DESIGN REVIEW BOARD
Monday, May 10, 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

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, representing Kumon located at 91 Chapel Street and applying for signage.

2. Heather Dudko, representing Citizens Bank located at 968 Highland Avenue and applying for graphic signage.

3. Heather Dudko, National Sign Co., representing Bank of America located at 1455 Highland Avenue and 74 Chapel Street and applying for signage.

4. George Giunta, attorney, representing Katherine Klein, DDS who is applying for orthodontic practice to be located at 32 Chestnut Street and site plan review.

5. Tim Parker, Fast Signs, representing Proud Mary Gifts located at 1024 Great Plain Avenue and applying for signage and two awnings.

6. Paul Good, Revitalization Trust, applying for two designs of the approved changeable murals to be located at 1013 Great Plain Avenue east facing wall towards Town Common called "Needham to the World".

7. Evans Huber, attorney with Frieze Cramer Rosen & Huber, LLP representing Needham Enterprises LLC applying for site plan review with revisions for 1688 Central Avenue.

REVIEW Minutes of 4/12/2021 meeting.

Next Public Meeting – June 7, 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: 91 Chapel St. (dba # 119) Date: 4/16/2021.

Owner: Roma Realty Trust

Address: P.O. Box 1250 Burlington MA. 01803.
Street City State Zip

Telephone: C/O 508.612.6954.

Applicant: Heather Hopkins Dusko, (Agent National Sign)

Address: 27 Old Meetinghouse Road Auburn MA 01501
Street City State Zip

Telephone: 508.612.6954 hwoodhopkins@charter.net

Designer/Installer: National Sign Corporation

Address: 780 Four Rod Rd Berlin CT 06037
Street City State Zip

Telephone: 860.829.9060

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: Remove existing "Kumon" wall sign and replace with like at 17 sq ft. (20" x 120") (Existing external illumination to remain)

- Sintra letters on Aluminum Backer.

Google Maps ~~196~~ Chapel St

Image capture: Aug 2019 © 2021 Google

Needham, Massachusetts

Google

Street View

Bertucci's Italian

-TENANT FRONTAGE-
18'±

13'±

120"

20"

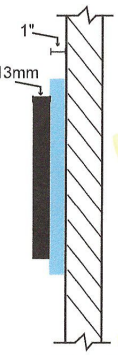
KUMON®

-17 SQ FT-

(18' x 13' = 234 x 15 10 = 35)

PANTONE 297C

Black 100% K



SIDE VIEW

(NOTE: ELECTRONIC ILLUMINATION TO REMAIN)

Face Dimensions

Overall Trim

Height : 20"

Width : 120"

Materials:

13mm Sintra (black - logo)

.125" Aluminum Face (blue)

1" x 1" Aluminum Angle Frame (blue)

Area Squared:

16.66 Sq. Ft. *(Boxed)*

Wind Load:

Standard Wind load - Wind Speed / 35 PSF

Illumination:

N/A (Non-illuminated)

Everbrite

Customer: KUMON		Description: SIGN,KU 20"X120" SF NI LOGO
Project No: 446172 A	Scale: N/A	
Date: 03/18/2021	Drawn By: ERJ	
Location & Site No: 119 CHAPEL STREET NEEDHAM, MA 02492 KU10014979		Revised:
		Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Location: 968 HIGHLAND AVE Date: 4/27/2021

Owner: NHD ASSOCIATES LLC BY: J. ROBERT BASILE. THE BASILE GROUP

Address: 46 WILLIAMS STREET (Street) BROOKLINE (City) ME MA (State) 02446 (Zip)

Telephone: (mail: Robert@thebasilegroup.com

Applicant: HEATHER DUDKO, AGENT

Address: 27 OLD MEETINGHOUSE ROAD (Street) AUBURN, (City) MA (State) 01501 (Zip)

Telephone: 508.612.6954. hwoodhopkins@charter.net

Designer/Installer: PHILADELPHIA SIGN COMPANY

Address: 50 PORTER ROAD (Street) LITTLETON (City) MA (State) 02494 (Zip)

Telephone: 978-486-0137 x:115 (PIERRE COLLINAS. 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 NO1: HIGHLAND AVE ELEVATION.
49 SQ FT "DAISY LOGO" FOR CITIZENS BANK.
NON ILLUMINATED.

N01 PLLL-2-84 7' 0"h White Daisy Plate Letter Sign - 7' 0"oah x 7' 0"oal (49 sq ft)

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

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Citizens	DWG BY	ZAS
ADDRESS	5006509 - Needham Heights 968 Highland Avenue Needham, MA 02494	DATE	07.24.20
		DWG NUM	A35099
		SHEET	2

DATE	REVISION	BY
08.14.20	Revised I01	ZAS
09.08.20	Revised I01	RAS

707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 • P: 856-829-1460 • F: 856-829-8549 • WEB: http://www.philadelphiasign.com

2021-04-16zs

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Location: 14 CHAPEL STREET (dba 1455 HIGHLAND) Date: 4.27.2021.

Owner: 1451 HIGHLAND AVE LLC

Address: 800 BOYLSTON ST. SUITE 1390 BOSTON, MA 02199
Street City State Zip

Telephone: (617) 262-4646

Applicant: HEATHER DUDKO, AGENT.

Address: 27 OLD MEETINGHOUSE RD. AUBURN, MA 01501
Street City State Zip

Telephone: 508.612.6954 hwoodhopkins@charter.net

Designer/Installer: PHILADELPHIA SIGN COMPANY

Address: 50 PORTER ROAD LITTLETON MA. 01460
Street City State Zip

Telephone: 978.486.0137 x116 JASON BRIDGES, 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: FOR BANK OF AMERICA SIGN 001

WALL SIGN AT 1'8 5/8" X 17'2 5/8" @ 30 SQ FT.

INTERNALLY ILLUMINATED - CHAPEL ST. ELEVATION -

– FACING CHAPEL ST –

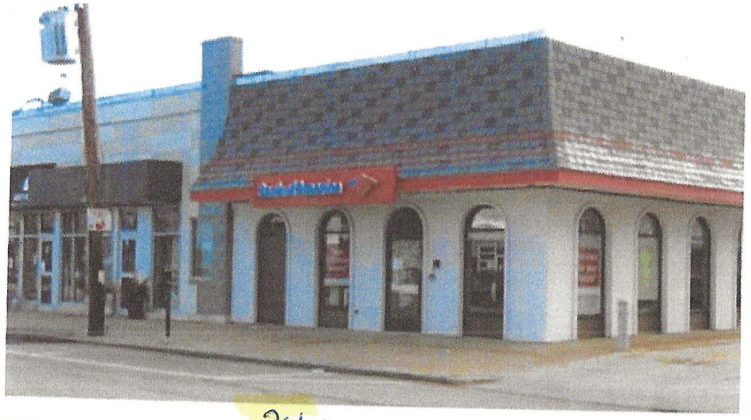
BANK OF AMERICA

Site Number: MA6-269-FC

Site Name: Needham
Address: 1455 Highland Ave
City/State: Needham, MA 02492

Recommendation Completed: 08-03-2020
Approved: 08-04-2020
Date Print: 04/09/2021

Existing Photo



24 ft

Proposed Photo

30 ft.

Existing

Asset Zone:	Sign
Asset Type:	Exterior
Sign Number:	Ext-001
Existing Sign Type:	Wall Cabinet
Face Material:	Formed Plastic
Graphics Material:	Vinyl
Overall Height:	132"
Face Height:	26"
Face Width:	180"
Illuminated:	Illuminated
Electrical:	
Wall Material:	W
Sign Comment:	

Proposed

Asset Type:	Exterior
Sign Number:	Ext-001
Sign Type:	KCCS-2ng
Description:	10 1/2" Inline Format - Color Day/Color Night - Channel Letters
Action:	Remove and Replace
Comments:	Gensler has uploaded Site Adaptation Package. Refer to SAP uploaded to site for details.Updates to building have been included in morph.

Overall Height:	1'-8 5/8"
Overall Width:	17'-2 5/8"
Logo Height:	
Letter Height:	10 1/2"
Illuminated:	Illuminated

Restoration Notes: Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching si icone. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, or may appear substantially different than the proportions shown in the proposed image, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing.

BUILDING FRONTAGE: 117'
TENANT FRONTAGE (BOA) 35' ±

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Location: 14 CHAPEL STREET (dba 1445 HIGHLAND) Date: 4.27.2021.

Owner: 1451 HIGHLAND AVE LLC

Address: 800 BOYLSTON ST. SUITE 1390 BOSTON, MA 02199
Street City State Zip

Telephone: (617) 262-4646

Applicant: HEATHER DUDKO, AGENT.

Address: 27 OLD MEETINGHOUSE RD. AUBURN, MA 01501
Street City State Zip

Telephone: 508.612.6954 hwoodhopkins@charter.net

Designer/Installer: PHILADELPHIA SIGN COMPANY

Address: 50 PORTER ROAD LITTLETON MA. 01460
Street City State Zip

Telephone: 978.486.0137 x116 JASON BRIDGES, 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: FOR BANK OF AMERICA SIGN 002.
WALL SIGN AT 1'8 5/8" X 17'2 5/8" @ 30 SQ FT.
INTERNALLY ILLUMINATED HIGHLAND AVE ELEVATION.

FACING HIGHLAND AVE

MA6-269-FC_Needham Print Book

4/9/21, 2:44 PM

BANK OF AMERICA

Site Number: MA6-269-FC

Site Name: Needham
Address: 1455 Highland Ave
City/State: Needham, MA 02492

Recommendation Completed: 08-03-2020
Approved: 08-04-2020
Date Print: 04/09/2021

Existing Photo

24'

Proposed Photo

30'

Existing

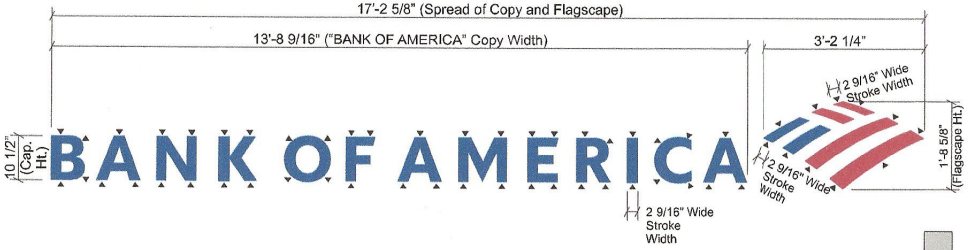
Asset Zone:	Sign
Asset Type:	Exterior
Sign Number:	Ext-002
Existing Sign Type:	Wall Cabinet
Face Material:	Formed Plastic
Graphics Material:	Vinyl
Overall Height:	132"
Face Height:	26"
Face Width:	180"
Illuminated:	Illuminated
Electrical:	
Wall Material:	W
Sign Comment:	

Proposed

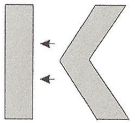
Asset Type:	Exterior
Sign Number:	Ext-002
Sign Type:	KCCS-2ng
Description:	10 1/2" Inline Format - Color Day/Color Night - Channel Letters
Action:	Remove and Replace
Comments:	Gensler has uploaded Site Adaptation Package. Refer to SAP uploaded to site for details.Updates to building have been included in morph.

Overall Height:	1'-8 5/8"
Overall Width:	17'-2 5/8"
Logo Height:	
Letter Height:	10 1/2"
Illuminated:	Illuminated

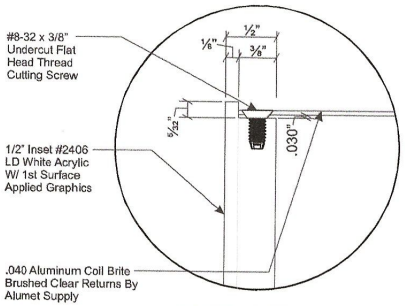
Restoration Notes: Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching si.icone. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, or may appear substantially different than the proportions shown in the proposed image, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing.



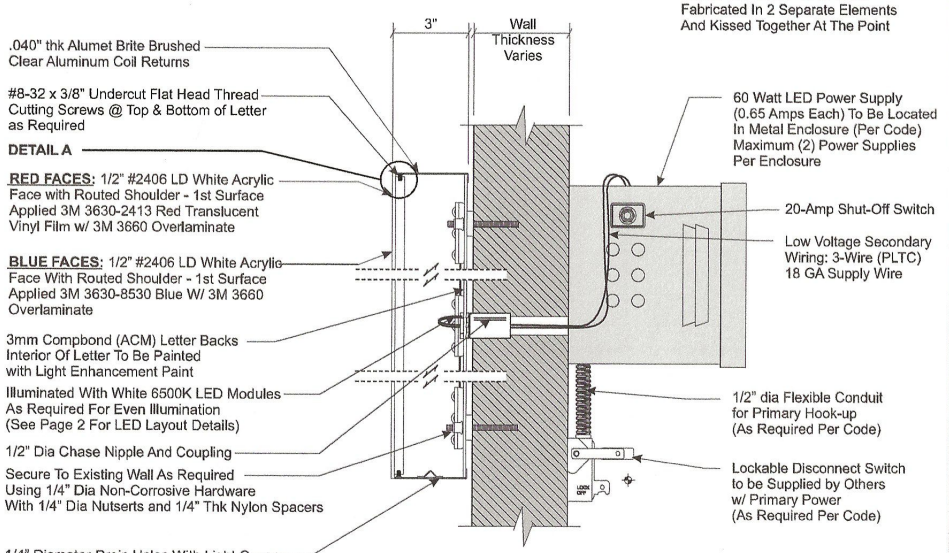
FRONT ELEVATION
BOA.KCCS-2ng_BOA
10 1/2"h x 17'-2 5/8"w x 1'-8 5/8"oah Color Day/Color Night Silver Returns Inline
SCALE: 1/2" = 1'0"



NOTE: The Letter "K" Is To Be Fabricated In 2 Separate Elements And Kissed Together At The Point



SECTION DETAIL A
FULL SCALE



SECTION VIEW
SCALE: 3" = 1'0"

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

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 NFPA 2017 National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Palmyra, New Jersey 08065
Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
BANK OF AMERICA

JOB NUMBER:
VARIOUS

SIGN TYPE:
BOA.KCCS-2NG

LOCATION:
VARIOUS

DATE:
10/15/2020

DRAWN BY:
JTR

REVISION:
Number: Date: By:

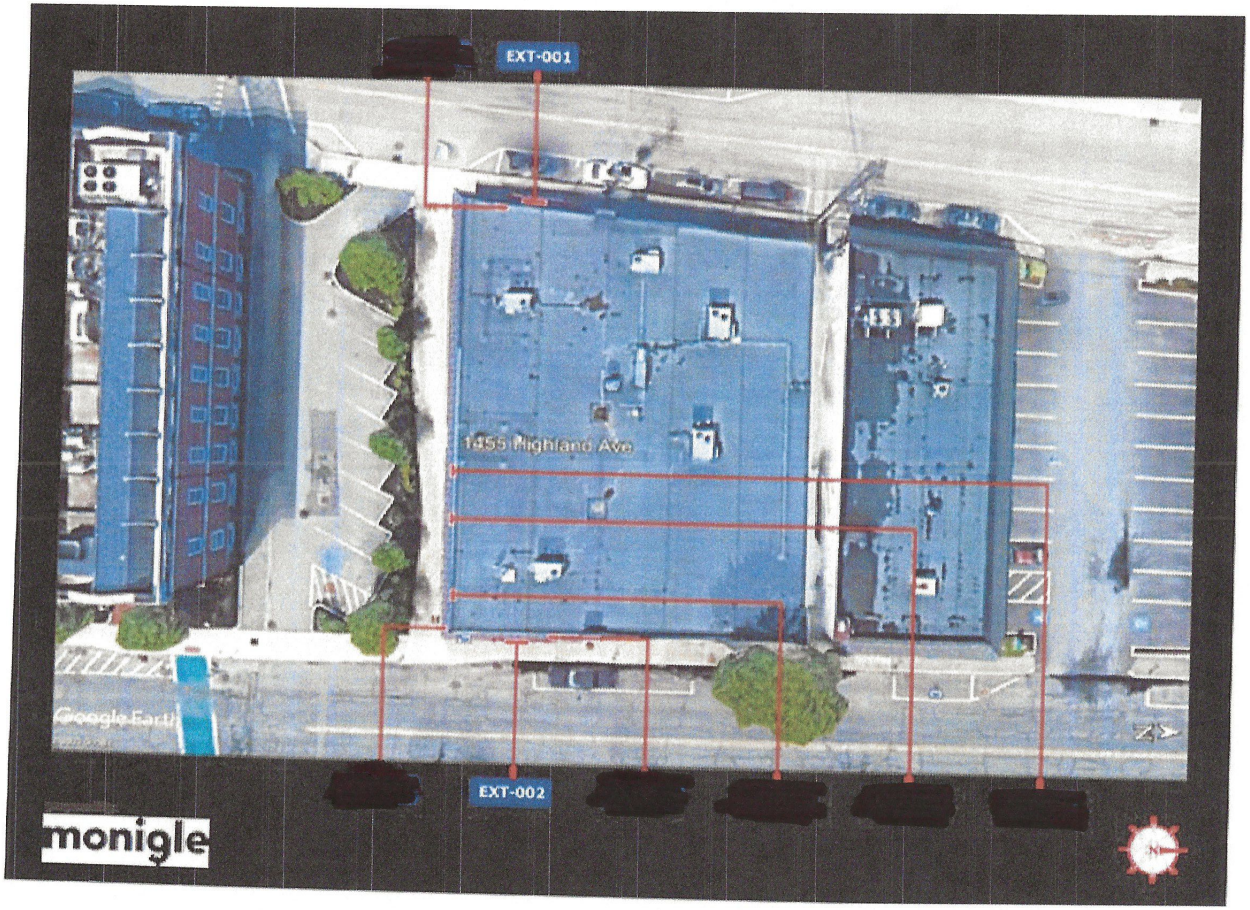
SHEET: ENG DEPT
1 OF 2

DWG NUMBER:
B-90941

CONSTRUCTION DRAWING

DEPT DISTRIBUTION:
ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

WIND SPEED DESIGN:
ULTIMATE WIND SPEED 115 MPH
EXPOSURE C


EXT-001
1455 Highland Ave
EXT-002
monigle

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 32 Chestnut Street, Needham, MA 02492 *Date:* 4/26/21

Owner: Alfred W. Greymont, Trustee, Alfred W. Greymont Revocable Trust

Address: P.O. Box 149, Tuftonboro, NH 03816
Street *City* *State* *Zip*

Telephone: 617-201-1846

Applicant: Katherine Pennington Klein, DMD

Address: 40 Eaton Road, Needham, MA 02492
Street *City* *State* *Zip*

Telephone: 215-901-1119

Designer/Installer: Kenneth R. Feyl - Lagrasse, Yanowitz & Feyl Architects

Address: One Elm Square, Andover, MA 01810
Street *City* *State* *Zip*

Telephone: 978-470-3675

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:
Renovation and conversionof approximately 1,751 square feet of existing first floor, commercial space,

in an existing commercial building, for use as an orthodontic practice, and including facade changes.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

LAGRASSE YANOWITZ & FEYL
ARCHITECTURE + LAND PLANNING + CONSTRUCTION MANAGEMENT

KATIE KLEIN ORTHODONTICS

32 CHESTNUT ST, NEEDHAM, MA
TENANT FIT-UP
AREA: ±1,751 SF

APRIL 15, 2021

EXISTING CONDITIONS

LAGRASSE YANOWITZ & FEYL
ARCHITECTURE + LAND PLANNING + CONSTRUCTION MANAGEMENT

KATIE KLEIN ORTHODONTICS

32 CHESTNUT ST, NEEDHAM, MA
TENANT FIT-UP
AREA: ±1,751 SF

APRIL 15, 2021

EXISTING FRONT FACADE

PROPOSED FRONT FACADE

LAGRASSE YANOWITZ & FEYL
ARCHITECTURE + LAND PLANNING + CONSTRUCTION MANAGEMENT

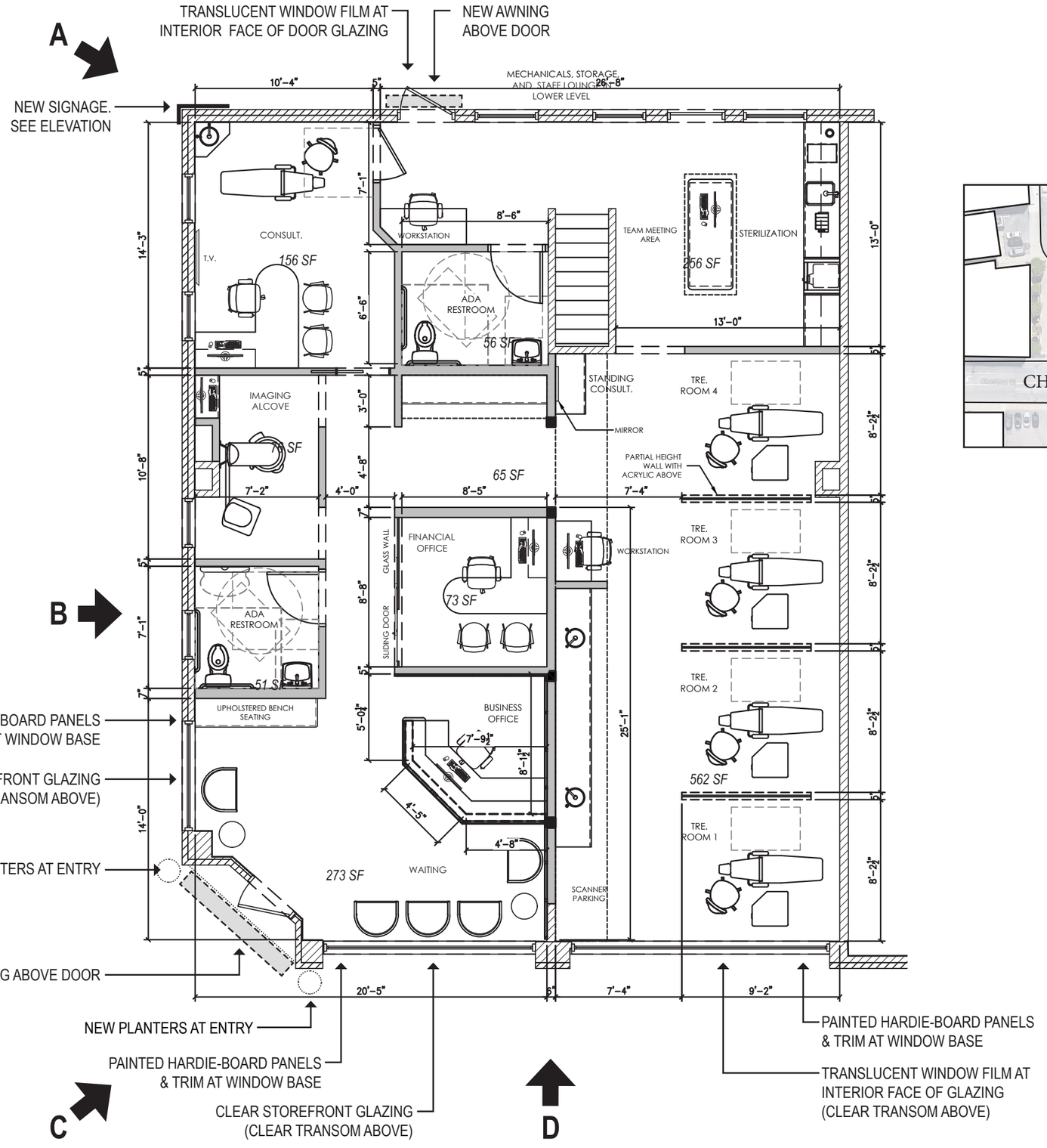
KATIE KLEIN ORTHODONTICS

32 CHESTNUT ST, NEEDHAM, MA
TENANT FIT-UP
AREA: ±1,751 SF

APRIL 15, 2021

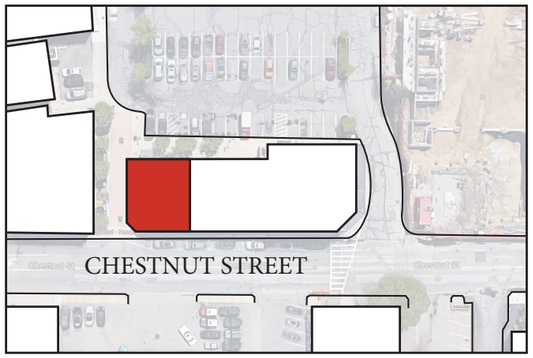
REGISTERED ARCHITECT
KENNETH P FEYL
No. 20010
SALEM, MA
COMMONWEALTH OF MASSACHUSETTS

NOT FOR CONSTRUCTION



EXISTING WALLS

NEW WALLS



LOCUS MAP

N

PROPOSED FLOOR PLAN

HENRY SCHEIN® DENTAL

3D RENDERING
FOR PRESENTATION PURPOSES ONLY

INTEGRATED DESIGN STUDIO™

LAGRASSE YANOWITZ & FEYL
ARCHITECTURE + LAND PLANNING + CONSTRUCTION MANAGEMENT

KATIE KLEIN ORTHODONTICS

32 CHESTNUT ST, NEEDHAM, MA
TENANT FIT-UP
AREA: ±1,751 SF

APRIL 15, 2021

EXISTING REAR FACADE

PROPOSED

HENRY SCHEIN® DENTAL

3D RENDERING
FOR PRESENTATION PURPOSES ONLY

INTEGRATED DESIGN STUDIO™

HENRY SCHEIN® DENTAL

3D RENDERING
FOR PRESENTATION PURPOSES ONLY

INTEGRATED DESIGN STUDIO™

HENRY SCHEIN® DENTAL

3D RENDERING
FOR PRESENTATION PURPOSES ONLY

INTEGRATED DESIGN STUDIO™

George Giunta, Jr.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland
TELEPHONE (781) 449-4520 FAX (781) 449-8475

April 16, 2021

Lee Newman
Planning Director
Town of Needham
1471 Highland Avenue
Needham, MA 02492

VIA EMAIL: LNewman@needhamma.gov

Re: Major Project Site Plan
Amendment
Katherine Pennington Klein, DMD
32 Chestnut Street, Needham, MA

Dear Lee,

Please be advised that this office represents Katherine Pennington Klein, DMD (hereinafter, and in the materials submitted herewith, the "Applicant" and "Dr. Klein") relative to the proposed renovation and redevelopment of approximately 1,751 square feet of existing first floor commercial space within the building known and numbered 30-50 Chestnut Street (the "Premises"). In connection therewith, submitted herewith pursuant to M.G.L. Chapter 40A and the Town of Needham Zoning By-Law (the "By-Law"), please find the following materials. Same are submitted electronically, pursuant to the procedures adopted by the Planning Board for filing during the Covid-19 state of emergency, and two hard copies of the materials will be provided by mail.

1. Completed Application for further Site Plan Review with Addendum A;

2. Architectural plans titled "Katie Klein Orthdontics, 32 Chestnut Street, Needham, MA, Tenant Fit-Up", prepared by Lagrasse, Yanowitz & Feyl, dated April 15, 2021, consisting of four (4) sheets, as follows: 1. Sheet labelled "Existing Conditions"; 2. Sheet labelled "Proposed Floor Plan"; 3. Sheet labelled "Existing Front Façade" and "Proposed (Option 2)"; and 4. Sheet labelled "Existing Rear Façade" and "Proposed".

3. Renderings prepared by Integrated Design Studio, Henry Schein, Dental, undated, consisting of four (4) sheets.

4. Authorization Letter of Katherine Pennington Klein, dated April 15, 2021;

5. Authorization Letter of Alfred W. Greymont, Trustee, Alfred W. Greymont Revocable Trust, dated April 15, 2021; and

6. Check No. 2642 in the amount of $1,000 for the requisite filing fee.

The Premises is one of several tenant bays in an existing commercial building in the Center Business District. The Building consist of two parts: a one-story, older portion, previously known as the "Jacobs Block" and a two-story, newer portion. According to the records of the Assessor's Department, the older portion appears to have been built in 1926. The newer portion was built in or around 2001 pursuant to Major Project Site Plan Special Permit, Application 98-10, filed with the Town Clerk on September 8, 1998 (the "Decision"), as affected by Amendment, filed with the Town Clerk on August 15, 2002 (the "Amendment").

The Premises is located at the northerly end of the old portion of the Building and consists of approximately 1,751 square feet of floor space. It was last used for retail purposes by the Art Emporium as an art and framing store. The rest of the older portion of the Building is currently occupied by a tailor, a television sales and service store, a nail salon, and a vacant storefront. The newer portion of the Building is currently occupied by a bank on the first floor and offices on the second floor.

Dr. Klein is a board-certified specialist in orthodontics. She received her Master of Science degree in Oral Biology and a Certificate of Advanced Graduate Study in Orthodontics from the University of North Carolina at Chapel Hill. While there, she was selected as the Andrew M. Brooks Fellow. Dr. Klein graduated from the 7-year B.S./D.M.D. program at Villanova University and the University of Pennsylvania School of Dental Medicine. As a recipient of an Air Force Health Professions Scholarship, she completed an Advanced Education in General Dentistry Residency at Travis Air Force Base (AFB) in California where she continued to serve as a general dentist upon graduation. In addition to practicing clinical dentistry at Travis AFB, Dr. Klein served as the Dental Public Health Officer, and in 2007 was recognized as the Junior Clinical Dentist of the Year. Dr. Klein is currently a faculty member in the Oral and Maxillofacial Surgery Department at the Harvard Dental School, Massachusetts General Hospital. She is also the co-director of the Orthognathic Surgical Team at Mass General and a member of the Cleft Lip and Palate Team at both Mass General and Shriners Hospital for Children in Boston.

Dr. Klein intends to renovate the Premises for use as an orthodontics office. Examples of some of the work she will perform include braces, Invisalign, making retainers, and tooth bleaching. Because individuals of all ages seek corrective tooth changes with orthodontics, patients are expected to range from as young as 7 years old up to 80 years old. However, it is expected that the majority of patients will be between 10-12 years of age. The office is expected to operate 7 AM to 7 PM, Monday through Friday, as well as some Saturdays. There is expected to be a total of three staff on site at any given time; one dentist, one administrative person and one clinical assistant.

Analysis

I. Use

It is the Applicant's position that the proposed orthodontic office constitutes a "Craft, consumer, professional or commercial service establishment dealing directly with the general public and not enumerated elsewhere in this section" in Section 3.2.2 of the Zoning By-Law. As such, the use is permitted as of right. This position is based on the plain language of the Zoning By-Law, as well as current and prior interpretations of the Building Commissioner's and the Zoning Board of Appeals.[1]

The Building in which the Premises is located is the subject of a prior Site Plan Special Permit approval. Pursuant to that permit, the Building (including both the older and newer portions) was to contain retail, banking, office and support services, and Condition 2.2 of the Decision, as modified by the Amendment, requires:

> That the proposed retail, banking and office building uses and support services shall contain the dimensions and be located on that portion of the locus exactly as shown on the Plan and in accordance with applicable dimensional requirements of the By-Law. That the Petitioner shall be permitted to erect partition walls within the building at his discretion provided the use allocation as shown on the Plan is maintained (emphasis added).

In addition, section 3.2 of the Decision imposes a limitation that:

> There shall be no further development of this site without further site plan approval as required under Section 7.4 of the By-law. The Board, in accordance with M.G.L., Ch. 40A, S.9 and said Section 7.4, hereby retains jurisdiction to (after hearing) modify and/or amend the conditions to, or otherwise modify, amend or supplement, this decision and to take other action necessary to determine and ensure compliance with this decision.

As a result, even though the use is allowed as of right, the proposed dental practice requires further site plan review and an amendment to the existing site plan special permit. Provided such amendment is granted, the use will comply with the By-Law and the Decision as affected by the Amendment.

II. Parking

Section 5.1.2 of the Bylaw (Required Parking) does not include a category for dental practice. However, it does include a category for "Medical, dental and related health service structures or clinics". In as much as the structure in which the Premises is located is not exclusively medical, dental or related health services, and whereas neither the proposed dental practice nor the Building constitute a clinic, as that term is defined in the By-Law, such category does not appear to apply. Nevertheless, it is the closest category in Section 5.1.2 and the Applicant is also mindful of apparent standing practice to apply such category to all medical, dental and related health service uses. Therefore, such category has been used to analyze the parking impact of the proposed use.

---

[1] See Decision of the Zoning Board of Appeals, dated November 19, 2015, issued to Salib Fanikos Dental Care, LLC concerning property in the Center Business District known and numbered 905-915 Great Plain Avenue.

As set forth above, the Premises contains approximately 1,751 square feet of area. Applying the aforementioned parking requirement of one car for every 200 square feet of area, the resulting parking demand will be 9 spaces, calculated as follows:

1,751 ÷ 200 = 8.75 spaces, rounded up = 9 spaces required

Compare this to the parking demand for the prior retail use (at a demand of 1 space for every 200 square feet, pursuant to Section 5.1.2), and the increase in demand is only 3 spaces:

1,751 ÷ 300 = 5.84 spaces, rounded up = 6 spaces required
9 – 6 = increase of 3 spaces

Because there is no off-street parking available on the Property, such increase will require an amendment and increase to the existing special permit parking waiver, from 46 spaces to 49 Spaces.[2] Provided such amendment and increase is granted, the parking will comply with the By-Law and the Decision, as affected by the Amendment.

III. Site Plan Analysis

(a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air.

Dr. Kein asserts that the use of the Premises for an orthodontics practice will not constitute a "seriously detrimental use" within the terms of the By-Law. Moreover, the Property and the Building are already fully developed and the only renovations proposed are limited to interior changes and cosmetic exterior changes. Therefore, no material additional impact is anticipated to surface water drainage, sound and sight, views, light and air.

(b) Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

The Building and Property are currently fully developed and bounded by existing established ways. Furthermore, whereas only interior modifications and cosmetic exterior changes are proposed, existing traffic patterns are not expected to be affected in a material way, and, based on its observations and familiarity with the site, the Applicant is neither aware of nor anticipates any problems with vehicular and pedestrian movement within the site or on adjacent streets.

[2] See paragraphs 1.6 and 1.7 of the Decision and paragraph 1.6 of the Amendment. Note that the lack of land available to provide off-street parking was caused in substantial part by a land swap between the Town of Needham and the owner of the Property, pursuant to which the total number of parking spaces in the municipal parking lot was substantially increased.

(c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises.

The Property does not contain any parking or loading spaces, but instead relies upon the adjacent municipal parking lot. Whereas the proposed orthodontics practice will only result in a net parking demand increase of three spaces, Dr. Klein does not anticipate any significant or material additional impacts to off-site parking and loading spaces. Therefore, the arrangement should be adequate.

(d) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

The Property and Building are already developed with infrastructure in place. Moreover, the nature of the proposed use is such that the amount of waste expected to be generated is no greater than the retail use that previously occupied the Premises. As a result, the existing methods of waste disposal are expected to remain adequate.

(e) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of the By-Law.

The Property and the Building are situated in a highly developed, commercial area. The Applicant is not aware of any significant community assets in the area immediately adjoining the Premises, other than the new fire station. However, whereas the Property and Building are fully developed and no material expansion or fundamental changes are proposed, the Applicant does not anticipate any significant or material impact from the proposed use. Therefore, the proposed redevelopment, renovation and reuse of the Premises is not anticipated to significantly affect the relationship of the Premises to any community assets or any adjacent landscape, buildings and structures.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets.

The Property and Building are presently fully developed and fully connected to Town infrastructure. Moreover, only interior modifications and cosmetic exterior changes are being proposed. Therefore, the Applicant does not anticipate any significant or material change, or any adverse impacts to any Town resource.

Conclusion

Based on the foregoing, Dr. Klein asserts that the proposed renovation and re-use of the Premises for use as an orthodontic practice, as set forth above and in the materials submitted herewith, is both proper and appropriate. The proposed use will provide a necessary and important service to the residents and workers in the Town, with minimal, if any, expected impact. While perhaps not the use of choice for a former retail space, nevertheless the proposed use still provides a retial service. Therefore, Dr. Klein requests that her application be approved and the relief required be granted.

Please schedule this matter for the next available meeting of the Board, whether via Zoom or other electronic format or otherwise. If you have any questions, comments or concerns relative to the foregoing, please do not hesitate to contact me so that I may be of assistance.

Your courtesy and attention are appreciated.

Sincerely,

George Giunta, Jr

TOWN OF NEEDHAM
MASSACHUSETTS

Room 20, Town Hall
Needham, MA 02492
781-455-7526

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) (Major Project) Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property: 32 Chestnut Street, Needham, MA
Name of Applicant: Katherine Pennington Klein, DMD
Applicant's Address: 40 Eaton Road, Needham, MA 02492
Phone Number: 215-901-1119

Applicant is: Owner _____ Propsective Tenant X
Agent/Attorney _____ Purchaser _____

Property Owner's Name: Alfred W. Greymont, Trustee, Alfred W, Greymont Revocable Trust
Property Owner's Address: P.O. Box 149, Tuftonboro, NH 03816
Telephone Number: 617-201-1846

Characteristics of Property: Lot Area 12,340 Present Use Mixed
Map # 47 Parcel # 59 Zoning District Center Business (CB)

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

Renovation and conversion of approximately 1,751 square feet of existing first floor commercial space, in an existing commercial building, for use as an orthodontics practice, as further described in the materials submitted herewith. See Addendum A for a list of zoning relief that is, or may be, required.

Signature of Applicant (or representative) _____
George Giunta, Jr., Esq., duly authorized
Address if not applicant _____
Telephone #
Owner's permission if other than applicant See Authorization Letter Provided Herewith

---

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____
NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

ADDENDUM A
TO
APPLICATION FOR SITE PLAN REVIEW
OF
Katherine Pennington Klein, DMD
32 Chestnut Street
Needham, Massachusetts

The following relief is or may be required, and is hereby requested:

1. Pursuant to the original Decision, as amended, further Major Project Site Plan Review is required.

2. In addition, the following relief is, or may be required:

a. A Special Permit pursuant to Section 5.1.1.6 further waving strict adherence with the off-street parking requirements of Section 5.1.2 of the Zoning By-law;

d. Waiver of strict compliance with the requirements of Section 7.4.4, as applicable; and

e. Any and all additional relief required or appropriate for the use and occupation of a portion of the existing building by an orthodontic practice.

3. The Applicant requests that any and all relief granted by the Board in connection with the within application shall run with the land and that the movement of interior walls and interior fixtures not require further review, provided the total useable square footage remains fixed.

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 1024 Great Plain Avenue *Date:* May 9 2021

Owner: Sullivan and Company

Address: 78 Hancock Street Suite 12 Braintree MA 02184
Street *City* *State* *Zip*

Telephone: 781-849-1090

Applicant: Proud Mary

Address: 1024 Great Plain Avenue Needham, MA 02492
Street *City* *State* *Zip*

Telephone: 347-266-3484 Karen Loughery

Designer/Installer: Fastsigns

Address: 15 Kearney Road Needham, MA 02494
Street *City* *State* *Zip*

Telephone: 781-444-4889

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:
2x AWNINGS Sunbrella Natural Painted Fabric - Logos and Text

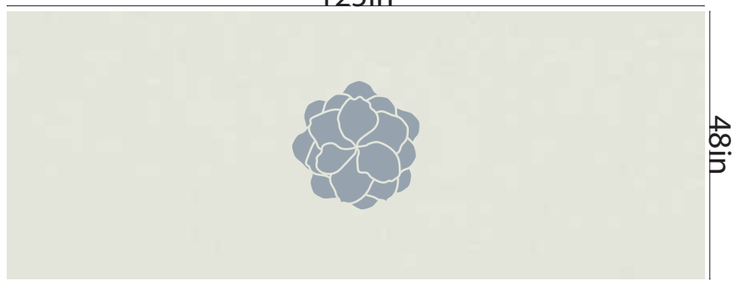
Facade Change

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

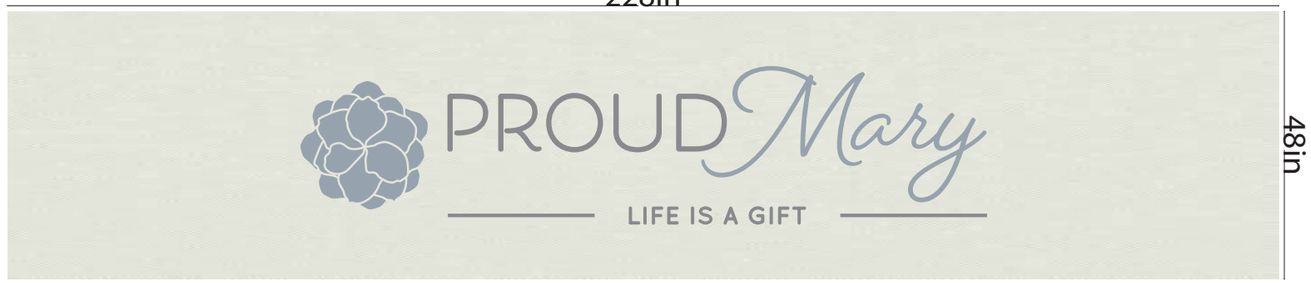
Primary Signage

125in



48in

228in



48in

Sunbrella Natural Awning with Painted Logo and Graphics (1x each, 2 total)

PMS 7543 C PMS Cool Gray 8 C

Proud Mary
Printed Awnings
1024 Great Plain Avenue
Needham, MA 02492
Sign 1 Logo Height = 23in
Sign 2 Logo Height = 23in
Proud "P" Height = 9.9in
Mary "M" Height = 19.6in
Life "L" Height = 2.8in
Sign 1 Height = 48in
Sign 1 Width = 125in
Sign 2 Height = 48in
Sign 2 Width = 228in
Sign 1 Square Footage = 41.6sq'
Sign 1 Square Footage = 76sq'
Primary Grade to ground =138in

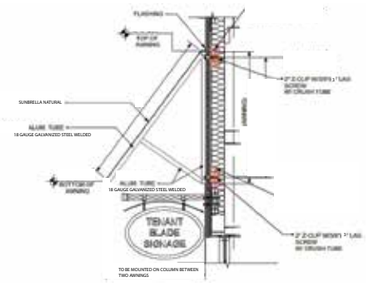
Sunbrella Natural Awning

Existing Signage

Proposed Signage

Grade 138" From Top of Sign to Ground

Standard Awning Production and Installation



Specs: 18" Gauge Galvanized
1" Tubing- Welded
3" Lag Bolts
Z- Clips

*Graphics not to scale but are proportionate.

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 1024 Great Plain Avenue *Date:* April 30, 2021

Owner: Sullivan and Company

Address: 78 Hancock Street Suite 12 | Braintree | MA | 02184
Street | *City* | *State* | *Zip*

Telephone: 781-849-1090

Applicant: Proud Mary

Address: 1024 Great Plain Avenue | Needham, | MA | 02494
Street | *City* | *State* | *Zip*

Telephone: 781-444-4889

Designer/Installer: Fastsigns

Address: 15 Kearney Road | Needham, | MA | 02494
Street | *City* | *State* | *Zip*

Telephone: 781-444-4889

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

Brief description of sign or project:

(1x) Double Sided V Grooved Painted HDU Black Metal Bracket 26"x30"x2"

FASTSIGNS®
More than fast. More than signs.™

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Secondary Signage

Proud Mary
Double Sided Engraved HDU Blade Sign
1024 Great Plain Avenue
Needham, MA 02492

2" thick Double sided Engraved HDU V-Grooved (1x)

PMS 7543 C PMS Cool Gray 1 C, 25%

Logo Height = 8.36in
Proud "P" Height = 2.9in
Mary "M" Height = 6.3in
Tagline "L" Height = 1.02in
Sign Height = 26in
Sign Width = 30in
Square Footage = 5.41sq'
Primary Grade to ground =134in

Left Side Mounting Detail

Existing Signage

Proposed Signage

Grade 134in From Top of Sign to Ground

Mounted to Existing Blade Bracket using eyelets and chains w/ 5" drop

*Graphics not to scale but are proportionate.

FASTSIGNS®
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Neighborhood View

Proud Mary
Printed Awnings
1024 Great Plain Avenue
Needham, MA 02492

1024 Great Plain Avenue, Needham, MA 02492

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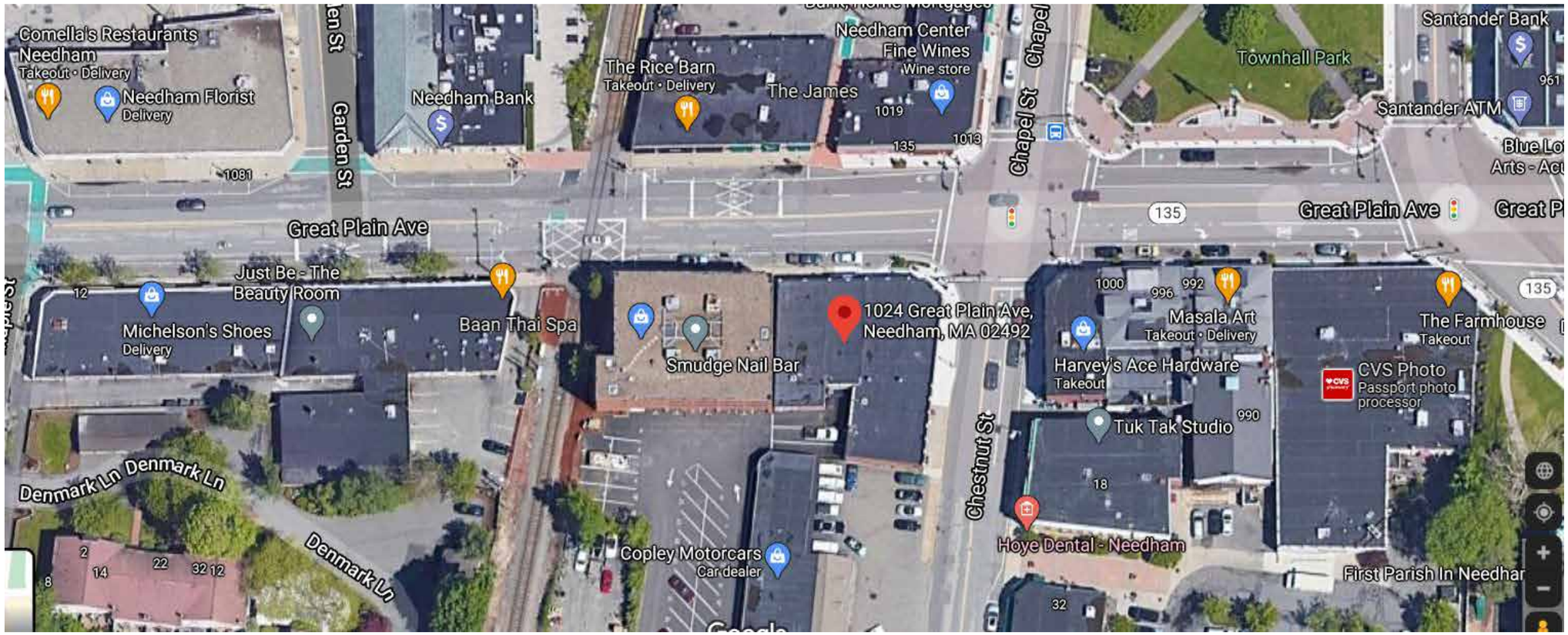
Aerial View

Proud Mary
Printed Awnings
1024 Great Plain Avenue
Needham, MA 02492



1024 Great Plain Avenue, Needham, MA 02492

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1013 GRT. PLAIN AVE. NEEDHAM, MA 02492 ***Date:*** 04/20/2021

Owner: HEFFERNAN ASSOCIATES

Address: 99 WHITMAN RD. NEEDHAM, MA 02492
Street *City* *State* *Zip*

Telephone: 781-444-2736

Applicant: THE REVITALIZATION TRUST FUND (NCATF)

Address: 1471 HIGHLAND AVE. NEEDHAM, MA 02492
Street *City* *State* *Zip*

Telephone: 781-453-7500 / PAM GAD-CHAIR 781-718-5552

Designer/Installer: SPEEDPRO GRAPHICS BOSTON NEEDHAM

Address: 629 HIGHLAND AVE (A 101) NEEDHAM, MA 02494
Street *City* *State* *Zip*

Telephone: 781-790-4779 (OWNER - WAYNE ARTHUR)

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:

SEE ATTACHED - APPROVAL OF NEW GRAPHICS FOR "MAIN NEEDHAM IN THE WORKS" ROLLING MURAL

Please email completed application to elitchman@needhamma.gov

(2) DESIGNS FOR APPROVAL ATTACHED

Revised 2/2020

BOB'S STORY

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Robert Y. Larsen Soldier, Artist, Entrepreneur

FROM NEEDHAM TO THE WORLD

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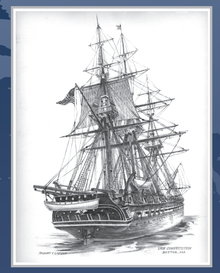
THE REVITALIZATION TRUST FUND
WWW.NEEDHAMMA.GOV



BOB'S STORY

After being commissioned as a First Lieutenant in the US Army, Bob was called to active duty during the Korean War where he led a mortar platoon and received the Combat Infantry Badge. He has marched and participated in many of Needham's Memorial Day, Fourth of July, and Veterans Day celebrations. He is a life member of the Veterans of Foreign Wars Post 2498 in Needham.

His contributions to Needham include 47 years as a Town Meeting Member and service on several town committees, including the Memorial Park Curatbe Committee for which he created the fundraising lithograph. Bob served on the Fallen Brave Memorial Committee and designed the bas-relief medallion sculpted into the granite at Memorial Park that honors Needham's 92 fallen service people.

Bob has exhibited his fine art in Connecticut and at the Copley Society in Boston. He is a past recipient of the Mandop Prize from the North Shore Arts Association for excellence in drawing, and first prize from the New England Press Association for an editorial cartoon that appeared in the Needham Times in 2003. His wit and talent were on display for eleven years as the free-lance editorial cartoonist for the Needham Times. For 40 years, Needham residents have appreciated Bob's artistic talent on the covers of the Needham phone book, including the rendering of the Town Hall that served as the model for banners displayed over Needham's main streets. Many have cherished the sketches of graduating Needham High School seniors that he made at their all-night party. His formal portraits hang in the Needham Library, the Needham History Center, and the Needham Community Council.

Bob's many contributions to the town reflect his commitment to the importance of civic engagement. He has willingly and generously devoted countless hours of his time and talents to benefit the Needham community. He is a recipient of the 2014 Richard Patton Melick Foundation Award, the Superintendent's Award for Distinguished Service, the Needham Exchange Club's Extraordinaire Award, and the Needham Business Association's Distinguished Citizen of the Year Award. In spite of his well-deserved recognition, Bob truly believes that whatever his service to community, it is he who has received so much more in return.

Robert Y. Larsen Soldier, Artist, Entrepreneur

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6’ 2’’ 1’ 20'x30'

PHOTO: WICKED LOCAL

PHOTO: GETTY

SUNITA’S STORY

Sunita Williams is an American astronaut and navy officer, and proud 1983 graduate of Needham High School. Born in Euclid, Ohio, Sunita, her parents, and two older siblings moved to Needham, where Sunita spent most of her childhood.

Upon graduation from Needham High School, Sunita attended the United States Naval Academy in Annapolis, where she received a Bachelor of Science in Physical Science. Following her early career as a commissioned ensign in the U.S. Navy, Sunita trained at the Naval Test Pilot School, eventually becoming an instructor. Over the course of her career, she flew 30 different types of aircraft and logged 3,000 hours. She was deployed as a helicopter pilot in Operation Desert Shield and Operation Provide Comfort.

Because of her experience and qualifications as a pilot, NASA selected Sunita for its astronaut program. Sunita spent a total of 322 days at the International Space Station over the course of four expeditions and served as commander of the ISS on her fourth, and final expedition, only the second woman to serve as commander of the Space Station. Over the course of her career in space, Sunita held the record for longest single spaceflight by a woman (195 days), total number of spacewalks by a woman (7), and most spacewalk time for a woman (50 hours, 40 minutes). In 2007 Sunita also became the first person to run a marathon in space – she completed the Boston Marathon on April 16, 2007 in just 4 hours, 24 minutes, and later became the first person to complete a triathlon in space. (Sunita was no stranger to the Boston Marathon – while a senior at Needham High School she unofficially entered the marathon, running from Hopkinton to Boston, completing the race barefoot when her shoes began to bother her).

In September 2007, Sunita was awarded the Sardar Vallabhbhai Patel Vishwa Pratibha Award, named for the Indian politician Sardar Patel who played a leading role in India’s struggle for independence and helped it become a united, independent nation. Sunita became the first person of Indian descent who was not an Indian citizen to receive the prestigious award.

In 2019 the Needham School Committee voted unanimously to re-name the newly reconstructed Hillside Elementary – from which Sunita graduated – as the Sunita L. Williams Elementary School. Needham’s first public building named after a woman, Sunita’s flight suit, Navy uniform, service pictures, and 5th grade school photo, are proudly on display in the school lobby.

Sunita Williams
U.S. Navy - Scientist - NASA Astronaut

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THE REVITALIZATION TRUST FUND
WWW.NEEDHAMMA.GOV

MEMORANDUM

To: Needham Planning Department
From: Evans Huber, Esq.
Date: May 5, 2021
Subject: Summary of Changes to Proposed Project at 1688 Central Avenue

As requested by email from Alex Clee dated April 29, the following is a summary of the changes that Needham Enterprises has made to the proposed project, following the submission of a plan set on March 12, review and comment by the DRB at its meeting on March 22, and neighborhood feedback.

Building

- The building has been moved further back from Central Ave, so that the setback is now 50 feet, rather than 40 feet as previously submitted. Please note that the setback required by Section 4.2.4 of the Bylaw is 35 feet.
- Bayed windows have been added to the building façade facing Central Avenue.

Parking:

- The increased setback from Central Ave resulted in a corresponding decrease in the distance between the building and the existing barn, requiring a redesign of the parking area between the barn and the main entrance to the building.
- In response to neighborhood concerns that there will be insufficient parking for the required staffing, the number of parking spaces has been increased from 24 to 30.
- In addition, in response to the concern that vehicles queueing for drop-off and pick-up may create a back-up on Central Avenue, a parking area has been added behind the existing barn.

Landscaping:

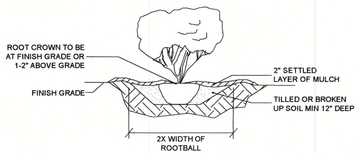
- Both side lot line screen plantings have been changed from all white pine to mix of white pine, red cedar, blue spruce, and Norway spruce
- Both groups of side line screen plantings have been reconfigured so that they are no longer in a straight line
- On the north sideline adjacent to Temple Aliyah, the number of trees has been increased from 11 to 17.
- On the south side of the property, the number of trees has been increased from 6 to 21 and the length of the planting screen has been increased to fully screen the building from the neighbor at 1708 Central Ave.
- Foundation plantings have been added along the Central Avenue building façade, as well as cherry trees at each end of that façade.
- Shrubs have been added between the proposed flowering crabapple trees along Central Avenue at the top of the new proposed grade.
- Maple trees adjacent to the walkway along parking area between the building and existing barn have been moved further from the walkway.

CONSTRUCTION NOTES

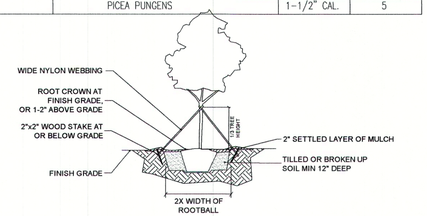
1) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAN AND THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN MAY VARY FROM THEIR FIELD LOCATION. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 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'	10
WA	WHITE AZELEA	RHODODENDRON VICOSUM	2'-3'	7
RH	RHODODENDRON	RHODODENDRON FERRUGINEUM	2'-3'	2
JU	JUNIPER	JUNIPERUS	2'-3'	2
LM	MAPLE "LEGACY"	ACER SACCHARUM	1-1/2" CAL.	4
WP	WHITE PINE	PINUS STOBUS	1-1/2" CAL.	16
CA	CRABAPPLE "DONALD WYMAN"	MALUS "DONALD WYMAN"	1-1/2" CAL.	4
EG	ARBORVITAE "EMERALD GREEN"	THJA OCCIDENTALIS SMARAGD	2'-3'	54
HM	ARBORVITAE "HETZ MIDGET"	THJA OCCIDENTALIS "HETZ MIDGET"	2'-3'	18
RC	RED CEDAR	JUNIPERUS VIRGINIANA	1-1/2" CAL.	14
CH	CHERRY	PRUNUS AVIUM	1-1/2" CAL.	2
NS	NORWAY SPRUCE	PICEA ABIES	1-1/2" CAL.	3
BS	BLUE SPRUCE	PICEA PUNGENS	1-1/2" CAL.	5



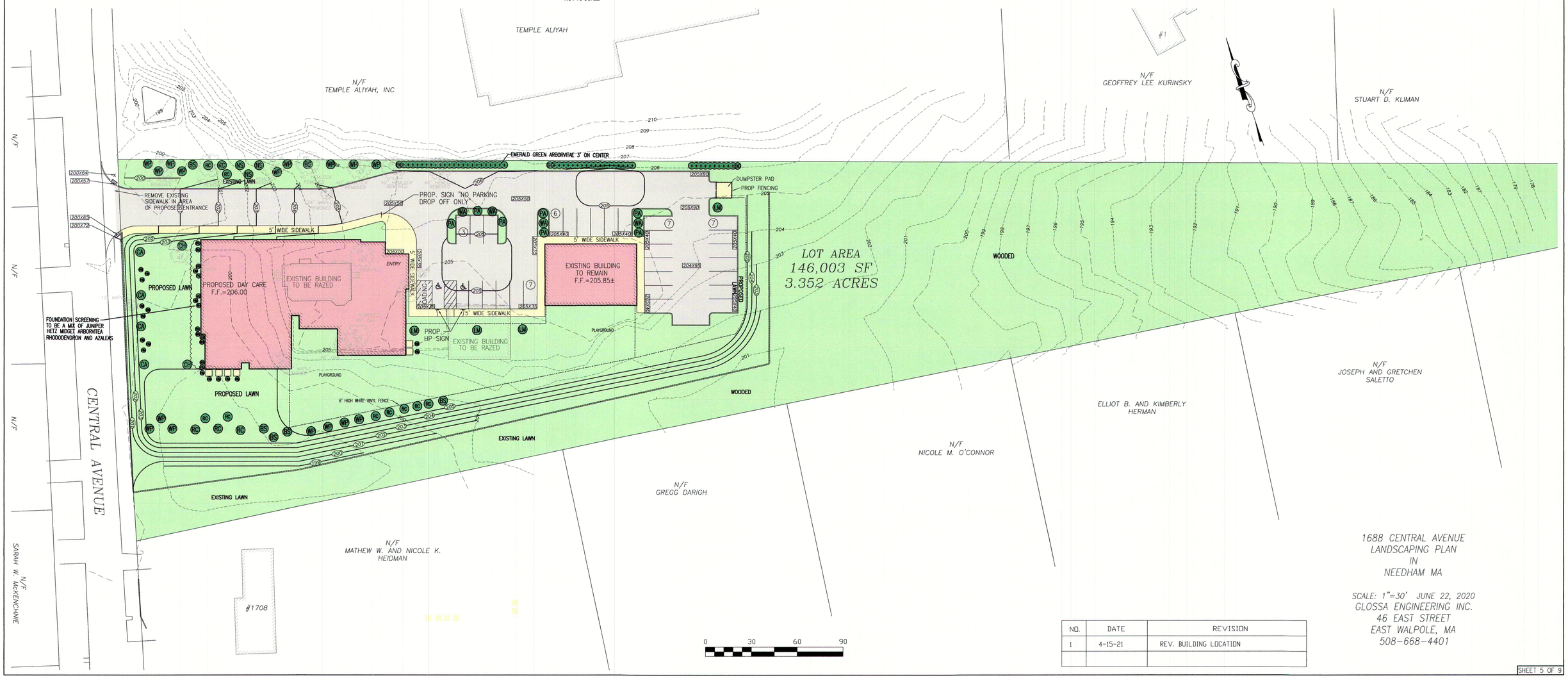
TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

LEDGEND:

EXISTING GRADE 100
EXISTING SPOT GRADE × 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
EXITING 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 205X15
PROPOSED CATCH BASIN CB-1
PROPOSED DRAIN MANHOLE DMH-1
PROPOSED TAPPING SLEEVE AND VALVE PROPOSED 8"X6" TS&V

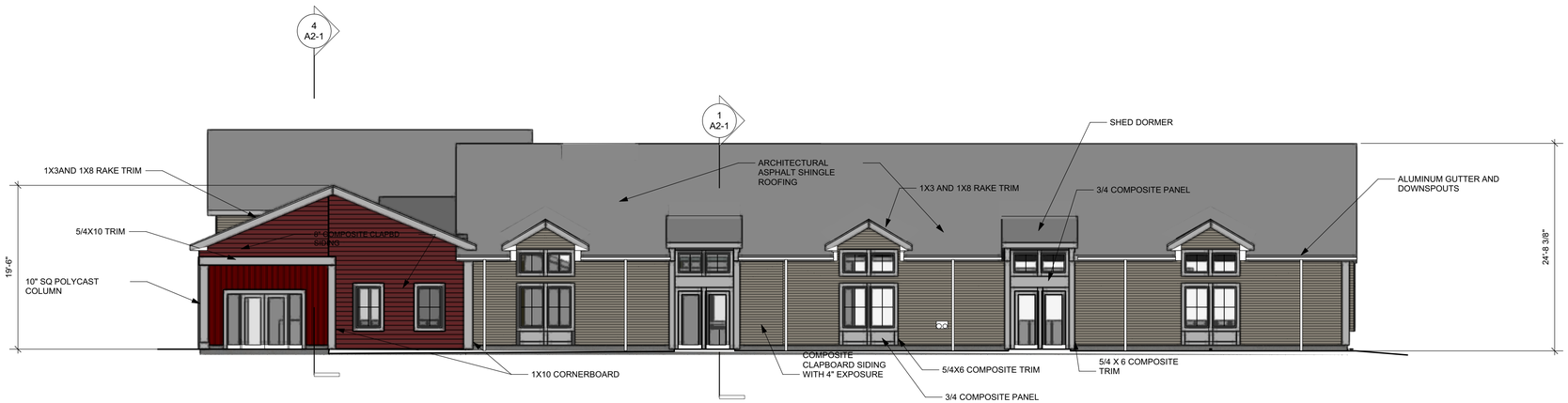


NO.	DATE	REVISION
1	4-15-21	REV. BUILDING LOCATION

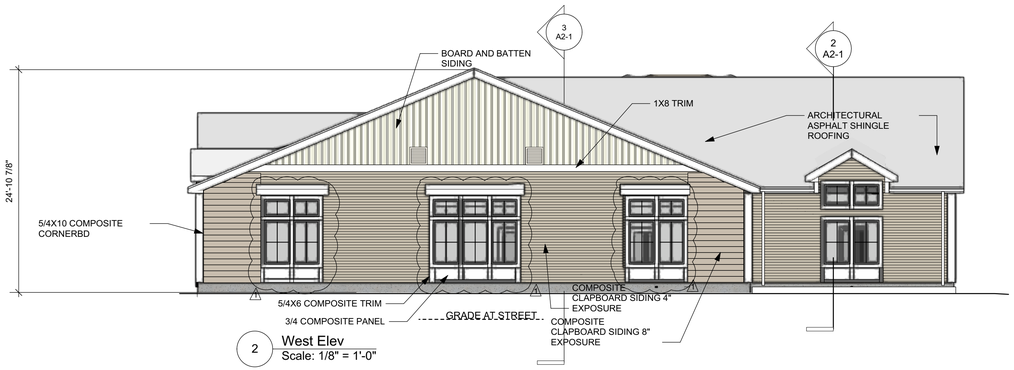
1688 CENTRAL AVENUE
LANDSCAPING PLAN
IN
NEEDHAM MA

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

Mark Giuesing Architect
48 Mackintosh Avenue
Needham, Massachusetts
781. 444 - 3504
02492

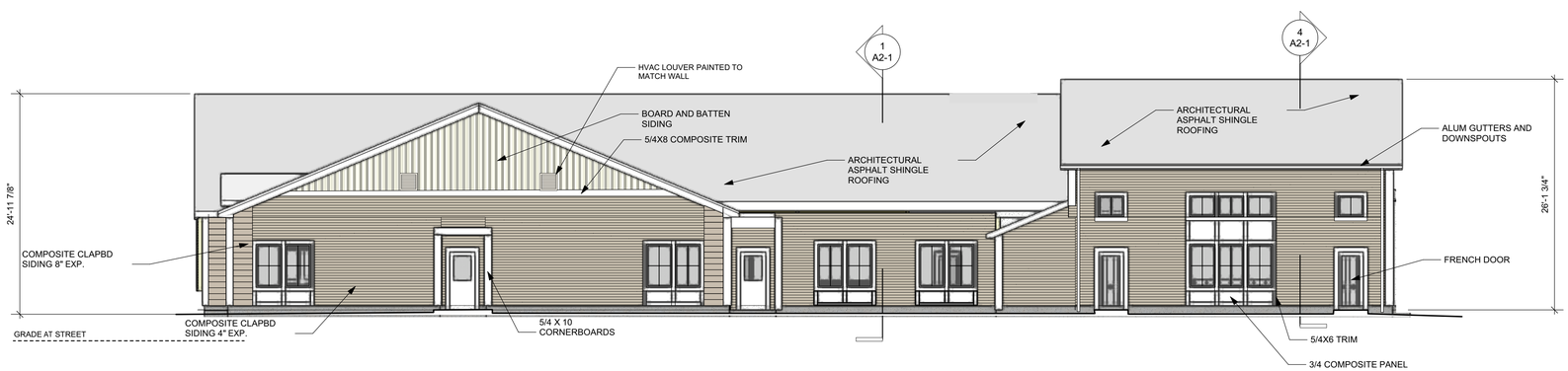


1 North Elev
Scale: 1/8" = 1'-0"



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

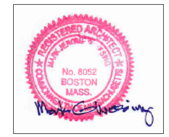
NEEDHAM ENTERPRISES
DAYCARE CENTER
1688 Central Avenue
Needham, Massachusetts

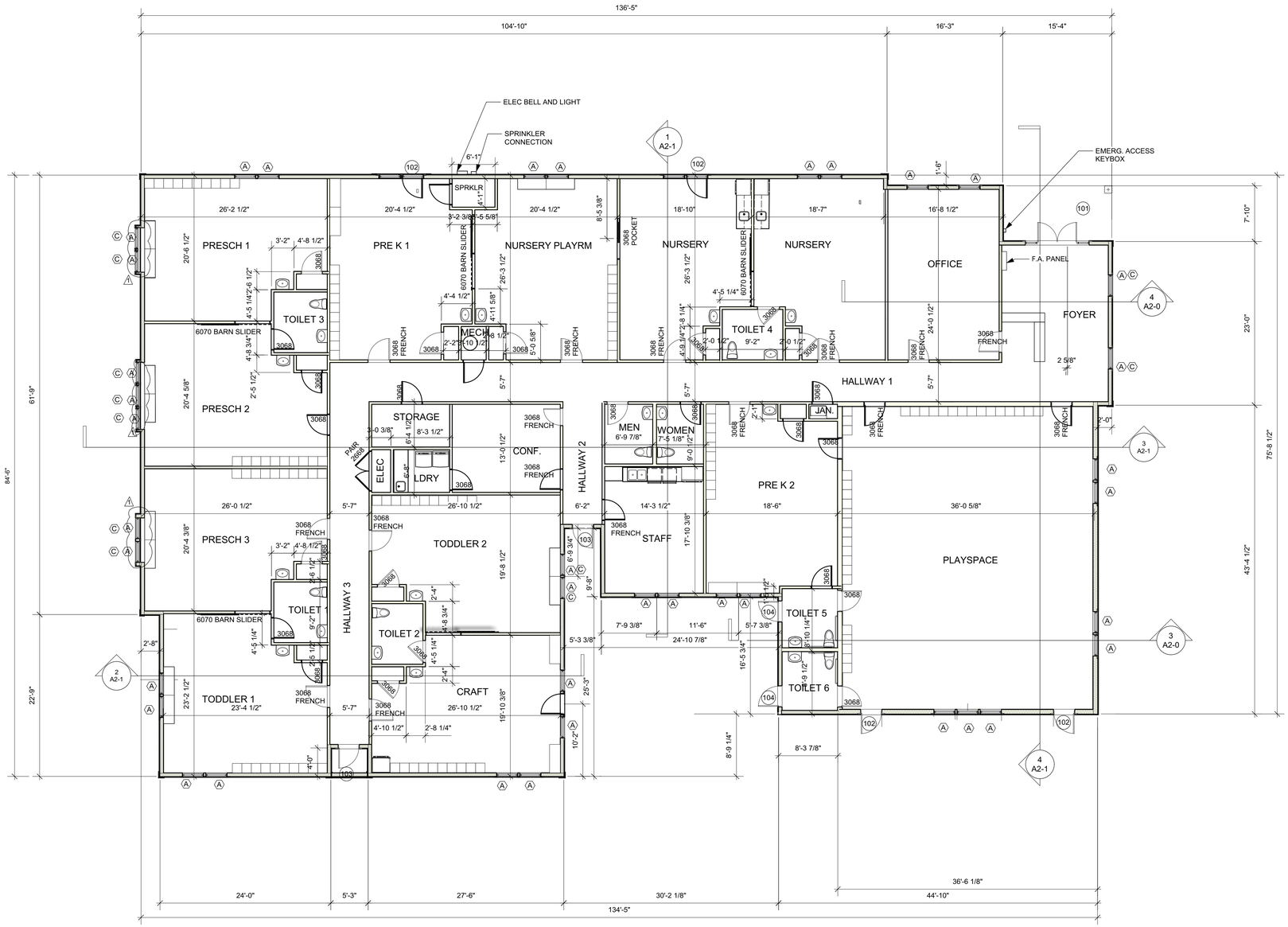
SITE PLAN REV.
3.8.21

1 3.30.21 DRB REV

A 3-0

Mark Gluesing Architect
48 Mackintosh Avenue
Needham, Massachusetts 02492
781. 444 - 3504





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
1 3.30.21 DRB REV

A 1-0

TOWN OF NEEDHAM
TOWN HALL
1471 Highland Avenue
Needham, MA 02492-2669

Design Review Board

Memo: Project Site Plan Review, 1688 Central Ave., Needham Enterprises LLC
Meeting Date: March 22, 2021

The Board reviewed the design drawings for the new building proposed for this site. Representing and presenting for the Applicant was Evans Huber, the attorney for the project. Present for the Design Review board were Deborah Robinson (vice-chair), Nelson Hammer, Steve Tanner, Bob Dermody and Len Karan. Mark Gluesing (chair) recused himself due to his involvement as architect for the project.

The proposed building is a day care facility of 9,966 SF to be located on a 146,003 SF lot in a residential neighborhood. The proposed one-story building would be set back 35 FT from the street. The site would include 24 parking spaces. While the existing residential building on the site and smaller out-building (garage) would be demolished, the barn structure is shown to remain. The project application indicates that the new building will be "designed to look like a large single-family home...".

The Design Review Board's comments to the Planning Board are as follows:

Site Plan
The Board has concerns regarding the siting of the building so close to the street. This is not in keeping with the character of Central Ave. We understand the parking and building access requirements, but those could be retained while adjusting the building away from central avenue, either by reconfiguring the building footprint or by demolishing the barn and moving the proposed building and parking further to the east. There is unused area to the east.

Building Design
The Board has concerns regarding the building exterior. The building is not residential in appearance. The west façade is the most important façade, and is too institutional in design. It is very flat. A residential-looking building would have more modulation of the massing, possibly including more three-dimensional window areas, a porch or overhang, etc. While the Applicant responded to this by indicating that the truss system for the roof structure is a limiting factor for the massing, we do not agree that that is a driving force for the architecture.

The Applicant's screenshare presentation included a 3-D drawing of the building that was not in the package submitted to the Design Review Board.

Barn
The applicant's representative stated that the barn would be retained without any renovation, there is no intended use for the time being, and that it is being retained because it is "historic".

As noted above, the Board questioned whether keeping the barn is the best solution given the site plan issues. The Applicant did not know if the barn has any local or other historic designation that might affect a decision to retain or not retain the barn.

Lighting
The 24' high lights at the north side of the proposed driveway have a long distance between them, which would result in bright and dim spots. Better would be four rather than three pole lights at the north side, with 20' high poles. Lower fixtures would create less light trespass onto Temple property.

The site plan presented did not show lighting at the entry, as required by code. The applicant did clarify that there would be lighting at the entry canopy.

Fence
The fence at the south of the building is intended to be white vinyl. The Board comment was that this is very bright relative to the rest of the built elements, and another color would be preferable so as to not be as visible. Vinyl is also available in tan and gray, or another material could be used.

Trees
The north edge of the site, at the Temple Aliyah side, will indeed benefit from trees to screen the site, but the 15' spacing of white pines will not be satisfactory to form a true screen for several (5-10) years. The Board's recommendation is that additional species be added in this area, located in groupings of different species and staggered. The front (west) of the site would benefit from foundation plantings/trees at the building as well.
The sidewalk at the south of the building shows some trees very close to the walk. These would be too low and conflict with people. Either provide bigger/taller trees or move them away from the sidewalk.
Arborvitae are an acceptable selection as shown to the north of the parking.
The white pines shown to the south of the proposed building would also benefit from the same treatment as commented on for the north.

Parking
The dumpster enclosure at the east end of the parking limits the ability of the user of the end parking space to easily back out. Moving the dumpster enclosure to the east could easily provide more turning space for that vehicle.
There was some confusion due to the presented documents not matching what the DRB had received. This parking item is another example of a discrepancy.

The Board presents these comments for Planning Board consideration. These comments summarize and are limited to the comments made at the meeting, and are intended to relay the Board's thoughts in seeing this project for the first time. This is not intended to be minutes of the meeting. These comments do not document comments and explanations made by the Applicant in response to the Board's comments and questions. Any lack of comment on the Board's part in response to the Applicant's justifications or in response to comments made by the public does not constitute agreement.

End of Notes

Design Review Board Meeting Minutes
Monday, April 12, 2021
7:30 PM

Board Members:

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

Applicants & Attendees:

1. Aaron Sicotte, Needham High School located at 609 Webster Street applying for signage.
    - Ganesh Muruganathan, Monument Warehouse
    - Cecilia Simchak, Director of Finance & Administration, Public Works, Town of Needham

2. Tim Parker, Fast Signs representing Proud Mary Gifts located at 1024 Great Plain Avenue and applying for signage.

3. Jamie Anderson, Greenleaf Construction representing F.W Webb to be located at 68 Highland Avenue applying for façade work, signage, landscaping, and awning.
    - Damon McQuaid, McQuaid Architect

4. Melissa Gale, owner of Cookie Monstah located at 1257 Highland Avenue and applying for signage and awning.

Mr. Chair called the meeting to order on April 12, 2021 at 7:30 PM EST.

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

Agenda Item 1:

Needham High School located at 609 Webster Street applying for signage. - Aaron Sicotte

Mr. Muruganathan of Monument Warehouse and the High School sign vendor presented 2 signs that the High School wishes to install.

The first sign would face Webster St. at the parking lot entrance. It is a light gray granite sign. The letters and the panels will be sandblasted to give a frosted effect. The logo is a porcelain plaque. The sign will sit on a 42-inch-deep foundation.

Mr. Chair asked which design the High School prefers, as the Board was presented with two images depicting different logo placements. Mr. Muruganathan said he wanted the Board to have placement options. Mr. Sicotte said he prefers the symmetrical logo.

Mr. Tanner said the Webster St. facing sign looks good as presented. He also prefers the design with the centered logo.

Mr. Hammer said he concurs with Mr. Tanner regarding the symmetry of the logo.

Mr. Dermody asked his colleagues to consider centering "established 1865" and changing it to "Est. 1865 ". He also asked if the posts could be a little smaller, he feels the posts are dominating the sign.

Mr. Reilly said he said he was not in attendance when this was first reviewed. He is struggling with how heavy and dominant the posts look. Usually, this type of sign with a post & panel would be made from wood not stone.

Mr. Chair agrees with the rest of the Board members regarding the heaviness of the 14-inch posts, could they perhaps be reduced to 10 or 12 inches? Do they need to be 14 inches?

Mr. Muruganathan said due to the size of the sign it weighs almost 3200 lbs. To have a stable structure they chose 14 inches to accommodate the weight of the slab.

Mr. Chair suggested raising the mid-point of the sign in alignment with the fluting on the columns. Mr. Hammer suggested raising the top of the sign to the horizontal line above the fluting so that the end of the sign aligns with that line. He also asked about the footing for the sign. Mr. Muruganathan stated that there will concrete footing below.

Mr. Chair also suggested reducing the letter size for "Est. 1865" from 3 inches to 2.5 inches, raising the sign panel relative to the posts and drop the entire structure down about a foot

Mr. Reilly said that if they are to align the fluting with the top edge of the sign, then ideally the peak of the caps would align with the apex of the curve of the sign.

Motion to approve the Webster St. facing sign (option 1) with the conditions that the main sign panel itself be raised so that the upper corner of the honed sign position aligns with the top of the honed flutes, and that the overall height be reduced to 68 on the posts from 80, and the "Established 1865" be modified to be "Est. 1865", centered & reduced to 2.5 inches high, by Mr. Dermody.

Motion was seconded by Mr. Hammer.

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

Sign 2: Admiral Gracey Way Sign-

Mr. Tanner said the posts look too massive for the panel and should be made smaller. Graphically he likes it centered.

Mr. Hammer agrees with Mr. Tanner and recommended that the word 'Entrance' be spelled correctly, the submitted image had it misspelled.

Mr. Dermody said he is okay with "Main Entrance" not being centered. He wanted to clarify that the dimension of the letters is the same size as the 1.5-inch arrow on the sign. Mr. Muruganathan said that is correct.

Mr. Reilly agreed on the symmetry of the letters. He would like to see the posts reduced in size and thickness if possible, and he would like it aligned and proportioned the same as the Webster St. sign.

Mr. Tanner asked where the sign is being placed in the grassy roundabout, as where it exists currently is too close. He would like it set back a foot or two.

Motion to approve the Admiral Gracey Way sign with the conditions that the posts be reduced to 8-inches, the fluting design and proportions as it relates to the length of the posts match more closely the Webster St. sign, the sign panel itself be raised so that the honed portion of the panel aligns with the top of the honed flutes on the posts, and that the sign be set back further in the island from the existing sign location 2 to 3 feet, by Mr. Dermody.

Motion was seconded by Mr. Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	

Nelson Hammer	Aye
Chad Reilly	Aye
Steve Tanner	Aye

Agenda Item 2:

Fast Signs representing Proud Mary Gifts located at 1024 Great Plain Avenue and applying for awning and signage -. Tim Parker.

Mr. Parker explained to the Board that Proud Mary Gifts are moving to a new location and would like new signage installed.

Their main entrance will be the door to the right. They are frosting the door to the left and placing an "Emergency Exit Only" sign on that door.

Currently there is an awning that has been taken down by the landlord. The applicant noted that the sign band needs repair. They are looking to install sheet aluminum panels that match the store's color scheme and would like to install an aluminum bar frame sign over the main entrance using the store's color scheme.

Mr. Chair asked if the sign panel on the bar frame is white. Mr. Parker said it is a white aluminum with printed vinyl lettering on top. The background will be a matt finish, the logo will be in gloss.

Mr. Reilly said the sign is nice overall. However, the white background & light gray lettering has the potential to be washed out a little bit. Perhaps if they reversed the color and made the background darker and thickened the stroke of the lettering it might stand out better as an alternative. Mr. Parker said they addressed this issue at their other locations and tested out thicker strokes, and they have a darker gray in their marketing color schemes, so they could darken it if the Board would prefer that.

Mr. Tanner said he is concerned about the gray panels that are to be installed over the sign band. In the plans presented the thickness mentioned is about as thick as a credit card.

Mr. Chair asked Mr. Parker what the reasoning is behind covering the wood panels instead of replacing them with better wood panels. Mr. Parker said the wood panels are flush, and there are no moldings on them.

Mr. Tanner said there were no pictures submitted showing how these panels will be kept flat. He is concerned the metal panels might wrinkle due to heating and cooling, and that they will not look right once installed. He also wanted to know how the panels will be mounted. He suggested more construction framing be added to the back panels to keep them rigid.

Mr. Dermody agreed with his colleagues that the bright white and the pale grey are not great together. It is too light.

Mr. Hammer agreed with previous comments from his colleagues. Even if the gray were to be darkened, the thin font would be difficult to read. If it were bolder it would be more visible.

Mr. Chair said there are two issues thus far, one is the thin stroke font. If Mr. Parker could increase the stroke slightly and go a shade darker on the color gray that might solve the issue.

Mr. Chair asked Mr. Tanner what his thoughts are regarding the sign band panel, and what Mr. Parker wants to install. Mr. Tanner said if they were to build the gray panel the same way they are building the sign, with a bar frame then it would be less prone to oil-canning and will last longer.

Mr. Parker, the Chair and Mr. Tanner discussed the issue of the paneling and its installation at length. Mr. Parker asked if he could install a bar frame panel with the main sign attached and a smaller aluminum bar frame panel over the left side.

The Chair was concerned about creating a framed aluminum panel for the sign band then adding another framed aluminum panel sign on top of that. They reached an agreement on an aluminum bar frame installed in the sign band in silver that covers the storefront. The letter and logo will be ¼" dimensional acrylic in the colors proposed on the sign.

Motion to approve this application with the conditions that the sign panel area be filled with an aluminum panel with the color depicted but mounted on an aluminum frame for stability, the graphic lettering be changed to a combination of white and blue acrylic applied lettering and graphic, by Mr. Dermody.

Motion was seconded by Mr. Hammer.

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

Agenda Item 3:

Greenleaf Construction representing F.W Webb to be located at 68 Highland Avenue applying for façade work, signage, landscaping and awning. - Jamie Anderson.

Mr. Anderson represented F.W Webb, who are moving into 68 Highland Avenue. which will be their new showroom. It is 4700 square feet.

Mr. McQuaid gave the Board a brief overview of their plans. They will be exposing the existing masonry piers on either side of the building and re-clad in brick. There is a vertical sign element on the building they would like to remove. They want to generally improve the aging look of the building.

Mr. Dermody said this façade work is an improvement to what is currently there. Mr. Anderson said the building will be painted Sag Harbor Gray. There will be some parking to the side of building. Mr. Dermody asked Mr. McQuaid if the facia runs and turns up over the roof edge or if there is a drip edge. Mr. McQuaid said there will be a metal coping that goes over the top and ties into the roof.

Mr. Reilly asked if the return on the side elevation is intended to be the same depth as it is wide on the front. Mr. McQuaid said that is the intention.

Mr. Reilly asked if the walking surfaces will be illuminated. Mr. McQuaid said yes.

Mr. Hammer asked about the row of emerald, green arborvitaes being planted in the back. Are they intended to be a visual barrier to hide the parking? Mr. McQuaid said that the two neighbors who abut the property have wooden stockade type fences in place. They are trying to be friendly there and install a border of some sort. Mr. Hammer suggested spacing them tighter as they are only four feet wide at maturity. While on the subject he asked where during winter they plan to put snow, will the snow be removed rather than dumped. Mr. McQuaid said F.W. Webb is going to have to contract with someone to remove the snow as there is no room for any storage.

Mr. Hammer also suggested ornamental landscaping to the right of the back of the building to dress it up for the abutters unless there is a decorative fence. Mr. Anderson said there is a fence there already.

Motion to approve the building and awning renovations as submitted by Mr. Dermody.

Motion was seconded by Mr. Hammer.

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

Sign F.W Webb to be located at 68 Highland Avenue

Mr. Chair asked why they are applying for an 80 square foot sign in a zone that allows 32 square feet. Mr. Anderson apologized as his sign representative thought they were allowed two square feet per lineal foot up to 100 square feet. Mr. Chair said that is only if they are visible from 128 which this location is not.

Mr. Chair told them if they want a bigger sign, they need to apply for a special permit through DRB. Mr. Chair said he will use this review to give them some feedback so they can make any modifications needed before they apply for a special permit and come back before the Board.

Mr. Tanner said they have some minor correcting needed for some of the spacing. They need to fix between the "T" & "C" in Kitchen. Too much space. The black and white plexiglass will show up kind of a gray white at night, if you are expecting it to be white it will not appear so.

Mr. Dermody asked if their logo has a big stripe under the word home or if this is a mock-up of a proposed logo. Mr. McQuaid said that is their logo.

The Board also thought the lettering below the sign was too large and would be better if it fit the same width as the main lettering above.

Mr. Chair told Mr. Anderson the Board will not take any action tonight. If they want to reduce it to 32 square feet and come back right way, they can continue. Otherwise, they are welcome to come back for review of a special permit.

Mr. Anderson said he will confer with his client and he will come back.

Agenda Item 4:

Cookie Monstah located at 1257 Highland Avenue and applying for signage and awning. - Melissa Gale, owner

Ms. Gale came before the Board, she is applying for 3 different items. She is applying for two signs; one sign is a pylon. The second sign is 19" high by 20' front-lit façade sign. Ms. Gale is also applying for a new awning changing the lime-green awning to a jockey red *Sunbrella* awning.

Mr. Hammer said the Cookie Monster logo to the left of the sign is illegible even when enlarged. It is not going to be easily read. Ms. Gale said it is 19 inches high, but she is happy to take it out, re-design the logo and omit the words, "Fresh batch from scratch".

Mr. Dermody said he would like the website removed from the sign.

Mr. Reilly said he likes the circle of the cookie there as a graphic element. If she wants to get rid of it that is fine, but it does not bother him.

Mr. Chair said he can approve the pylon sign with the condition Ms. Gale submits an updated pylon sign drawing with elevations. He also noted it will not be allowed to be lit after 11pm if the business is not open.

Motion to approve the façade changes with the awning to red as noted in the packet by Mr. Dermody.

Motion was seconded by Mr. Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	

Nelson Hammer	Aye
Chad Reilly	Aye
Steve Tanner	Aye

Motion to approve the wall mounted, illuminated sign with the condition to remove the black lettering in the cookie graphic, have it installed with a timed clock, and paint the raceway to match the building by Mr. Dermody.

Motion was seconded by Mr. Hammer.

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

Motion to approve the sign panel in the pylon sign with the condition they submit a dimensioned document with the size of the panel and the lettering and the distances to the edges, and with a photo showing the existing condition of the pylon sign, by Mr. Dermody.

Motion was seconded by Mr. Hammer.

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

Approval of Minutes:

Mr. Hammer asked the bottom paragraph on page 57 of the meeting materials packet be amended to "be put into the ground at a height of 10 to 12 feet and six-foot width."

Motion to approve the minutes of March 22, 2021 as amended by Mr. Dermody.

Motion seconded by Mr. Nelson Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Abstain	

Steve Tanner	Aye

Motion to Adjourn:

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

Motion was seconded by Mr. Hammer.

Meeting adjourned at 9:16 PM.

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

Future Meetings:

May 10, 2021	Via Zoom
June 7, 2021	Via Zoom
June 28, 2021	Via Zoom
July 19, 2021	Via Zoom
August 9, 2021	Via Zoom
August 30, 2021	Via Zoom
September 13, 2021	Via Zoom
October 4, 2021	Via Zoom
October 25, 2021	Via Zoom
November 15, 2021	Via Zoom
December 6, 2021	Via Zoom
December 20, 2021	Via Zoom

MEMORANDUM

To: Needham Planning Department
From: Evans Huber, Esq.
Date: May 5, 2021
Subject: Summary of Changes to Proposed Project at 1688 Central Avenue

As requested by email from Alex Clee dated April 29, the following is a summary of the changes that Needham Enterprises has made to the proposed project, following the submission of a plan set on March 12, review and comment by the DRB at its meeting on March 22, and neighborhood feedback.

Building

- The building has been moved further back from Central Ave, so that the setback is now 50 feet, rather than 40 feet as previously submitted. Please note that the setback required by Section 4.2.4 of the Bylaw is 35 feet.
- Bayed windows have been added to the building façade facing Central Avenue.

Parking:

- The increased setback from Central Ave resulted in a corresponding decrease in the distance between the building and the existing barn, requiring a redesign of the parking area between the barn and the main entrance to the building.
- In response to neighborhood concerns that there will be insufficient parking for the required staffing, the number of parking spaces has been increased from 24 to 30.
- In addition, in response to the concern that vehicles queueing for drop-off and pick-up may create a back-up on Central Avenue, a parking area has been added behind the existing barn.

Landscaping:

- Both side lot line screen plantings have been changed from all white pine to mix of white pine, red cedar, blue spruce, and Norway spruce
- Both groups of side line screen plantings have been reconfigured so that they are no longer in a straight line
- On the north sideline adjacent to Temple Aliyah, the number of trees has been increased from 11 to 17.
- On the south side of the property, the number of trees has been increased from 6 to 21 and the length of the planting screen has been increased to fully screen the building from the neighbor at 1708 Central Ave.
- Foundation plantings have been added along the Central Avenue building façade, as well as cherry trees at each end of that façade.
- Shrubs have been added between the proposed flowering crabapple trees along Central Avenue at the top of the new proposed grade.
- Maple trees adjacent to the walkway along parking area between the building and existing barn have been moved further from the walkway.