



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