

DESIGN REVIEW BOARD

Monday, March 22, 2021

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>

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: 845 1987 6965

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. Heather Dudko, National Sign Corp, representing Citizens Bank located at 968 Highland Avenue and applying for signage.
2. Jason Parillo, Boston Properties, representing IDG located at 140 Kendrick Street and applying for signage.
3. Evans Huber, attorney with Frieze Cramer Rosen & Huber, LLP representing Needham Enterprises LLC applying for site plan review for 1688 Central Avenue.

REVIEW Minutes of 3/1/2021 meeting.

Next Public Meeting – April 12, 2021 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

Location: 968 HIGHLAND AVENUE

Date: 3/4/2021

Owner: NHD ASSOCIATES LLC By: J. ROBERT BASILE - THE BASILE GROUP

Address: 40 WILLIAMS STREET BROOKLINE MA 02446

email

Telephone: Robert@thebasilegroup.com

Applicant: HEATHER HOPKINS DUDKO, AGENT

Address: 27 OLD MEETINGHOUSE ROAD AUBURN MA 01501

Telephone: 508.612.6954 hwoodhopkins@charter.net

Designer/Installer: PHILADELPHIA SIGN COMPANY

Address: 50 PORTER ROAD LITTLETON MA 02494

Telephone: 918.436.0131 x 115 (PIERRE COLINAS - PROJECT MGR.)

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:

SIGN EOL: HIGHLAND AVE ELEVATION.

15 SQ FT HALO LT CHANNEL LETTERS 19 1/2" x 9' 4 1/2".

"1000 CITIZENS"

(NOTE: REPLACES EXISTING 24" CHANNEL LETTERS)



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☐ Residential Compound

Brief description of sign or project:

SIGN NO. 1: HIGHLAND AVE ELEVATION.

64 SQ FT NON ILLUMINATED LOGO 8' x 8'

(NEW SIGN)

SITE:		5006509 - Needham Heights	
SIGN	PAGE	PROPOSED SIGN	
E01	2	CTZ.SIGN.CUST	15¢
E04	4	CTZ.SIGN.CUST	15¢
E06	5	CTZ.REFACE	7¢
E07	6	CTZ.SIGN.CUST	15¢
N01	2	PLLL-2-96	64¢



HIGHLAND AVE + REAR ELEVATION - 60' x 15' @ 900 ¢ AREA
 MELLEN ST + LEFT ELEVATION - 40' x 15' @ 600 ¢ AREA

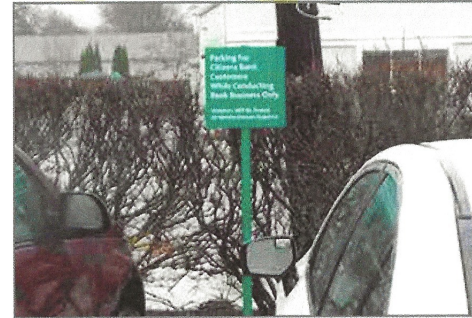
SURROUNDING PHOTOS



SOUTH.



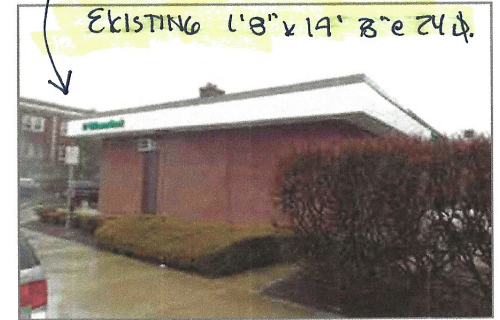
EXISTING SIGNAGE



WEST EXISTING - 1'8" x 14'8" C24φ.



South Elevation -
EXISTING 1'8" x 14' 8" C24φ.



WEST

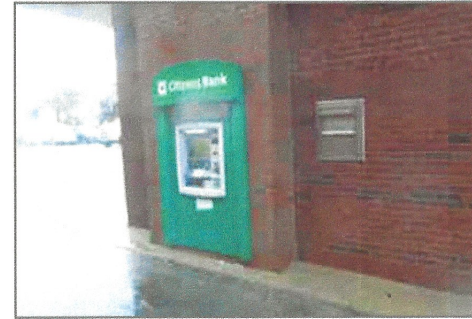
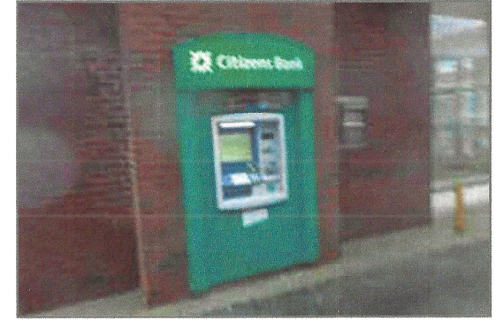


PHILADELPHIASIGN

BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Citizens	DWG BY	ZAS	DATE	07.24.20	DATE	08.14.20	REVISION	Revised I01.....	BY	ZAS	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
ADDRESS	5006509 - Needham Heights 968 Highland Avenue Needham, MA 02494	DWG NUM	A35099	DATE	09.08.20	REVISION	Revised I01.....	BY	RAS			
		SHEET	11									

SURROUNDING PHOTOS - EXISTING - NOAH ELEVATION REFACE ONLY - 2' x 3'6" e 14



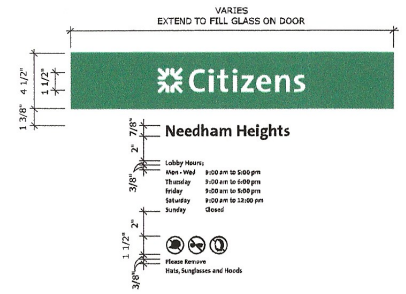
 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Citizens	DWG BY	ZAS	DATE	07.24.20	DATE	08.14.20	REVISION	Revised I01.....	BY	ZAS	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
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			SHEET	13									



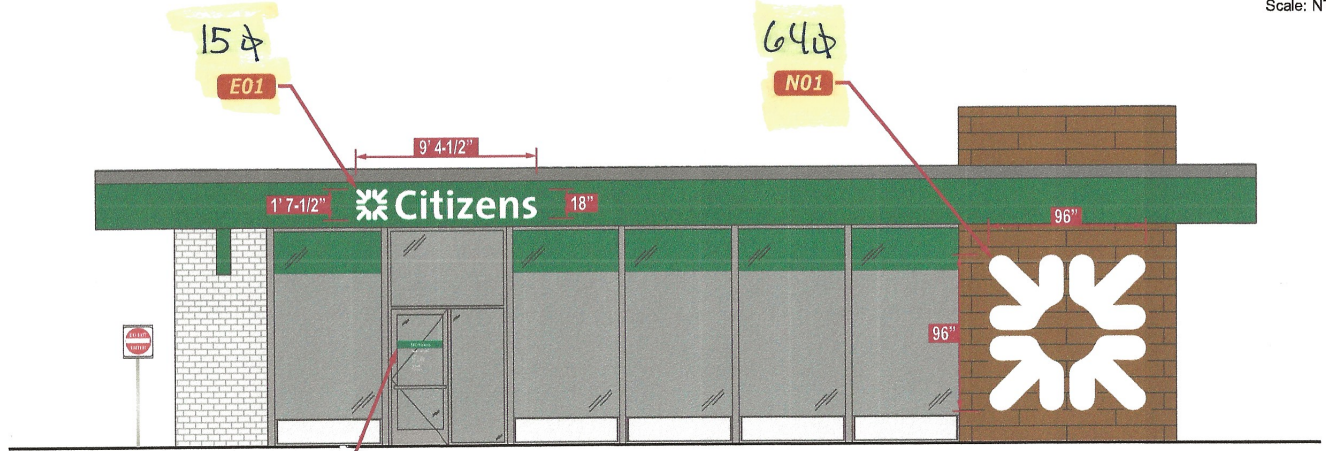
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ADDRESS	5006509 - Needham Heights 968 Highland Avenue Needham, MA 02494	DWG NUM A35099	09.08.20	Revised I01.....	RAS		
		SHEET 10					

E01 CTZ.SIGN.CUST 18"h Halo-lit White Horizontal Channel Letters - 1' 7-1/2"oah x 9' 4-1/2"oal (15.1 SF)

N01 PLLL-2-96 8' 0"h White Daisy Plate Letter Sign - 8' 0"oah x 8' 0"oal (64 sq ft) (New)



DHR-1
Scale: NTS



West Elevation
Scale: 1/8" = 1' 0"

NOTE: REPLACES EXISTING SIGN AT 1' 8" x 14' 8" @ 24' 4' FACING HIGHLAND AVE. (60' x 15' @ 900' 4' x 15' 10" = 135' 4' AREA)

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE Citizens	DWG BY ZAS	DATE 07.24.20	DATE 08.14.20	REVISION Revised I01.....	BY ZAS	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS 5006509 - Needham Heights 968 Highland Avenue Needham, MA 02494	DWG NUM A35099	DATE 09.08.20	DATE 09.08.20	REVISION Revised I01.....	BY RAS	
		SHEET 2					



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Owner: NHD ASSOCIATES LLC By: J. ROBERT BASILE - THE BASILE GROUP

Address: 40 WILLIAMS STREET BROOKLINE MA 02446

Email

Telephone: Robert@thebasilegroup.com

Applicant: HEATHER HOPKINS DUDKO, AGENT

Address: 27 OLD MEETINGHOUSE ROAD AUBURN MA 01501

Telephone: 508.612.6954 hwoodhopkins@charter.net

Designer/Installer: PHILADELPHIA SIGN COMPANY

Address: 50 PORTER ROAD LITTLETON MA 02494

Telephone: 918.436.0131 x 115 (PIERRE GELINAS - PROJECT MGR.)

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:

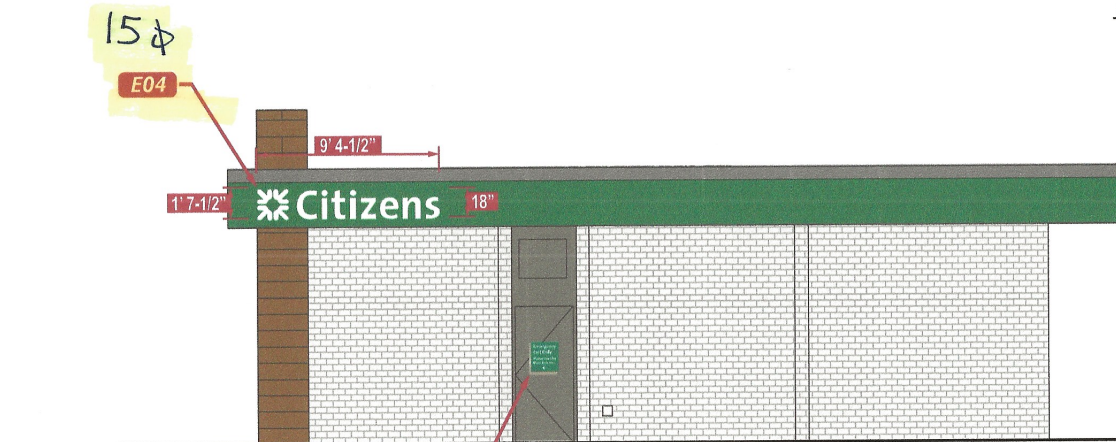
SIGN E04. MELON ST. ELEVATION

15 SQ FT HALO LT CHANNEL LETTERS 19'1/2" x 9'4'1/2"

"1000 CITIZENS"

(NOTE: REPLACE EXISTING 24" CHANNEL LETTERS)

E04 CTZ.SIGN.CUST 18"h Halo-lit White Horizontal Channel Letters - 1' 7-1/2" oah x 9' 4-1/2" oal (15.1 SF)



South Elevation
Scale: 1/8" = 1' 0"

NOTE: REPLACES EXISTING SIGN
1'8" x 14'8" @ 24 ft.

- Right Elevation - Facing Marion St. (40' x 15' @ 600 ft x 15 ft = 900 ft²)

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE Citizens	DWG BY ZAS	DATE 07.24.20	DATE 08.14.20	REVISION Revised I01.....	BY ZAS	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS 5006509 - Needham Heights 968 Highland Avenue Needham, MA 02494	DWG NUM A35099		09.08.20	Revised I01.....	RAS	
		SHEET 4					



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Telephone: 918.436.0137 x 115 (PIKERE GELINAS. PROJECT MGR.)

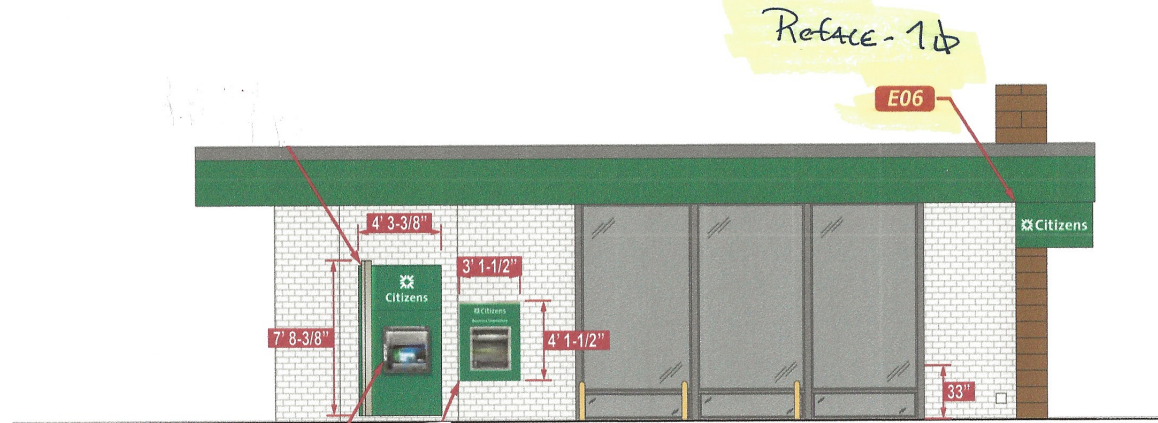
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Brief description of sign or project:

SIGN E06: LEFT ELEVATION / CORNER

REPLACE EXISTING 7' x 11' WALL SIGN. NEW ACRYLIC FACE ONLY.

E06 CTZ.REFACE Reface of Existing Illuminated Under Canopy Sign - Dimensions TBD - 2' x 3'6" e 74

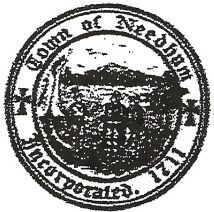


North Elevation
Scale: 1/8" = 1' 0"

NOTE: TEXT WILL BE
UPDATED ON ADA
+ NIGHT DEPOSIT.

Left Elevation (40' x 15' e 600 4 x 15 1/2 = 90 4 ALLOWED)

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	SHEET	5												



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Telephone: 508.612.6954 hwoodhopkins@charter.net

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Address: 50 PORTER ROAD LITTLETON MA 02494

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Brief description of sign or project:

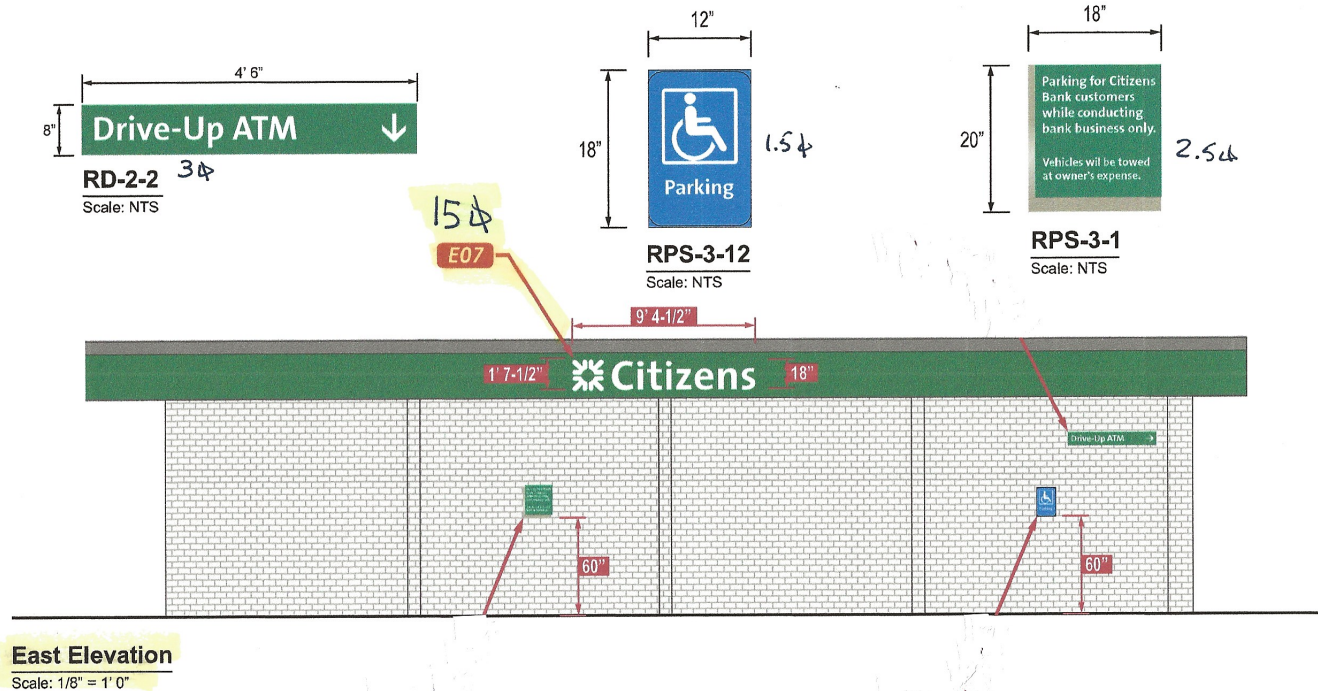
SIGN E07: REAR ELEVATION FACING PARKING LOT

15 SQ FT HAWK LT CHANNEL LETTERS 19 1/2" x 9' 4 1/2"

"1060/CITIZENS"

(NOTE: REPLACES EXISTING 24" CHANNEL LETTERS)

E07 CTZ.SIGN.CUST 18"h Halo-lit White Horizontal Channel Letters - 1' 7-1/2" oah x 9' 4-1/2" oal (15.1 SF)

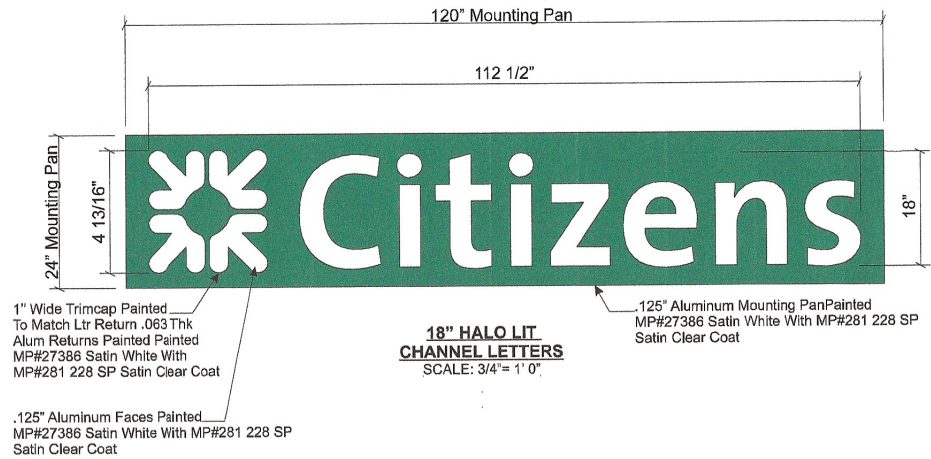


(NOTE: REPLACES EXISTING)
Sign 1' 8" x 14' 8" @ 24φ

Rear elevation facing parking lot (60' x 15' @ 900φ x 15% = 135φ allowed)

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	DWG BY	DATE	DATE	REVISION	BY	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	Citizens	ZAS	07.24.20	08.14.20	Revised I01	ZAS	
	ADDRESS		DWG NUM	09.08.20	Revised I01	RAS	
	5006509 - Needham Heights 968 Highland Avenue Needham, MA 02494	A35099					
		SHEET					
		6					

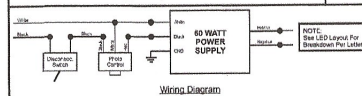
PERMITS
ONLY



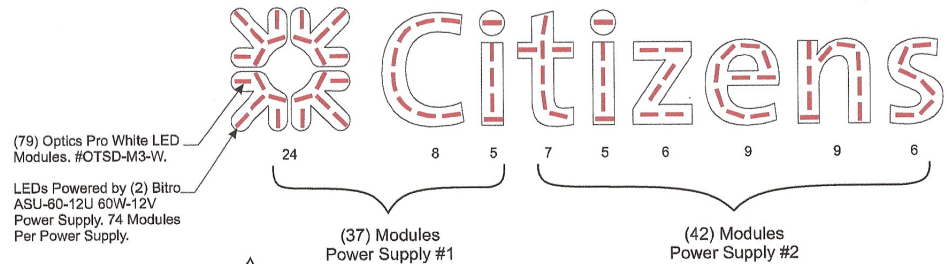
ELECTRICAL LOAD
(1.36) Amps @ 120 Volts
ELECTRICAL REQMTS
(1) 20 Amp/120 Volt Circuits

LED Specifications:
1. (2) BITRO - ASU-60-12U
60 Watt LED Power Supply
2. (79 Each) Optics Pro
White LEDs (.72w ea)
33.5 Lumens Per Module
3. 46/42 Modules Per Power Supply

STANDARD LETTER NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.



Note: 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.



LED LAYOUT
SCALE: 3/4"= 1' 0"



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

707 West Spring Garden Street
Palmira, New Jersey 08055

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:

CITIZENS

JOB NUMBER:

5006509

SIGN TYPE:

PERMIT

LOCATION:

968 Highland Ave
Needham, MA 02494

DATE:

2/19/21

DRAWN BY:

DET

REVISION:

Number: Date: By:

SHEET:

1 OF 2

DWG NUMBER:

B93230

ENGINEER SEAL:

ULTIMATE WIND SPEED 145 MPH
EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY PS&C. IT IS SUBMITTED FOR YOUR
PERSONAL USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY PS&C. IT IS NOT TO
BE SHOWN TO ANYONE OUTSIDE YOUR
ORGANIZATION NOR IS IT TO BE USED, COPIED,
REPRODUCED, OR EXHIBITED IN ANY FASHION.



PHILADELPHIASIGN

BRINGING THE WORLD'S SIGNS TO LIFE

707 West Spring Garden Street
Palmira, New Jersey 08065

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:

CITIZENS

JOB NUMBER:

5006509

SIGN TYPE:

PERMIT

LOCATION:

**968 Highland Ave
Needham, MA 02494**

DATE:

2/19/21

DRAWN BY:

DET

REVISION:

Number: Date: By:

SHEET:

ENG DEPT

2 OF 2

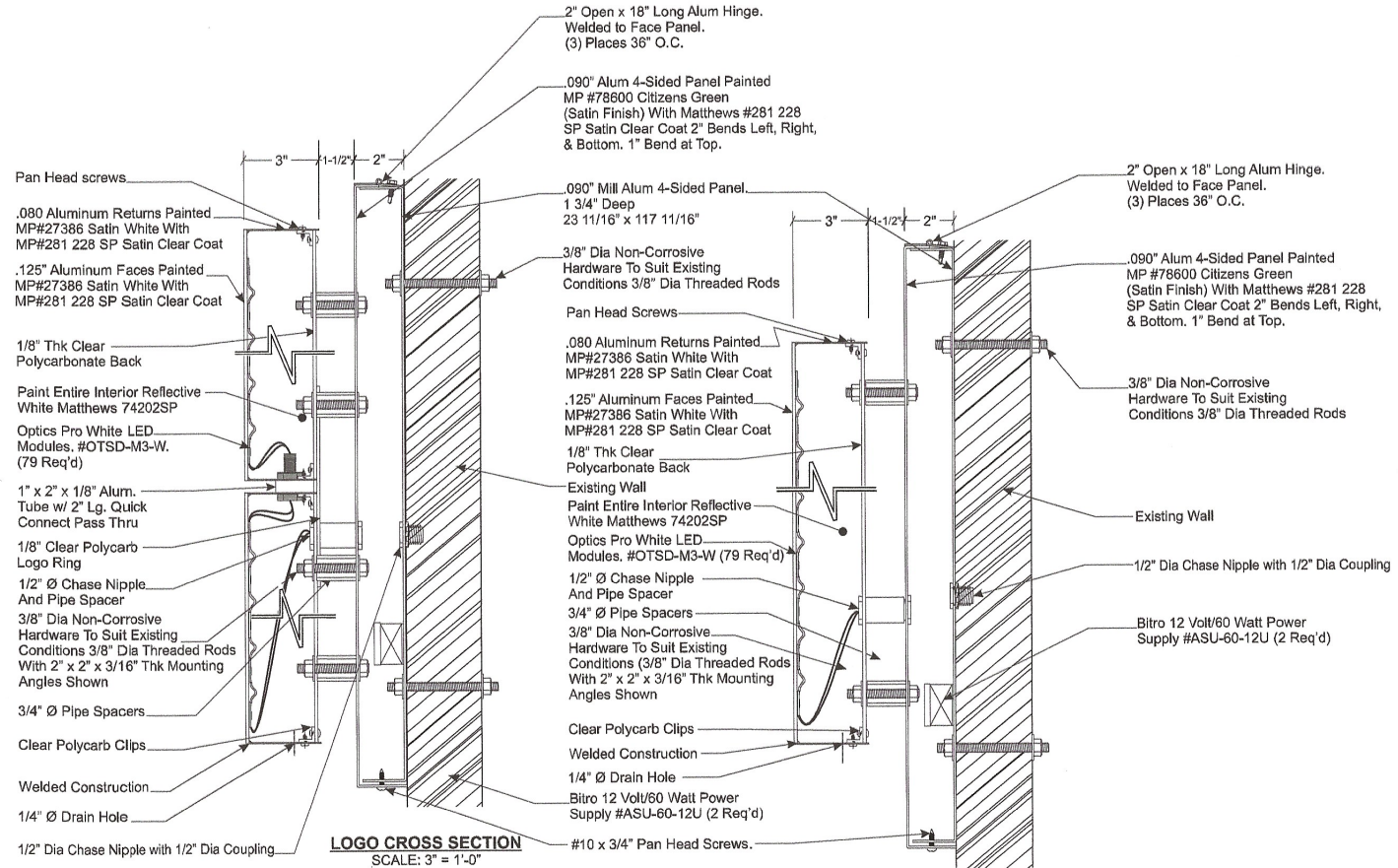
DWG NUMBER:

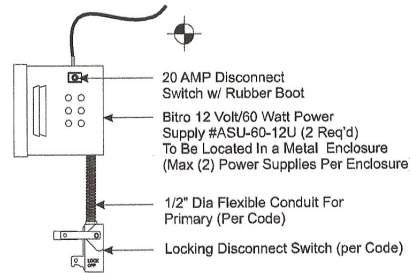
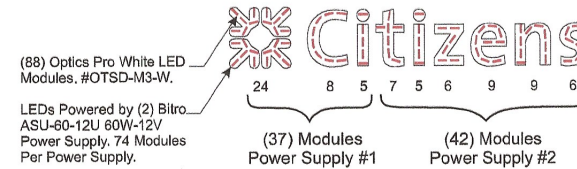
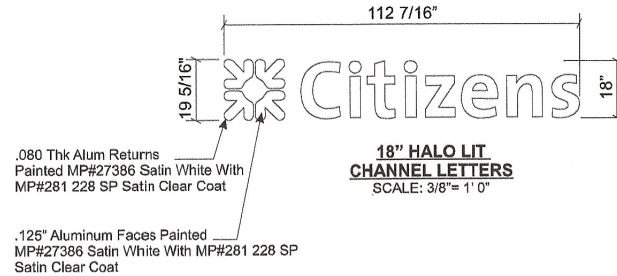
B93230

ENGINEER SEAL:

ULTIMATE WIND SPEED 145 MPH
EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY PSICO. IT IS SUBMITTED FOR YOUR
PERSONAL USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY PSICO. IT IS NOT TO
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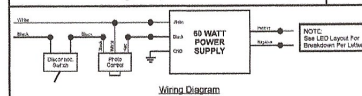


PRIMARY & POWER SUPPLY ENCLOSURE NOT TO SCALE

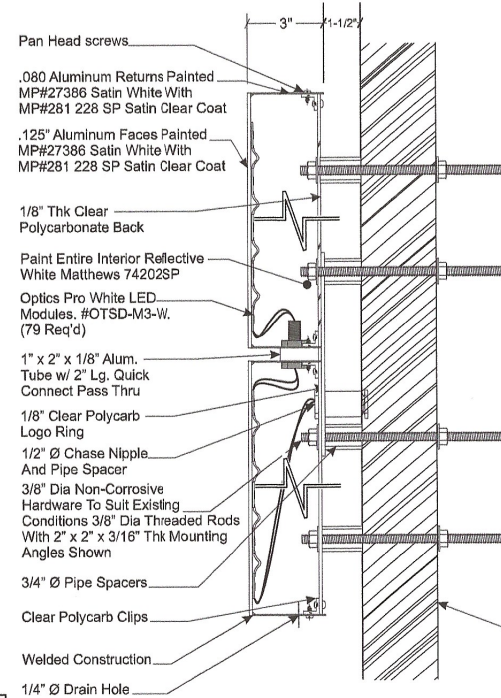
ELECTRICAL LOAD
(1.36) Amps @ 120 Volts
ELECTRICAL REQ/MTS
(1) 20 Amp/120 Volt Circuits

LED Specifications:
1. (2) BITRO - ASU-60-12U
60 Watt LED Power Supply
2. (79 Each) Optics Pro
White LEDs (.72w ea)
33.5 Lumens Per Module
3. 46/42 Modules Per Power Supply

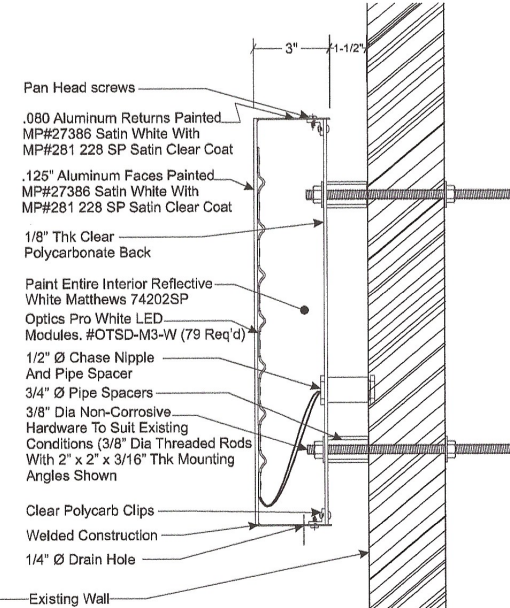
STANDARD LETTER NOTES:
1. Sufficient Primary Circuit in Vicinity Of Sign
By Others.
2. Letter To Letter Wiring & Final Primary Hook-up
By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.



Note: 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.



LOGO CROSS SECTION SCALE: 3" = 1'-0"



LETTER CROSS SECTION SCALE: 3" = 1'-0"



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

707 West Spring Garden Street
Palmyra, New Jersey 08065

Phone: 856.828.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:

CITIZENS

JOB NUMBER:

5006509

SIGN TYPE:

PERMIT

LOCATION:

**968 Highland Ave
Needham, MA 02994**

DATE:

2/18/21

DRAWN BY:

DET

REVISION:

Number: Date: By:

SHEET:

1 OF 1

DWG NUMBER:

B93202

ENGINEER SEAL:

**ULTIMATE WIND SPEED 145 MPH
EXPOSURE C**

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ORGANIZATION NOR IS IT TO BE REPRODUCED,
REPRODUCED, OR EXHIBITED IN ANY FASHION.



PHILADELPHIASIGN

BRINGING THE WORLD'S BRANDS TO LIFE

Philadelphia Sign Company • 50 Porter Rd • Littleton, MA 01460-1414

Re: SiteID 5006509

Needham Heights

968 Highland Avenue

Needham, MA 02494

AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly authorized by the Lease to grant authorization for Philadelphia Sign Company and/or their sub contractor to apply for permits and install new signage at the above referenced location as per the attached brand book.

LANDLORD APPROVAL

J. Robert Basile

Signature J Robert Basile Print Name _____ Date _____
Title Manager NHD ASSOCIATES email Robert@thebasilegroup.com
LLC
Address 40 Williams St Phone _____
Brookline, MA
02446

Return Form to: **Philadelphia Sign Company**
50 Porter Rd
Littleton, MA 01460-1414

email (Preferred): **pgelinas@philadelphiasign.com**

or FAX to: **(978) 486-0138 attn: Pierre Gelinas**



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 140 Kendrick St. Date: 2/24/21

Owner: BP 140 Kendrick Street

Address: 800 Baylston St. Boston MA 02199
Street City State Zip

Telephone: 774-526-1263

Applicant: Jason Parillo - Pobbeki Sign Company

Address: 4 Industrial Park Rd. Medway MA 02053
Street City State Zip

Telephone: 617-230-4434

Designer/Installer: (Same)

Address: _____
Street City State Zip

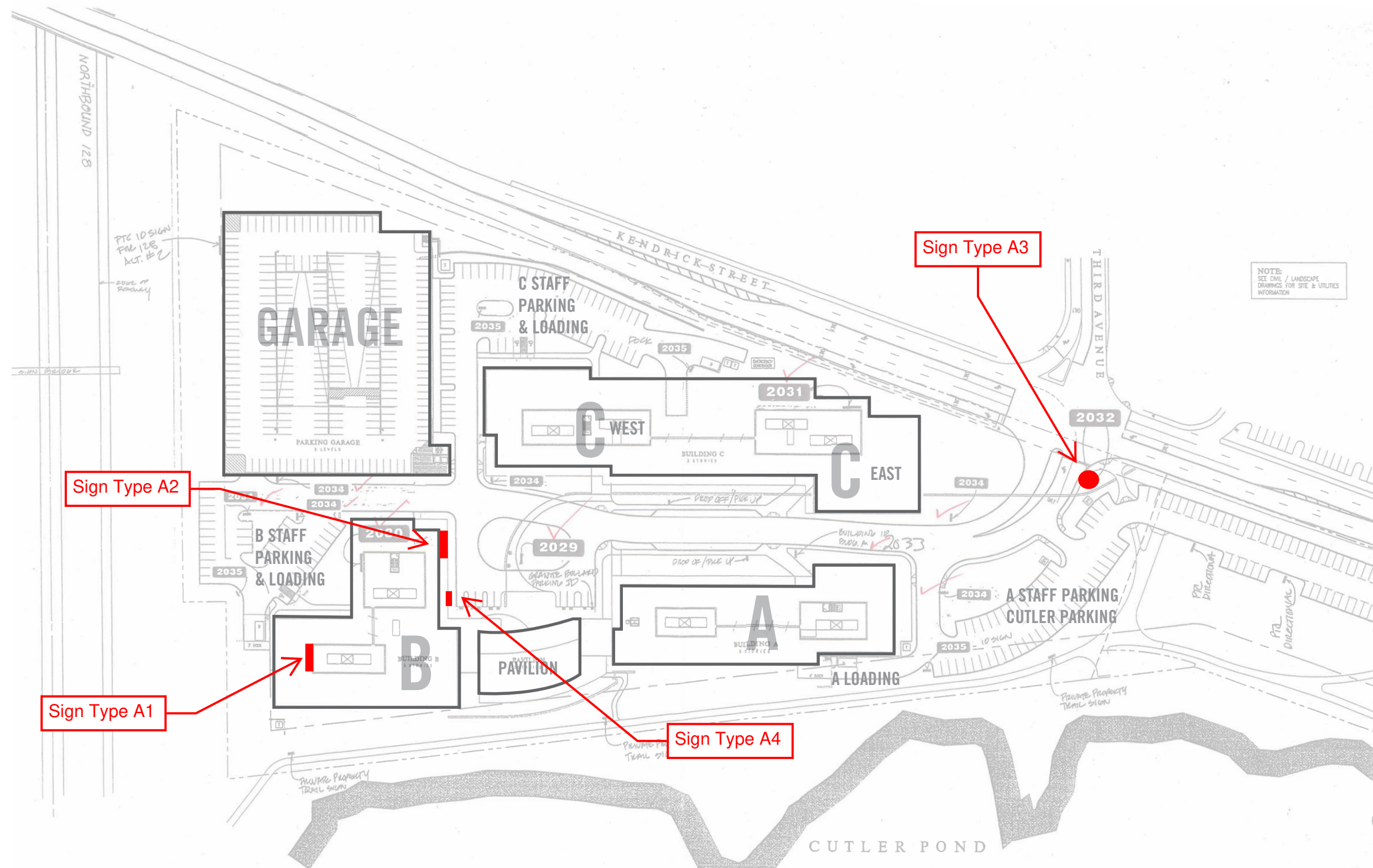
Telephone: _____

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:

Sign A1 - 55" H x 130 15/16" W Face-lit channel letters

Please email completed application to elitchman@needhamma.gov



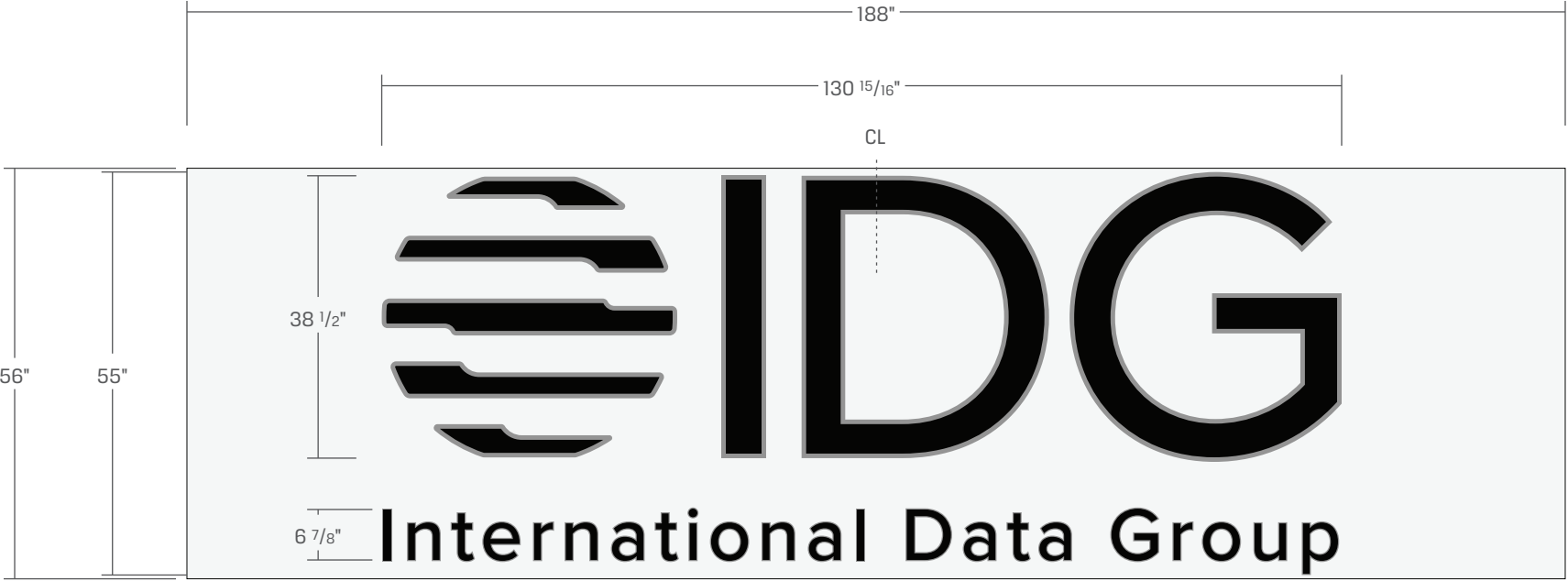
SIGN SPECIFICATIONS

DESCRIPTION
2" deep thintrim facelit letters/logo
1/2" retainer face, tagline with 1/8"
retainer face

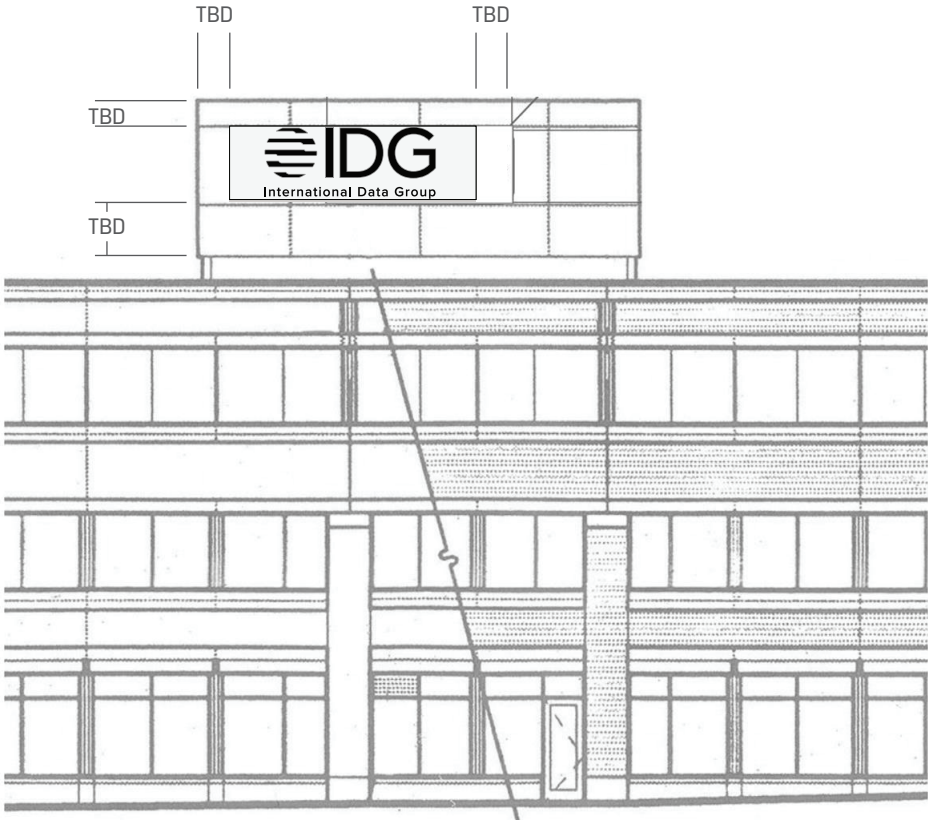
TYPEFACES
per client supplied vector graphic file

COLORS/FINISHES
thin trim copy- #304 stainless steel alloy
faces to have day/night vinyl

INSTALLATION
fastened to existing exterior wall with
1/4-20 studs and silicone adhesive
(as required)



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



ELEVATION
SCALE: NTS

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Project
IDG
140 Kendrick St.
Needham, MA

Scale: Of Shown Graphics
See Individual Layouts/Sections/Elevations

Notes
Tagline font had to be altered to meet minimum stroke requirements for thin trim construction

Letter visibility:
31" = 310'
5" = 50'

Revisions			
REV	DESCRIPTION	BY TMM	DATE 1.14.20

Internal Assignment: Sean F
Drawn By: TMM Orig. Date: 01.06.20

A1
Exterior Building ID

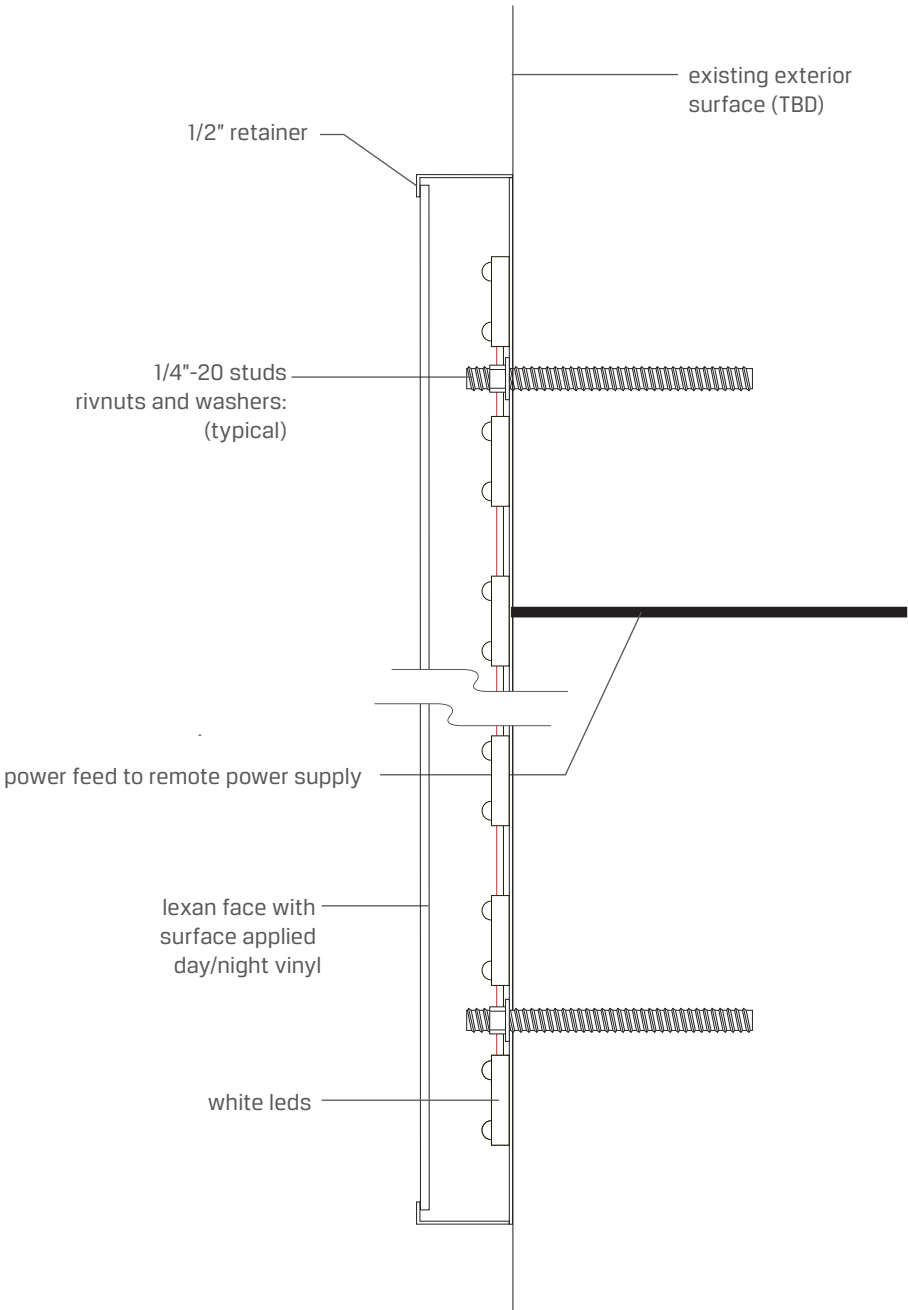
SIGN SPECIFICATIONS

DESCRIPTION
2" deep thintrim facelit letters/logo
1/2" retainer face, tagline with 1/8" retainer face

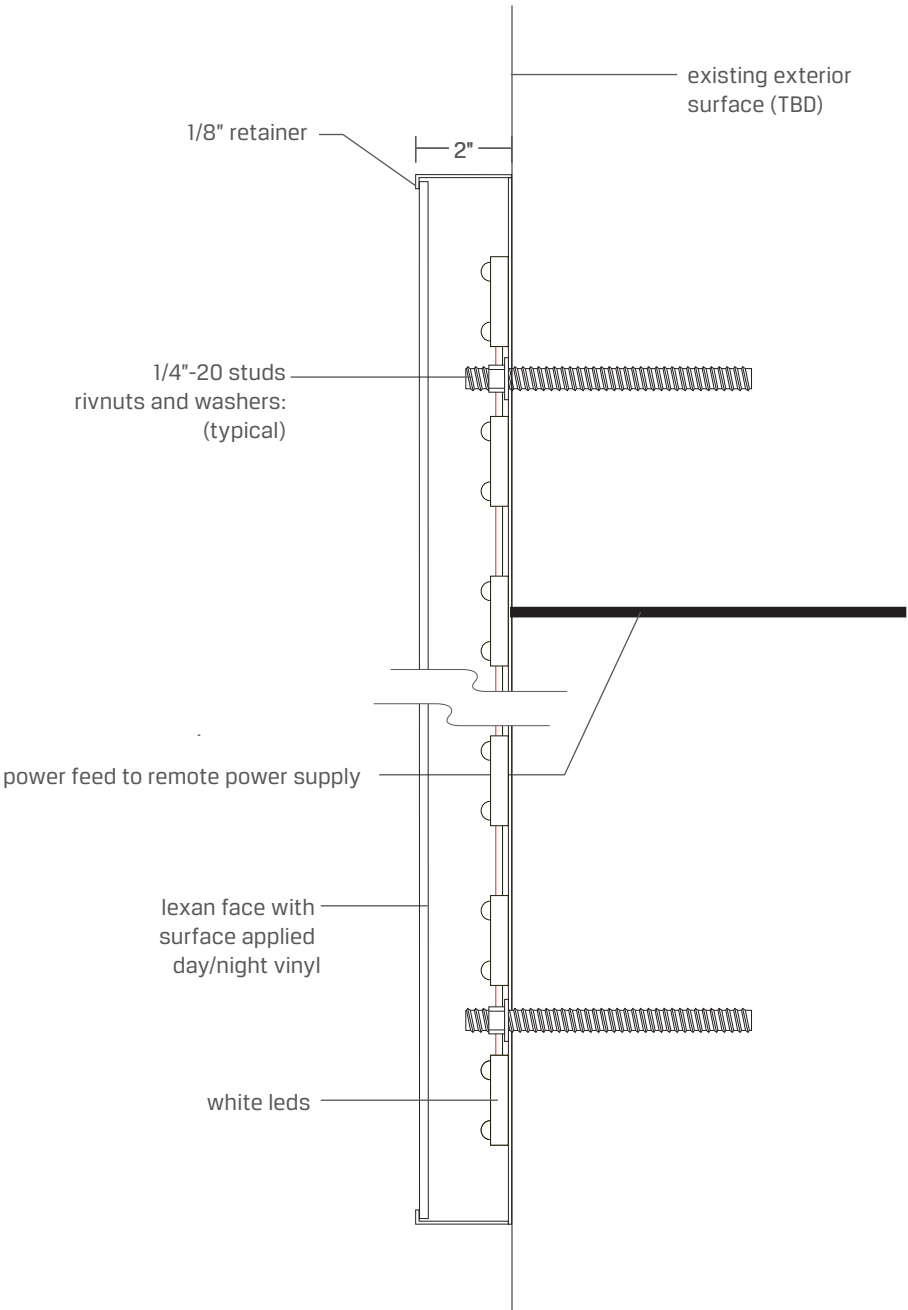
TYPEFACES
per client supplied vector graphic file

COLORS/FINISHES
thin trim copy- #304 stainless steel alloy
faces to have day/night vinyl

INSTALLATION
fastened to existing exterior wall with
1/4-20 studs and silicone adhesive
(as required)



SECTION: LOGO
SCALE: QUARTER



SECTION: TAGLINE
SCALE: QUARTER

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Project

IDG
140 Kendrick St.
Needham, MA

Scale: Of Shown Graphics
See Individual Layouts/Sections/Elevations

Notes

Revisions			
REV	DESCRIPTION	BY TMM	DATE 1.14.20

Internal Assignment: **Sean F**
Drawn By: **TMM** Orig. Date: **01.06.20**

A1
Exterior Building ID



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 140 Kendrick St. Date: 2/24/21

Owner: BP 140 Kendrick Street

Address: 800 Baylston St. Boston MA 02199
Street City State Zip

Telephone: 774-526-1263

Applicant: Jason Parillo - Pobbeki Sign Company

Address: 4 Industrial Park Rd. Medway MA 02053
Street City State Zip

Telephone: 617-230-4434

Designer/Installer: (Same)

Address: _____
Street City State Zip

Telephone: _____

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:

Sign A2 - 53" H x 126 1/8" Face - 1" channel letters

Please email completed application to elitchman@needhamma.gov

SIGN SPECIFICATIONS

DESCRIPTION
2" deep thintrim facelit letters/logo
1/2" retainer face, 2" deep fabricated
halo-lit tagline

TYPEFACES
per client supplied vector graphic file

COLORS/FINISHES
thin trim copy- #304 stainless steel alloy
faces to have day/night vinyl
halo-lit copt - #304 stainless steel alloy
horizontal satin grain finish

INSTALLATION
fastened to existing exterior wall with
1/4-20 studs and silicone adhesive
(as required)



LAYOUT
SCALE: 3/4" = 1'-0"



ELEVATION
SCALE: NTS



ELEVATION
SCALE: NTS

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Project
IDG
140 Kendrick St.
Needham, MA

Scale: Of Shown Graphics
See Individual Layouts/Sections/Elevations

Notes
Tagline font had to be altered to meet minimum stroke requirements for thin trim construction

Letter visibility:
27" = 270'
5" = 50'

Revisions		
REV	DESCRIPTION	DATE

Internal Assignment: Sean F
Drawn By: TMM Orig. Date: 01.06.20

A2
Exterior Building ID

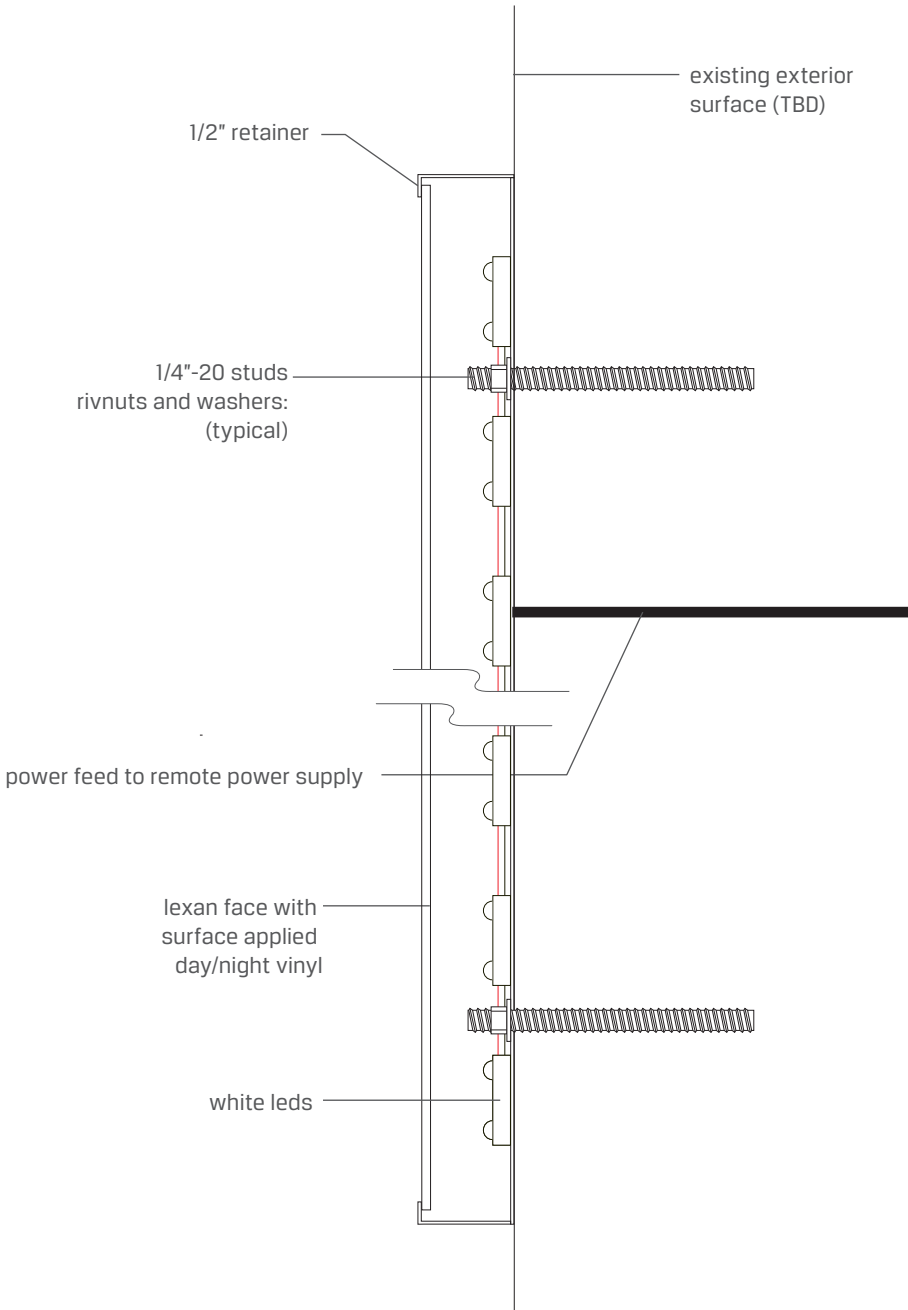
SIGN SPECIFICATIONS

DESCRIPTION
2" deep thintrim facelit letters/logo
1/2" retainer face, 2" deep fabricated
halo-lit tagline

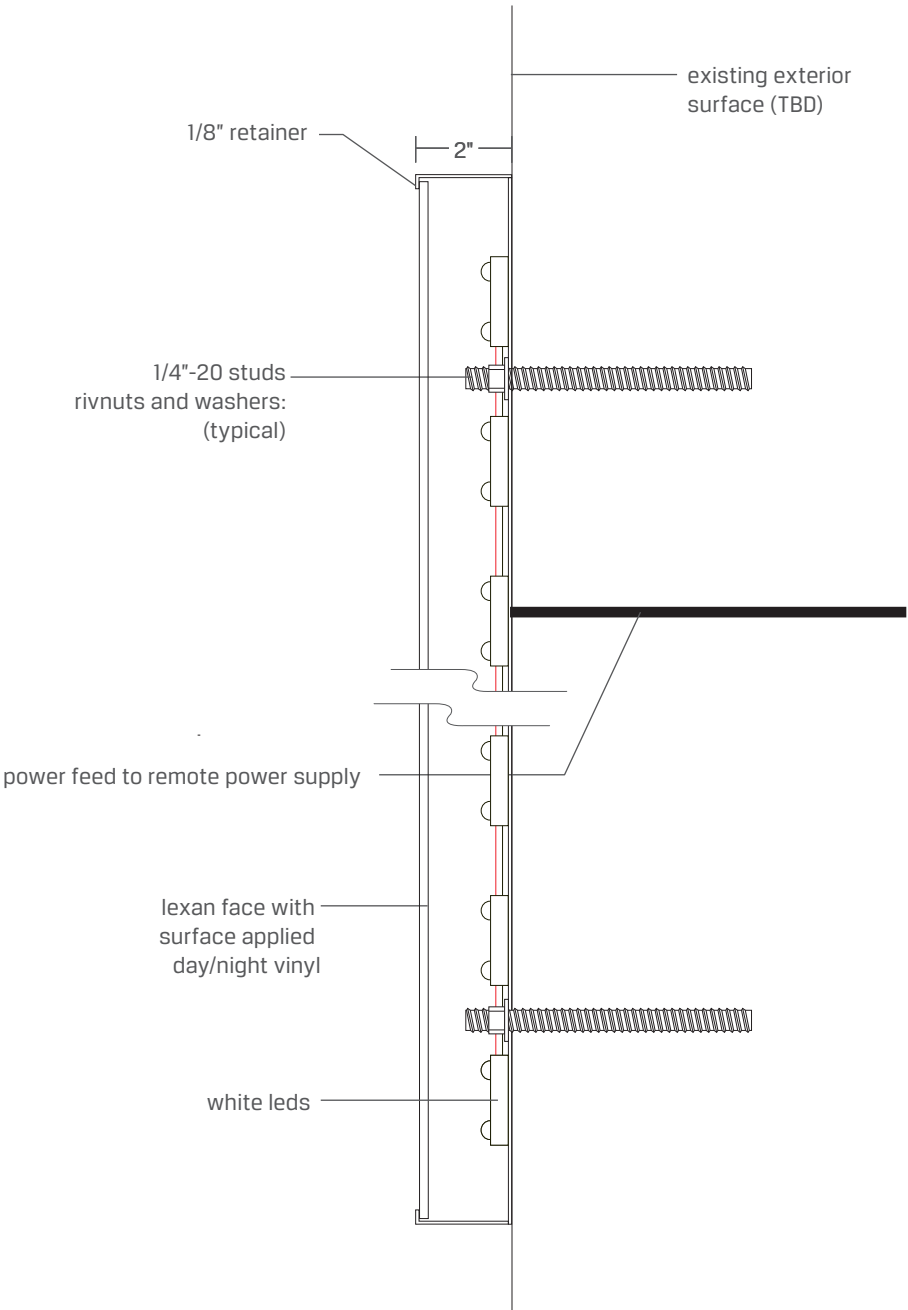
TYPEFACES
per client supplied vector graphic file

COLORS/FINISHES
thin trim copy- #304 stainless steel alloy
faces to have day/night vinyl
halo-lit copt - #304 stainless steel alloy
horizontal satin grain finish

INSTALLATION
fastened to existing exterior wall with
1/4-20 studs and silicone adhesive
(as required)



SECTION: LOGO
SCALE: QUARTER



SECTION: TAGLINE
SCALE: QUARTER

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Project

IDG
140 Kendrick St.
Needham, MA

Scale: Of Shown Graphics
See Individual Layouts/Sections/Elevations

Notes

Revisions			
REV	DESCRIPTION	BY TMM	DATE 1.14.20

Internal Assignment: **Sean F**
Drawn By: **TMM** Orig. Date: **01.06.20**

A2
Exterior Building ID

SIGN SPECIFICATIONS

DESCRIPTION
2" deep thintrim facelit letters/logo
1/2" retainer face, 2" deep fabricated
halo-lit tagline

TYPEFACES
per client supplied vector graphic file

COLORS/FINISHES
thin trim copy- #304 stainless steel alloy
faces to have day/night vinyl
halo-lit copt - #304 stainless steel alloy
horizontal satin grain finish

INSTALLATION
fastened to existing exterior wall with
1/4-20 studs and silicone adhesive
(as required)



PHOTO MOCK-UP
SCALE: NTS

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Project

IDG
140 Kendrick St.
Needham, MA

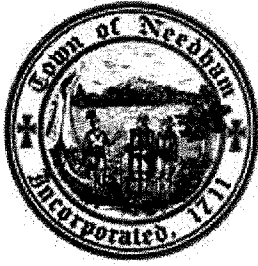
Scale: Of Shown Graphics
See Individual Layouts/Sections/Elevations

Notes

Revisions		
REV	DESCRIPTION	BY TMM DATE 1.14.20

Internal Assignment: **Sean F**
Drawn By: **TMM** Orig. Date: **01.06.20**

A2
Exterior Building ID



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1688 Central Avenue, Needham **Date:** 3/8/21

Owner: Needham Enterprises LLC

Address: 105 Chestnut Street, Suite 28, Needham, MA 02492
Street City State Zip
Telephone: 781-444-8060

Applicant: Needham Enterprises LLC

Address: 105 Chestnut Street, Suite 28, Needham, MA 02492
Street City State Zip
Telephone: 781-444-8060

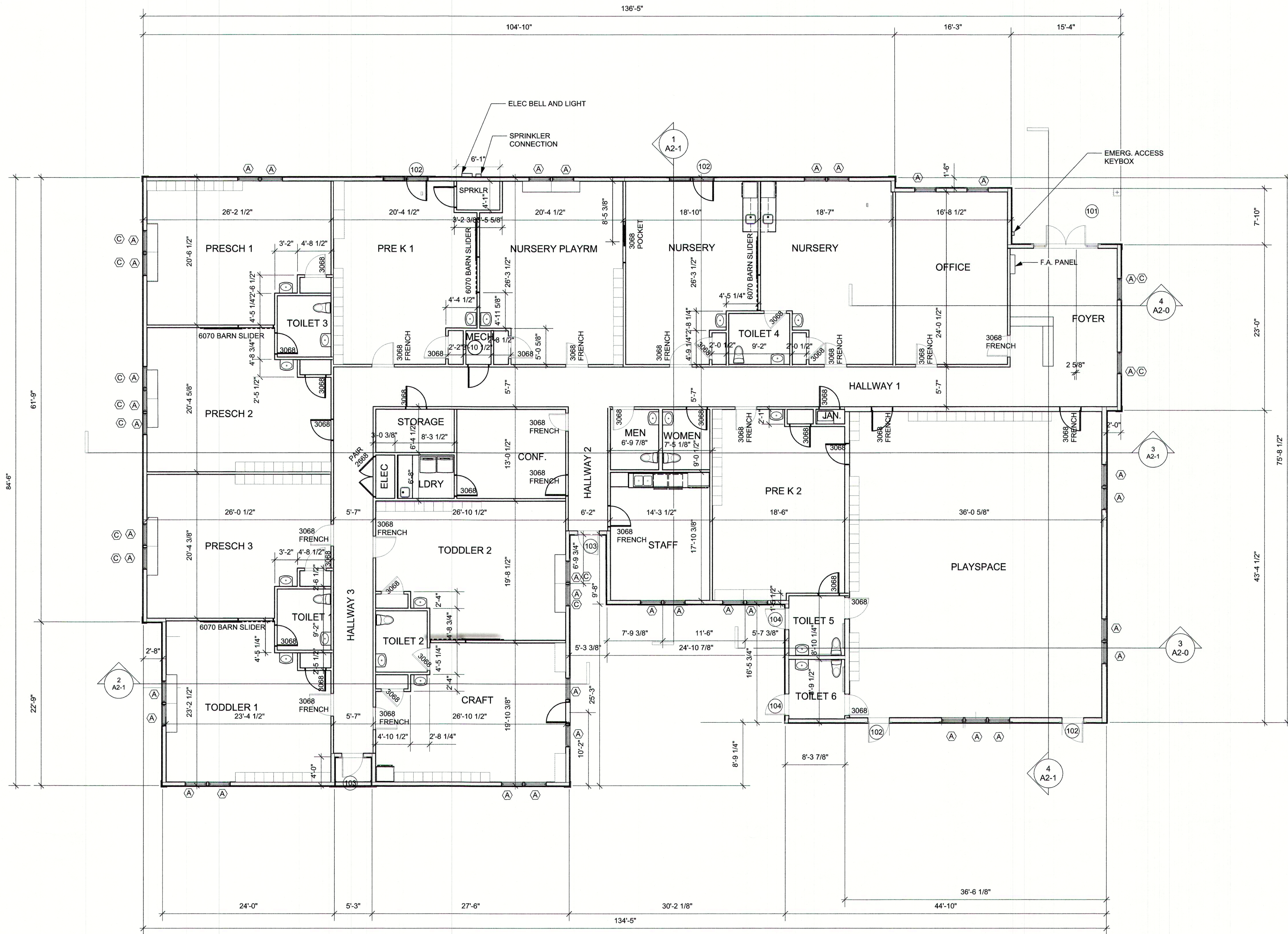
Designer/Installer: Mark Gluesing Architect

Address: 48 Mackintosh Avenue, Needham, MA 02492
Street City State Zip
Telephone: 781-444-3504

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:

The Applicant proposes to demolish the existing house and garage (but
leave the existing barn) and construct a new building, designed to look like a
large single-family home to house a child-care facility. The project also includes
Please email completed application to elitchman@needhamma.gov
a new parking area, landscaping, and site work.



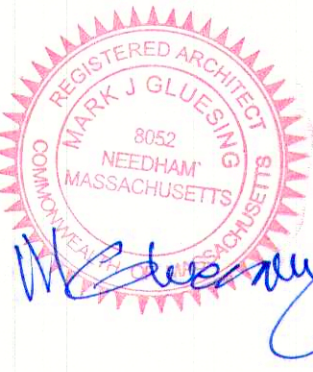
1 1st Floor Plan
Scale: 1/8" = 1'-0"

BUILDING DATA

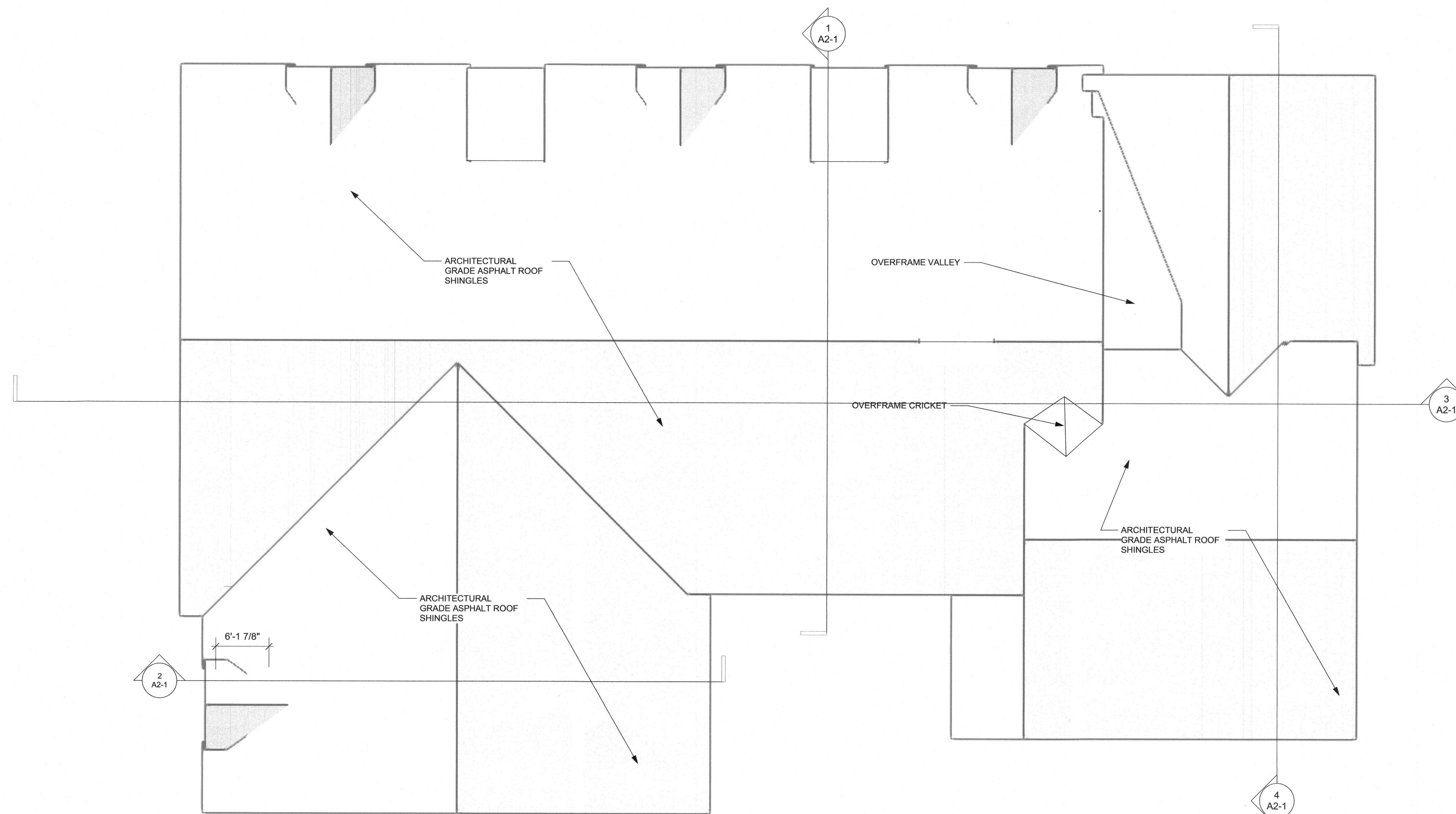
LOT SIZE	146,003 SF
NEW BUILDING SIZE	9,966 SF
PARKING SPACES:	
OPERATIONAL OCCUPANCY	
100 CHILDREN: 8 SPACES+1/40 (3)=	11
13 STAFF	13
TOTAL	24

NEEDHAM ENTERPRISES
DAYCARE CENTER
1688 Central Avenue
Needham, Massachusetts

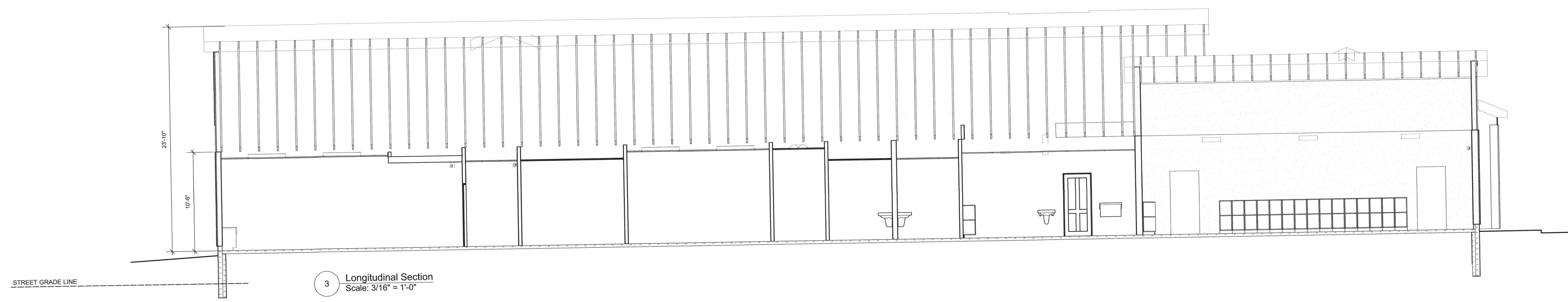
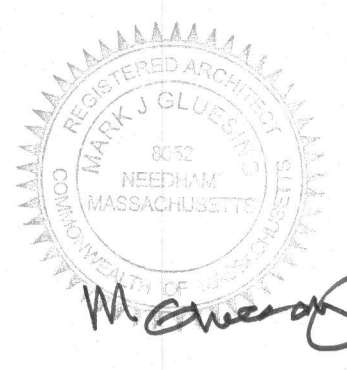
SITE PLAN REV.
3.8.21



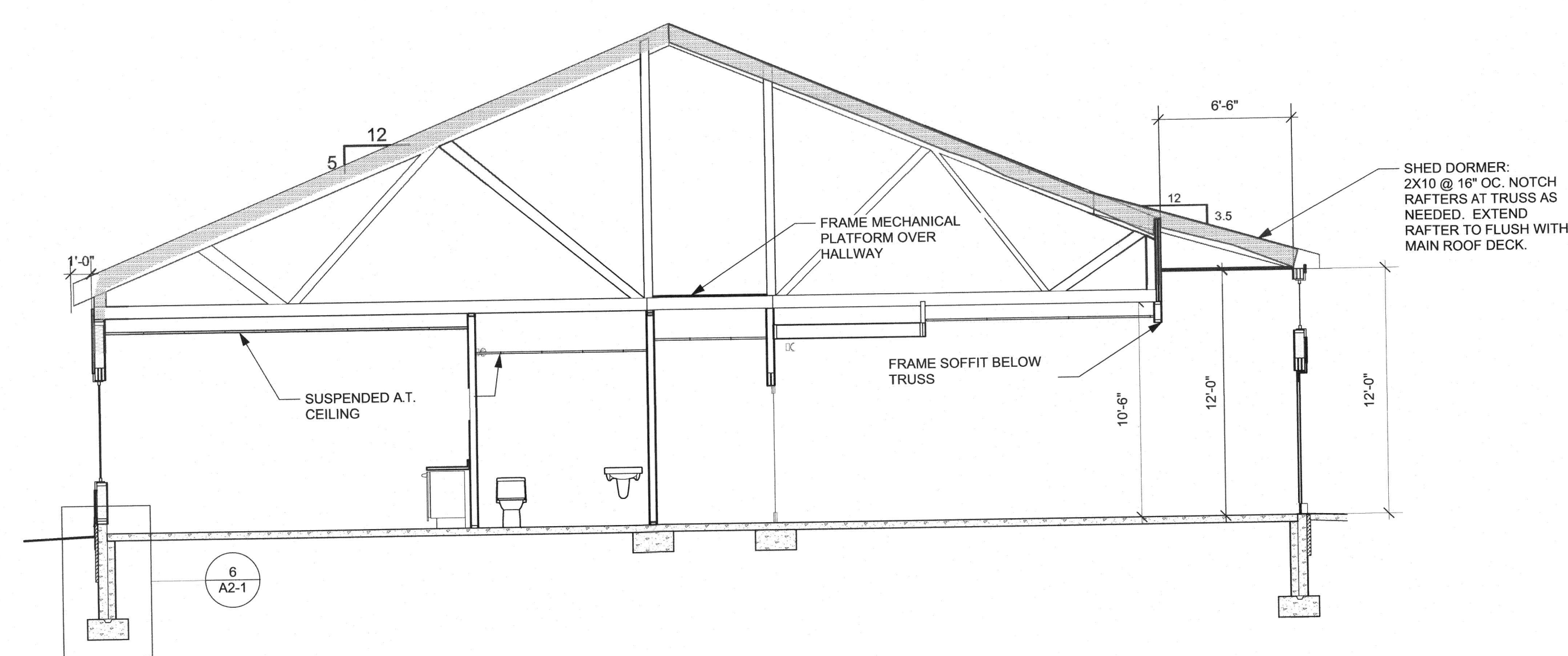
Mark Glenski Architect
48
Needham
Massachusetts
781.441.304
02972



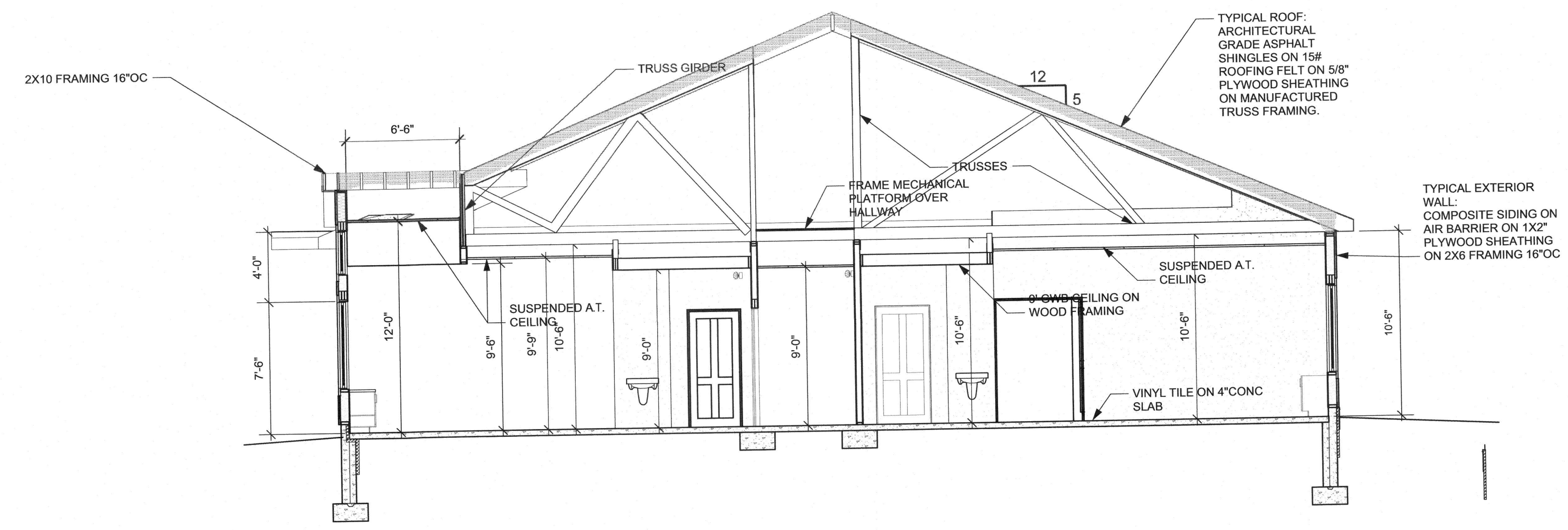
1 Roof Plan
Scale: 1/8" = 1'-0"



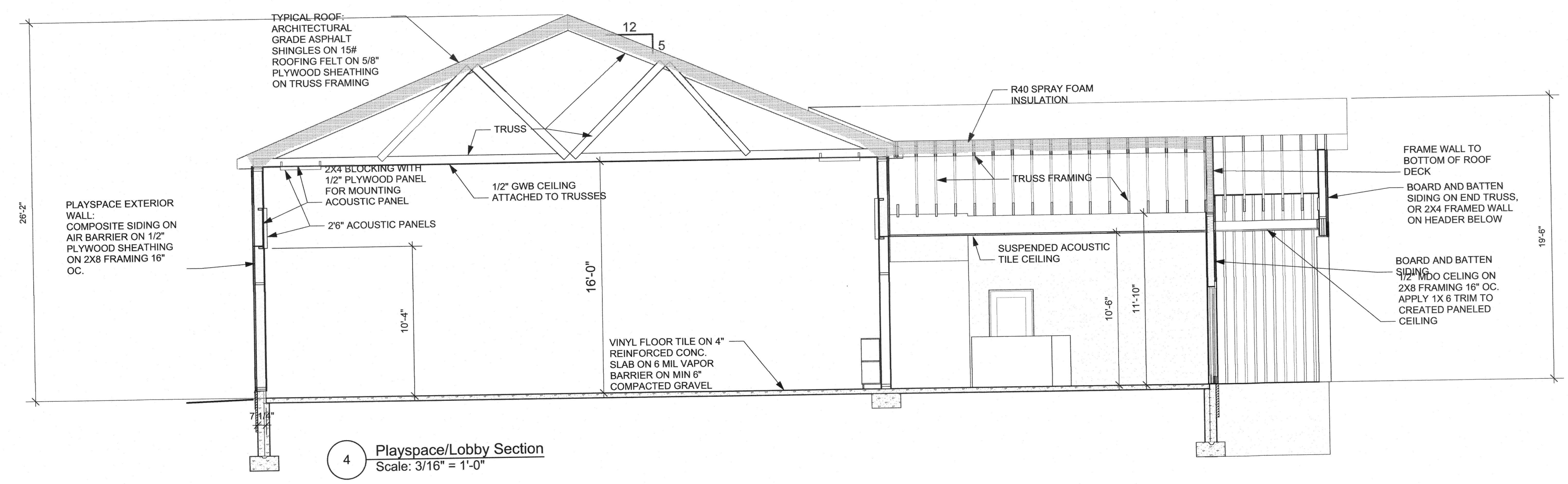
3 Longitudinal Section
Scale: 3/16" = 1'-0"



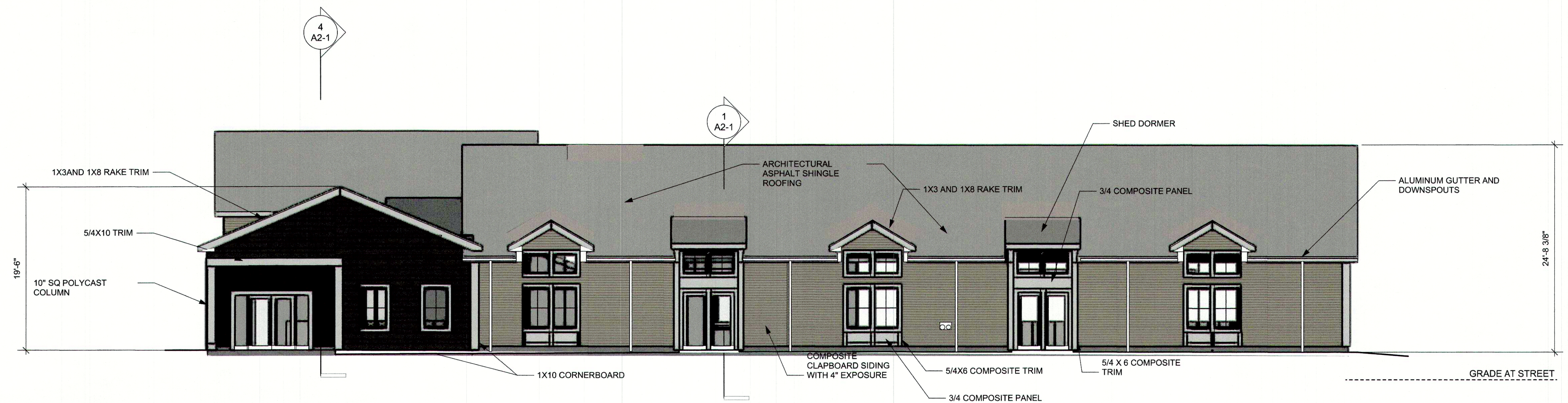
1 Nursery/Staffroom Section
Scale: 3/16" = 1'-0"



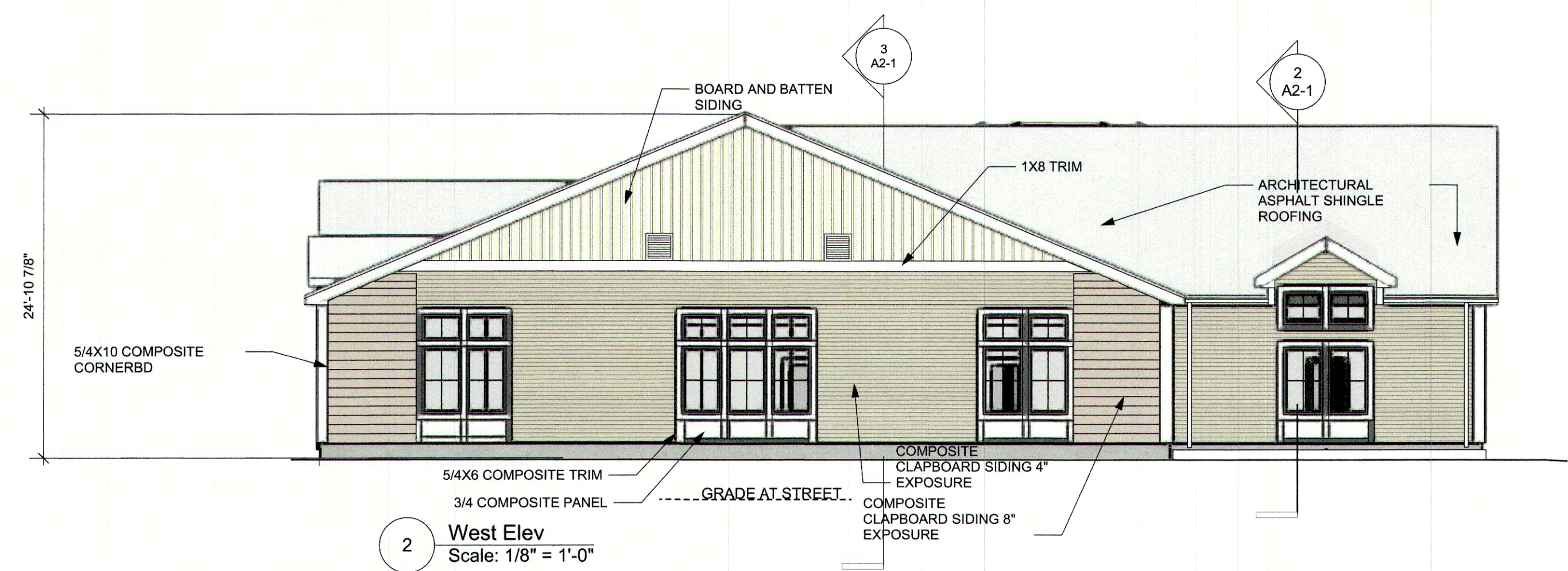
2 Toddler 1/ Craft Section at Dormer
Scale: 3/16" = 1'-0"



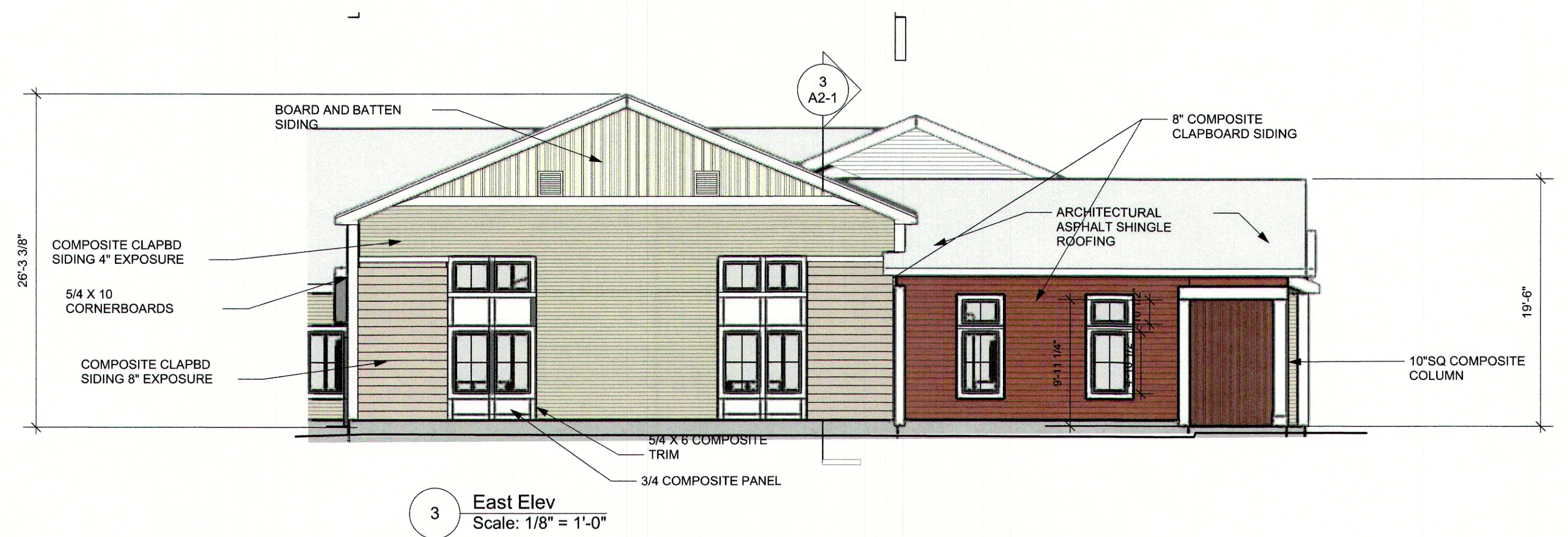
4 Playspace/Lobby Section
Scale: 3/16" = 1'-0"



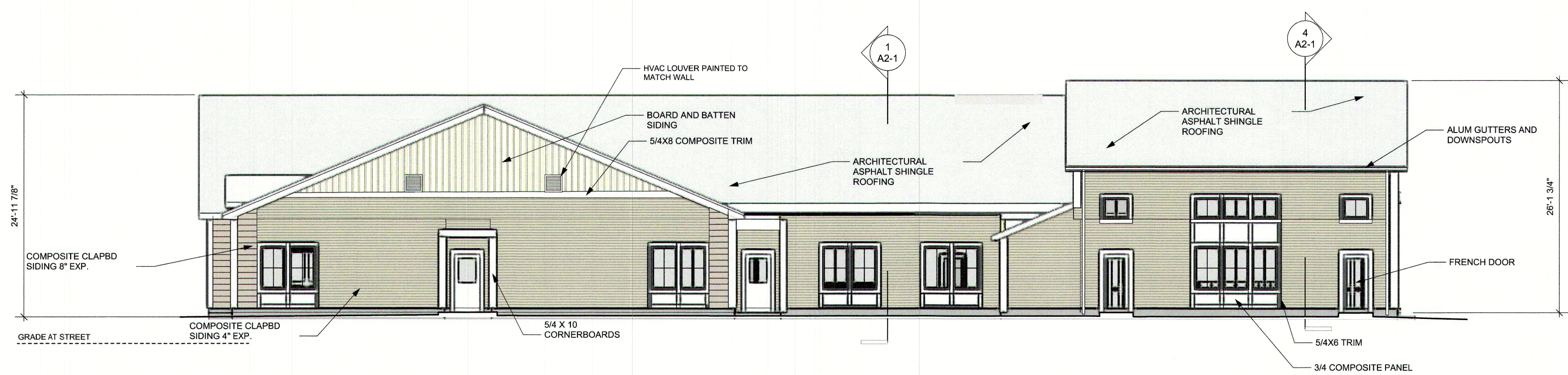
1 North Elev
Scale: 1/8" = 1'-0"



2 West Elev
Scale: 1/8" = 1'-0"

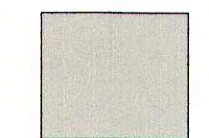


3 East Elev
Scale: 1/8" = 1'-0"



4 South Elev
Scale: 1/8" = 1'-0"

COLOR CHART

SIDING		BENJ MOORE AC-28
TRIM		BENJ MOORE OC-85
BOARD/BATTEN AT GABLES		BENJ MOORE OC-85
SIDING AT ENTRANCE		BENJ MOORE HC-181

ZONING LEDGEND:				
SINGLE RESIDENCE A	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	43,560 S.F.	146,003 S.F.	146,003 S.F.	YES
MIN. FRONTAGE	150'	250.05'	250.05'	YES
MIN. SETBACK FRONT	30'	*105.0' **211.2' ***30'	40.6'	YES
MIN. SETBACK SIDE	25'	*67.5' **65.0' ***54.2'	52.4'	YES
MIN. SETBACK REAR	15'	*864.9' **763.4' ***677.0'	835.9'	YES
MAXIMUM STORIES	2-1/2	*2 **1 ***2	1	YES
MAXIMUM HEIGHT	35'	*30.7' **15.3' ***31.2'	20'	YES
BUILDING COVERAGE	NR	NR	NR	YES
FLOOR AREA RATIO	NR	NR	NR	YES
DRIVEWAY OPENINGS	18' - 25'	19'	24'	YES

*EXISTING HOUSE (TO BE DEMOLISHED)
**OUT BUILDING -1 (TO BE DEMOLISHED)
***OUT BUILDING -2 (TO REMAIN)

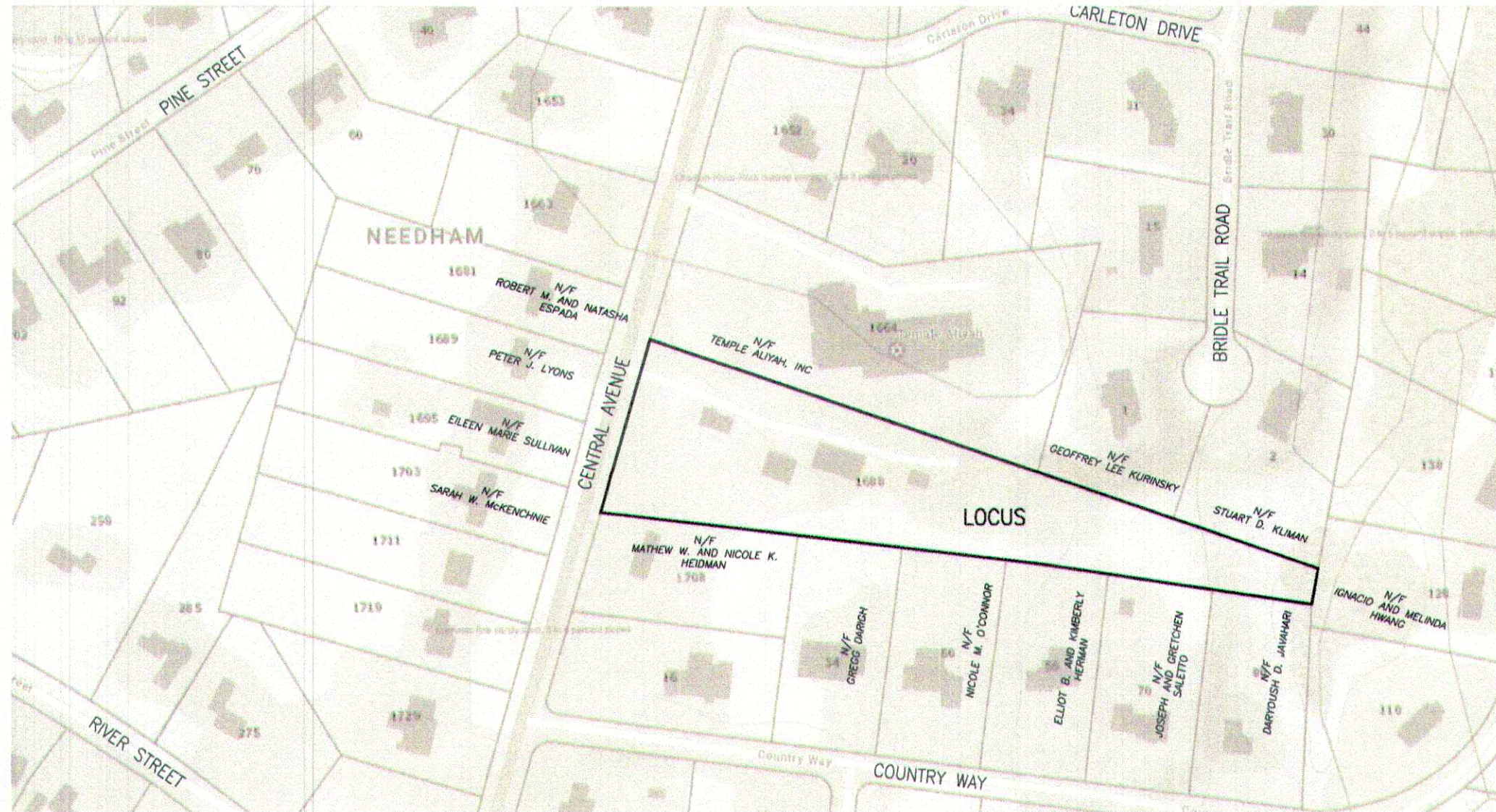
ZONING BYLAW 6.1.3 PARKING PLAN AND DESIGN REQUIREMENTS

	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
A) PARKING ILLUMINATION	AVG. 1 FOOT CANDLE	N/A	AVG. 1 FOOT CANDLE	YES
B) LOADING REQUIREMENTS	N/A	N/A	N/A	YES
C) HANDICAPPED REQUIREMENTS	2	N/A	2	YES
D) DRIVEWAY OPENINGS	1	1	1	YES
E) COMPACT CARS	50% (8'X16')	N/A	N/A	YES
F) PARKING SPACE SIZE	9'X18.5'	N/A	9'X18.5'	YES
G) BUMPER OVERHANG	1' OVERHANG	N/A	NONE REQUIRED	YES
H) PARKING SPACE LAYOUT	N/A	N/A	N/A	YES
I) WIDTH OF MANEUVERING AISLE	24' (90" STALL)	N/A	24' (90" STALL)	YES
J) PARKING SETBACK				
-FRONT	10'	N/A	181.2'	YES
-SIDE	4'	N/A	42.5'	YES
-REAR	4'	N/A	625.1'	YES
-BUILDING	5'	N/A	5'	YES
K) LANDSCAPE AREA	10%	N/A	10%	YES
L) TREES	1 PER 10 SPACES (3)	N/A	3	YES
M) LOCATION	WITHIN LOT	N/A	WITHIN LOT	YES
N) BICYCLE RACKS	NONE REQUIRED	N/A	NONE REQUIRED	YES

REQUIRED PARKING TO BE DETERMINED BY BUILDING INSPECTOR
PARKING PROVIDED SPACES INCLUDING 2 HANDICAP SPACES

LANDSCAPE AREA REQUIREMENT IS 10% OF REQUIRED SET BACK AREA. SET BACK AREA IS 3,939 S.F.
10% OF 3,939 IS 394 S.F. OF MAINTAINED LANDSCAPE AREA REQUIRED 25% OF THAT OR 98 S.F. TO
BE LOCATED WITHIN THE INTERIOR OF THE PARKING AREA. 365 S.F. PROVIDED WITHIN PARKING AREA

SITE DEVELOPMENT PLANS
DAYCARE
1688 CENTRAL AVENUE
NEEDHAM, MA
JUNE 22, 2020



LOCUS
N.T.S

PLAN INDEX

SHEET 1:	COVER SHEET
SHEET 2:	EXISTING CONDITIONS PLAN
SHEET 3:	SITE PLAN
SHEET 4:	GRADING AND UTILITIES PLAN
SHEET 5:	LANDSCAPE PLAN
SHEET 6 & 7:	DETAILS
SHEET 8:	SEWER PLAN AND PROFILE
SHEET 9:	CONSTRUCTION PERIOD PLAN
APPENDIX	PHOTOMETRIC AND SITE LIGHTING PLAN

OWNER:

NEEDHAM ENTERPRISES LLC
105 CHESTNUT STREET SUITE 28
NEEDHAM, MA 02492

APPLICANT:

NEEDHAM ENTERPRISES LLC
105 CHESTNUT STREET SUITE 28
NEEDHAM, MA 02492

ASSESSORS PARCELS:

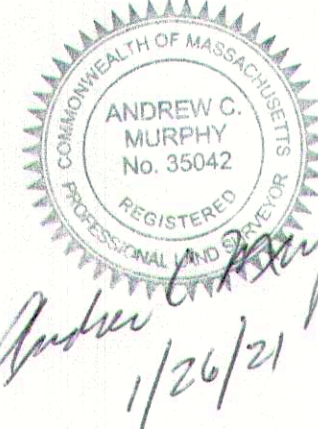
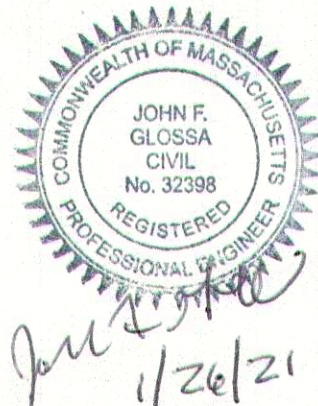
MAP 199, LOT 213

DEED REFERENCE:

BOOK 37770 PAGE 308

PLAN REFERENCE:

PLAN OF LAND DATED SEPTEMBER 28, 1933
BY P.D.G. HAMILTON, CIVIL ENGINEER



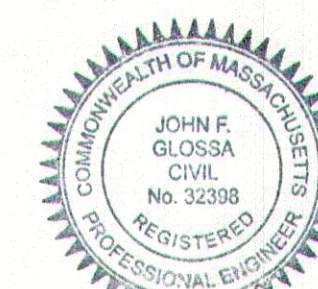
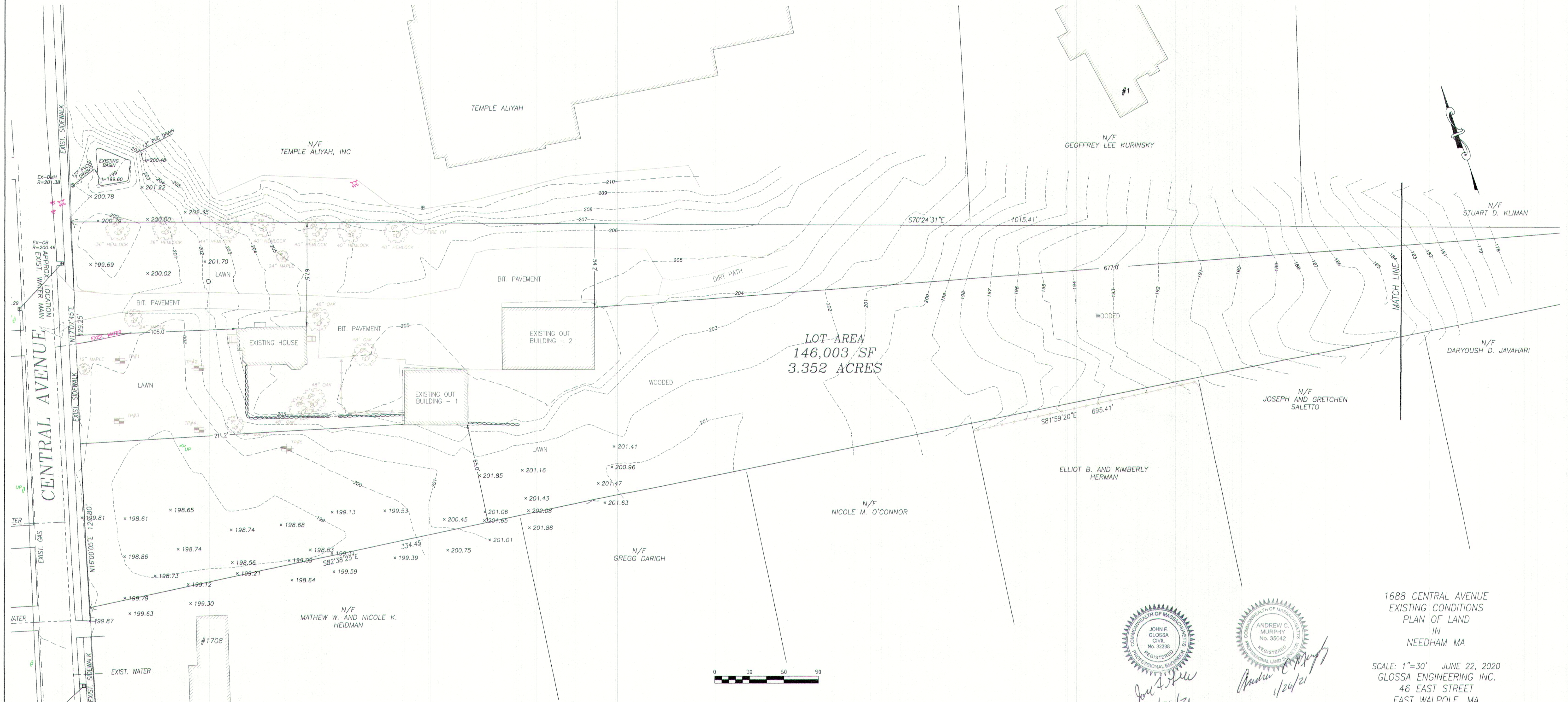
PREPARED BY
GLOSSA ENGINEERING, INC.
46 EAST ST
EAST WALPOLE, MA 02032
(508) 668-4401

LEDGEND:

- EXISTING GRADE
- EXISTING SPOT GRADE
- EXISTING GAS MAIN
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING ELECTRIC MANHOLE
- EXISTING UTILITY POLE
- EXISTING TEST PIT
- EXISTING BOUND
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALE

TEST PIT # 1	TEST PIT # 2	TEST PIT # 3	TEST PIT # 4	TEST PIT # 5
0" A SANDY LOAM 10YR 3/2 200.00	0" A SANDY LOAM 10YR 3/2 201.00	0" A SANDY LOAM 10YR 3/2 199.50	0" A SANDY LOAM 10YR 3/2 199.75	0" A SANDY LOAM 10YR 3/2 200.00
14" B SANDY LOAM 10YR 5/8 198.33	13" B1 SANDY LOAM 10YR 5/8 199.92	12" B SANDY LOAM 10YR 5/8 188.50	12" B SANDY LOAM 10YR 5/8 198.75	13" B SANDY LOAM 10YR 5/8 198.92
40" C SAND 2.5Y 5/4 199.67	28" B2 SANDY LOAM 2.5Y 6/3 198.67	26" C SAND 2.5Y 5/4 197.33	24" C SAND 2.5Y 5/4 197.75	48" C SAND 2.5Y 5/4 196.00
112" NO REFUSAL NO MOTTLING NO WEeping 190.67	48" C SAND 2.5Y 5/4 197.00	120" NO REFUSAL NO MOTTLING NO WEeping 189.50	114" NO REFUSAL NO MOTTLING NO WEeping 190.25	136" NO REFUSAL NO MOTTLING NO WEeping 188.67
	108" NO REFUSAL NO MOTTLING NO WEeping 192.00			

SOIL TEST PERFORMED BY JOHN F. GLOSSA P.E. SOIL EVALUATOR #890 ON 3-24-20



1688 CENTRAL AVENUE
EXISTING CONDITIONS
PLAN OF LAND
IN
NEEDHAM MA

SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401

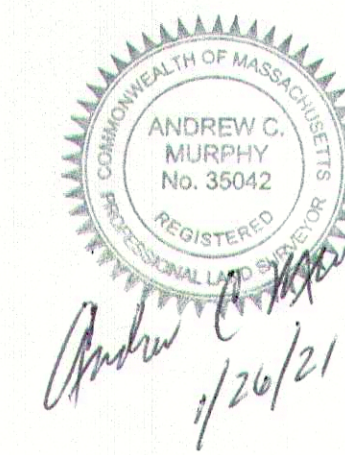
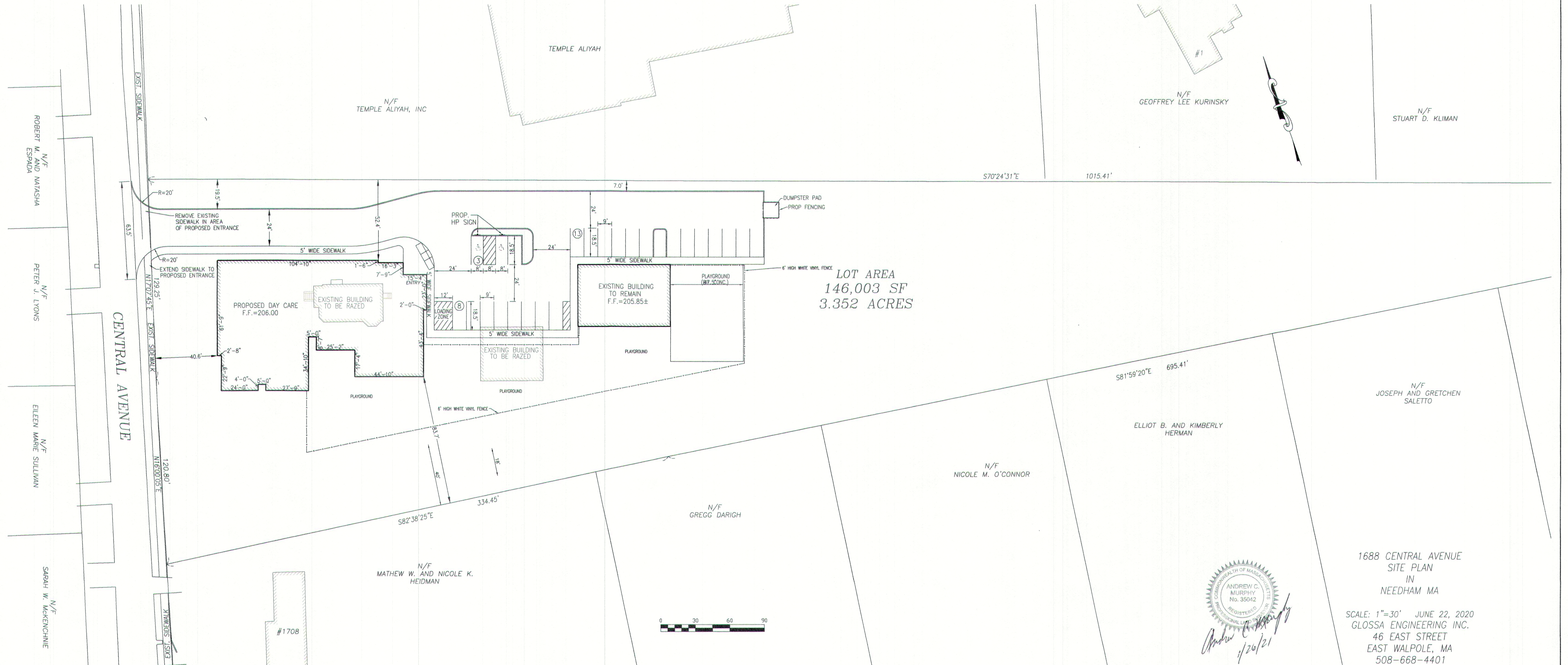
CONSTRUCTION NOTES

1) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAN AND THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN MAY VARY FROM THEIR FIELD LOCATION. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF THE CONSTRUCTION.

2) ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF NEEDHAM PUBLIC WORKS DEPARTMENT.

LEDGEND:

EXISTING GRADE	----- 100-----
EXISTING SPOT GRADE	100x0
EXISTING GAS MAIN	—G—
EXISTING SEWER MANHOLE	○ SMH
EXISTING DRAIN MANHOLE	○ EX-DMH
EXISTING CATCH BASIN	▣ EX-CB
EXISTING ELECTRIC MANHOLE	○ EX-EMH
EXISTING UTILITY POLE	○ UP
EXISTING TEST PIT	TEST PIT#5
EXISTING BOUND	□
EXISTING FENCE	—X—X—X—X—X—
EXISTING FIRE HYDRANT	⊕
EXISTING GATE VALE	⊕
PROPOSED GRADE	----- 205-----
PROPOSED SPOT GRADE	205x25
PROPOSED CATCH BASIN	▣ CB-1
PROPOSED DRAIN MANHOLE	⊕ DMH-1
PROPOSED TAPPING SLEEVE AND VALVE	PROPOSED 8"x6" TS&V



1688 CENTRAL AVENUE
SITE PLAN
IN
NEEDHAM MA
SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401

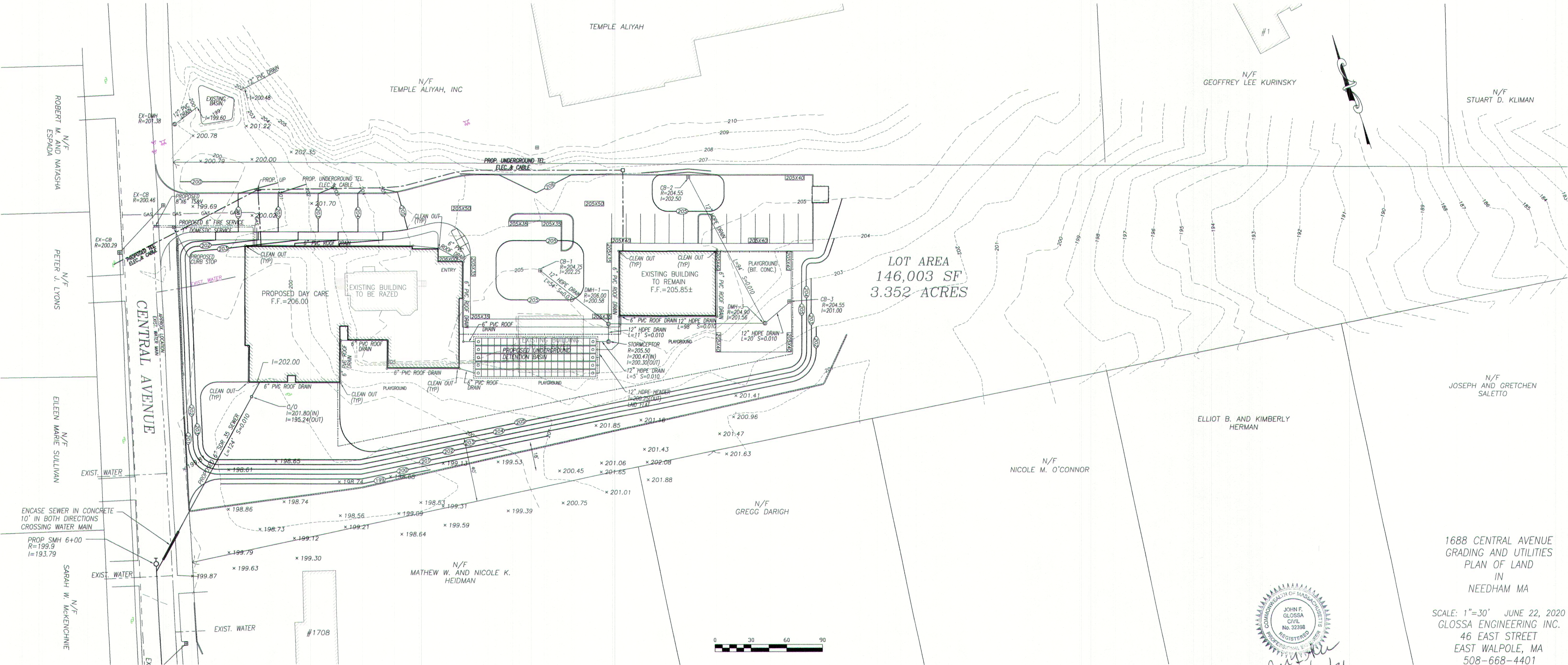
CONSTRUCTION NOTES:

1) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAN AND THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN MAY VARY FROM THEIR FIELD LOCATION. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF THE CONSTRUCTION.

2) ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF NEEDHAM PUBLIC WORKS DEPARTMENT.

LEDGEND:

EXISTING GRADE	----- 100-----
EXISTING SPOT GRADE	x 200.02
EXISTING GAS MAIN	— G —
EXISTING SEWER MANHOLE	○ SMH
EXISTING DRAIN MANHOLE	○ EX-DMH
EXISTING CATCH BASIN	■ EX-CB
EXISTING ELECTRIC MANHOLE	○ EX-EMH
EXISTING UTILITY POLE	○ UP
EXISTING TEST PIT	■ TEST PIT#5
EXISTING BOUND	□
EXISTING FENCE	— x — x — x —
EXISTING FIRE HYDRANT	⋈
EXISTING GATE VALE	⋈
PROPOSED GRADE	— 205.55 —
PROPOSED SPOT GRADE	■ 205.55
PROPOSED CATCH BASIN	■ CB-1
PROPOSED DRAIN MANHOLE	○ DMH-1
PROPOSED TAPPING SLEEVE AND VALVE	⋈ PROPOSED 8" 6" 15&V



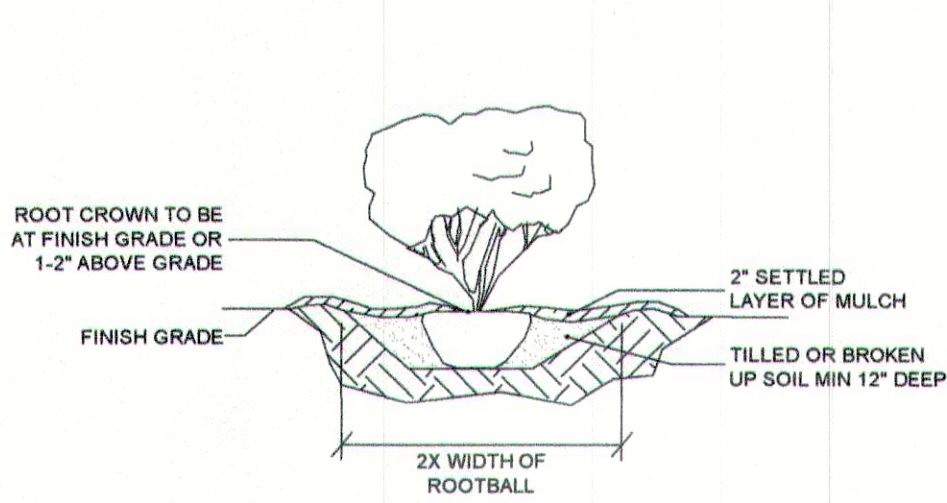
1688 CENTRAL AVENUE
GRADING AND UTILITIES
PLAN OF LAND
IN
NEEDHAM MA
SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401

CONSTRUCTION NOTES

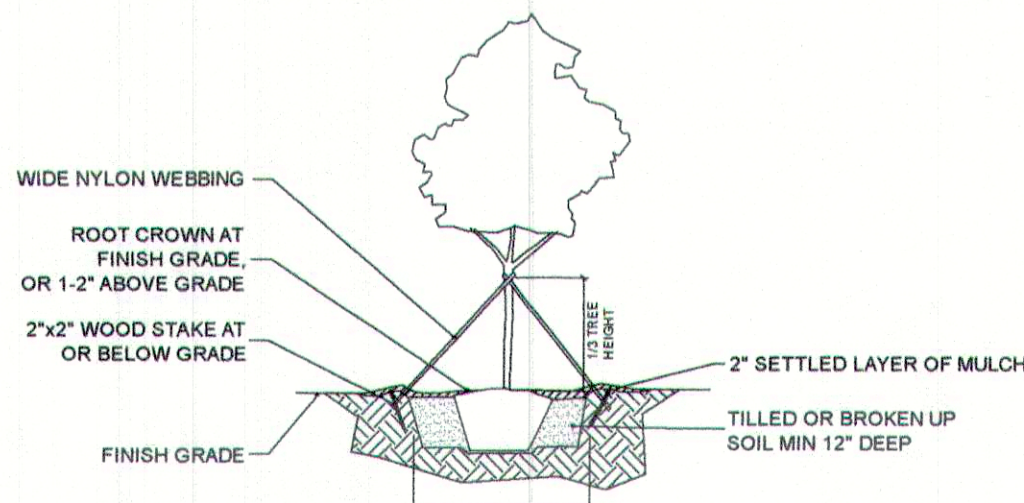
1) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAN AND THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN MAY VARY FROM THEIR FIELD LOCATION. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF THE CONSTRUCTION.

2) ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF NEEDHAM PUBLIC WORKS DEPARTMENT.

	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
PA	PINK AZELEA	RHODODENDRON PERICLYMENOIDES	2'-3'	5
WA	WHITE AZELEA	RHODODENDRON VICOSUM	2'-3'	3
LM	MAPLE "LEGACY"	ACER SACCHARUM	1-1/2" CAL.	4
WP	WHITE PINE	PINUS STOBUS	1-1/2" CAL.	17
CA	CRABAPPLE "DONALD WYMAN"	MALUS "DONALD WYMAN"	1-1/2" CAL.	4
EG	ARBORVITAE "EMERALD GREEN"	THUA OCCIDENTALIS SMARAGD	2'-3'	75
HW	ARBORVITAE "HETZ MIDGET"	THUA OCCIDENTALIS "HETZ MIDGET"	2'-3'	6



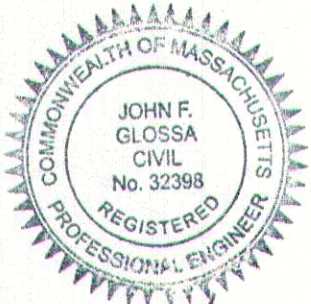
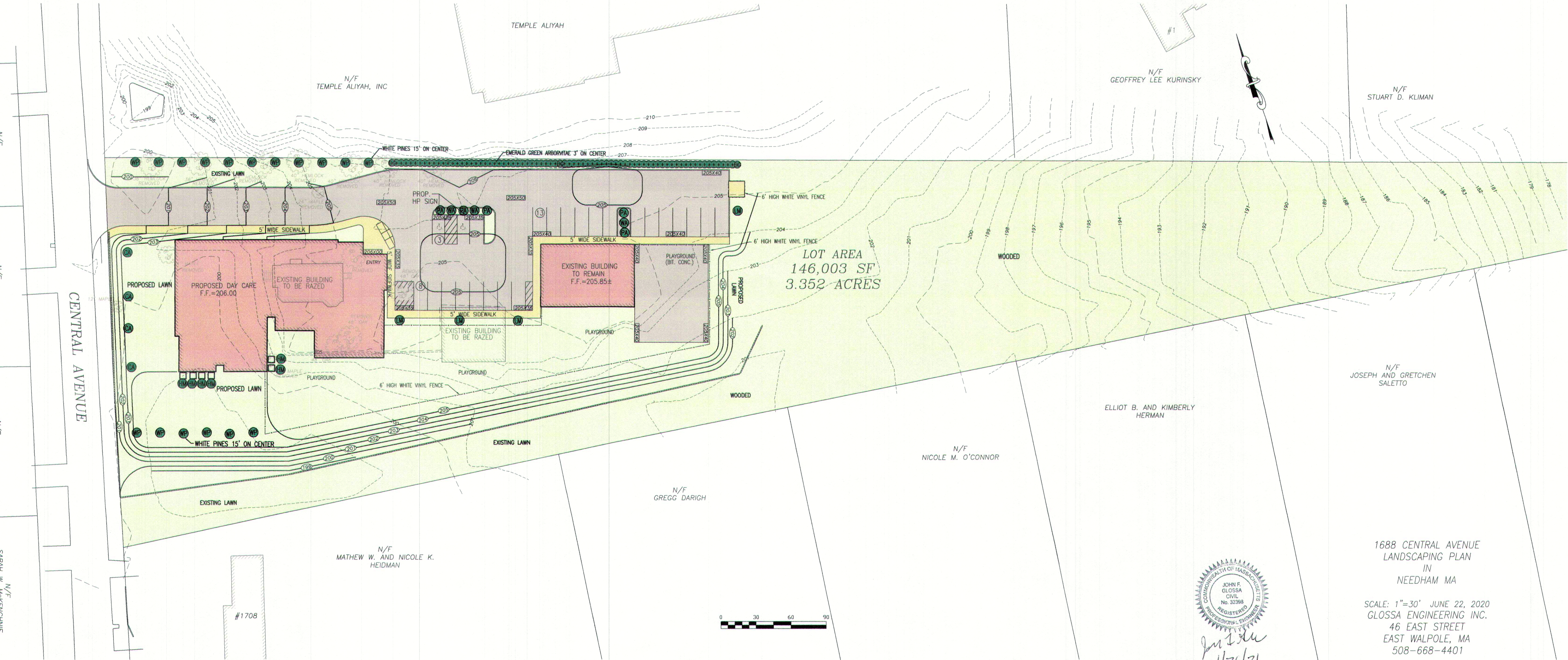
TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE



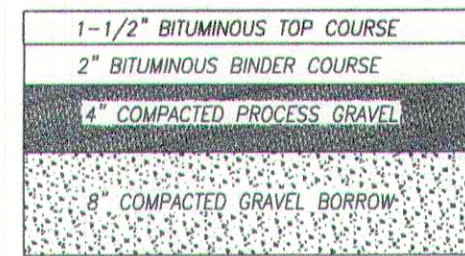
TREE PLANTING
NOT TO SCALE

LEDGEND:

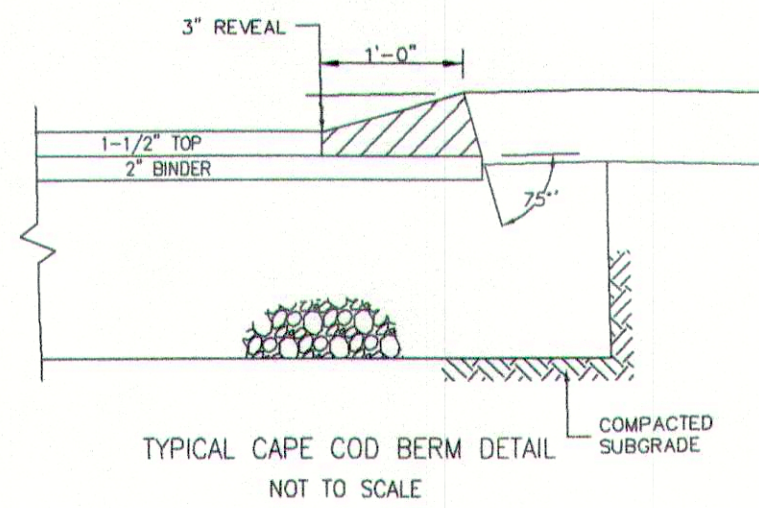
EXISTING GRADE	100
EXISTING SPOT GRADE	x 200.02
EXISTING GAS MAIN	G
EXISTING SEWER MANHOLE	SMH
EXISTING DRAIN MANHOLE	EX-DMH
EXISTING CATCH BASIN	EX-CB
EXISTING ELECTRIC MANHOLE	EX-EMH
EXISTING UTILITY POLE	UP
EXISTING TEST PIT	TEST PIT#5
EXISTING BOUND	
EXISTING FENCE	
EXISTING FIRE HYDRANT	
EXISTING GATE VALE	
PROPOSED GRADE	205
PROPOSED SPOT GRADE	205.5
PROPOSED CATCH BASIN	CB-1
PROPOSED DRAIN MANHOLE	DMH-1
PROPOSED TAPPING SLEEVE AND VALVE	PROPOSED 8" X 6" TS&V



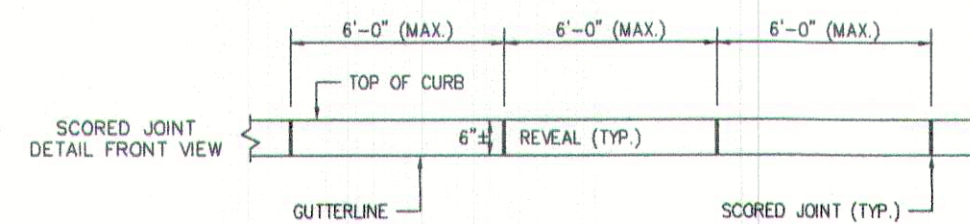
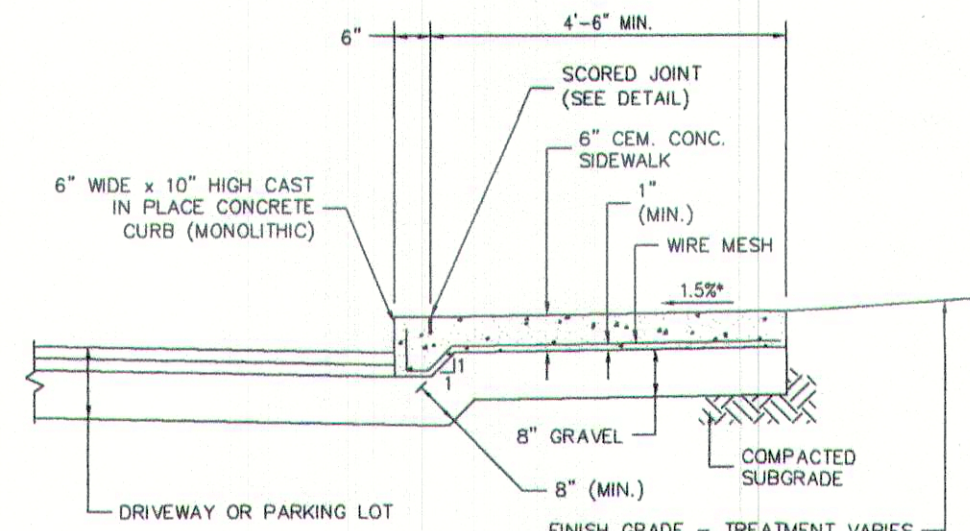
1688 CENTRAL AVENUE
LANDSCAPING PLAN
IN
NEEDHAM MA
SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401



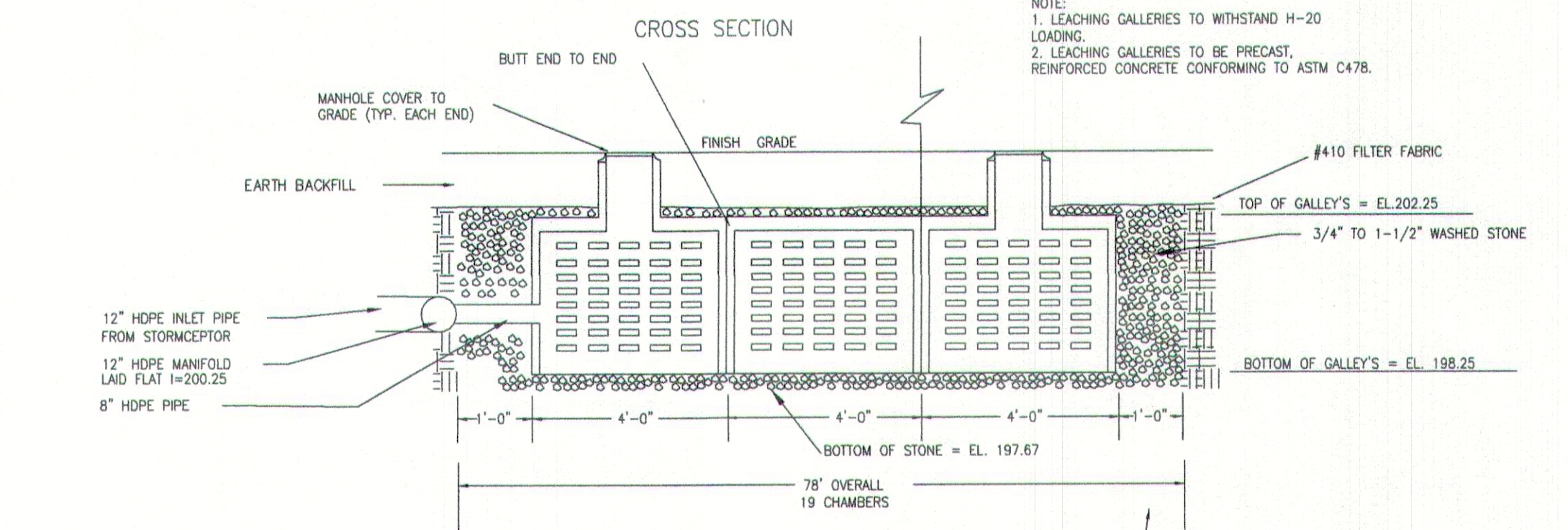
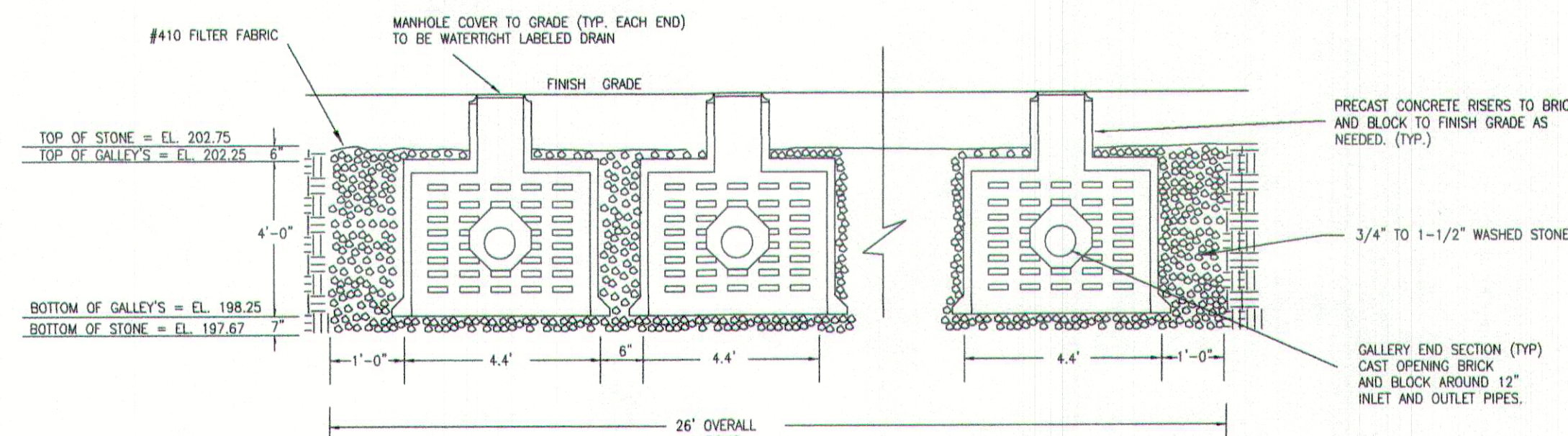
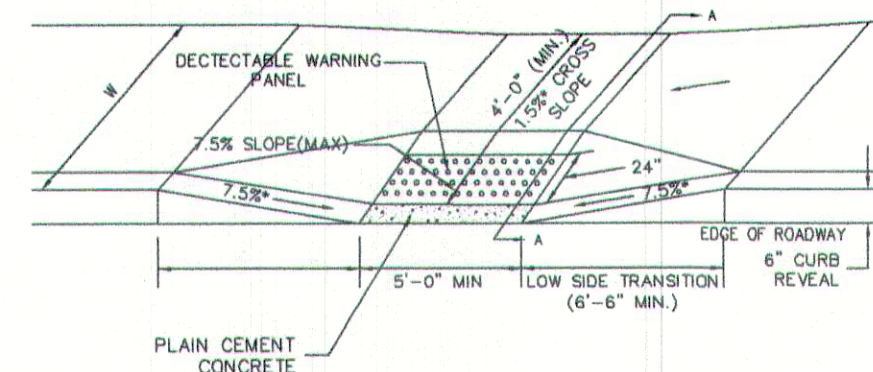
PAVEMENT DETAIL
NOT TO SCALE



TYPICAL CAPE COD BERM DETAIL
NOT TO SCALE

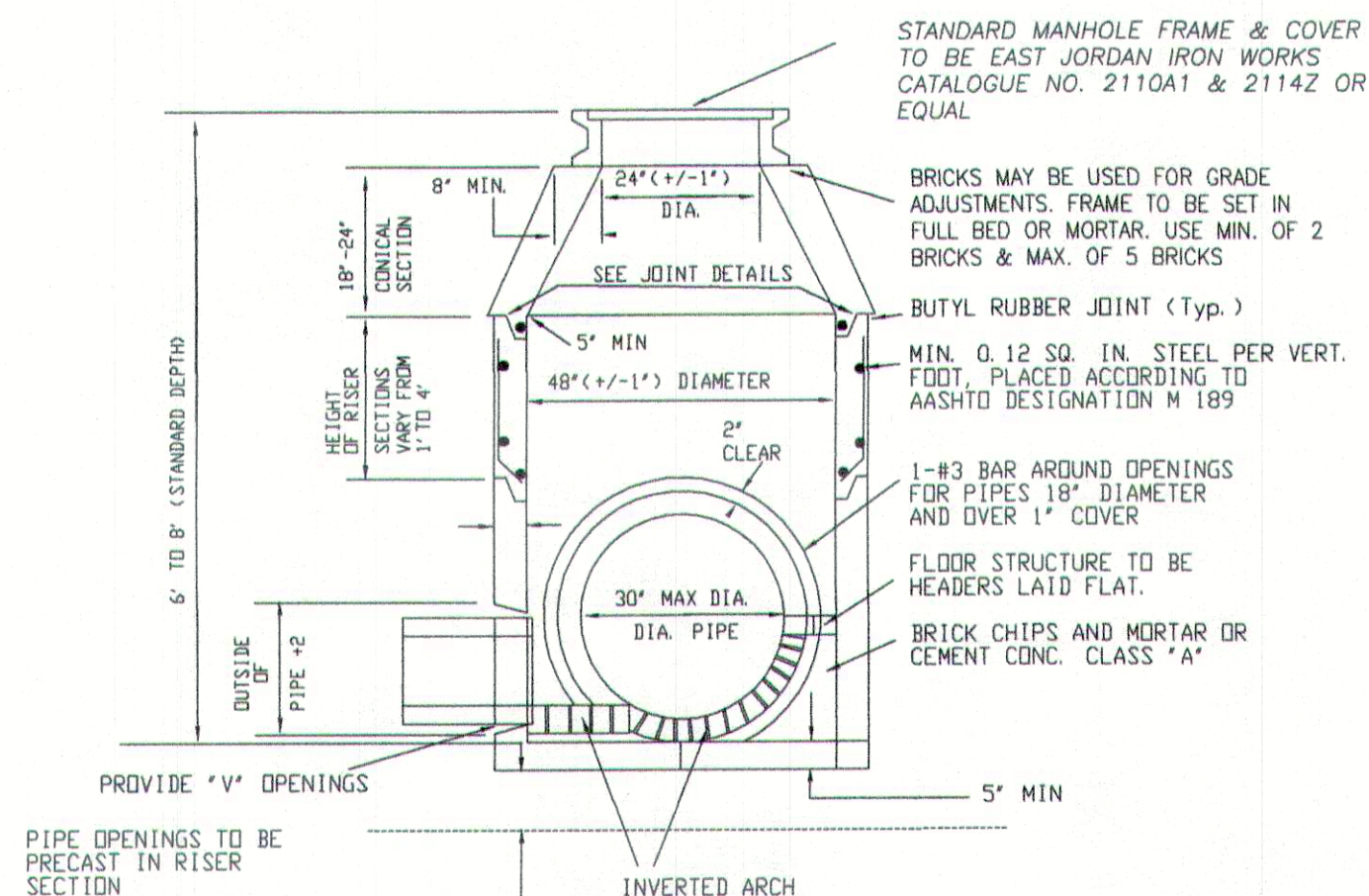


NOTE: MONOLITHIC CONCRETE CURB SHALL NOT BE USED ON ANY PUBLIC STREET OR WAY. MONOLITHIC CONCRETE CURB MAY BE USED ON PRIVATE WAYS, DRIVEWAYS AND IN PARKING LOTS.
* - TOLERANCE FOR CONSTRUCTION $\pm 0.5\%$

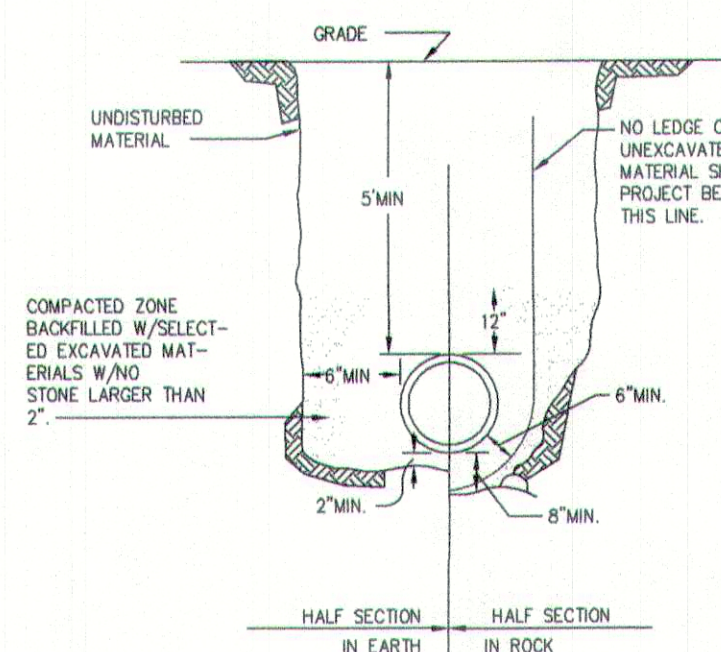


NOTE: REMOVE ALL UNSUITABLE MATERIAL FROM BENEATH THE INFILTRATION BASIN TO THE TOP OF THE SAND AND GRAVEL LAYER AS DETERMINED BY A DEP APPROVED SOIL EVALUATOR. REPLACE WITH SEPTIC SAND

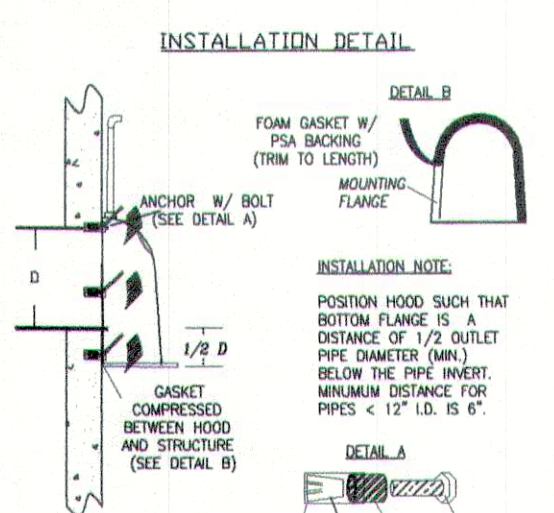
TYPICAL UNDERGROUND INFILTRATION BASIN
NOT TO SCALE



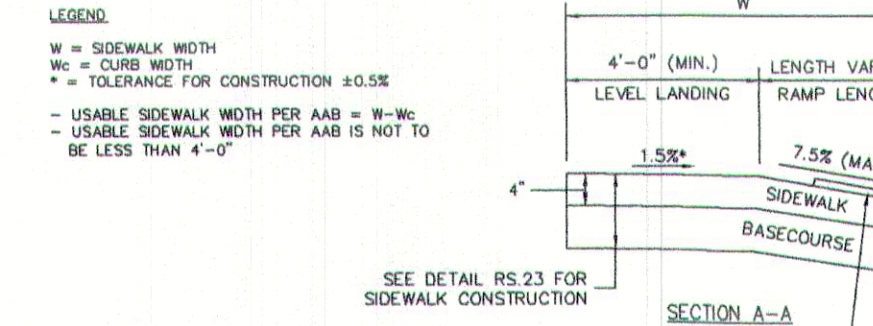
PRECAST CONCRETE DRAIN MANHOLE DETAILS
NOT TO SCALE



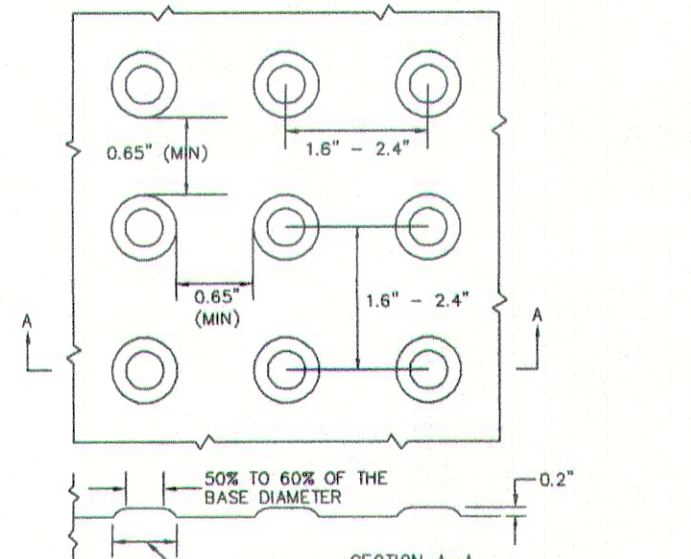
WATER MAIN TRENCH DETAIL
NOT TO SCALE



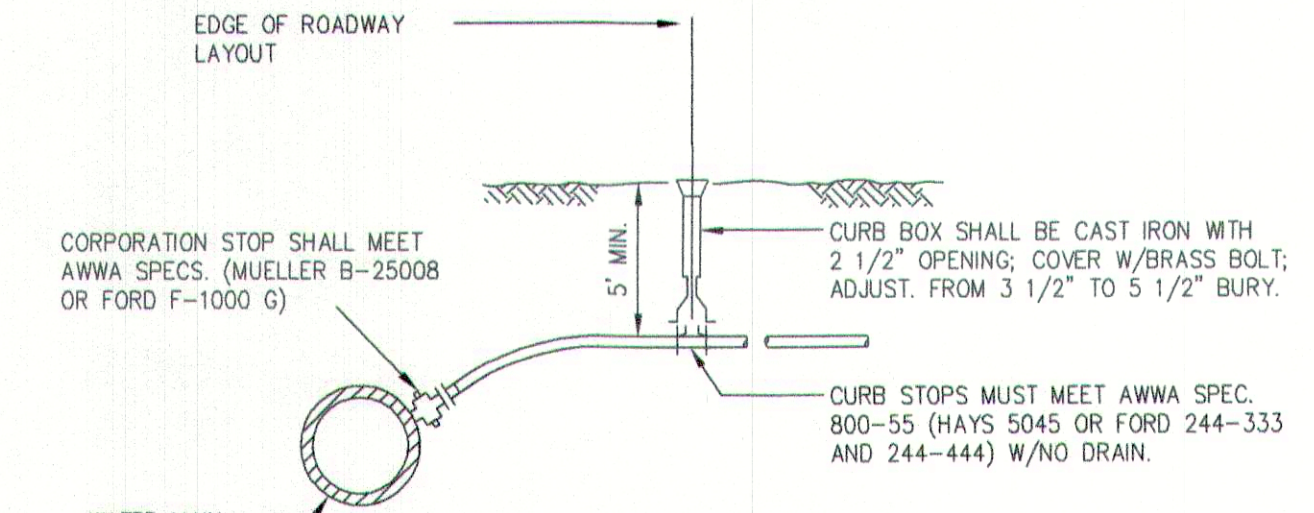
OIL AND GREASE TRAP
SNOUT 18R OR
APPROVED EQUAL
NOT TO SCALE



SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT AND THE CURRENT MASSHIGHWAY CONSTRUCTION STANDARDS.

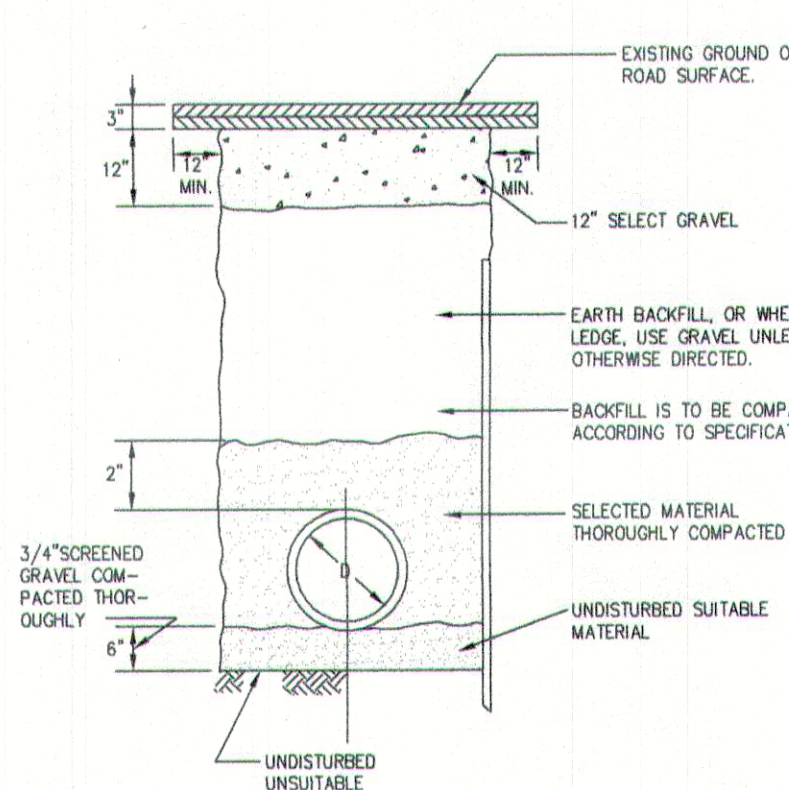


TAPPING SLEEVE AND
VALVE DETAILS
NOT TO SCALE

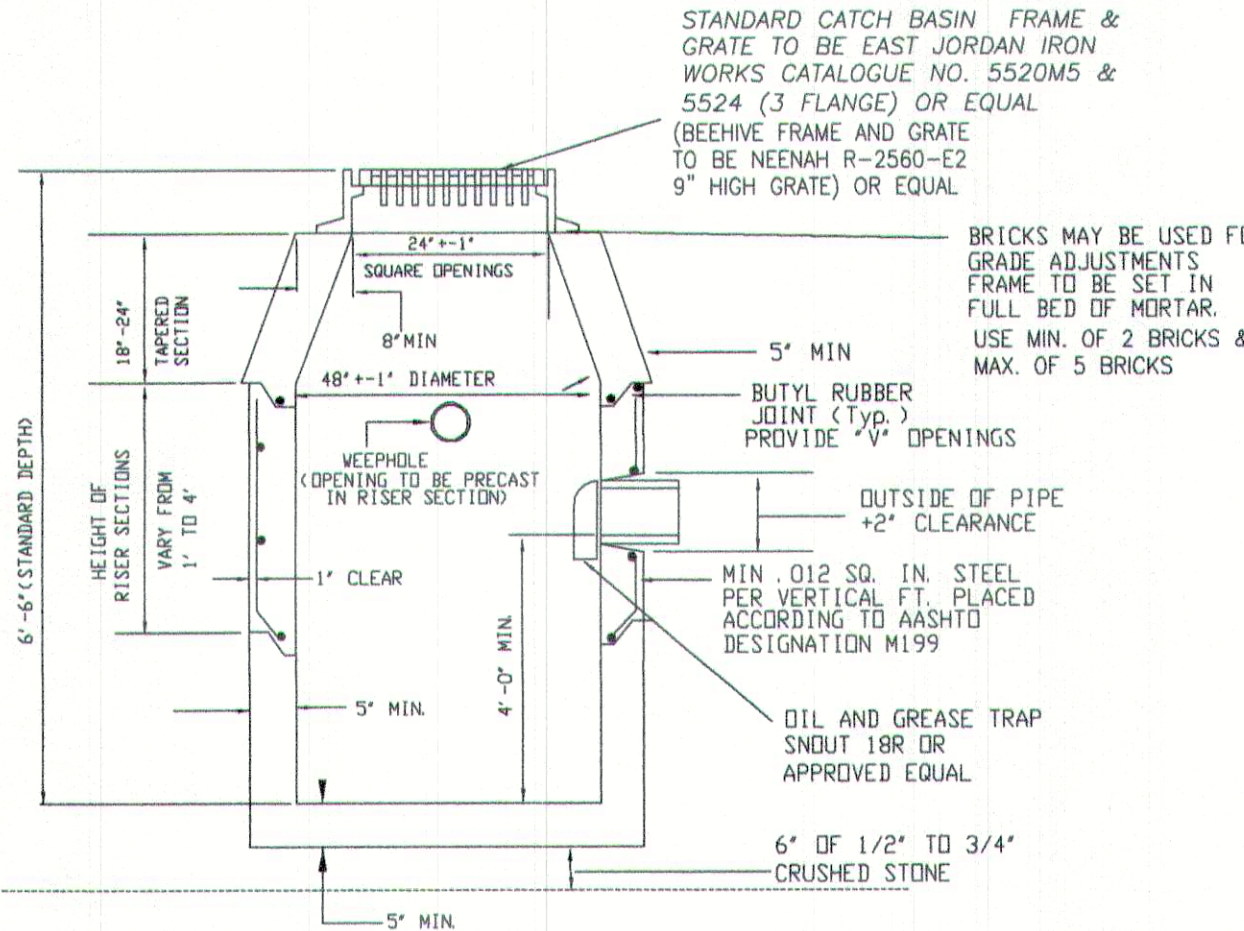


NOTE: COPPER TUBING SHALL MEET AWWA SPEC. 76-OR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K. 1 1/2" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.

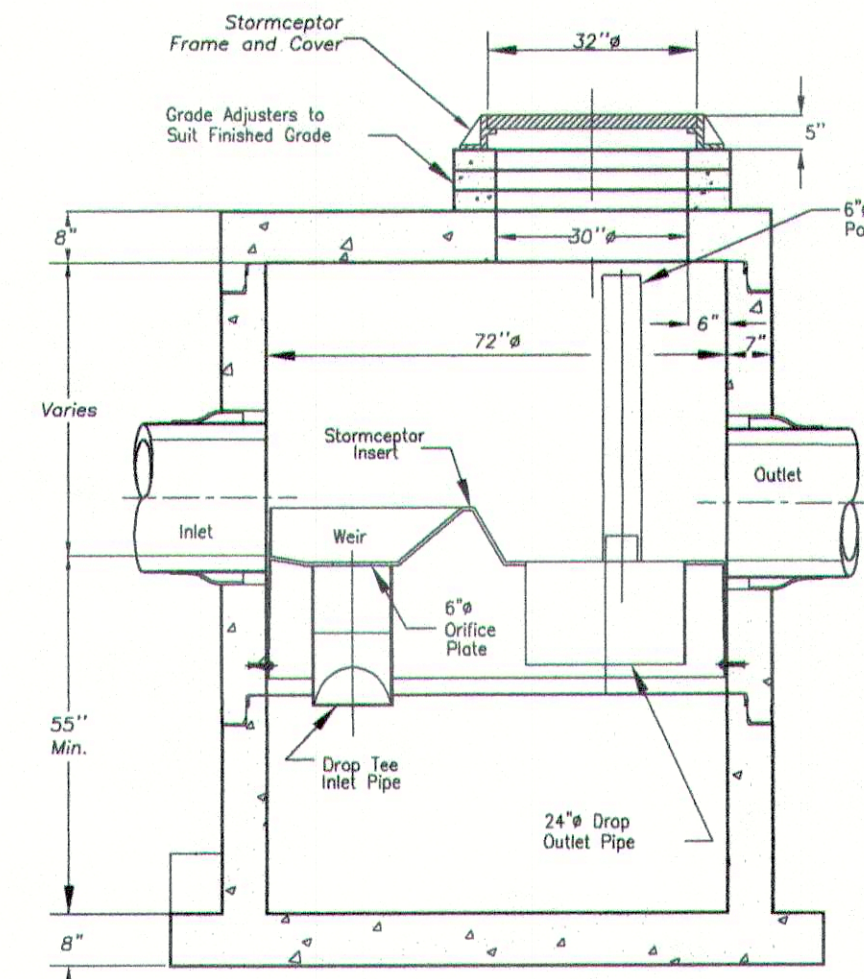
TYPICAL SERVICE CONNECTION
NOT TO SCALE



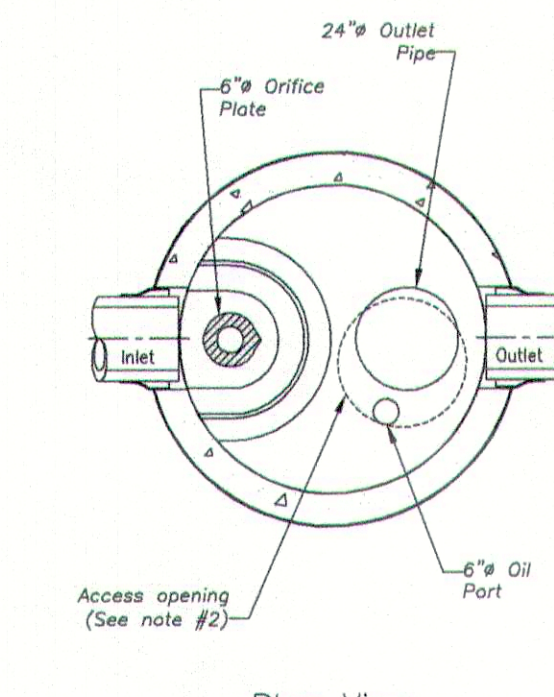
TYPICAL DRAIN TRENCH DETAILS
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



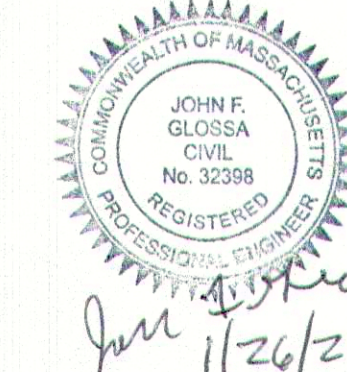
Section Thru Chamber
STC 900 Precast Concrete Stormceptor
(900 U.S. Gallon Capacity)

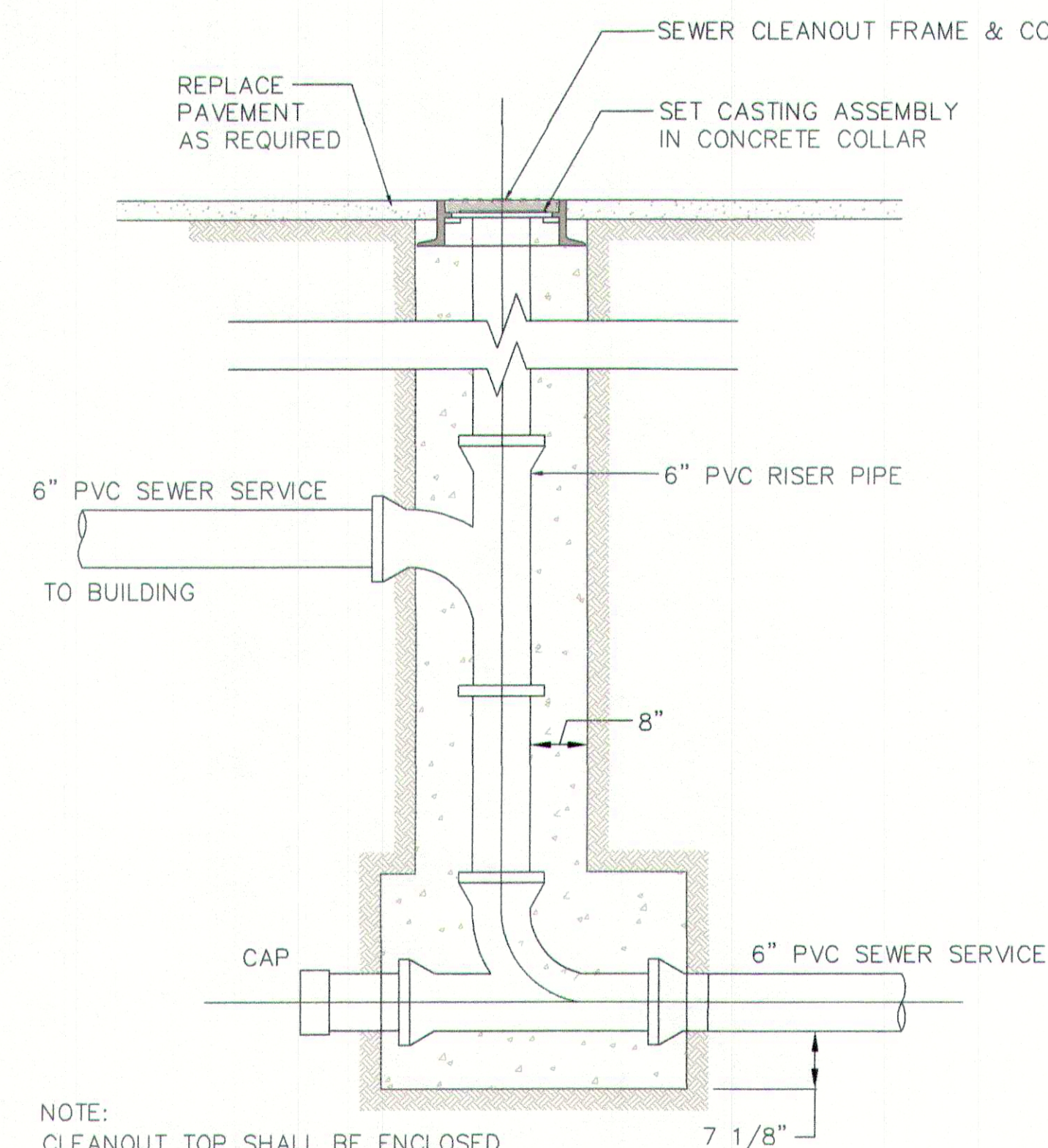


Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

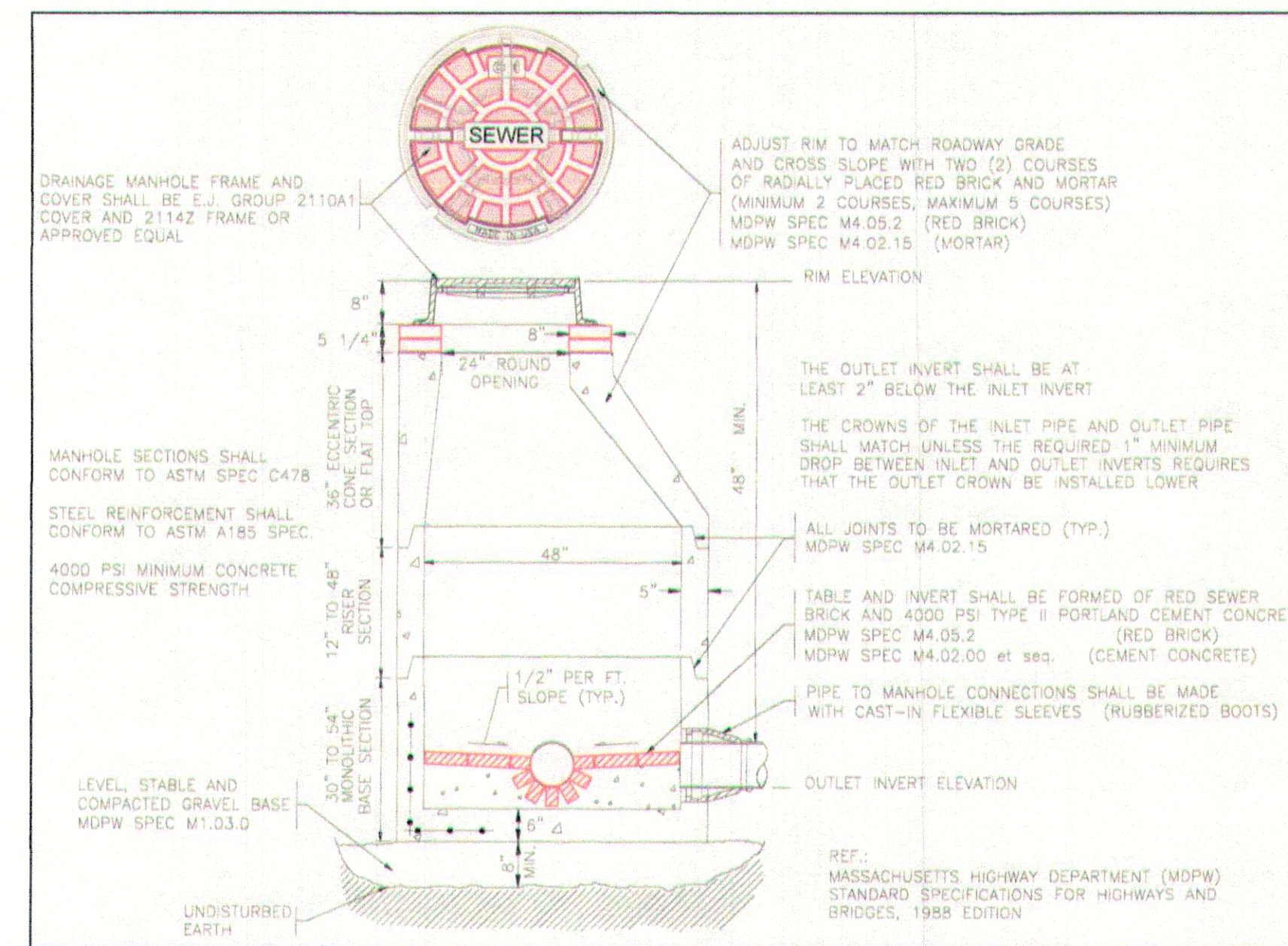
1688 CENTRAL AVENUE
CONSTRUCTION DETAILS
IN
NEEDHAM MA

SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401

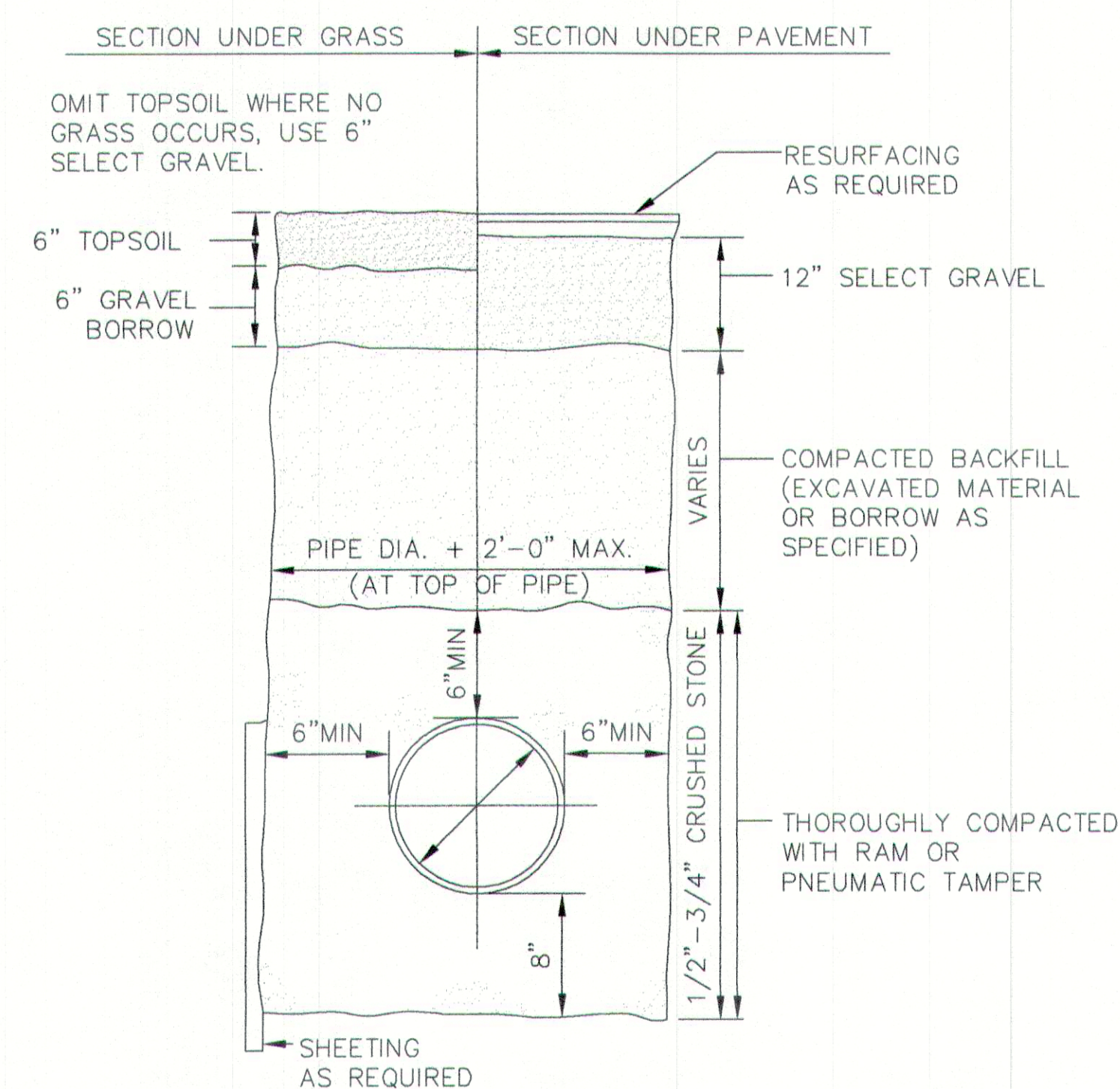




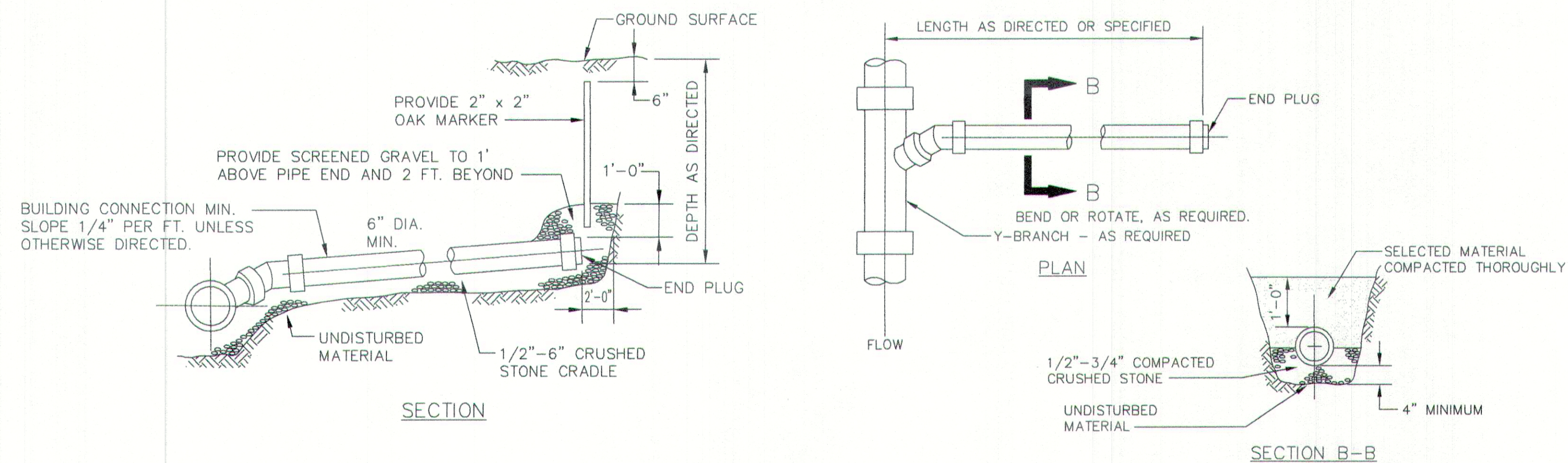
SEWER CLEANOUT DETAIL (C/O)
NOT TO SCALE



TYPICAL SEWER MANHOLE DETAIL
NOT TO SCALE



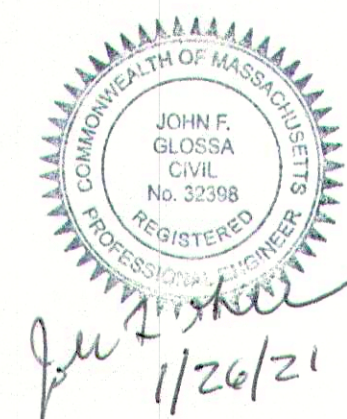
TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE

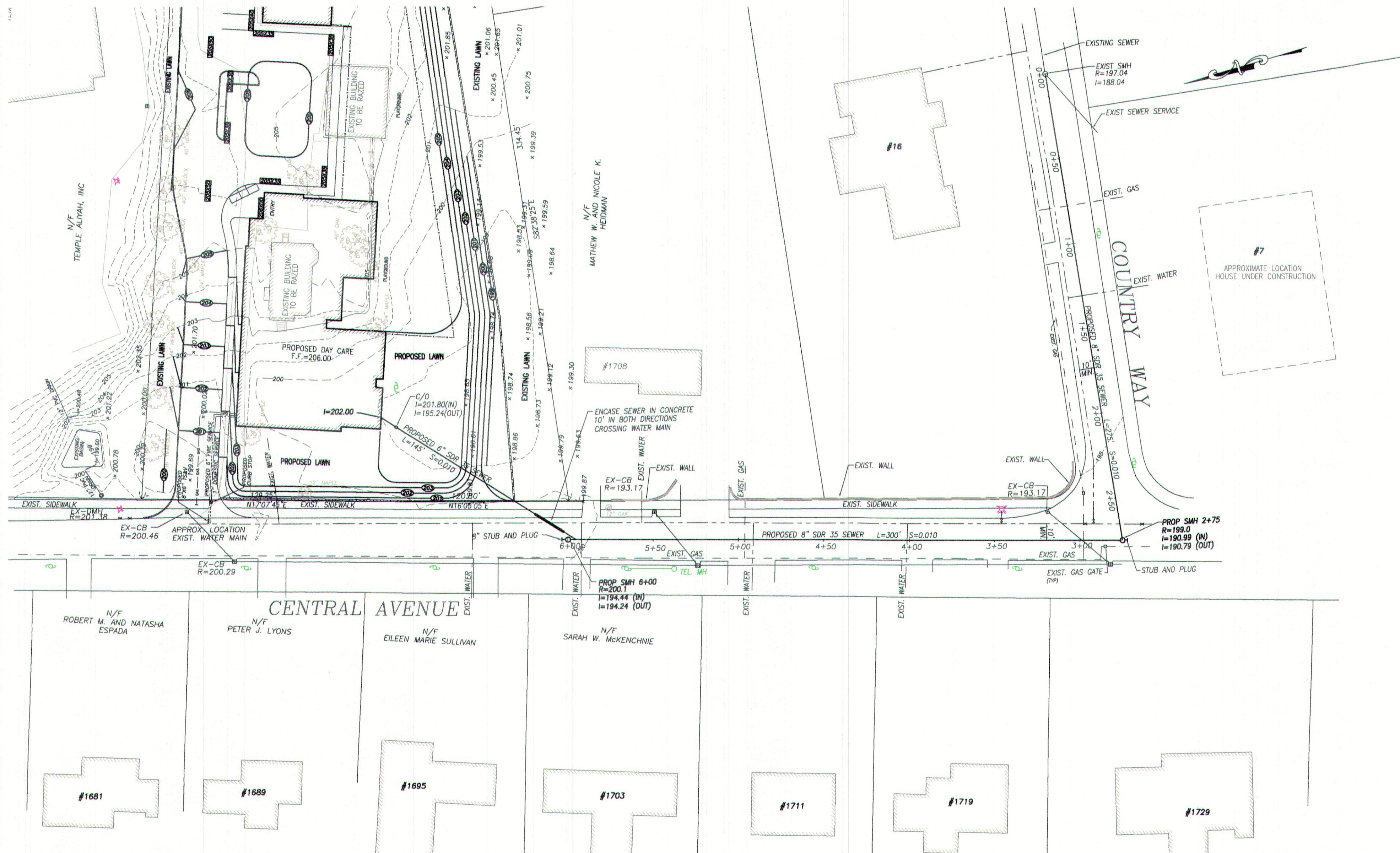


TYPICAL BUILDING CONNECTION
NOT TO SCALE

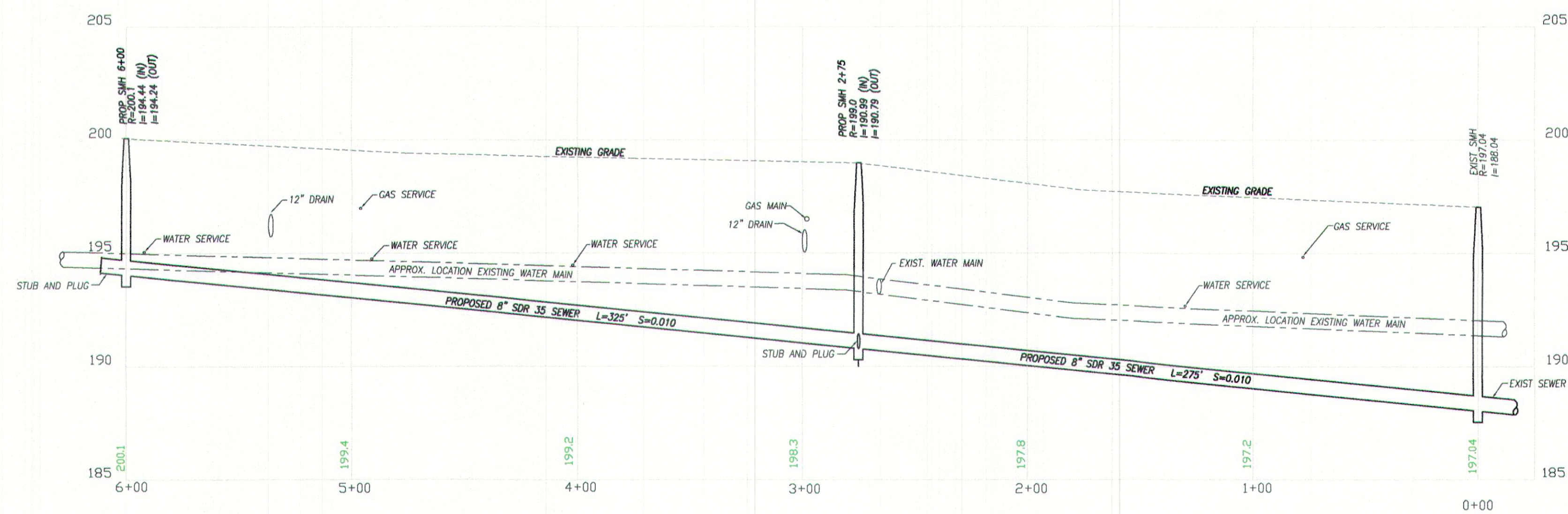
1688 CENTRAL AVENUE
CONSTRUCTION DETAILS
IN
NEEDHAM MA

SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401

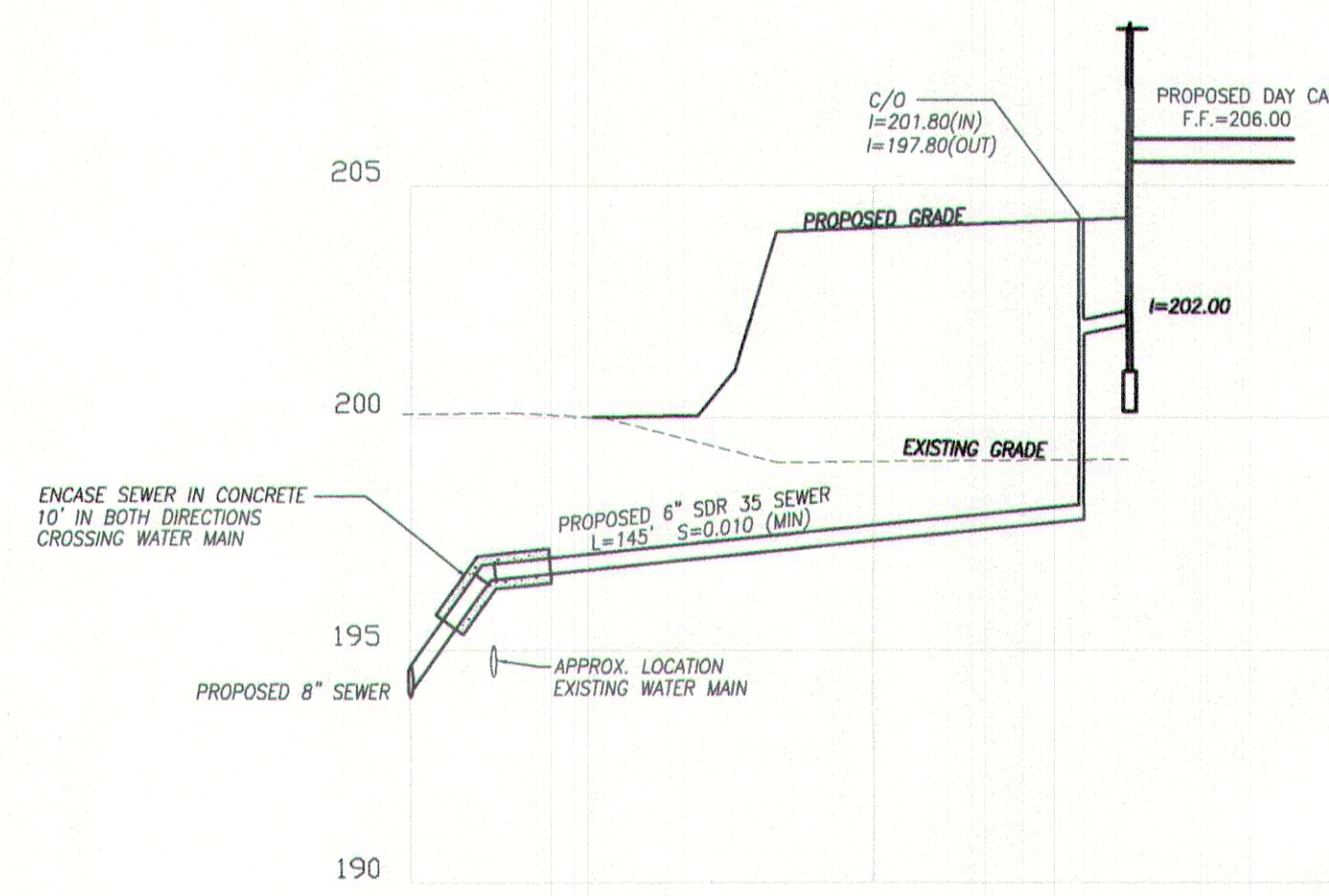




PLAN
SCALE: 1" = 40'



PROFILE
SCALE: HOR. 1" = 40'
VERT. 1" = 4'



BUILDING CONNECTION PROFILE
SCALE: HOR. 1" = 40'
VERT. 1" = 4'

LEDGEND:

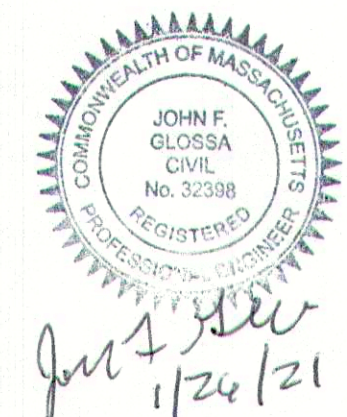
EXISTING GRADE	----- 100-----
EXISTING SPOT GRADE	x 200.02
EXISTING GAS MAIN	-----
EXISTING GAS GATE	==
EXISTING SEWER MANHOLE	○ EXIST. SMH
EXISTING DRAIN MANHOLE	○ EX-DMH
EXISTING CATCH BASIN	⊞ EX-CB
EXISTING ELECTRIC MANHOLE	○ EX-EMH
EXISTING UTILITY POLE	○
EXISTING FENCE	-----
EXISTING FIRE HYDRANT	⊞
EXISTING GATE VALE	⊞
PROPOSED GRADE	----- 200-----
PROPOSED SPOT GRADE	x 205.35
PROPOSED SEWER MANHOLE	○ PRDP. SMH
PROPOSED CATCH BASIN	⊞ CB-1
PROPOSED DRAIN MANHOLE	○ DMH-1
PROPOSED TAPPING SLEEVE AND VALVE	⊞

CONSTRUCTION NOTES

- 1) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAN AND THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN MAY VARY FROM THEIR FIELD LOCATION. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF THE CONSTRUCTION.
- 2) ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF NEEDHAM PUBLIC WORKS DEPARTMENT

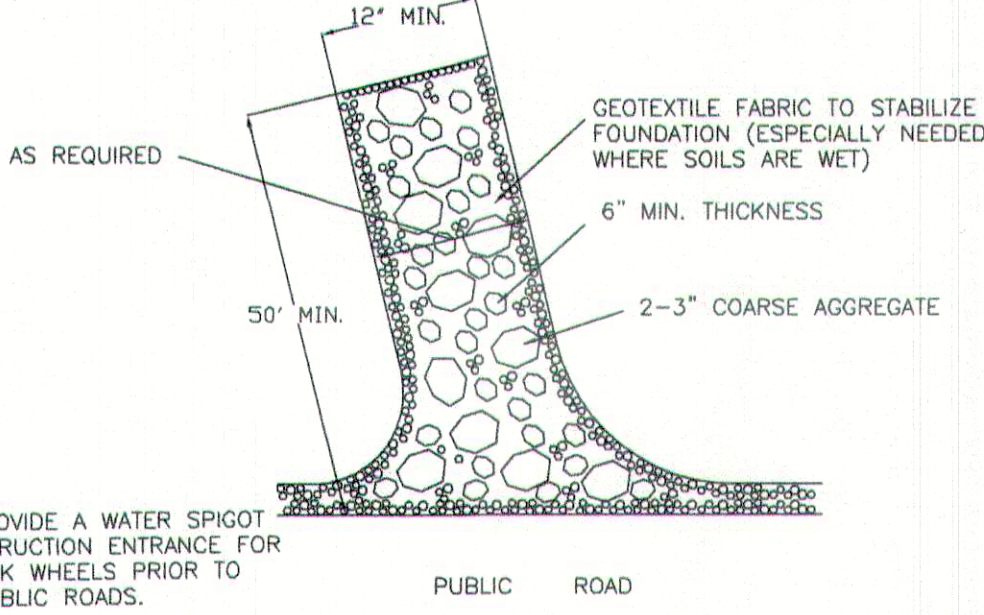
1688 CENTRAL AVENUE
SEWER EXTENSION
PLAN AND PROFILE
IN
NEEDHAM MA

SCALE: AS NOTED NOVEMBER 19, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401

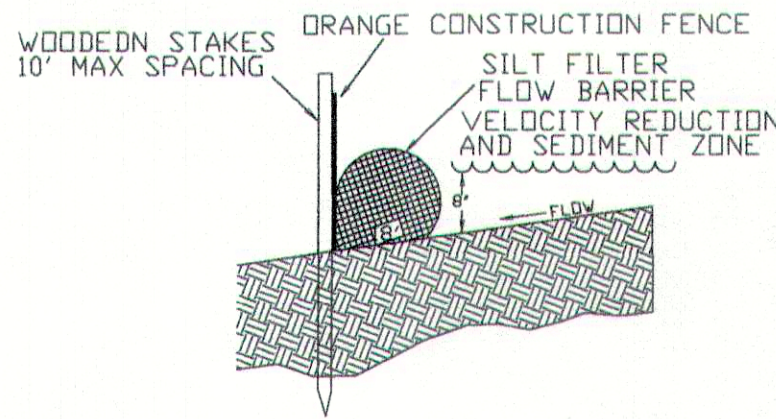


- CONSTRUCTION SEQUENCING:
1. INSTALLATION OF SILT BARRIERS AS SHOWN ON THE PLANS
 2. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE
 3. ESTABLISHMENT OF A CONSTRUCTION STAGING AREA
 4. ESTABLISHMENT OF A MATERIALS STOCKPILE AREA
 5. REMOVAL OF EXISTING BUILDINGS
 6. CLEARING AND GRUBBING
 7. REMOVAL AND STOCKPILING OF TOP AND SUBSOILS
 8. REMOVAL OF SAND AND GRAVEL TO BRING SITE TO SUB GRADE
 9. ESTABLISHING AND STABILIZING WITH LOAM AND SEED ALL CUT AND FILL SLOPES
 10. INSTALL BINDER COURSE OF DRIVEWAY IN LOCATION OF FINAL ASPHALT DRIVEWAY
 11. CONSTRUCTION OF THE BUILDING
 12. INSTALLATION OF UNDERGROUND DETENTION BASIN
 13. INSTALLATION OF UNDERGROUND UTILITIES, IE DRAINAGE, WATER LINE, ELECTRIC, CATV AND TELEPHONE
 14. INSTALLATION OF LANDSCAPING AND GRASS AREAS
 15. FINAL COURSE OF ASPHALT FOR DRIVEWAYS
 16. CLEAN UP AND DEMOBILIZE

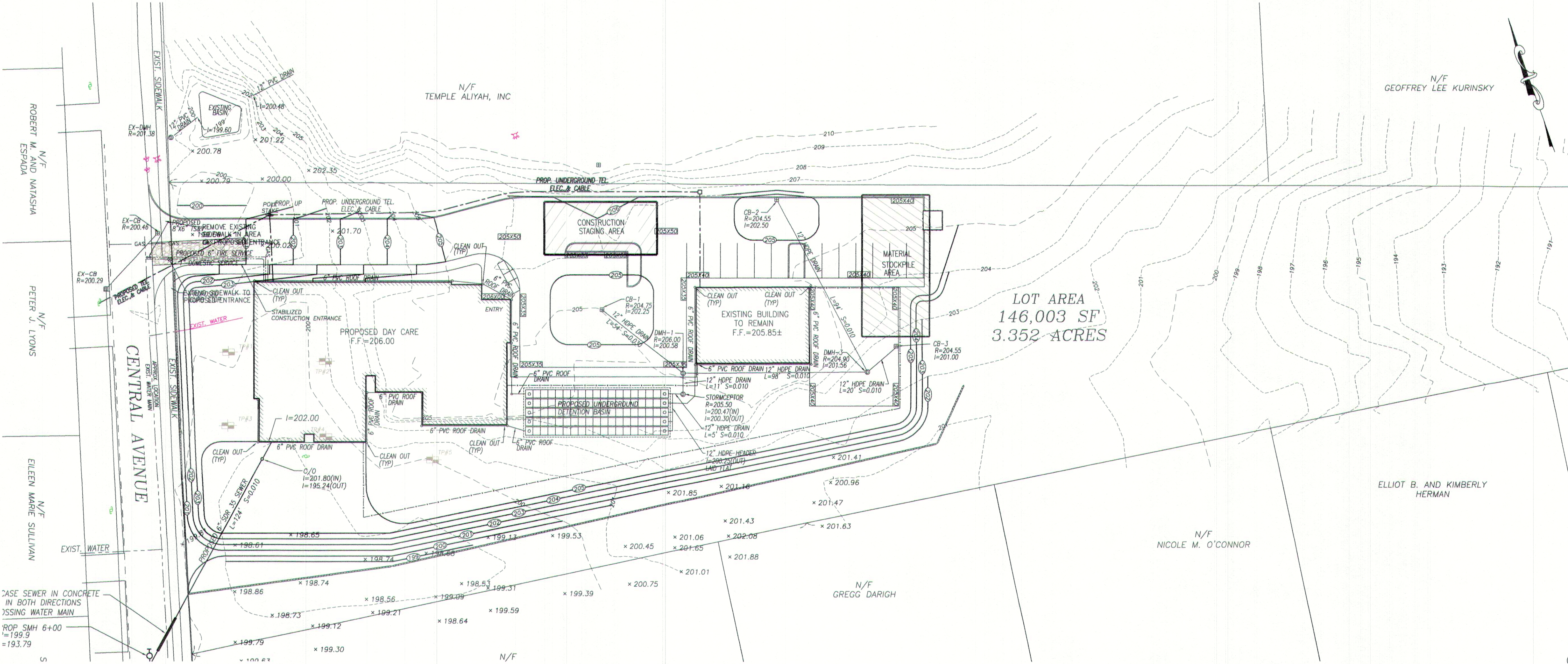
- CONSTRUCTION NOTES:
1. ALL AREAS TO BE ALTERED SHALL BE BROUGHT TO SUB GRADE OR FINAL GRADE AT THE START OF CONSTRUCTION
 2. AREAS ONCE BROUGHT TO GRADE THAT WILL NOT BE ALTERED AGAIN SHALL BE LOAMED AND SEEDED AND PROTECTED WITH STRAW GUARD AS NEEDED
 3. DRAINAGE BASIN AS SHOWN SHALL NOT BECOME OPERATIONAL UNTIL THE SITE IS FINISHED AND SWEEPED OF ALL DEBRIS
 4. TEMPORARY SEDIMENT BASINS SHALL BE USED AND MAINTAINED UNTIL ALL PROPOSED PAVED AREAS ARE COMPLETE AND SWEEPED OF ALL DEBRIS
 5. CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTS AT ALL TIMES UNTIL CONSTRUCTION IS COMPLETE
 6. INSTALL SILT SACKS IN ALL EXISTING AND PROPOSED CATCH BASINS



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

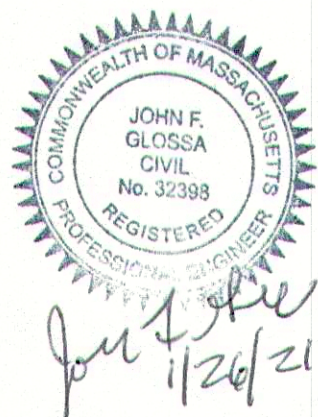


8" COMPOST SOCK DETAIL
NOT TO SCALE



1688 CENTRAL AVENUE
CONSTRUCTION PERIOD PLAN
IN
NEEDHAM MA

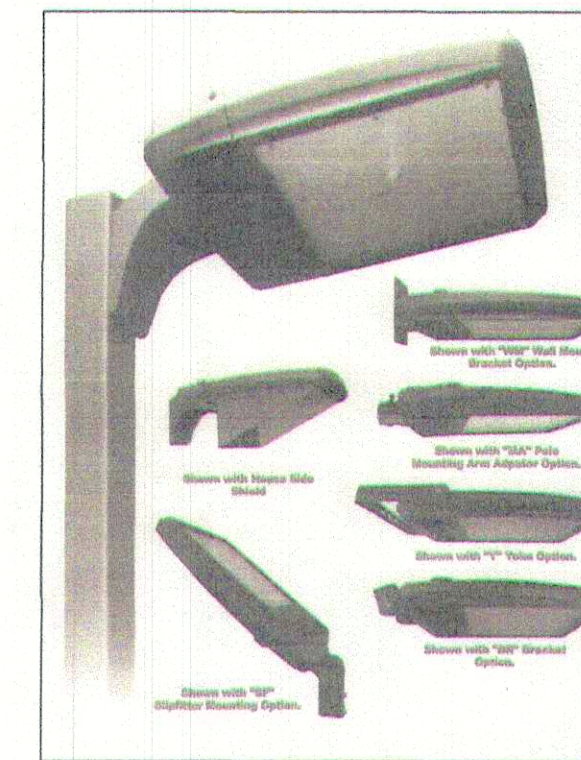
SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
CalcPts_1	Illuminance	Fc	1.10	7.8	0.0	N.A.	N.A.	0
Parking - Roadway Calcs	Illuminance	Fc	3.16	7.8	0.5	6.32	15.60	

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts
	4	A	SINGLE	EG45QD1X136U4KC	1.000	21455	148.3

NOTE: LIGHT POLES ARE 20' HIGH



LIGHT FIXTURE MODEL NUMBER
EG45QD1X136U4KC
AS MANUFACTURED BY PEMCO LIGHTING PRODUCTS

20' POLE HEIGHT
BY WJM, SERIES SS NON TAPERED STEEL POLE

S70°24'31"E

LOT AREA
146,003 SF

CENTRAL AVENUE

EXIST. SIDEWALK

EXIST. SIDEWALK

EXIST. SIDEWALK

5' WIDE SIDEWALK

ENTRY

PROP.
HP SIGN

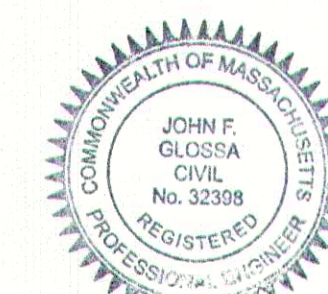
EXISTING BUILDING

5' WIDE SIDEWALK

N/F
MATHEW W. AND NICOLE K.
HEIDMAN

N/F
NICOLE M. O'CONNOR

ELLIOT B. AND KIMBERLY
HERMAN



John F. Glossa
1/26/21

APPENDIX
PHOTOMETRIC AND SITE LIGHTING
PLAN
1688 CENTRAL AVENUE
IN
NEEDHAM MA
SCALE 1"=30' JUNE 22, 2020



Design Review Board Meeting Minutes
Monday, March 8, 2021
7:30 PM

Board Members:

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

Applicants & Attendees:

1. Special permit application for signage by CHB Properties, Inc an affiliate of Boston Children's Hospital to be located at 380 First Avenue Bob Smart, Attorney
Tim Sullivan, Goulston & Storrs
Lisa Hogarty, Boston Children's Hospital
Gerry Topping, Boston Children's Hospital
Kevin Parker, Senior Designer
2. (Continued)Tim Parker, Fast Signs representing Greater Boston Addiction Center located at 322 Reservoir Street and applying for signage.
3. Heather Dudko, Graphic Impact Signs representing Dedham Savings located at 1077 Great Plain Avenue and applying for signage.
4. Evans Huber, attorney representing Buyer located at 175 Highland Avenue and applying for signage.
 - Simon Boyd
 - Bryn Robinson, Sign Designer

Mr. Chair called the meeting to order on March 8, 2021 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 Boston Children's Hospital to be located at 380 First Avenue applying for special permits for four signs-Bob Smart

Mr. Topping presented 4 signs to the Board that they would like to install, 2 building wall signs, 1 wayfinding sign facing First Ave, and one Monument sign at the main entrance and drop off area.

Sign 1: Permanent attached building sign facing First Ave. Mr. Topping included 3 choices in his presentation but noted that BCH prefers Option 2 which will be a 3'-6" facing First Avenue. The sign is a fabricated 6" deep aluminum channel letters and icon; pin mounted to building façade, internal LED modules with acrylic-faced illumination and rear-facing halo-illumination effect.

The logo is approximately 9'3" high and 7'5" wide. The letters [Boston Children's] are 38'2" and [Needham] is 21'3".

The same is true for the permanent attached building sign facing B Street, identified as Sign 2.

For the third sign or the entry monument sign BCH would like to install a freestanding sign with fabricated aluminum channel letters and icon, with face and halo illumination; granite base structure and rear-facing applied vinyl text. At the front, the sign would have the BCH logo and the words Boston Children's Needham. At the back the sign will have an applied vinyl text that says, "Where the world comes for answers". The sign would be 24.45 sq. ft at the front and 19.3 sq. ft. at the back.

For the fourth sign or the wayfinding sign BCH would like to install a 5.34 sq. ft. sign. The cabinet will be made of fabricated aluminum with granite-clad base and push through illuminated logo and vinyl directional text. Mr. Topping presented 3 options to the Board and indicated that BCH would like option two or the 8'-10" high wayfinder sign.

Mr. Chair made some comments to clarify that in the past the Board members commented that the TripAdvisor sign given where it is and what it is mounted on might have been more appropriate if it was a little bigger. Mr. Chair told BCH this information and offered them the option if they wanted to do something a little bigger.

Mr. Reilly wanted to note that the way the signage area was calculated by the applicant is not consistent with the way the DRB regulations state. Mr. Reilly noted that 9' sign depicted on his computer screen would be multiplied by the overall length dimension.

Mr. Reilly asked what the height of the TripAdvisor lettering is. The height is about 5'4".

Mr. Reilly said he liked second option based on the building. For the monument sign the lettering looks a little crowded, he is interested to hear the other members' opinions.

For the way finder sign he would like to see more breathing room. Nothing is jumping out at him or causing him concern.

Mr. Tanner said that he noticed the 3 six-foot ladders are both front-lit and back-lit. He thinks it should be one or the other, but not both. It feels very commercial to him and befitting to the building. He has no problem with the monument sign, except he does not know how well vinyl is

going to stick to granite. He suggested perhaps changing that to quarter inch aluminum plate ladder instead.

Ms. Robinson said overall it looks good. She had similar thoughts to Mr. Reilly regarding the directional (way finder) sign that it looks crowded.

Mr. Chair said he agrees with the other members' comments that the size seems to work well. He is a little concerned about the height of the directional sign, but if it is similar within inches of the other ones in that area then it will work well, and he would approve it as proposed.

Mr. Chair asked about the vinyl applique letters on the back of the sign and whether there is any dimension to that. Mr. Parker said there is not currently, but they are looking to either do vinyl or as mentioned doing a thin gauge metal letter.

Mr. Topping said Children's would be open to metal lettering in lieu of the applied vinyl from a durability standpoint.

Mr. Topping wanted to circle back to the proposed hours of illumination, he proposed to keep the signs lit 24/7 like the TripAdvisor sign. He is aware that the bylaw requires they the light go off at 11 and on at seven. Mr. Chair said that raises the issue of front lit vs halo lit. He is not against it but would like to know what the other Board members think.

Mr. Reilly asked if they had photos of what they are proposing. Mr. Topping showed images of their Brookline branch. Mr. Reilly said based on the photos it looks like they are proposing rear illuminated letters not front illuminated. Mr. Parker said yes it would be subtly illuminated at the base. The Board agreed that the suggested style of illumination would be fine.

Mr. Sullivan asked the chair if the term on these special permits ends for any reason since they are not pulling the building permit for another year. Mr. Chair said there is no bylaw on term limits. If approved, it is good unless any major changes happen to the logo or if they do a rebranding happens then they must come back before the Board.

Motion to approve the Children's signage for option two for the southwest and southeast facades with the conditions noted by the Board that the ground sign be backlit only, and the rear letters are changed to dimensional metal letters, and to approve the pylon as presented by Mr. Reilly.

Motion was seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	
Steve Tanner	Aye	

Agenda Item 2:

(Continued) Fast Signs representing Greater Boston Addiction Center located at 322 Reservoir Street and applying for signage- Tim Parker

Mr. Parker came back before the Board to present the new signage after implementing the feedback he received during the last DRB Meeting.

Mr. Parker reduced the sign from 96" by 96" to 84" by 84". The white inset border was removed to make the sign cleaner. The sign will be centered between the top and bottom of the mullion of the top section.

The sign is a black 1.375" aluminum bar frame with Alu 040 inserts with a matte black vinyl overlay, with white vinyl lettering that says "GBAC" with an arrow through it.

Mr. Chair said he likes that there is more space now inside the sign. The original sign was too crowded.

Mr. Tanner asked if the tenant is on the first floor or the second floor of the building. Mr. Parker said the tenant occupies about 2/3 of the second floor.

Mr. Tanner said he likes to see things lined up and would not mind seeing the sign lined up with the top window mullion.

Mr. Reilly said he has no issues with it graphically. He agrees with Mr. Tanner regarding aligning the sign, but because of the brick space around the sign he does not mind having it centered as it is rendered.

Ms. Robinson said she would be inclined to not have it aligned at the top. However, raising it up to have it centered with the light fixtures might be a little better. She does not have strong feelings either way.

Mr. Chair said that given that the sign is black, and the window frames are black he likes where it is currently located on the building.

Motion to approve the sign as submitted by Ms. Robinson.

Motion seconded by Mr. Tanner.

Name	Aye	Nay
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Mark Gluesing	Aye
Chad Reilly	Aye
Deborah Robinson	Aye
Steve Tanner	Aye

Agenda Item 3:

Graphic Impact Signs representing Dedham Savings located at 1077 Great Plain Avenue and applying for signage. - Heather Dudko

Ms. Dudko explained to the Board that Dedham Savings Bank is going through a rebranding and 1077 Great Plain Avenue is one of the locations to have new signage installed.

Ms. Dudko had 3 applications for 3 signs.

Sign #1 is a sign to be located at the corner front entry. The existing sign will be removed and replaced with non-illuminated raised dimensional letters and logo. Existing external illumination to remain.

Sign #2 is a sign to be located at the rear lot entry. The old lettering will be removed and replaced with raised dimensional letters and logo. The existing external illumination to remain.

Sign #3 is the raised channel letters facing Great Plain Avenue. It will be replaced with halo-lit channel letters. The existing sign is 13 square foot, they would like to replace it with a 31-foot sign.

Mr. Tanner said he knows the bank is on the corner of two streets and they have an entrance through a rear parking lot. He does not see any problem with the number of signs nor the proposed signs.

Mr. Reilly initially questioned the need for a third sign, but once he reviewed the photos he remembered that the Bank is on a corner and if someone is coming in from Wellesley they would not be able to see the other sign over the door. He thought the logo looked a little big over the size of the letter and suggested if the logo could be reduced it would look better. If however, they are insistent on this proposal because that's their branding, then he is fine with it. But overall, it would look better with a smaller logo and larger letters.

Motion to approve the three Dedham Savings sign as submitted by Mr. Reilly.

Motion seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	

Chad Reilly	Aye
Deborah Robinson	Aye
Steve Tanner	Aye

Agenda Item 4:

Buyer located at 175 Highland Avenue and applying for signage. - Evans Huber, attorney

Mr. Huber presented to the Board proposed signage for Buyer, his client at 175 Highland Avenue.

Buyer is seeking to install a single sign to be placed on the façade of the building facing Highland Avenue. The sign is a face lit channel letter sign with white sides and face with raceway painted same color as brick. The sign will be 31.77 sq. ft.

Mr. Chair clarified that this building is next door to the Staples parking lot on Highland Avenue.

Mr. Reilly wanted to be mindful of any precedents being set if this is a multi-tenant building. Right now, there is only one tenant occupying the building, but what happens if a second tenant occupies the same floor, what will the game plan be for additional signs that might come onto the building. While the sign proposed is fine, he would like to know what else might be proposed as other tenants come in.

Mr. Boyd from Winhall Realty said that they would only allow one tenant in the building to have a sign, because they are also concerned about the aesthetic of the building. They had waited a long time to rent this building to the right tenant, so this is not something they take lightly.

Mr. Reilly said he appreciates the response, and it helps give it context. He said the sign proposed is a little enigmatic, only people who are familiar with Buyer or are looking for the business will know what they are looking for.

Mr. Reilly said he would recommend a film be added if they are sticking with the white color for the backlit letters.

Mr. Tanner clarified that they will want to add a diffuser film on top of the acrylic so it is not too bright, but they could also easily add a dimmer to the LEDs so they could be dimmed.

Motion to approve signage with the condition that the less translucent acrylic with a dimmer so they can adjust the LED's by Mr. Reilly.

Motion seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	
Steve Tanner	Aye	

Approval of Minutes:

Motion to approve the minutes of February 22, 2021 by Mr. Tanner.

Motion seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Chad Reilly	Abstain	
Deborah Robinson	Aye	
Steve Tanner	Aye	

Motion to Adjourn:

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

Motion was seconded by Mr. Tanner.

Meeting adjourned at 8:45 PM.

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

Future Meetings:

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

DRAFT