public Meeting – November 16, 2020 at 7:30pm via Zoom Webinar



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 540 Hillside Ave **Date:** 09/16/2020

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

Address: 129 SOUTH ST BOSTON, MA 02111
Street City State Zip
Telephone: 617-938-6478

Applicant: Anna Haluch

Address: 65 Belmont St South Easton, MA 02375
Street City State Zip
Telephone: 508-944-6499

Designer/Installer: Pro Sign Service, LLC

Address: 110 Forge River Parkway Raynham Ma 02767
Street City State Zip
Telephone: 508 944 6499

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

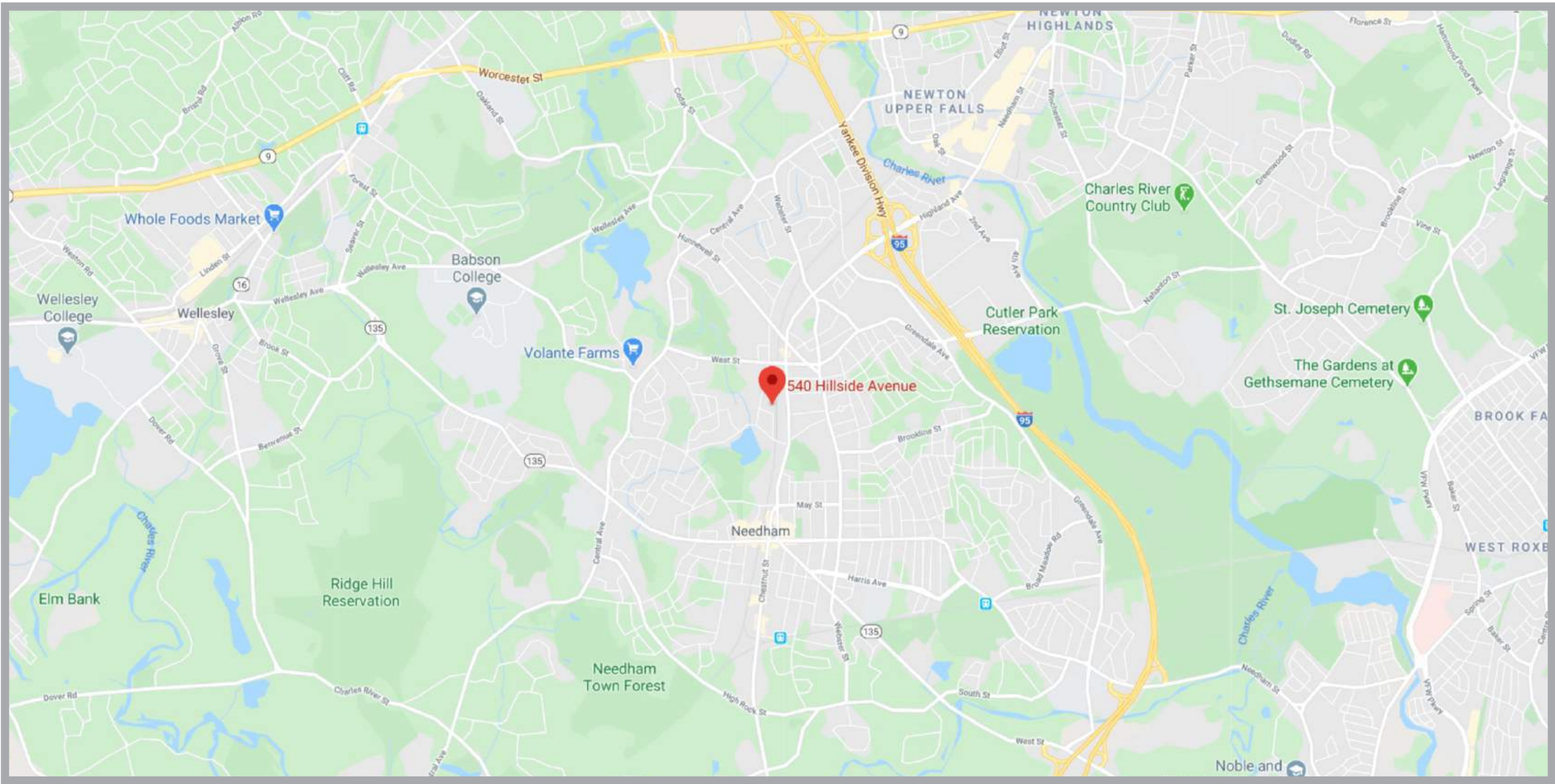
Brief description of sign or project:

Requesting a special permit based off the by law 5.5.3.2 permanent attached signs up to a maximum of 32 SF. We are asking to manufacture the channel letter set on the front elevation at 54.24SF

Please email completed application to elitchman@needhamma.gov



540 Hillside Ave / Needham, MA 02494



1 Vicinity Map
Scale: NTS

Job Name:
US Storage Centers

Address:
540 Hillside Ave
Needham, MA 02494

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

Designer: John Nauta

Design Number:
20-03-4291-R08P

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
R4: Jn 7/27/20 update map, etc.
R5: Jn 8/4/20 add directional, etc.
R6: Jn 8/5/20 change to halo
R7: Jn 8/13/20 reduce sign B
R8: Jn 9/2/20 delete opt 3
R8P: Jn 9/2/20 delete sign D

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

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



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:
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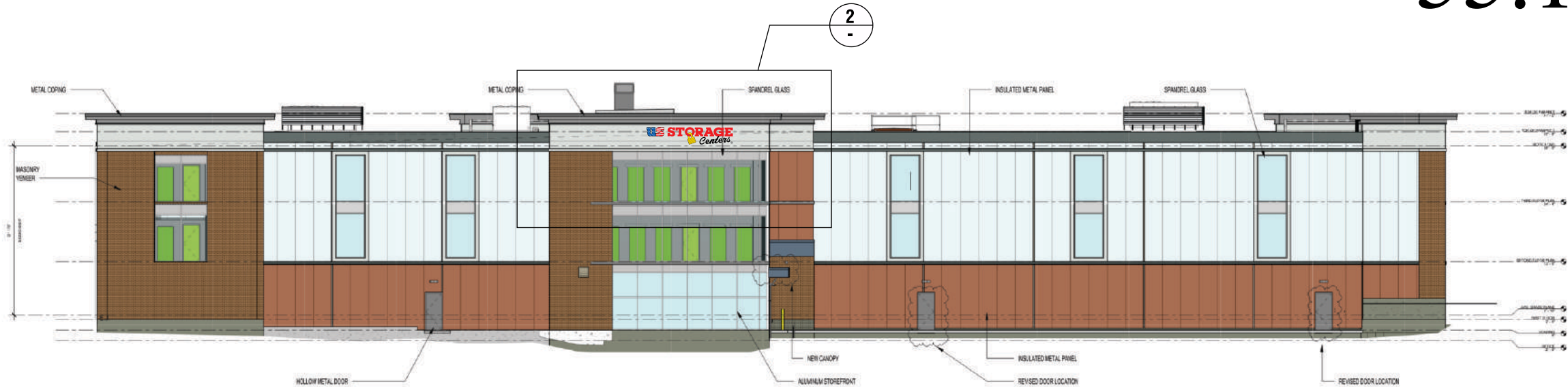
Scale: As Noted

Original Date: 03/24/20

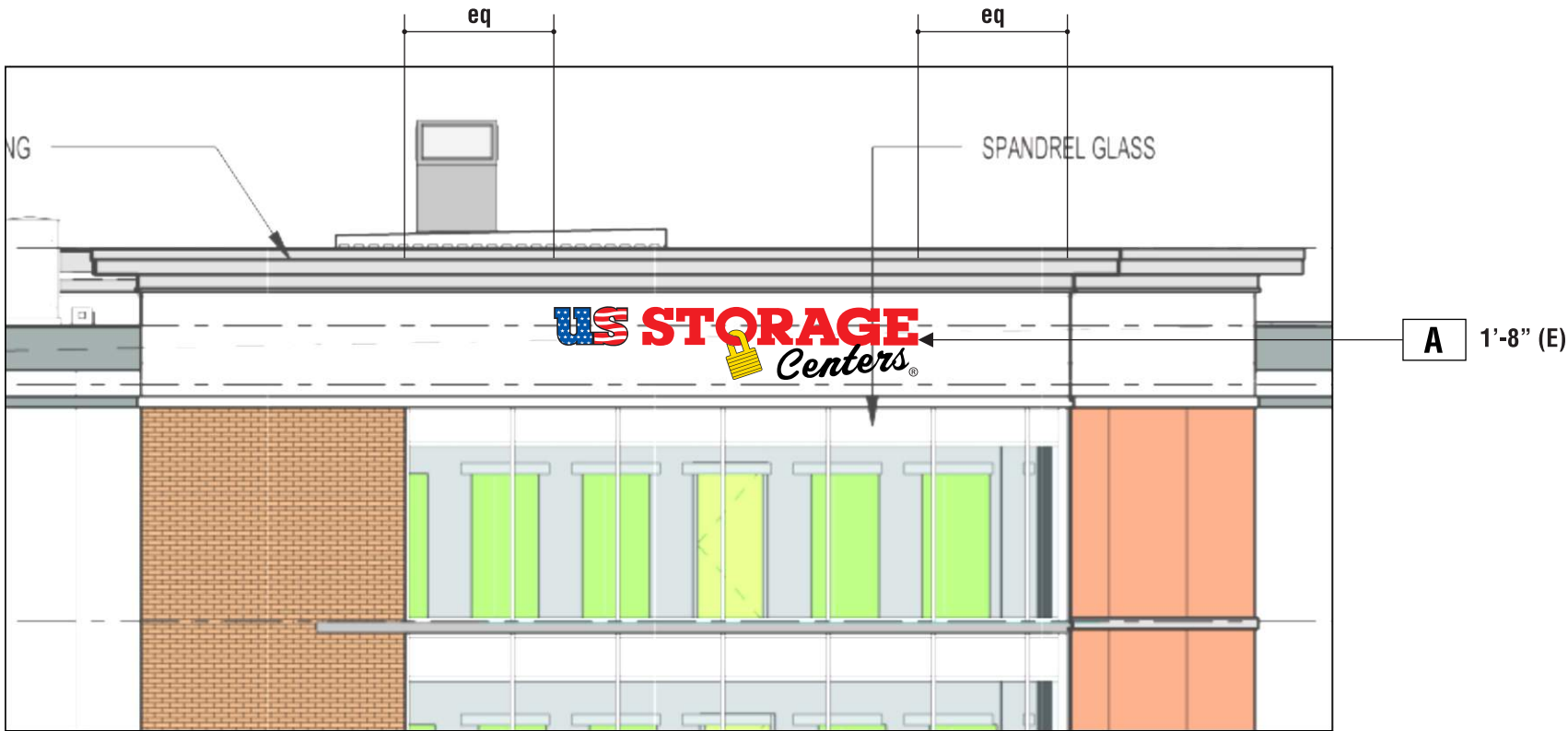
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55.14SF



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



2 West Elevation - Close Up
Scale: 1/8" = 1'-0"

TNT
SIGN
COMPANY **ELECTRIC**

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Address:
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Neil McNaught
E-mail:
NeilM@tntelectricsign.com

Designer: John Nauta

Design Number:
20-03-4291-R08P

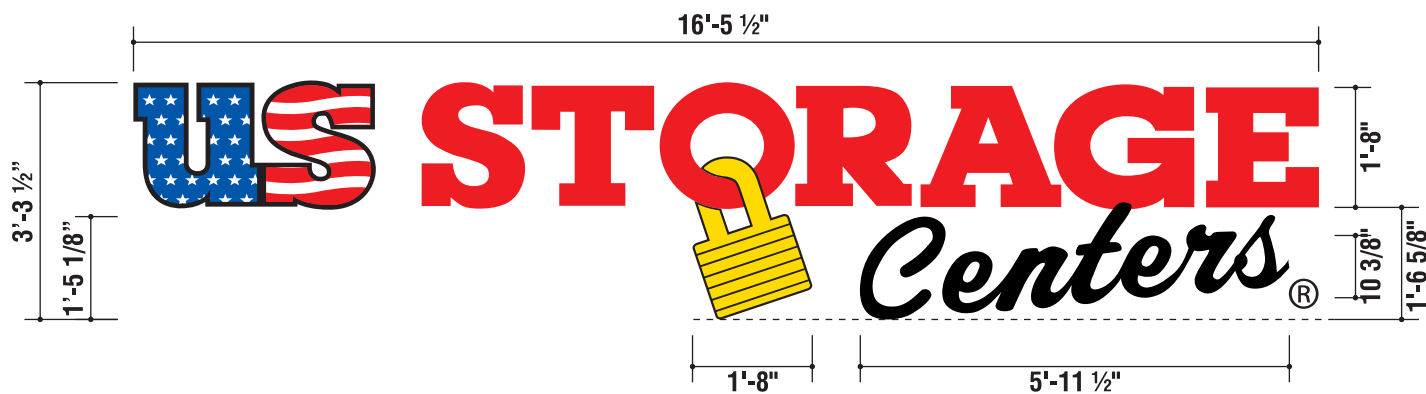
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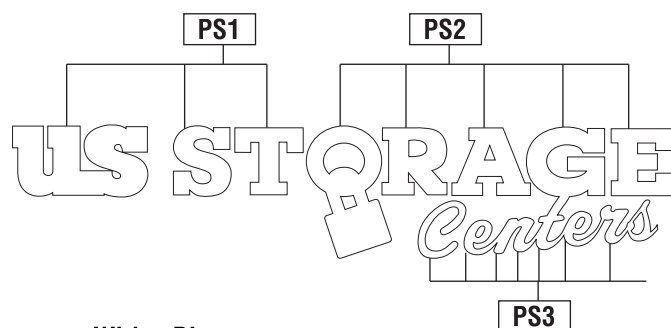
A Sign Elevation Layout
Qty: One (1) Required
Square Footage: 54.14
Scale: 3/8" = 1'-0"

Manufacture and install halo illuminated channel letters

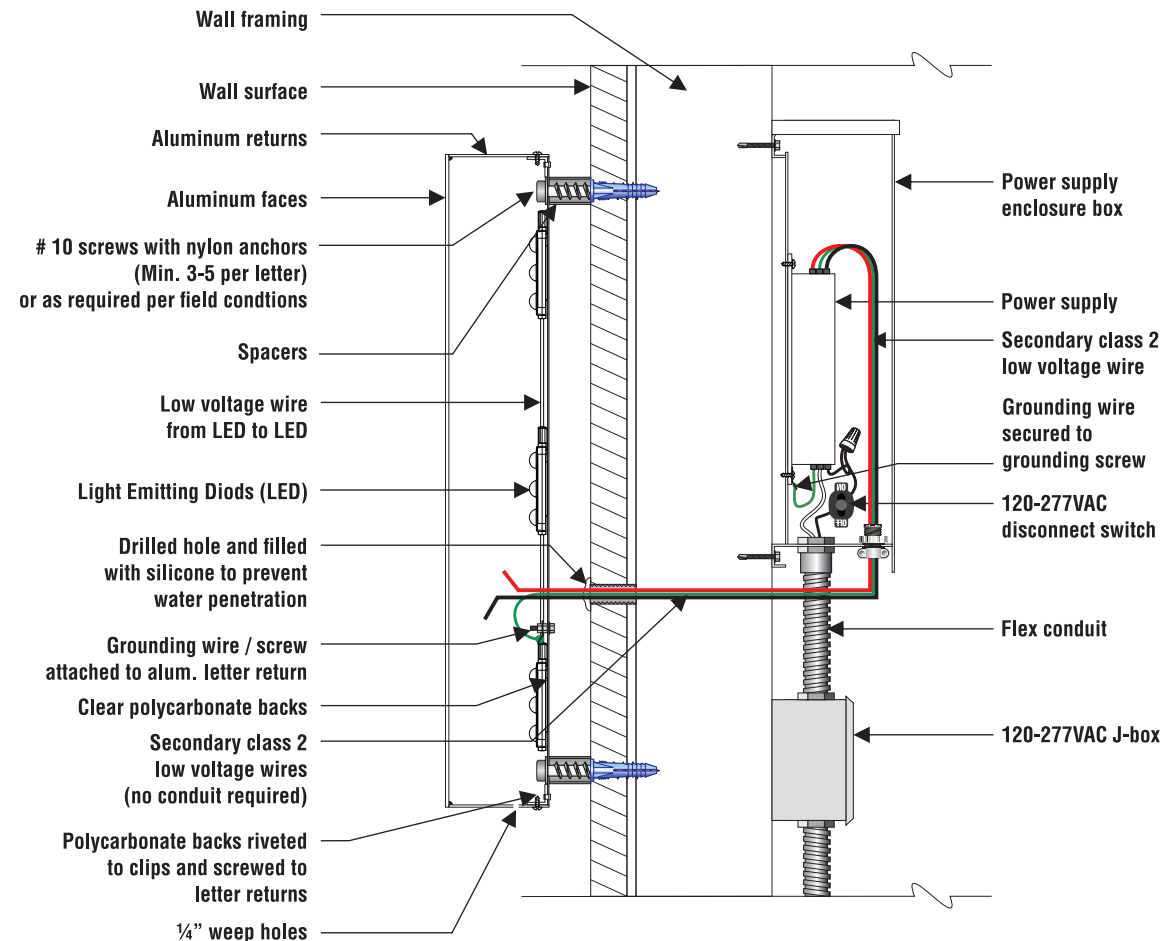
Letters: Halo illuminated letters painted red (Storage) and black (All others)
Faces: Painted aluminum red (Storage) and black (All others) with vinyl overlay
Colors: 3M # 3630-157 Cobalt Blue
3M # 3630-33 Red
3M # 3630-015 Yellow
3M # 3630-222 Perforated Black
3M # 3630-22 Black
3M # 7725-10 White

Backs: 1" mill finish silver
Returns: 3" painted red (Storage) and black (All others)
Illumination: White LEDs / remote power supplies
Reg Mark: 1/4" acrylic painted black with white vinyl overlay

Note:



2 Wiring Diagram
Scale: nts



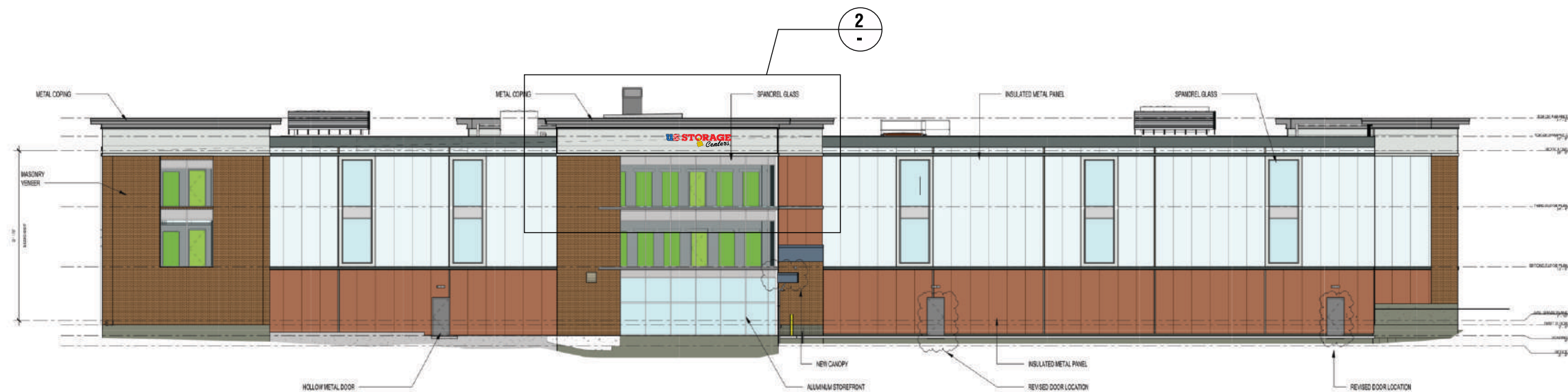
1 Typical Section detail
Scale: nts

ALL ELECTRICAL COMPONENTS **UL LISTED**

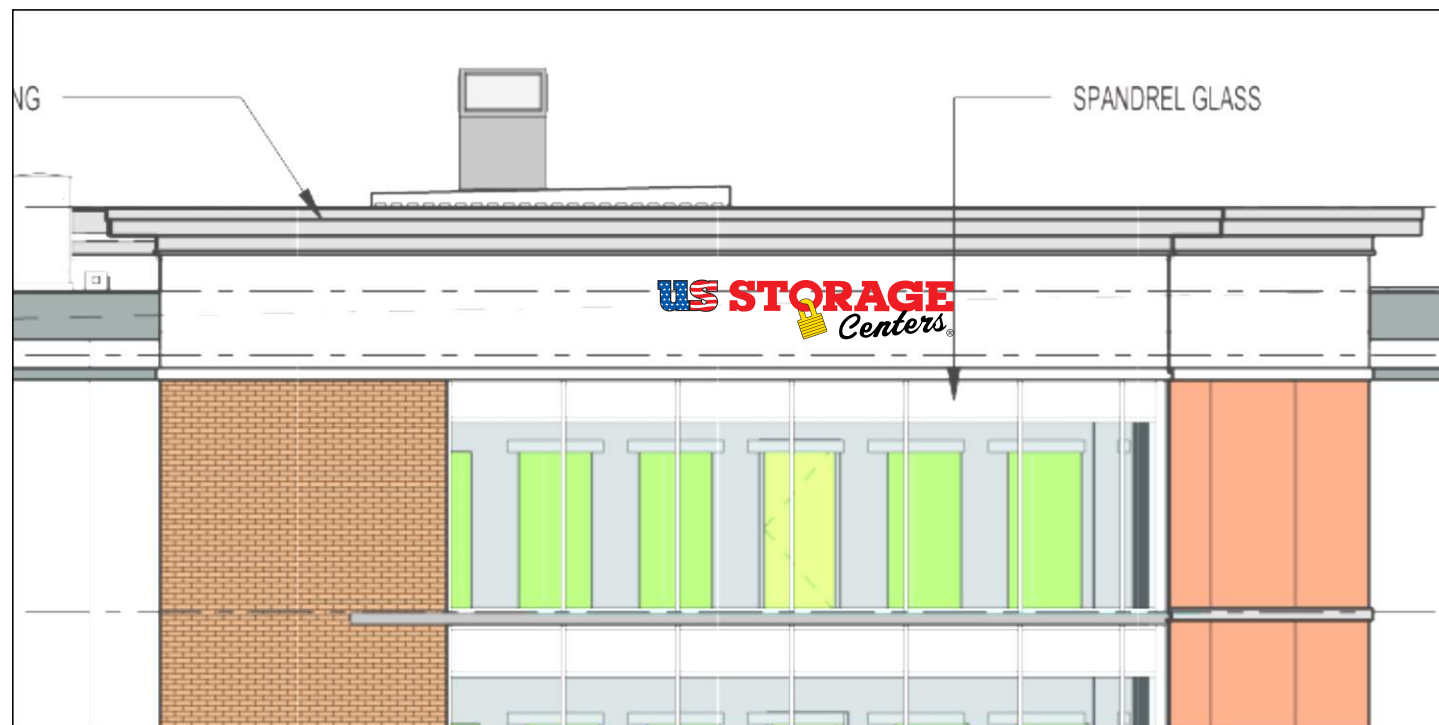
Sign Voltage: **120V**

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.



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



2 West Elevation - Close Up
Scale: 1/8" = 1'-0"

Designed to show what a 32SF
letter set would look like on the
building requested by the Board



A Sign Elevation Layout
Qty: One (1) Required

Manufacture and install halo illuminated channel letters

Square Footage: 30.36
Scale: 1/2" = 1'-0"

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COMPANY **ELECTRIC**

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LONG BEACH, CA 90806
562 595 7725

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Visit us at:
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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-R08P

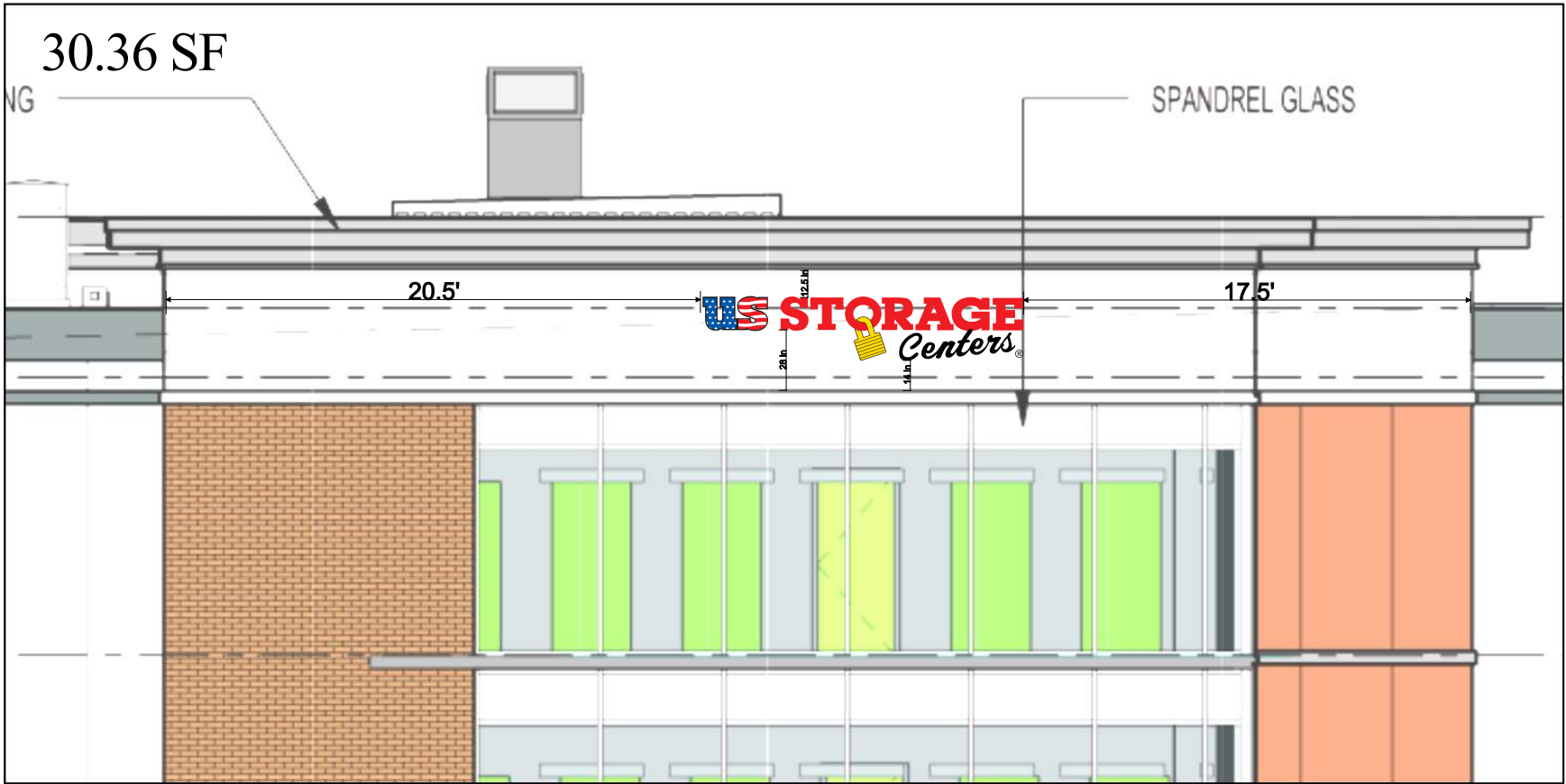
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Original Date: 03/24/20

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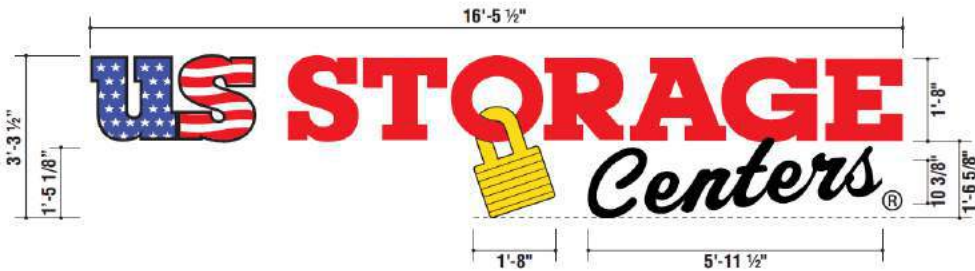
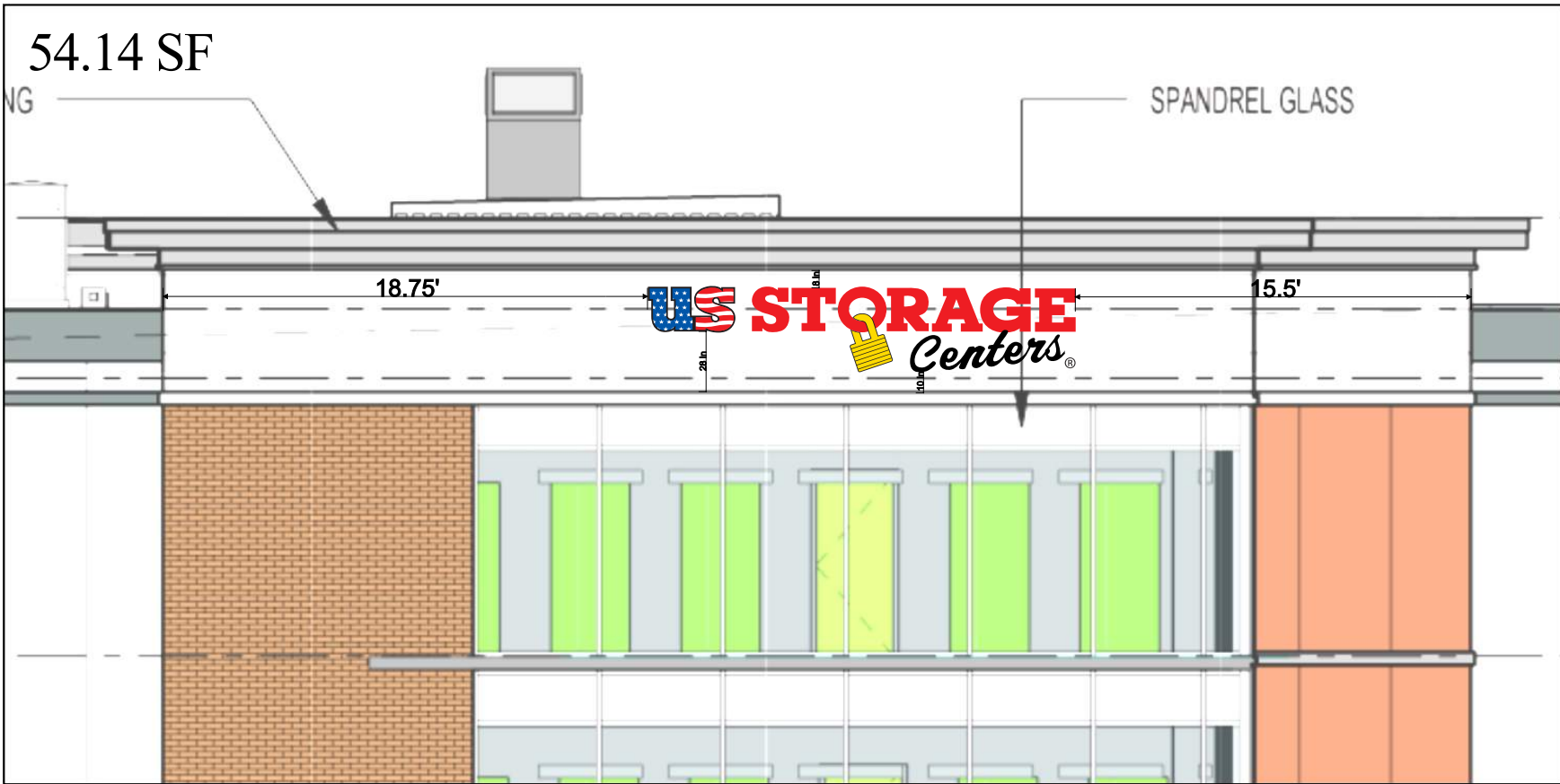
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A Sign Elevation Layout
Qty: One (1) Required
Manufacture and install halo illuminated channel letters

Square Footage: 30.36
Scale: 1/2" = 1'-0"



A Sign Elevation Layout
Qty: One (1) Required
Manufacture and install halo illuminated channel letters

Square Footage: 54.14
Scale: 3/8" = 1'-0"

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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 540 Hillside Ave **Date:** 09/16/2020

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

Address: 129 SOUTH ST BOSTON, MA 02111
Street City State Zip
Telephone: 617-938-6478

Applicant: Anna Haluch

Address: 65 Belmont St South Easton, MA 02375
Street City State Zip
Telephone: 508-944-6499

Designer/Installer: Pro Sign Service, LLC

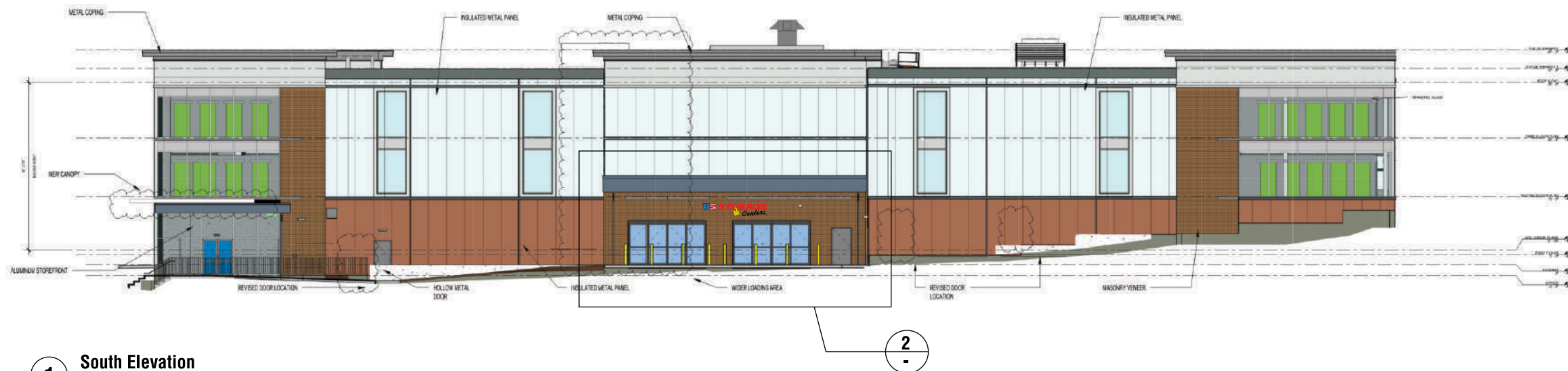
Address: 110 Forge River Parkway Raynham Ma 02767
Street City State Zip
Telephone: 508 944 6499

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

Brief description of sign or project:

Requesting a special permit based off the by law 5.5.3.2(b) allowing one additional sign to be installed
above the main entrance located on the side elevation facing the parking lot. Wall sign will be non-illuminated
2'-0" x 9'-11" acrylic letter set (19.83 SF)

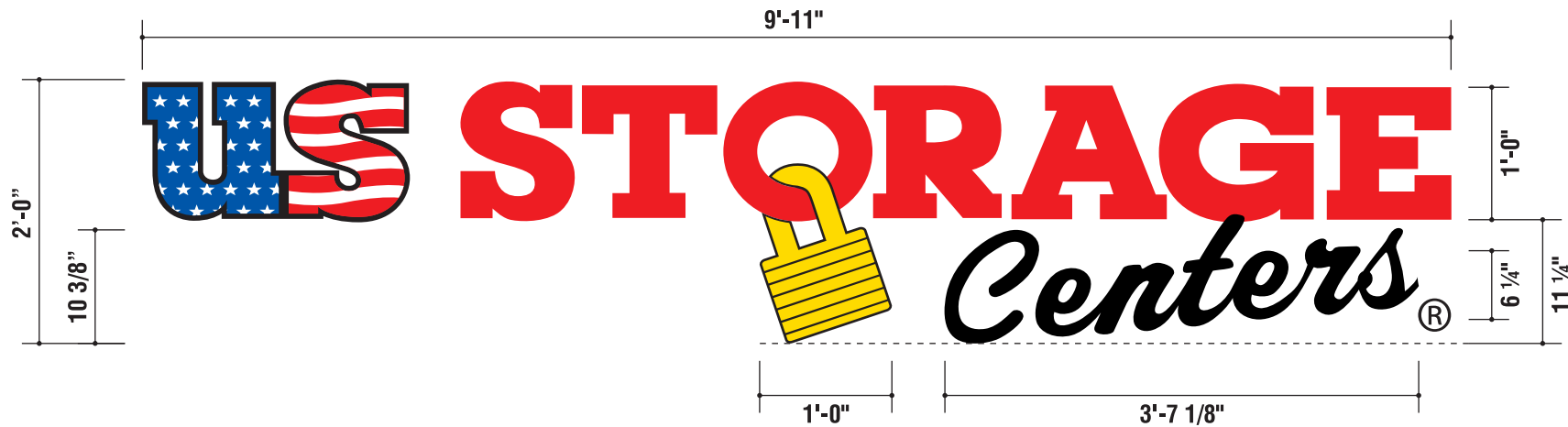
Please email completed application to elitchman@needhamma.gov



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



2 South Elevation - Close Up
Scale: 1/8" = 1'-0"



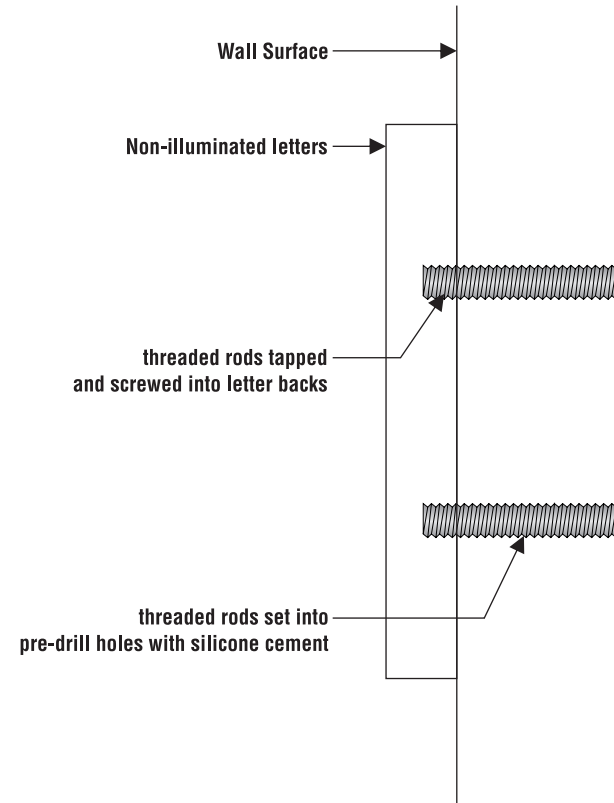
B	Sign Elevation Layout	Square Footage: 19.83
	Qty: One (1) Required	Scale: 3/4" = 1'-0"

Manufacture and install non-illuminated flat cut out letters

Letters: 1/2" thick exterior rated expanded PVC painted to match vinyl
Colors: 3M # 3630-157 Cobalt Blue
3M # 3630-33 Red
3M # 3630-015 Yellow
3M # 3630-22 Black

Returns: 1/2" thick painted to match faces

Note:



1 Section view detail
Scale: nts



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

CA LIC. C45 994192

Visit us at:
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Job Name:
US Storage Centers

Address:
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Needham, MA 02494

Sales Rep:
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E-mail:
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Designer: John Nauta

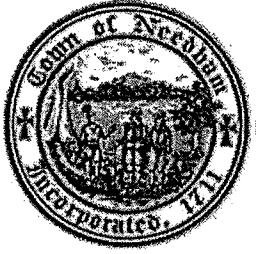
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Scale: As Noted

Original Date: 03/24/20

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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 1433 Highland Ave. Date: 10/2/20

Owner: Charles A. Anton, President, Anton's Cleaners

Address: 500 Clark Road Tewksbury MA 01876
Street City State Zip

Telephone: 978-851-3721

Applicant: Century Bank

Address: 400 Mystic Ave. Medford MA 02155
Street City State Zip

Telephone: 781-393-4108

Designer/Installer: Darlow Christ Architects

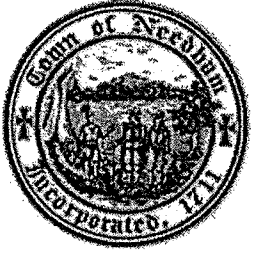
Address: 2326 Massachusetts Ave. Cambridge MA 02140
Street City State Zip

Telephone: 617-497-9191

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:

Pursuant to Article 5, Section 5.3.4 of the Town By-laws, Applicant seeks a
special permit to install a sign on the facade of the building facing Highland
Avenue, as shown on the attached drawings; the sign as proposed exceeds the
size allowed by Section 5.5.3.1 (b).



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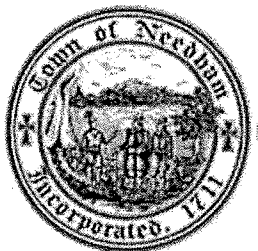
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☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Pursuant to Article 5, Section 5.3.4 of the Town By-laws, Applicant seeks a
special permit to install a sign of one square foot adjacent to the walk-up
teller window facing Highland Ave., as shown on the attached drawings; the
sign as proposed exceeds the number of such signs (1) allowed by right under
Section 5.4.2.2 (d).



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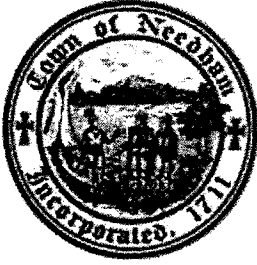
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☐ Minor Project
☐ Exterior Alterations
☐ Major Project
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Pursuant to Article 5, Section 5.3.4 of the Town By-laws, Applicant seeks a
special permit to install its sign of less than two square feet on an existing
free-standing sign as shown on the attached drawings; the proposed sign exceeds
the number (1) allowed by right under section 5.5.3.1 (a).



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

Brief description of sign or project:

The Applicant will be opening a branch in the space at 1433 Highland formerly occupied by a laundromat. Review of the proposed facade changes is requested.

Please email completed application to elitchman@needhamma.gov



PHOTO KEY PLAN



#1 PEX



#2 CURRENT STOREFRONT FACING HIGHLAND AVENUE



#3 CURRENT STOREFRONT FACING PARKING LOT



#4 ADJACENT STOREFRONT



EAST FACADE @ WALK-UP TELLER



EAST FACADE - HIGHLAND AVENUE



NORTH FACADE - PARKING LOT



EAST FACADE - HIGHLAND AVENUE

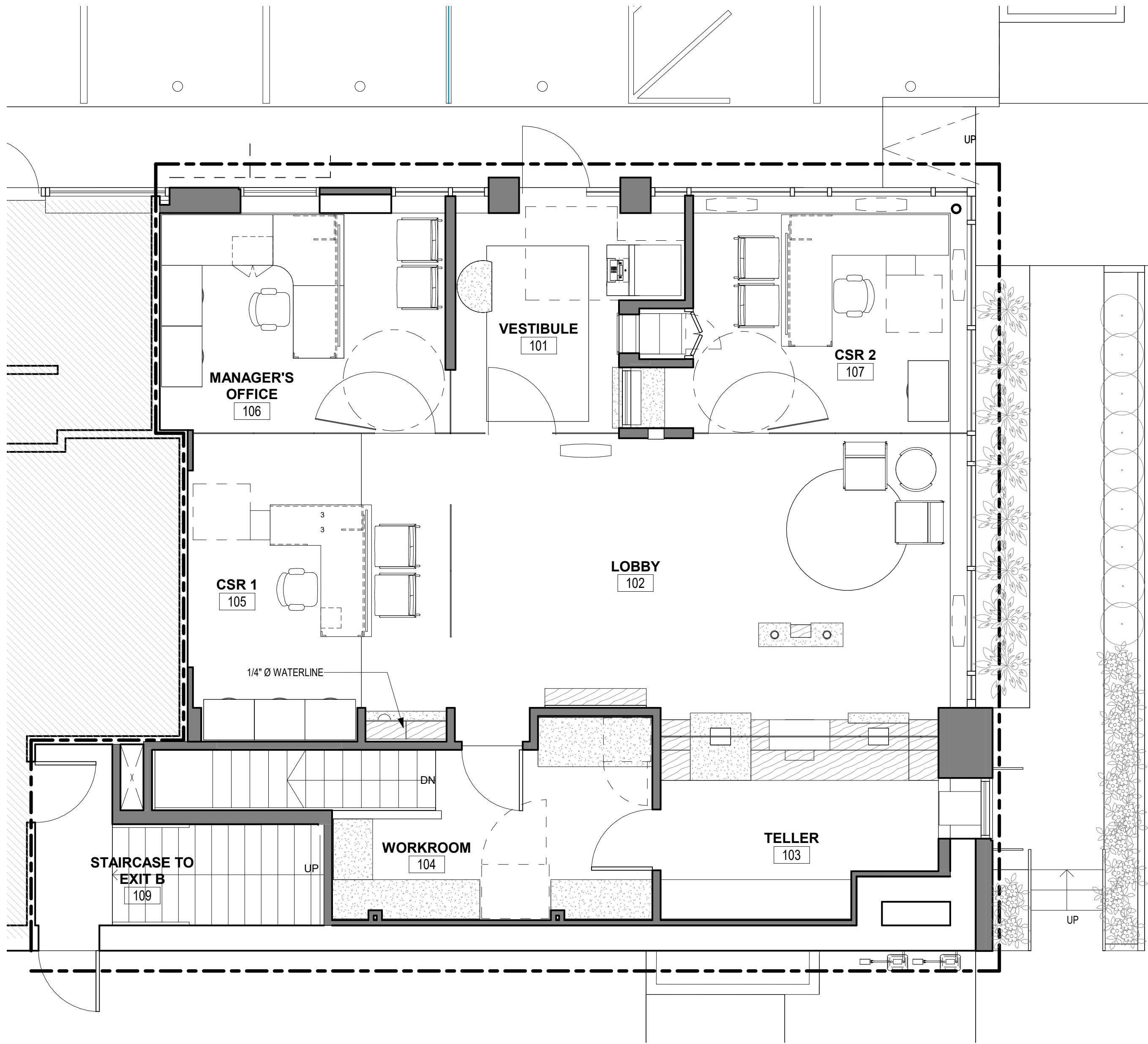


NORTH FACADE - PARKING LOT

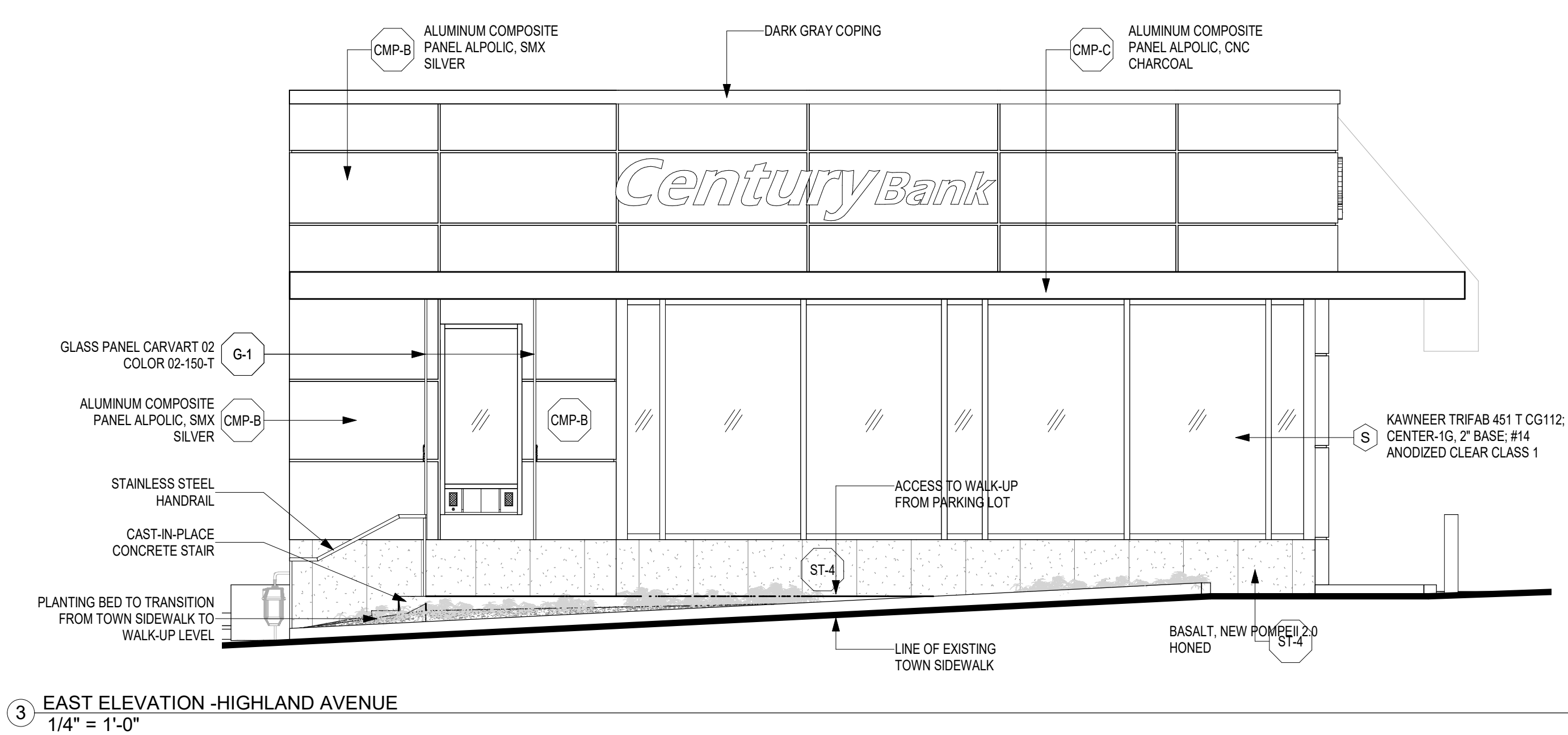


EXTERIOR FINISHES				
CMP-A	ALUMINUM COMPOSITE PANEL	ALPOLIC	4MM PE STANDARD	TOR RED
CMP-B	ALUMINUM COMPOSITE PANEL	ALPOLIC	4MM PE STANDARD	SMX SILVER
CMP-C	ALUMINUM COMPOSITE PANEL	ALPOLIC	4MM PE STANDARD	CNC CHARCOAL
ST-3	GRANITE	GERRITYSTONE	CREMA CARAMEL	BEIGE
ST-4	BASALT	STONE SOURCE	NEW POMPEII 2.0	HONED
G-1	GLASS PANEL	CARVART	02 COLOR	02-150-T

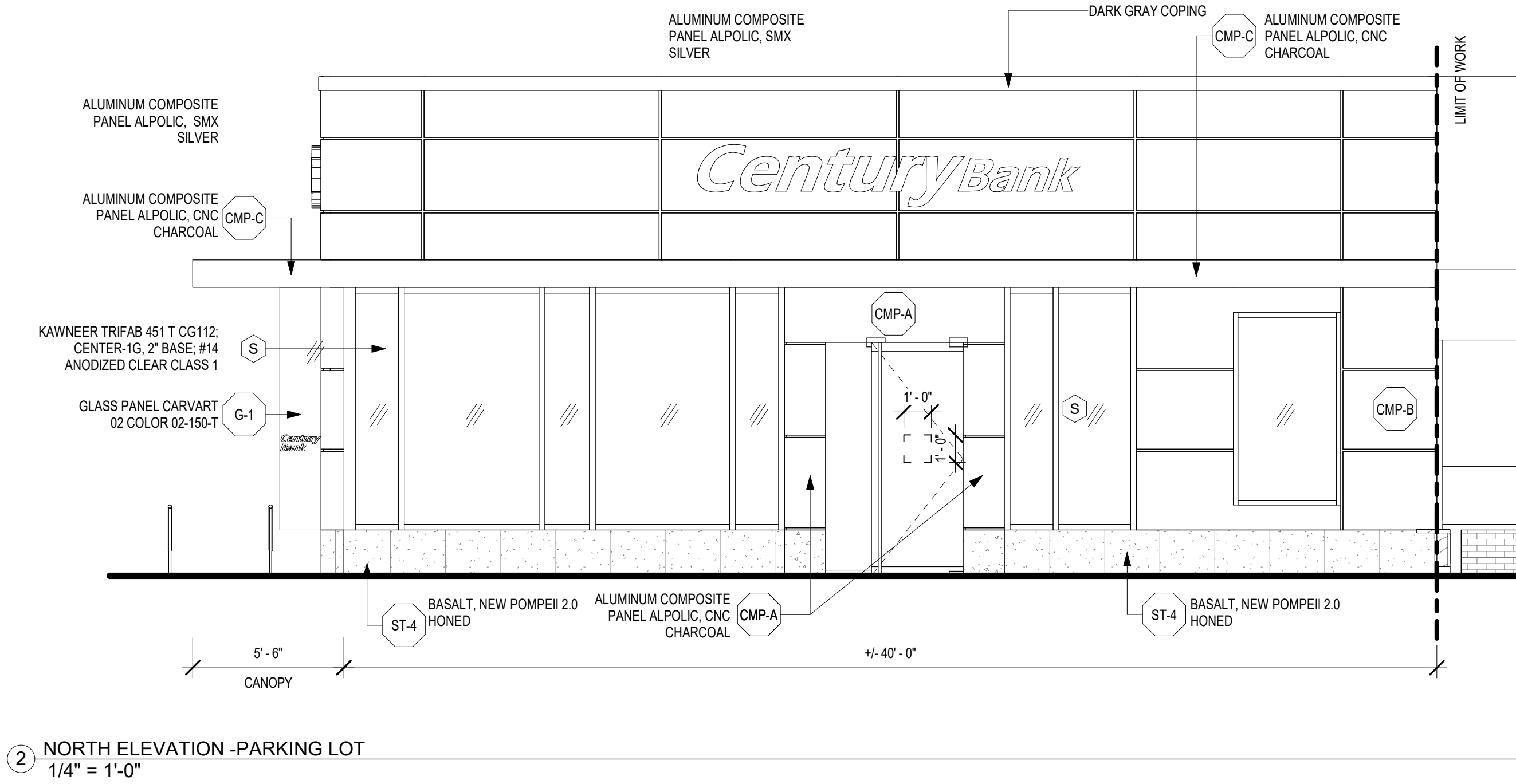
PLANT SCHEDULE			
HELLERS JAPANESE HOLLY	GROW LOW SUMAC	WHITE ALBION EUONYMUS	



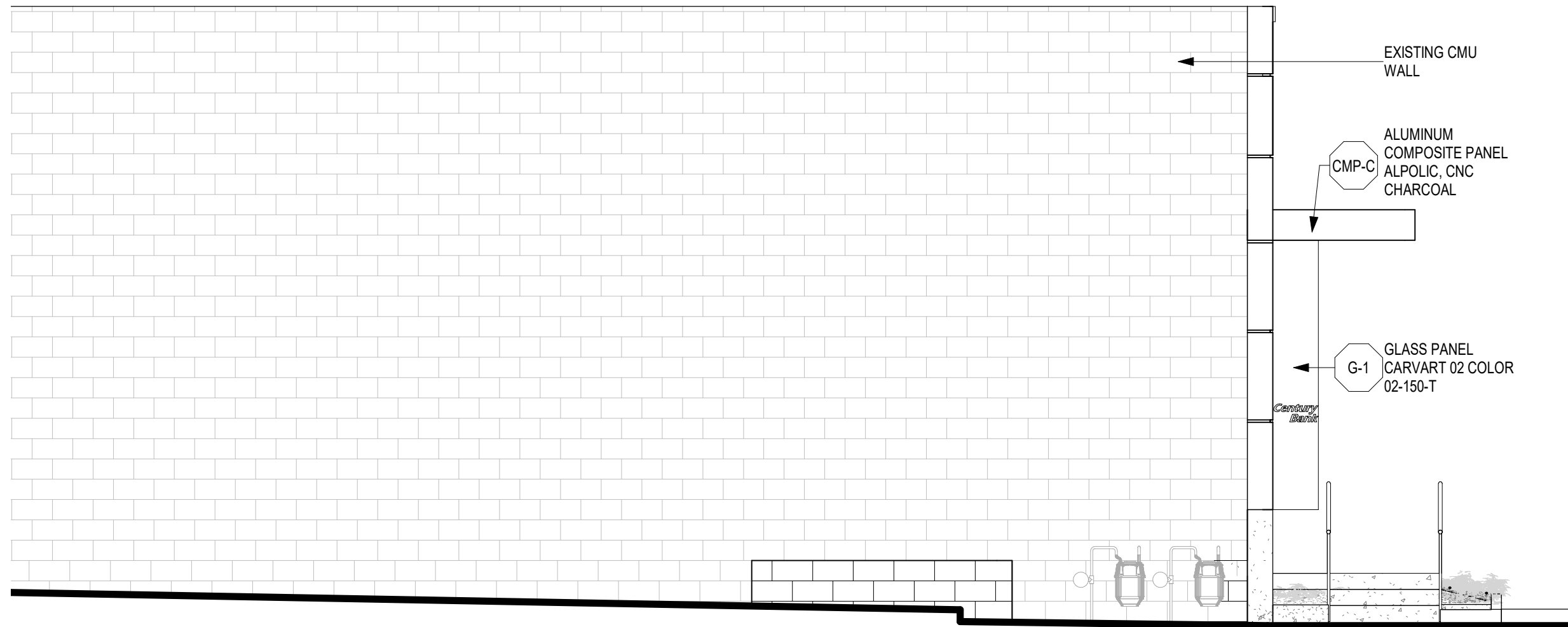
4 First Floor - Signage
1/4" = 1'-0"



3 EAST ELEVATION -HIGHLAND AVENUE
1/4" = 1'-0"



2 NORTH ELEVATION -PARKING LOT
1/4" = 1'-0"



1 SOUTH ELEVATION -BACK ALLEY
1/4" = 1'-0"

NOT FOR CONSTRUCTION
Century Bank Needham
Highland Av, Needham MA

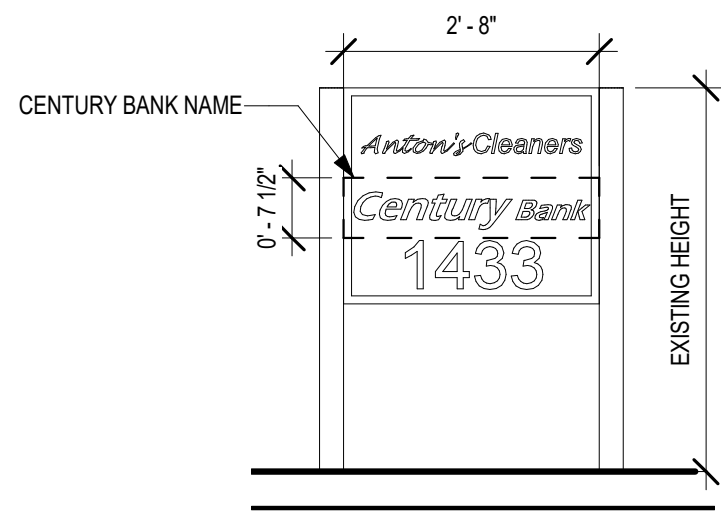
A-5.1

EXTERIOR ELEVATIONS

08/04/2020
10/02/2020
1/4" = 1'-0"
2007
AM
Drawn By

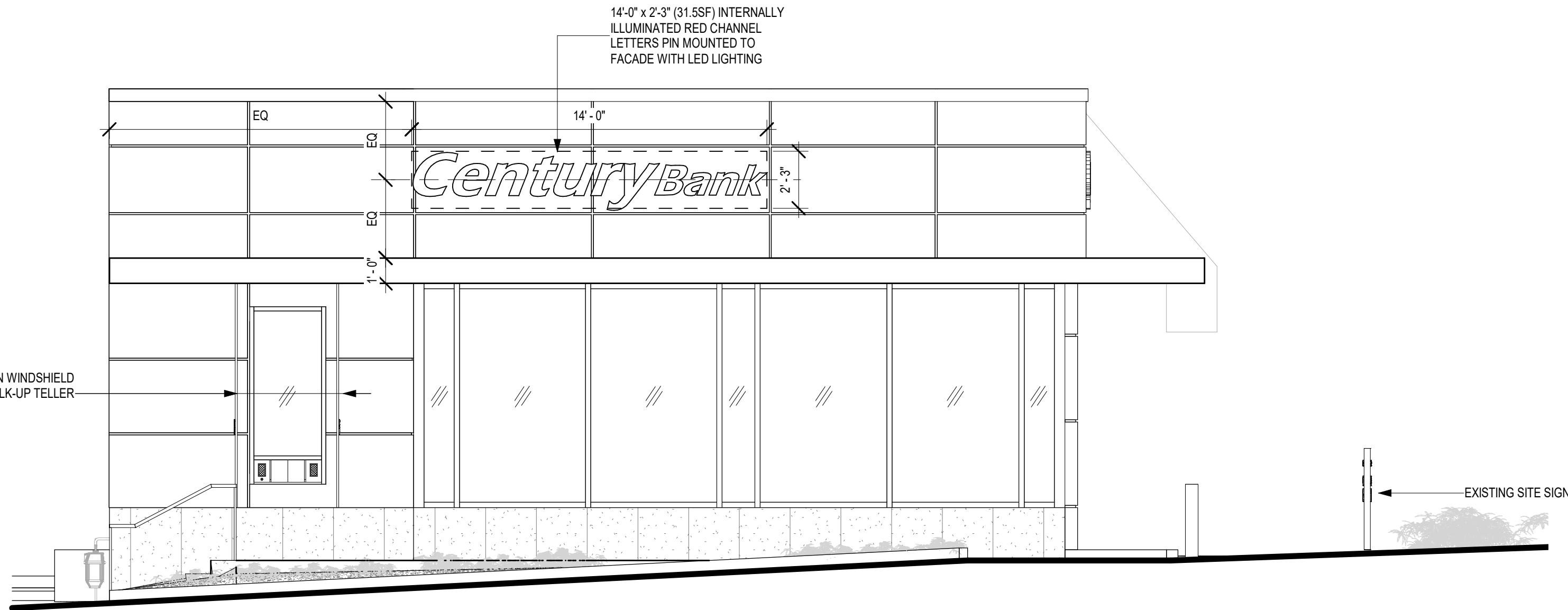
1 617.497.9191
1 617.497.5090
2326 Massachusetts Ave | Cambridge MA 02140
DARLOW CHRIST
ARCHITECTS

SIGNAGE AREA		
TYPE		SF
TWO PRIMARY SIGNS, ONE MOUNTED ON HIGHLAND AVE FACING EAST ELEVATION AND ONE MOUNTED ON PARKING LOT FACING NORTH ELEVATION: INTERNALLY ILLUMINATED RED CHANNEL LETTERS (WITH LED LIGHTING) 14'-0" x 2'-3" = 31.5 sf each		
TWO SECONDARY SIGNS, ONE ON EACH GLASS PANEL AT WALK-UP TELLER VINYL ON RED GLASS 1'-6" x 0'-8" = 1 sf each		
HOURS OF OPERATION VINYL ON GLASS DOOR ENTRANCE (1) NOT TO EXCEED 2SF		
TWO SITE SIGNS 2'-8" x 0'-7 1/2" = 1.65 sg=f each		
TOTAL		70.3

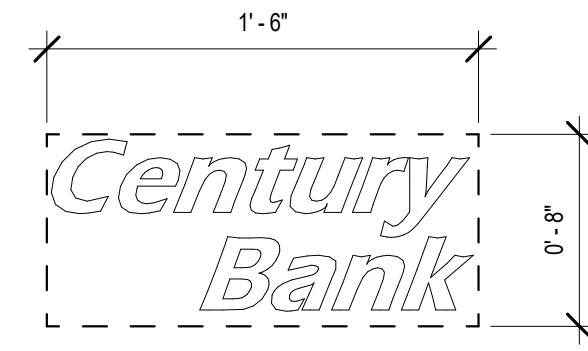


1A SITE SIGN
1/2" = 1'-0"

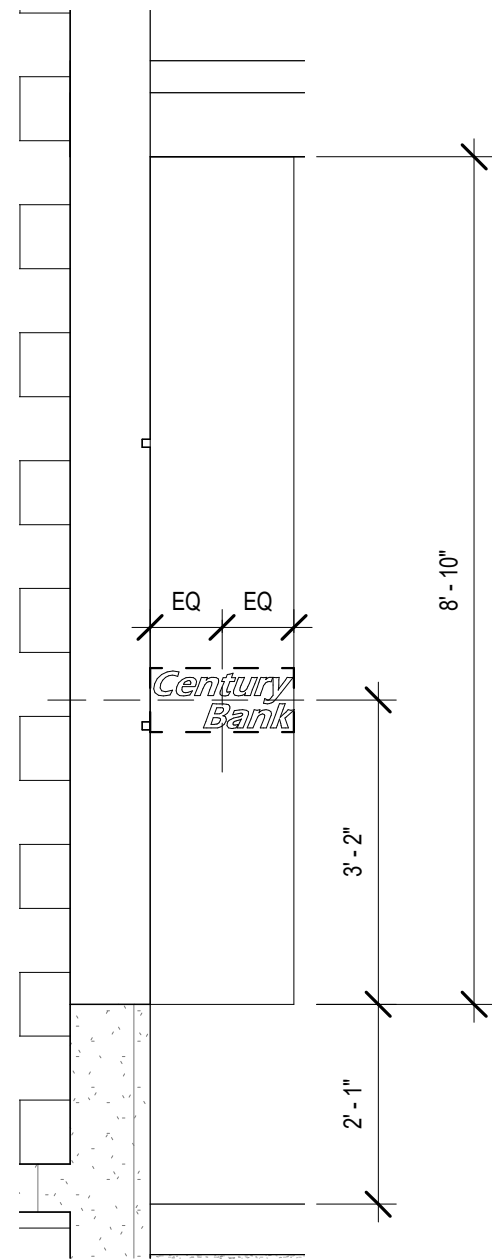
(2) 1SF WHITE VINYL ON WINDSHIELD GLASS PANELS AT WALK-UP TELLER



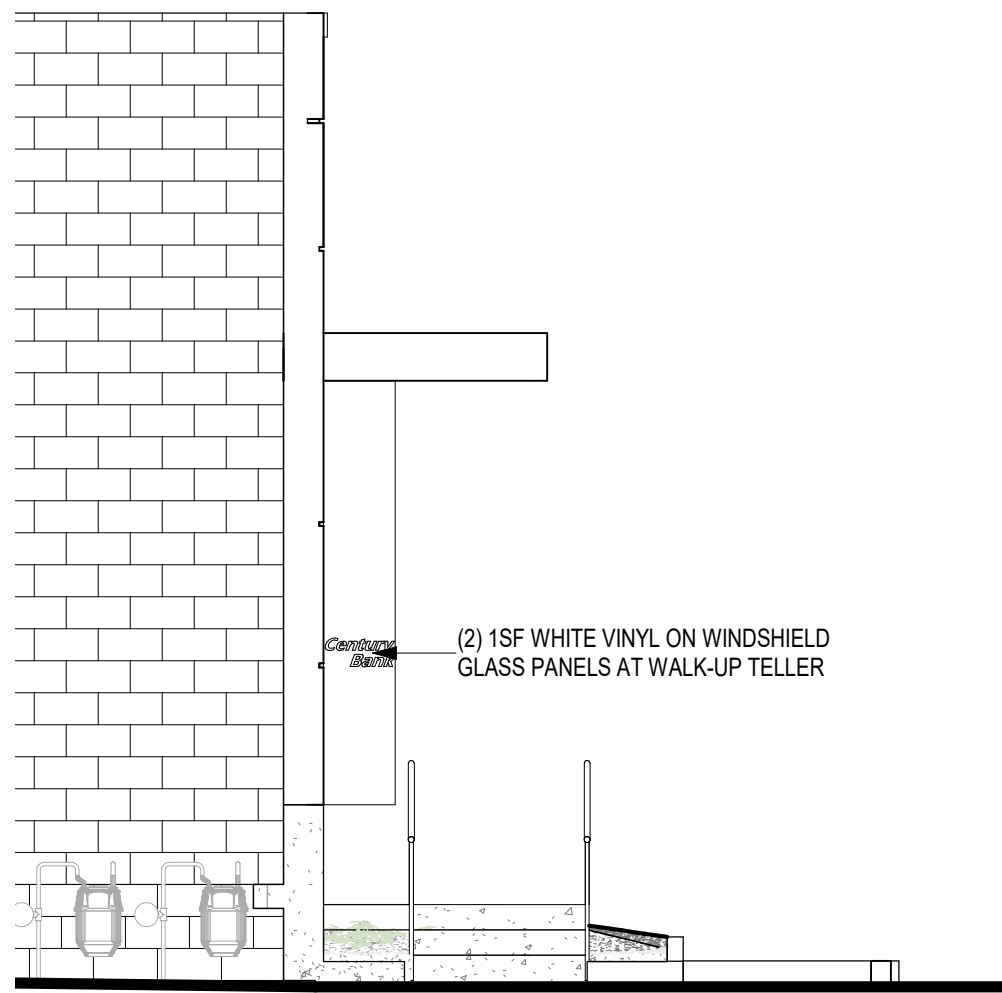
1 EAST ELEVATION -HIGHLAND AVENUE
1/4" = 1'-0"



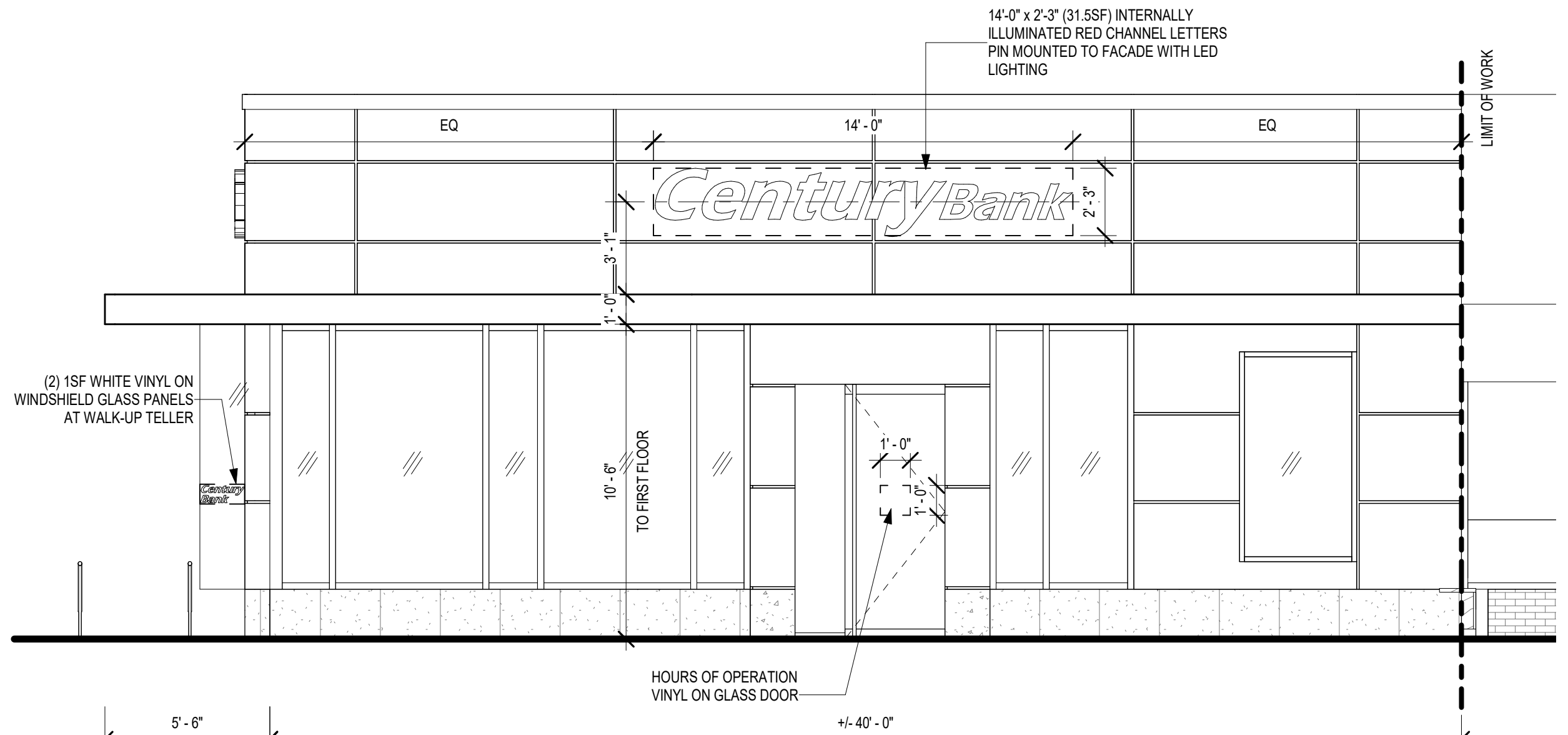
3B SECONDARY SIGN
1 1/2" = 1'-0"



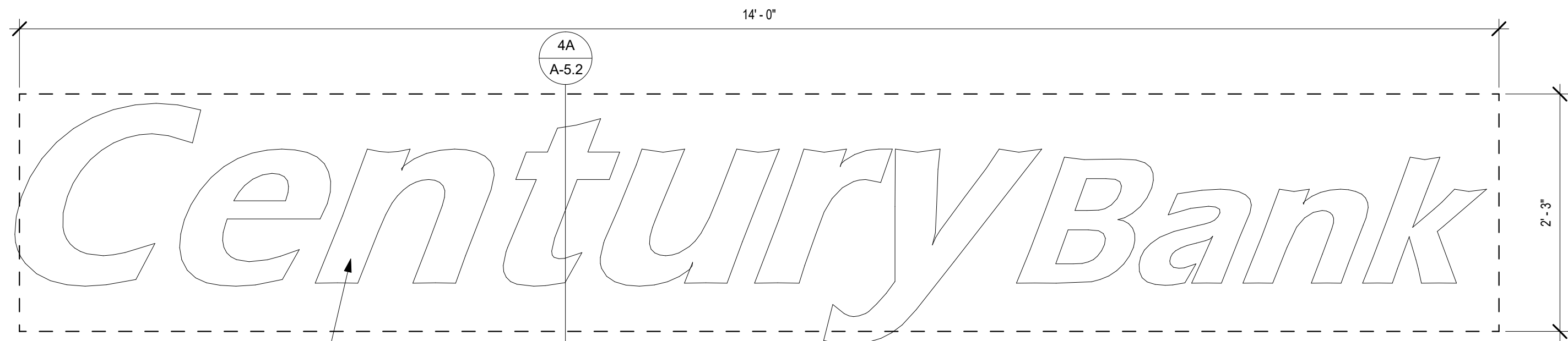
3A WALK-UP GLASS PANEL DETAIL
1/2" = 1'-0"



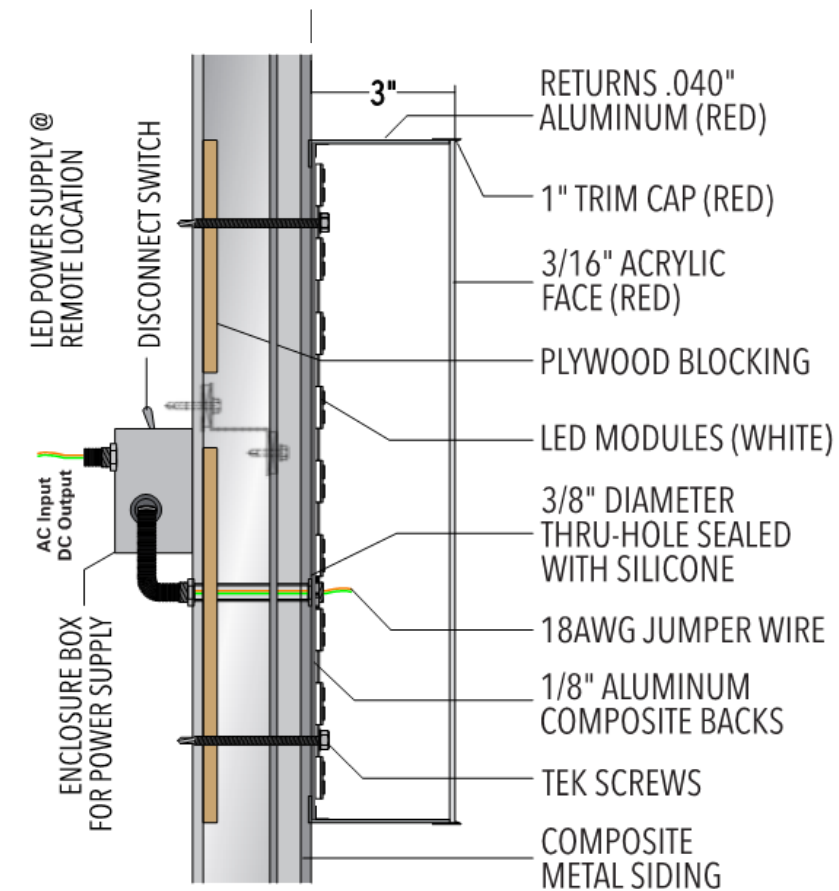
3 SOUTH ELEVATION -BACK ALLEY
1/4" = 1'-0"



2 NORTH ELEVATION -PARKING LOT
1/4" = 1'-0"



4 PRIMARY SIGN
1" = 1'-0"



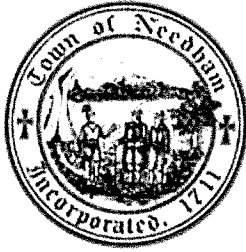
4A PRIMARY SIGN SECTION
3" = 1'-0"

NOT FOR CONSTRUCTION
Century Bank Needham
Highland Av, Needham MA

EXTERIOR SIGNAGE

A-5.2

As indicated	08/04/2020
Scale	08/18/2020
2007	10/02/2020
AM	
Drawn By	



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 49 Highland Avenue Date: 10/13/2020

Owner: Jordan R Appel

Address: 49 Highland Avenue Needham MA 02094

Telephone: 781-449-4412 Street City State Zip

Applicant: Warehouse Picture Framing

Address: 49 Highland Avenue Needham MA 02094

Telephone: 617-522-3300 Street City State Zip

Designer/Installer: Sign Design Inc

Address: 170 Liberty Street Brockton MA 02301

Telephone: 508-585-0094 Street City State Zip

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

Brief description of sign or project:

remove and replace existing freestanding
sign with new

Please email completed application to elitchman@needhamma.gov

Pylon

Quantity: 1 double-sided

- 1

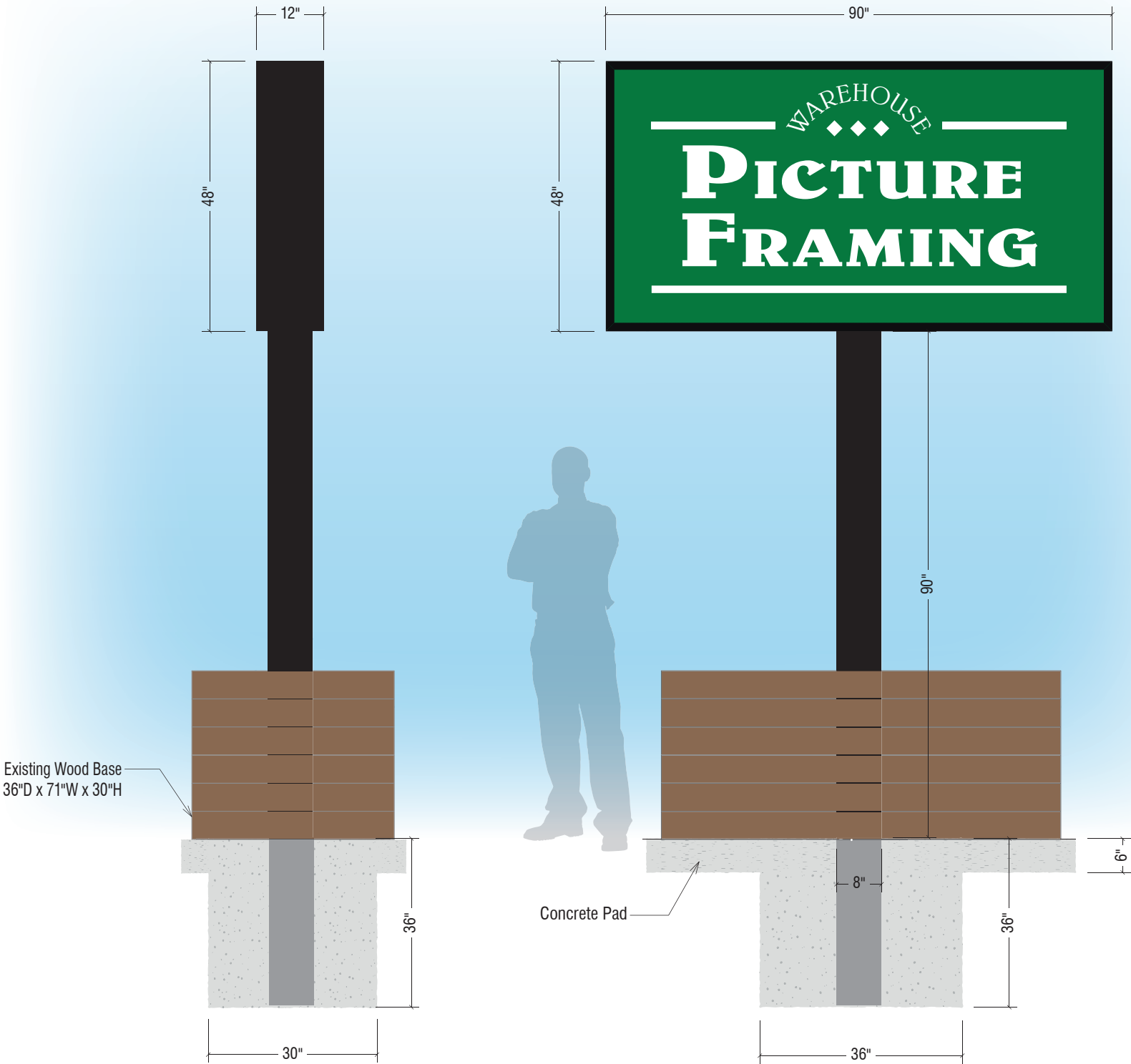
Sign Cabinet
 - 1.5" x 1.5" x 1/8" Square tube
 - 3/16" white lexan polycarbonate face with trans vinyl graphics
- 2

Shroud
 - 1.5" Square Tube aluminum frame
 - .080 aluminum skirting
- 3

Post
 - 8" x 8" x 1/4" x 90"
- 4

Concrete Footing 36" x 30"x 36"
and Pad: 6"D x 2" all around

Move and reuse existing wood base



133015

Version 01
08-20-20

James E Larkin Inc.

49 Highland Ave
Needham Heights, MA 02494

Awning/
Sign Panel



170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Ron Ferrigno

INT. PROJECT MANAGER
Ashley Jimenez

EXT. PROJECT MANAGER
Tom Jachimczyk

ACCOUNT COORDINATOR
Kelly Young

DESIGNER
OC

SCALE 1:10

SHEET
01 of 02

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James E Larkin Inc.
49 Highland Ave
Needham Heights, MA 02494

Awning/
Sign Panel



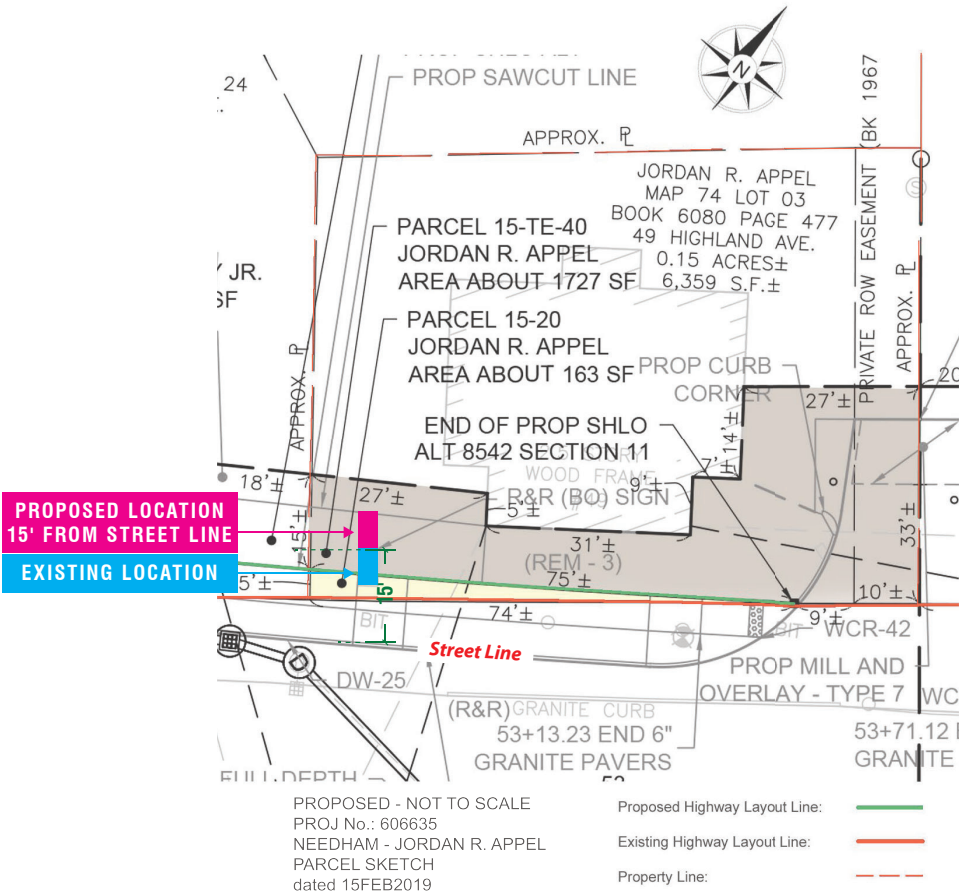
170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Ron Ferrigno
INT. PROJECT MANAGER
Ashley Jimenez
EXT. PROJECT MANAGER
Tom Jachimczyk
ACCOUNT COORDINATOR
Kelly Young
DESIGNER
OC

SCALE 1:10

SHEET
02 of 02

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WAREHOUSE
**PICTURE
FRAMING**

BARRY & FARRELL
INSURANCE

0% off

e Framing

Everyday Low Prices

ame Choices

Discounts on
Piece Orders

Inside



WAREHOUSE
**PICTURE
FRAMING**

Oil Painting
Restoration
Cleaning
Touch Up
Stabilizing
Relining
Free Estimates

HIGHLAND CR

Spiga
←
OPEN

Chester Motors
TUNE-UPS
ALIGNMENTS
BRAKE & TIRES
INSPECTIONS
781-444-8800

Chester
781-444-8800
SALE



WAREHOUSE PICTURE FRAMING

PICTURE FRAMING

HIGHLAND ST

50% off
Picture Framing
100% Vintage, Custom
Made in the USA
Specialty Frames



BRAKES

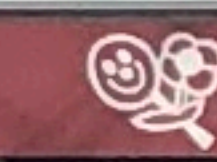
EXHAUST

SUSPENSIONS

8



Cookies by Design®



NO
OUTLET

4J7 JR7



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 399 Great Plain Ave Date: 10/26/2020

Owner: Bob Bacchiochi

Address: P.O. Box 554 Dover MA 02030
Street City State Zip
Telephone: 508-930-6878

Applicant: The Needham General Store / Mark: Megan Pesce

Address: 182 Great Rd Acton MA 01720
Street City State Zip
Telephone: Store: 781-433-9989 Mark 978-815-0455 Megan 781-820-0151

Designer/Installer: Dasco Signs / Mary Stanton

Address: 654 County Rd Acton ME 04001
Street City State Zip

Telephone: 207-477-2956

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:

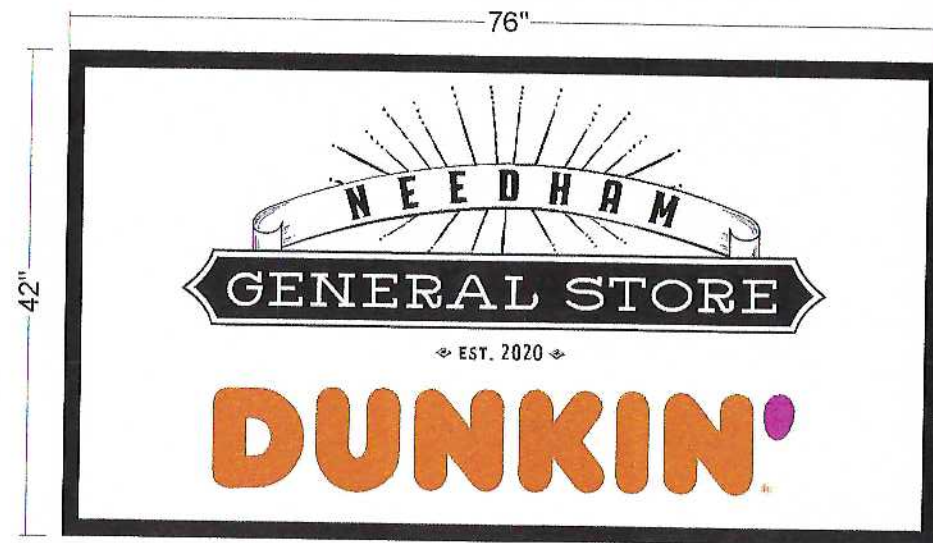
Update sign to new store name and new dunkin logo

Please email completed application to elitchman@needhamma.gov

Existing Wall Sign



Proposed Wall Sign



654 County Road
Acton, ME 04001
207-477-2956

exterior wall sign
externally illuminated
22.2 sq ft

Location: 399 Great Plain Ave
Needham, MA

Layout by: MS

Layout: Exterior sign

Date: 9/23/20

Notes:
These drawings are the exclusive property of
Dasco Signs and are the result of the original work
of its employees. All rights to its use, or duplication in any
manner without express written permission
of Dasco Signs is prohibited.

This is a sketch only-field measurements may
or may not need to be verified.

The accuracy of this color rendering is limited by media
and output devices and is intended for representational use
only. Actual manufacturing/graphic colors also vary depending
on processes and materials used. 100% color matches
of submitted specifications cannot be guaranteed.

If an electric sign, compliance with the National Electric Code,
Underwriters Laboratory, and/or local codes will be
adhered to, including proper grounding and bonding of
the sign.

Proposed Wall Sign



Color and Material Notes:
 Aluminum brake metal trim with
 background to be dibond aluminum/composite sheet (white)
 Letters to consist of vinyl graphics and 1/2" PVC painted

Vinyl color to be:
 3M Black 220
 DUNKIN' to be painted:
 Orange to match PMS 165C
 Magenta to match PMS 219C



654 County Road
 Acton, ME 04001
 207-477-2956

exterior wall sign
 externally illuminated
 22.2 sq ft

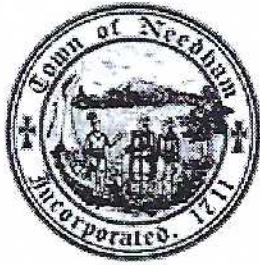
Location: 399 Great Plain Ave
 Needham, MA
 Layout by: MS
 Layout: Exterior sign
 Date: 9/23/20

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 Underwriters Laboratory, and/or local codes will be
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 the sign.



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

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Street City State Zip

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Street City State Zip

Telephone: Store: 781-433-9989 Mark 978-815-0455 Megan 781-820-0151

Designer/Installer: Dasco Signs / Mary Stanton

Address: 654 County Rd Acton ME 04001
Street City State Zip

Telephone: 207-477-2956

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:

Paint building white with gray trim (see inspiration photo)

Change orange awning to black & white striped.

Please email completed application to elitchman@needhamma.gov



654 County Road
Acton, ME 04001
207-477-2956

exterior signs
and awning

Location: 399 Great Plain Ave
Needham, MA

Layout by: MS

Layout: Exterior sign

Date: 6/8/20, rev 6/10/20
rev 6/11/20, 7/14/20, 7/24
10/19/20

Notes:
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of submitted specifications cannot be guaranteed.

If an electric sign, compliance with the National Electric Code,
Underwriters Laboratory, and/or local codes will be
adhered to, including proper grounding and bonding of
the sign.



Registered Fabric
or Concern Number

F-06901

Certificate of Flame Resistance

Issued By:

HERCULITE PRODUCTS INC
ABERDEEN ROAD COMPANY
PO BOX 435
EMIGSVILLE, PA 19175-8310



Date treated or manufactured:

10/20/2020

This is to certify that the materials described below have been treated with a flame-retardant chemical or are inherently nonflammable.

FOR: Trivantage, LLC

ADDRESS: 1831 North Park Ave.

CITY: Glen Raven

STATE: NC 27217

Certification is hereby made that: (Check "a" or "b")



- (a) The articles described at the bottom of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used: _____ Chemical Registration #: _____

Method of application: _____



- (b) The articles described at the bottom of this Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade Name of flame-resistant fabric or material used: REINFORCED VINYL Registration #: F-06901

The Flame-Retardant Process Used Will Not Be Removed By Washing

DONALD E. KAUFFMANN

Name of Applicator or Production Superintendent

STEPHANIE MUMMERT, Q C MANAGER

Title

RCNs # _____

CUSTOMER ORDER NO. samples

CUSTOMER INVOICE NO. 2851574

YARDS OR QUANTITY 1.00

DESCRIPTION Memo Sample Weblon Coastline
Plus Traditional Stripes
#CP-2770 62" Pirate Black and
White/White

ITEM NUMBER 857270M

We hereby certify the above to accurately reflect the information contained within a "CERTIFICATE OF FLAME RESISTANCE" issued to Trivantage, LLC from the registrant set forth above. A copy of the original Certificate of Flame Resistance is available upon request to Trivantage, LLC and the registration information set forth above is on record with the California State Fire Marshal.

MAILING ADDRESS

DASCO SIGNS
654 COUNTY ROAD

ACTON, ME 04001-4802

Weblon
Coast Line
PLUS®

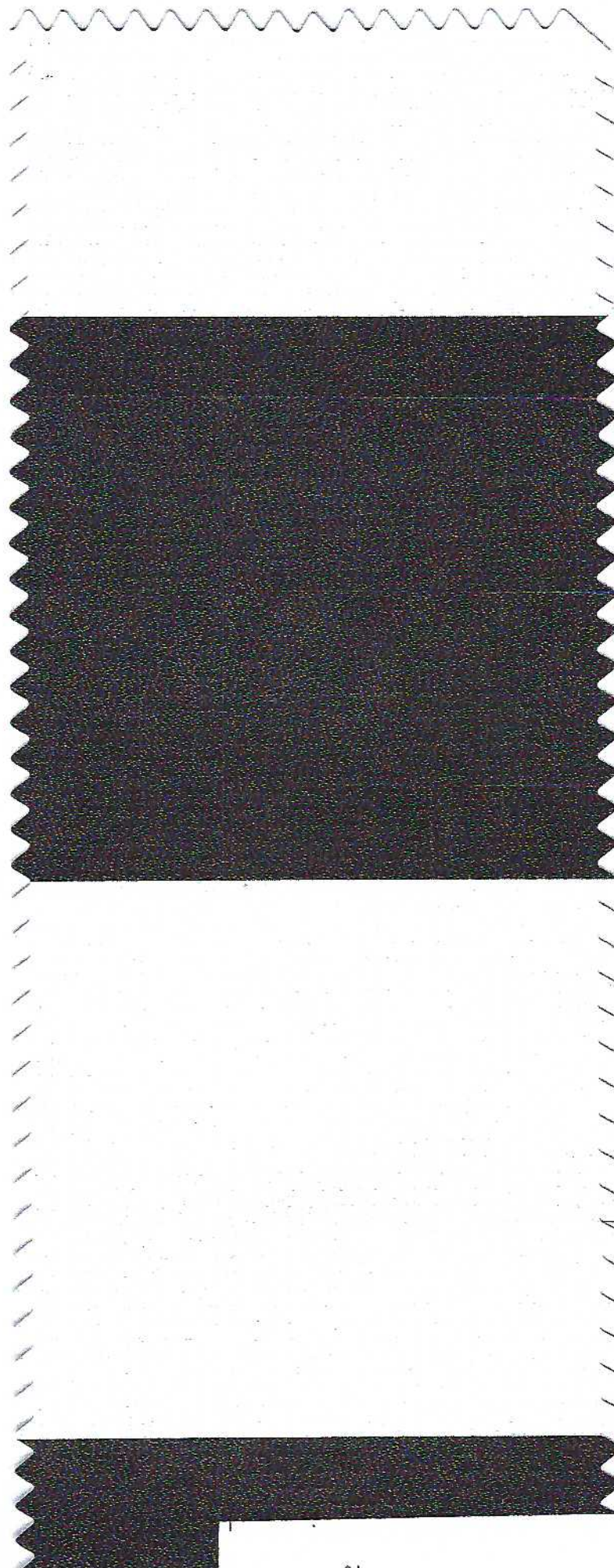
 **HERCULITE®**

Powered by Innovation ♦ Proven by Performance

Specifications

Description:	Translucent vinyl laminated on a weft insertion scrim base of high tenacity filament polyester.
Weight:	15 oz. per sq. yard
Width:	62 inches / 157.48 centimeters
Surface:	Top surface treated with Rain Kleen® for color retention and prolonged fabric life.
Transparency:	Some light color shades offer good illumination.
Abrasion Resistance:	Excellent
Dimensional Stability:	Excellent
Flexibility:	Excellent in both hot and cold environments
Flame Resistance:	Meets California State Fire Marshall Title 19, NFPA-701 ASTM E84-81A Flame Spread Rating Class A (15)
Mildew Resistance:	Excellent
Chemical Resistance:	Excellent
Water Repellency:	Excellent -- Water Proof
Oil Resistance:	Excellent
Sewability:	Excellent
Heat Sealability:	Excellent. Can be sealed by hot air wedge welder or radio frequency bar type.

P.O. BOX 435, EMIGSVILLE, PA 17318 USA
(800) 772-0036 (717) 764-1192 FAX (717) 764-5211
www.herculite.com customercare@herculite.com



Inspiration Photo



CLASSIC
EXTERIOR
PAINT
COLORS

contrasting new

ELITE GRAY
SW - 7650

SNOWBOUND
SW - 7004

JOGGING PATH
SW - 7638





Design Review Board Meeting Minutes
Monday, October 19, 2020
7:30 PM

Board Members:

Mark Gluesing, Chair (P)
Bob Dermody, Board Member (P)
Nelson Hammer, Board Member (P)
Deborah Robinson, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (P)
Elisa Litchman, Administrative Assistant, Planning & Community Development (P)

Applicants & Attendees:

1. Boston Properties applying for site plan review of the property located at 140 Kendrick Street.
 - David Provost, Boston Properties
 - Rick DeAngelis, Senior Vice President of Boston Properties
 - James Heroux, Landscape Architect at Copley Wolff Design Group
 - Allison Desbonnet, Landscape Architect at Copley Wolff Design Group
 - Nick Skoly, Project Manager VHB

Mr. Chair called the meeting to order on October 19, 2020 at 7:30 PM EST.

Mr. Chair notified attendees of new public meeting orders issued by the governor of Massachusetts.

Agenda Item 1:

Public Hearing: 540 Hillside Avenue LLC c/o SSG Hillside Needham LLC applying for a special permit for US Storage Centers Self-Storage located at 540 Hillside Avenue.

Motion to continue the 540 Hillside Avenue Public Hearing to Monday November 2nd by Mr. Dermody.

Motion was seconded by Mr. Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Deborah Robinson	Aye	

Agenda Item 2:

Boston Properties applying for Site Plan Review of the property located at 140 Kendrick Street. -
David Provost, Boston Properties.

Mr. Provost of Boston Properties gave the Board a small briefing on the project. 140 Kendrick St. is in the southeast quadrant of the Kendrick Street/128 Interchange. It was developed in the late 90s, early 2000s as a corporate headquarter for PTC. PTC has since relocated to Boston. Boston Properties is now looking to reposition the asset from a single tenant headquarters building to a multi-tenant campus for smaller companies.

Boston Properties is looking to modify the courtyard and a few minor changes which will help them modify the building for its new purpose as a multi-tenant building.

Mr. DeAngelis noted that they are not proposing any building additions. Just exterior improvements such as new entrances to the existing buildings, some landscaping work, and parking reconfiguration.

Mr. Chair asked why no information about the construction of the new entrances was included in the package. The applicant stated they thought they were minor changes that would not need review. The Chair advised the Boston Properties team to check in with the Building Inspector once they have designed the new entrances. The proposed changes seem like more significant work. The Building Inspector has the final determination of whether they need DRB review. If he requires Boston Properties to get façade changes reviewed it is a simple matter for them to put together the information and return to the Design Review Board for that review.

Mr. Provost asked Mr. Heroux to walk the Board through their proposed changes to the site and buildings.

The portion of the project designated as the pavilion was the main entrance for the entire complex. It will be converted to a common space with a cafeteria and exercise space. They propose creating a more distinctive entrance to the adjacent Building B for the new tenant. In addition, they propose site changes to the main entrance loop. The center island will be reduced in size to allow creation of additional parking adjacent to the new Building B entry. Three trees will be removed from the island. They propose various modifications to the walkways in the entrance loop, to emphasize entrances to Building A and C, and to accommodate the new layout. New pavers will be installed.

The rear terrace behind the pavilion will be modified. The paved area will be enlarged to fill the area up to the existing stone wall. An existing stone dust path down to the lake will be modified so it ends directly at the terrace level and a set of steps can be eliminated, increasing accessibility. Additional trees will be added in the terrace area and new walkways. A new doorway to the pavilion will be installed, as well as a second doorway to a new egress stair.

Due to the modification of the pavilion space to a common amenity, a walkway from the existing service dock will be installed to access the kitchen and trash areas in the building. The applicant has met with the Conservation Commission. The proposed changes will improve overall site

water management, with improved permeability due to use of more pervious pavers, and improved runoff control systems in the revised parking and driveway areas.

Mr. Hammer asked if it is possible to add trees to the center island between buildings A & B. Mr. Heroux said that IDG (the new tenant) has requested that their signage be visible on the building. From that angle a tree would make it hard to see their sign.

Mr. Hammer asked if the permeable pavers are necessary for stormwater management. Mr. Skoly said that they are. By removing the existing material, they are decreasing the impervious area in the hundred-foot buffer zone. They are also improving the infiltration system thereby increasing infiltration.

Ms. Robinson asked about the pathway depicted in the courtyard drawings. It cuts across the courtyard and splits the grass area. It does not seem to be going some place that a person would walk.

Mr. Heroux said they debated this path several times. They came to the idea that if it is a nice day out people may want to walk out into the loggia and to other buildings or parking. However, they can remove the pathway completely if the Board objects to it.

Ms. Robinson also wanted to clarify the different entries labeled as egress. She had assumed this meant it is an emergency egress rather than being a service entry.

Mr. Heroux explained that egresses will serve as both secondary entryways and for emergencies.

Mr. Dermody asked Mr. Skoly to clarify what is meant by the term water quality in the parking lot. Mr. Skoly explained that instead of the water going into a catch basin then released into the storm drain system, the water will go into the catch basin, filtered out for phosphorus before being released into the storm drain system.

Mr. Dermody asked Mr. Heroux if the 3 trees they plan to remove are too big to replant. Mr. Heroux said that they are, and unfortunately, they did not prune or prep the trees for replanting. He stated there is also no guarantee they will survive. Overall, it would be costly. However, they will be planting 5 new trees right on the other side of the pavilion, closer to the reservoir next to the stone dust path.

Mr. Chair asked Mr. Heroux about changes to the lighting, and whether the new pavilion/terrace area will have additional light fixtures beyond the low bollards. Mr. Heroux said no, those will suffice. There will be some new additional light fixtures in the new entrance loop, which will match the existing.

Motion to approve site plans as submitted made by Mr. Hammer.

Motion was seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	

Nelson Hammer	Aye
Deborah Robinson	Aye

Review of Minutes:

Motion to approve the minutes of October 5th made by Ms. Robinson

Motion was seconded by Mr. Dermody

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Deborah Robinson	Aye	

Motion to Adjourn:

Motion to adjourn the Design Review Board meeting was made by Ms. Robinson.

Motion was seconded by Mr. Hammer.

Meeting adjourned at 8:18 PM.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Deborah Robinson	Aye	

Future Meetings

November 2, 2020	Via Zoom
November 16, 2020	Via Zoom
December 7, 2020	Via Zoom
December 21, 2020	Via Zoom