



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

Board Members:

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

Applicants & Attendees:

1. Paul Good, Revitalization Trust, applying for two murals within the Downtown Center.
 - a. 1450 Highland Avenue south facing wall with mural of Ridge Hill.
 - Jake Bronner, Boylston Properties, owner of 1450 Highland Avenue
 - b. 1013 Great Plain Avenue east facing wall towards Town Common with changeable mural called "Needham to the World".
 - Betsy Heffernan, property owner of 1013 Great Plain Avenue
2. Tim Parker, Fast Signs applying for signage representing LEVO LABS located at 292 Reservoir Street.
3. George Giunta, Jr. attorney, representing Hunnewell Needham LLC applying for site plan review of development at 400 Hunnewell Street.
 - James MacDonald, Project Architect
 - Kent Duckham, Project Architect
 - John Grenier, Project Engineer

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

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

Agenda Item 1:

Revitalization Trust applying for south facing wall with mural of Ridge Hill at 1450 Highland Avenue. - Paul Good

Mr. Good came before the board request to install a mural of Ridge Hill at 1450 Highland Ave. on the south facing wall. The goal of this mural is to bring a sense of greenery to this space as the wall is in the Walgreens parking lot and there is no green space there at all. The project also aims to highlight the beauty of Ridge Hill, raise awareness of it so that more people remember to go there to enjoy the trails, wildlife and to take advantage of it.

Mr. Good said they will be using a material from 3M that is stretchable and conforms to the grooves and indentations of cement block walls. This allows them to get around the problems that come from traditional mural application through painting it on the wall. Problems such as artist availability to fix it, peeling, etc.

On the wall where the mural is proposed to go there is a window, the material that will be used will conform to the window and cuts will be made in the material to allow light into the building. At the bottom, a tile bullnose will be added so water, dirt and debris don't damage the bottom edge of the mural.

Mr. Reilly asked are the handicapped parking signs to remain?

Mr. Good said he had a conversation with Engineering Division of DPW regarding the placement of the handicapped parking signage. There is an option to cut down the metal poles and then run a chain through them and attach the signs.

Mr. Reilly said he knew 3M can wrap busses, but he did not know they had material made for block walls.

Mr. Tanner said he agreed with Mr. Reilly. The composition and the layout of the mural is genuinely nice.

He said that the Handicapped signs are regulated by law and they need to be six feet above the ground. You may have to live with them as is. Mr. Tanner suggested changing the signs from a white background to a blue background, it would still meet code and it would blend in better with the mural.

Mr. Hammer asked how quickly the vinyl wrap adheres to the building's block wall. He is concerned about vandals attempting to peel it off during the curing process.

Mr. Good said the bonding is strong, there is nothing he could do however if someone decided to physically damage the mural. 3M does provide a 5-year warranty and he has negotiated that with them. If anything were to happen to the mural, he can replace sections of it.

Mr. Dermody asked what the life expectancy for the project is and if Mr. Good can go over how the film works over the mullions on the windows.

Mr. Good said that they are in the process of negotiating a 5-year warranty with 3M. In general, the life expectancy is usually double the warranty.

As for the mullions the vinyl is stretchy and will wrap and conform no problem, it is also removable.

Motion to approve the mural at 1450 Highland Ave. as submitted moved by Mr. Reilly.

Motion was seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Revitalization Trust applying for east facing wall towards Town Common located at 1013 Great Plain Avenue with changeable mural called "Needham to the World". -Paul Good

Mr. Good present this mural to the Board as a uniquely different project that would be big enough for a wall mural, but it would be changeable. A graphic would be created and then installed onto a snap cap frame that fits within that area. It will be attached to the wall and the frame itself pops open on all four sides. The vinyl goes into the frame and the sides of which snap down and the mural is held in place for however long you intend it to.

The mural presented to the Board for review is a dedication to Bob Larson, a Needhamite who has made an impact on the community

Mr. Tanner asked what are the dimensions of the mural? Mr. Good said it is about fourteen by seven.

Mr. Tanner said he thought it is too big and should be scaled down as it may pose a distraction for drivers.

Mr. Hammer said in a counter point to Mr. Tanner that the video screen on the GBH building has not caused any accidents that he is aware of. He does not think it would cause a distraction and that it will be a great addition.

Mr. Reilly asked if there is a sagging risk for the vinyl? Mr. Good said the manufacturer said no, there is no sagging risk.

Mr. Reilly then asked when it is time to change the mural what sort of process will be in place to review the graphics.

Mr. Good said Speed Pro Graphics would be responsible for changing it over.

Mr. Dermody commented that the example proposed here for Mr. Larson is too busy and the existing awning on the façade needs to be considered as it blocks some of the graphics, in this case Mr. Larson's name.

Mr. Chair said it is a nice tribute to residents of Needham and their contributions. The graphics of each of the proposed panels will need to be approved by the Board. The example of Mr. Larson has too much information on it.

Mr. Reilly suggested that a template be created that has a visual similarity for each panel.

Motion to approve the installation of the changeable vinyl panel frame with the condition that the DRB will review each installation before it is fabricated moved by Mr. Reilly.

Motion seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Agenda Item 2:

Fast Signs representing LEVO LABS applying for signage located at 292 Reservoir Street. -Tim Parker

Mr. Parker came before the Board asking to install a sign. The sign is will be installed onto a standard aluminum bar frame. The sign will have black 3D letters on a white base.

The garage door is 144 inches wide so, he is centering the sign at 72 inches mark above the door. The sign is 72 by 24.

Mr. Tanner asked what color the sign is. Mr. Parker said the sign is black and white and the building is gray and cream. The color of the area the sign sits in is a light tan.

Mr. Dermody asked why the sign is on top of the garage door. Mr. Parker said that their entrance is a small door. So, this sign will be a little more exposed. Mr. Dermody asked about the upper band in which the sign is supposed to reside has some pronounced vertical dividers, he asked if those can be cut up, and have the whole sign band as one. Mr. Parker said that is possible.

Mr. Dermody said he thinks the white is too white as far as the color scheme. Mr. Parker said he can tone it down to a lighter gray. Mr. Dermody said that would be better.

Mr. Hammer said he agrees that a different colored background would be better. He is fine with the sign in general.

Motion to approve the sign with the condition that rather than cutting out a portion of the vertical band elements that the dividers be removed top to bottom within the sign location and that the background color be a light gray moved by Mr. Tanner.

Motion seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Agenda Item 3:

Hunnewell Needham LLC applying for site plan review of development at 400 Hunnewell Street. - George Giunta, Jr.

400 Hunnewell Street is currently a two-story office building about 8500 square feet. The new owner is proposing tearing down the building and replacing it with a new two-story building containing a total of eight residential units with a total square footage of 14,000 sq. ft.

There will be 16 parking spaces, in an underground garage, 5 parking spaces in the back of the building, and two spaces along the side near the main public entrance.

Mr. Reilly asked what is the side yard setback and do they get a relief because it is an existing building. Mr. Giunta said there is no side yard setback. The only setback they have is the 20-foot front setback which they're keeping and the balconies are at the 20 feet.

Mr. Reilly said his understanding that the setback used to include any projections so if there is a gutter or anything else that may intrude on that 20 foot. He asked him to be mindful of that.

Mr. Hammer said he is concerned about the steepness of the driveway into the garage. He would suggest pulling the curb back towards the building to make the turn a little grander. He asked if they knew what the slop is for this driveway. He also suggested to erect a retaining wall where the curb is where the contour is very tight.

Mr. Giunta said that this area must be kept flat because it is a shared entryway. The grades cannot be changed in a meaningful way in that area.

Mr. John Grenier, the Project Engineer said the slope is within the 8% range.

Mr. Dermody asked what the height difference is between the existing building and the proposed building. Mr. Grenier said it is about 3 or 4 feet.

The proposed building is 29 feet high. The elevator tower in the center is about 8 feet above.

Mr. Chair said that it is going to be a buyer beware situation for people dealing with that driveway. 8% is steep, however not as steep as it looked in the photos.

Mr. Dermody asked if there are architectural pediments above each unit. Mr. Grenier said yes, there are. There will be a metal roofing material on top of that, and it is mostly flat with a pitch to drain off water.

Mr. Reilly said they also have another buyer beware situation because a lot of the windows are eight feet away from the property line facing onto some other houses.

For the landscaping they are installing a mixture of shrubs and trees all around. They also have a privacy fence proposed for the entire property. They did get some feedback already from the Engineering Department, so they are removing one tree at a corner that hinders visibility for the driveway and drivers on the street.

Mr. Hammer asked how wide the spread is of the four crab apples proposed on the lower right corner of the site. They have a very low crown and if they extend into the sidewalk it will prevent people from walking past. Mr. Hammer recommended considering a different species for that area. He said he is fine with the rest; it is a good mixture of plants. The Chair noted that those trees are in a raised planter and the driveway slopes along the side of it, raising their height.

Mr. Chair asked if there are other exterior lighting expected at this site besides the bollard lights. Mr. Giunta said most likely some accent lighting. Mr. Hammer suggested lighting to the garage for safety.

Mr. Chair asked what is the material of the railings proposed at the site. Mr. Grenier said it will be stainless steel. And for the handicap rail it will be pipe rail. For the balconies it will be a cable rail, as thin as possible.

Mr. Tanner asked if the garage doors are electronically or are they open permanently. Mr. Grenier said they will open and close electronically.

Motion to approve the design as submitted by Mr. Hammer.

Motion seconded by Mr. Tanner.

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

Chad Reilly	Aye
Steve Tanner	Aye

Approval of Minutes:

Motion to approve the minutes of November 16, 2020 moved by Mr. Dermody.

Motion seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Motion to Adjourn:

Motion to adjourn the Design Review Board meeting by Mr. Dermody.

Motion seconded by Mr. Reilly.

Meeting adjourned at 9:12 PM

Future Meetings:

February 1, 2021	Via Zoom
February 22, 2021	Via Zoom
March 8, 2021	Via Zoom
March 22, 2021	Via Zoom
April 12, 2021	Via Zoom
May 3, 2021	Via Zoom
May 24, 2021	Via Zoom
June 7, 2021	Via Zoom
June 28, 2021	Via Zoom