

DESIGN REVIEW BOARD

Monday, August 9, 2021

7:30 p.m.

Virtual Meeting using Zoom

Meeting ID: 845-1987-6965

(Instructions for accessing below)

Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued June 16, 2021, and in effect until April 1, 2022, meeting of public bodies may be conducted virtually provided that adequate access is provided to the public.

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:

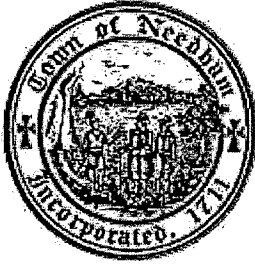
(Items for which a specific time has not been assigned may be taken out of order.)

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

REVIEW

Minutes of 6/28/2021 meeting and Minutes of 7/19/2021 meeting.

Next Public Meeting – August 30, 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

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

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

<i>Type of Application</i>	
☐	Sign
☐	Minor Project
☐	Exterior Alterations
Major Project (Site Plan Review) subject to	
☐	- preliminary G.L. c. 40A section 3
☒	- final
☐	Flexible Subdivision
☐	Planned Residential Development
☐	Residential Compound

Brief description of sign or project:

Continued review of revised plans from previously submitted project. See
original application dated 3/8/21.

Please email completed application to elitchman@needhamma.gov

MEMORANDUM

To: Needham Planning Department

From: Evans Huber, Esq.

Date: August 4, 2021

Subject: Additional Changes to Proposed Project at 1688 Central Avenue Following the July 20 Hearing

As requested by email from Alex Clee dated August 3, the following is a summary of the changes that Needham Enterprises has made to the proposed project following the July 20, 2021 PB hearing, in response to input from the peer reviewer, John Diaz of GPI. This memo supplements, but does not repeat, the changes to the project (as compared to the original submission) that are set forth in the “bullet points” memo that was part of the July 20 hearing presentation materials.

- The driveway has been widened to provide three lanes;
 - a drop-off and pick-up queueing lane adjacent to the sidewalk (8 feet wide)
 - an entrance lane providing unimpeded access to the rear parking areas (11 feet wide)
 - an exit lane for exit from the rear parking areas as well as the drop-off and pickup area (11 feet wide).
 - Drop-off and pick-up will still be permitted only at the main entrance where the staff is stationed.
 - Up to the island, the main travel lanes are a combined 22 feet wide, which exceeds the required width set forth in section 5.1.3(i) of the Bylaw. To the east of the island, they remain 24 feet wide.
- The driveway entrance shape has been changed to reinforce that the pick-up and drop-off lane is separate from the main travel lane to the rear parking areas
- Yellow and white lane lines have been added to clearly differentiate travel lanes from the drop-off and pick-up lane.
- Directional arrows as shown on the plan will be painted on the various lanes.
- The island has been changed to a teardrop shape to reinforce the direction of travel for the drop-off and pick-up lane versus the rear parking area access lane.
- A Stop sign and stop line has been added to the exit from the drop-off and pick-up area, for vehicles returning to the exit lane.
- Do Not Enter signs have been added (facing the travel lanes) at the exit from the drop-off and pick-up area.
- The plantings in the island have been changed to Junipers, and the plantings closest to the barn (north side) have been changed to Creeping Junipers
- Concrete wheel stops have been added to the parking areas
- The area at the driveway curb cut has been redesigned so that stormwater runoff will not pass over the sidewalk. This was done by creating a low spot in the driveway and adding two catch basins in that low spot.

Building façade, size, and location are the same as presented at the July 20 hearing. Other than as noted above, the landscaping plan has not changed from what was presented at the July 20 hearing.

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' ***276.3'	64.0'	YES
MIN. SETBACK SIDE	25'	*67.5' **65.0' ***54.2'	52.3'	YES
MIN. SETBACK REAR	15'	*864.9' **763.4' ***677.0'	811.0'	YES
MAXIMUM STORIES	2-1/2	*2 **1 ***2	1	YES
MAXIMUM HEIGHT	35'	*30.7' **15.3' ***31.2'	24.7'	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	*207.5'	YES
-SIDE	4'	N/A	26.9'	YES
-REAR	4'	N/A	609.6'	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

* TO LOADING AREA

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. 860 S.F. PROVIDED WITHIN PARKING AREA

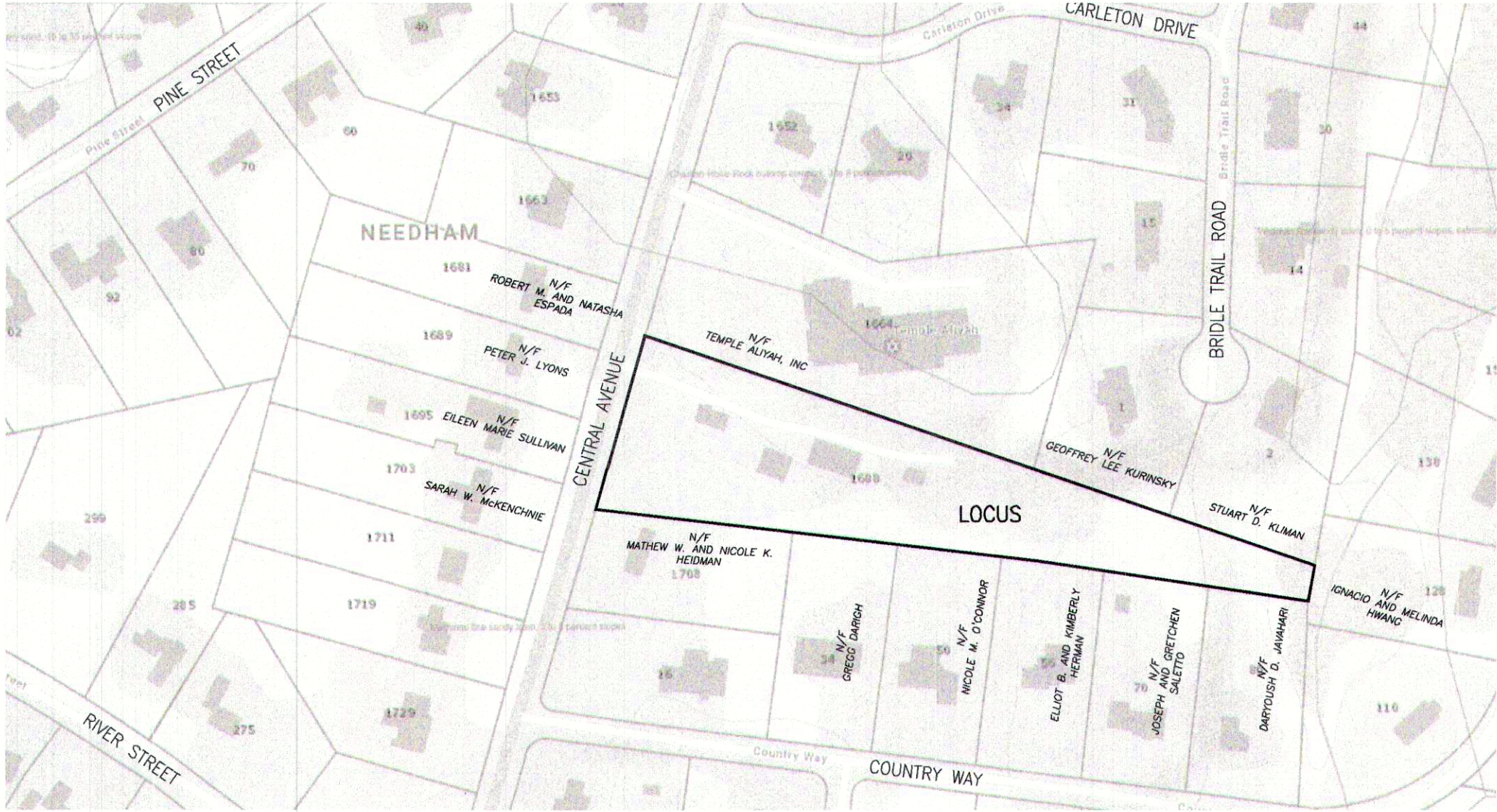
SITE DEVELOPMENT PLANS

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

NO.	DATE	REVISION
1	4-15-21	REV. BUILDING LOCATION
2	6-2-21	REV. BUILDING LOCATION
3	7-28-21	REV. ACCESS DRIVE

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:

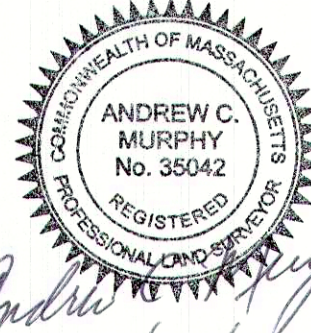
MAP 199, LOT 213

DEED REFERENCE:

BOOK 37770 PAGE 308

PLAN REFERENCE:

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



John F. Glossa
7/28/21

Andrew C. Murphy
7/28/21

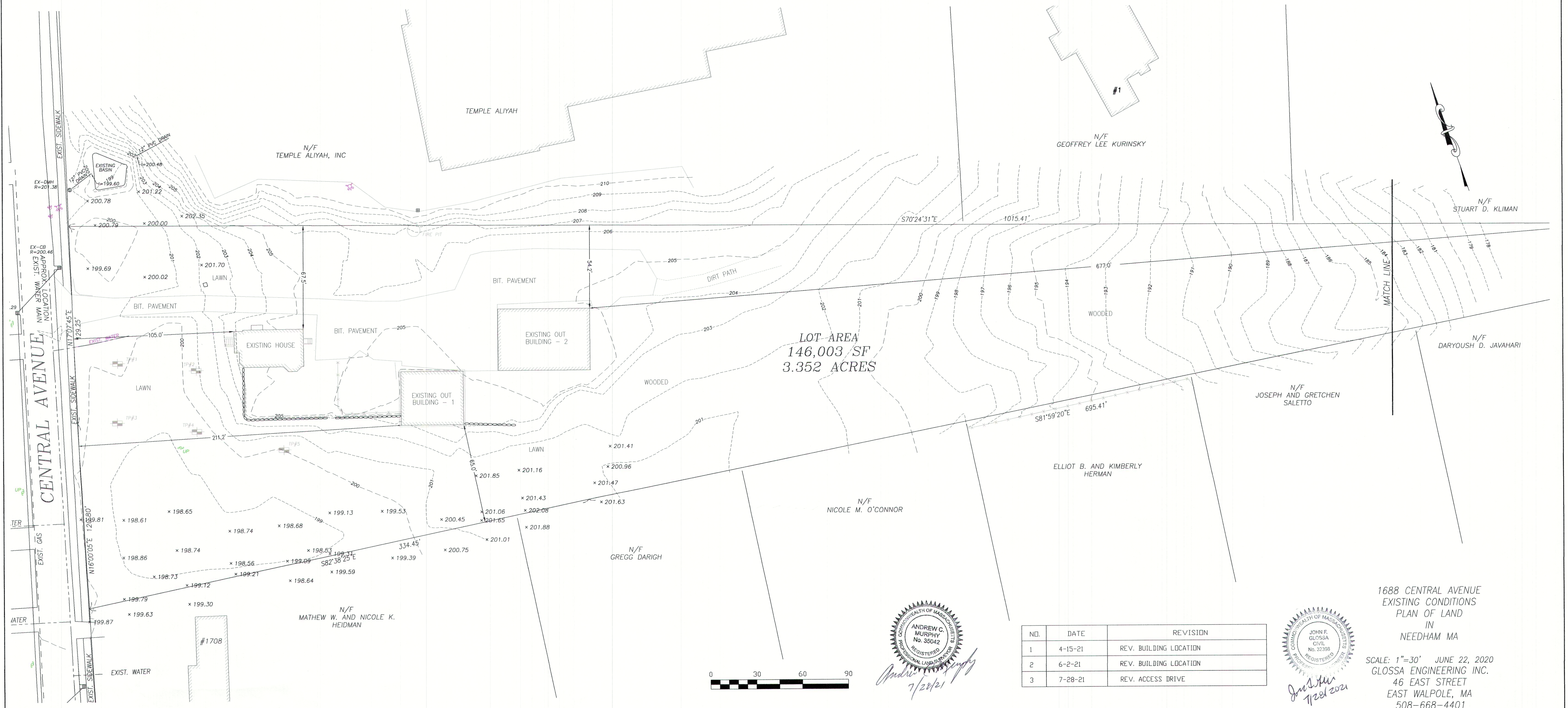
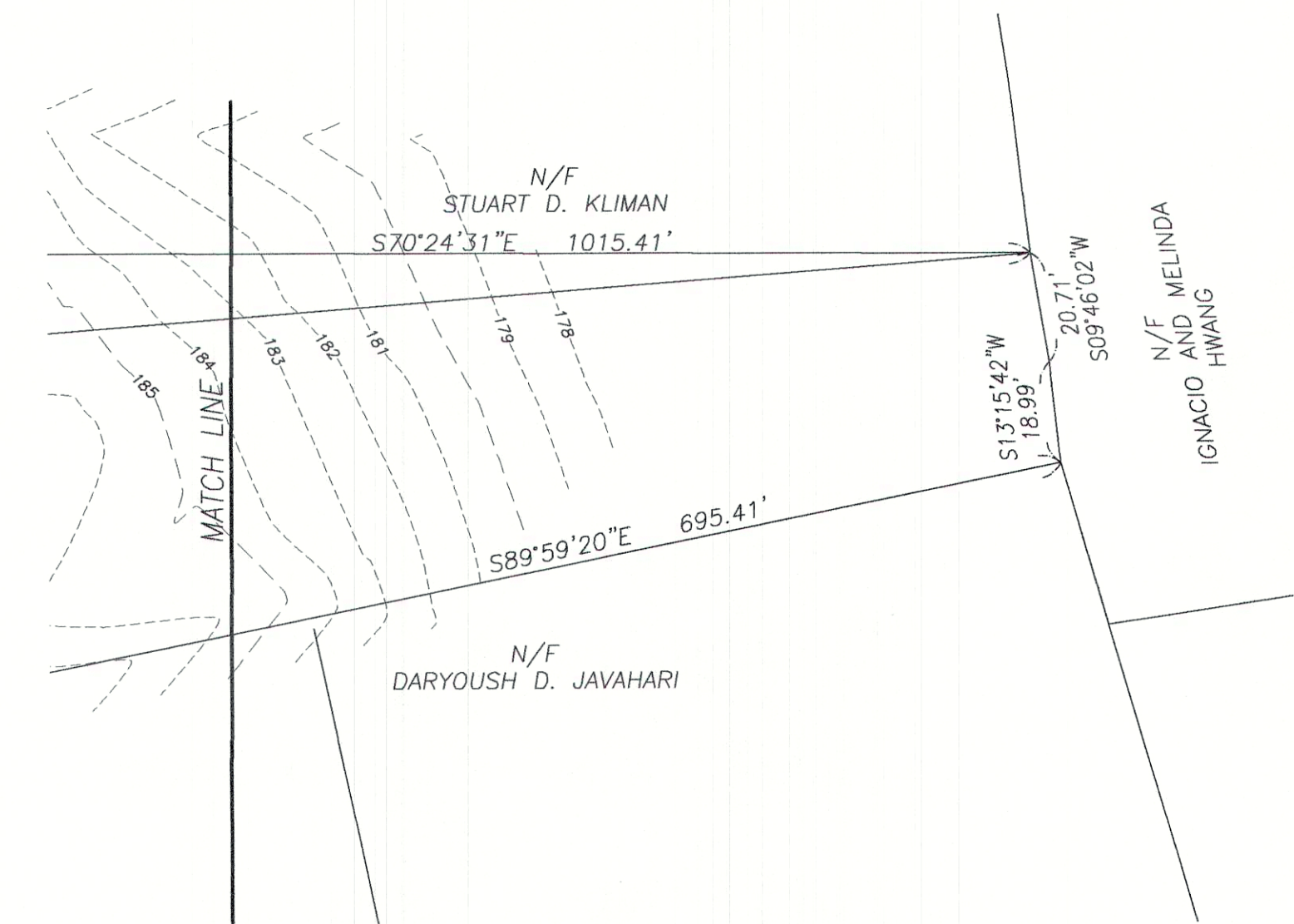
PREPARED BY
GLOSSA ENGINEERING, INC.
46 EAST ST
EAST WALPOLE, MA 02032
(508) 668-4401

LEDGEND:

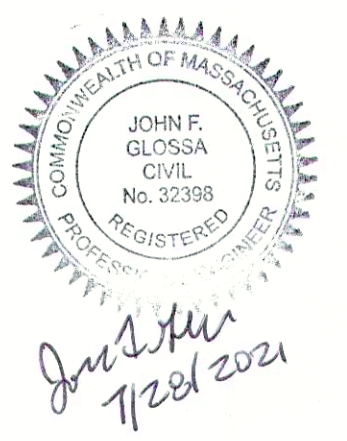
- EXISTING GRADE
- EXISTING SPOT GRADE
- EXISTING GAS MAIN
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING ELECTRIC MANHOLE
- EXISTING UTILITY POLE
- EXISTING TEST PIT
- EXISTING BOUND
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALE

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 5/8 198.50	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 MOTTILING NO WEEPING 190.67	48" C SAND 2.5Y 5/4 197.00	120" NO REFUSAL NO MOTTILING NO WEEPING 189.50	114" NO REFUSAL NO MOTTILING NO WEEPING 190.25	136" NO REFUSAL NO MOTTILING NO WEEPING 188.67
	108" NO REFUSAL NO MOTTILING NO WEEPING 192.00			

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



NO.	DATE	REVISION
1	4-15-21	REV. BUILDING LOCATION
2	6-2-21	REV. BUILDING LOCATION
3	7-28-21	REV. ACCESS DRIVE



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.

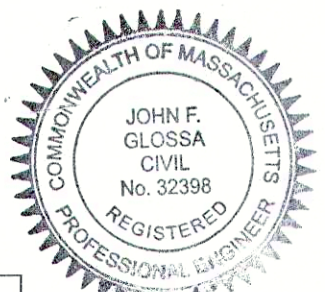
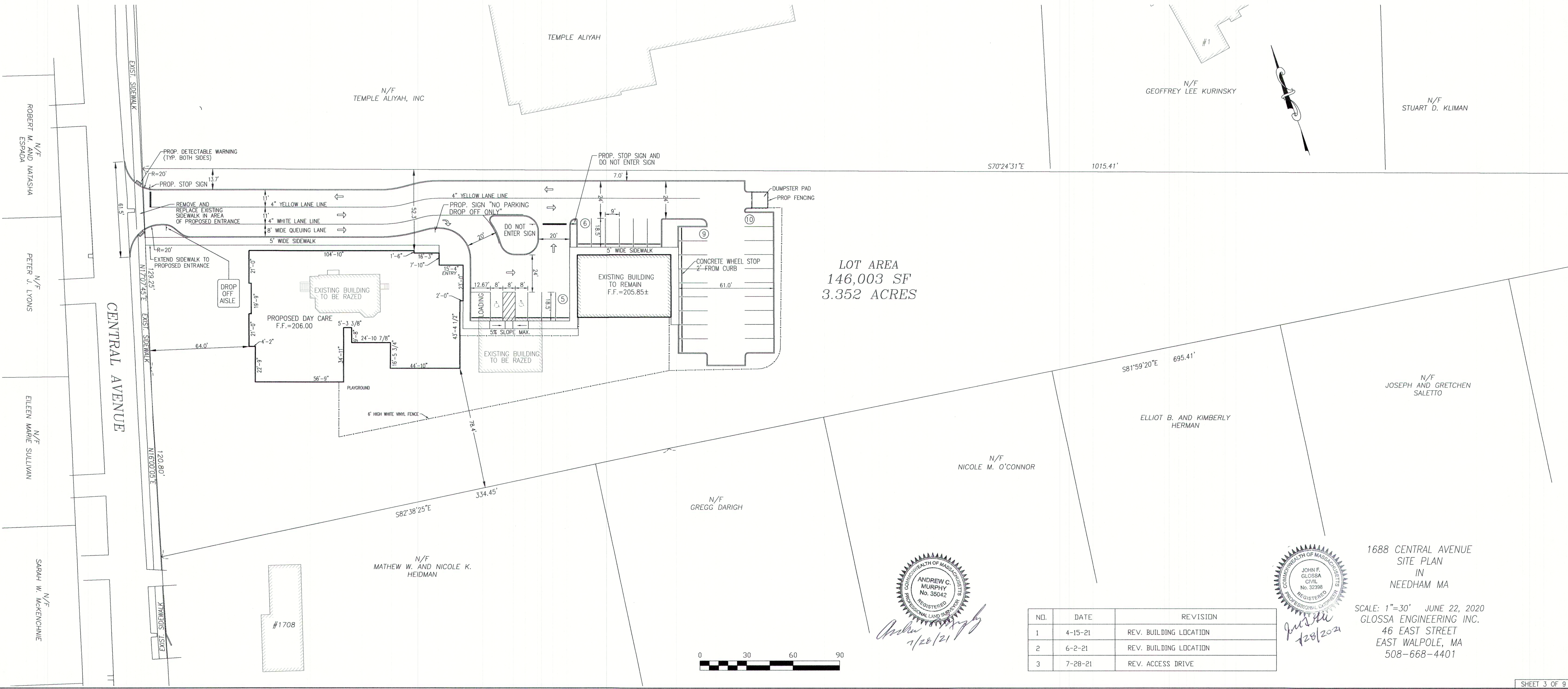
2) ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF NEEDHAM PUBLIC WORKS DEPARTMENT.

GENERAL NOTES:

1) THE PROJECT DOES NOT REQUIRE AN ELECTRICAL TRANSFORMER AND WILL NOT HAVE A GENERATOR.

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
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED TAPPING SLEEVE AND VALVE



1688 CENTRAL AVENUE
SITE PLAN
IN
NEEDHAM MA

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

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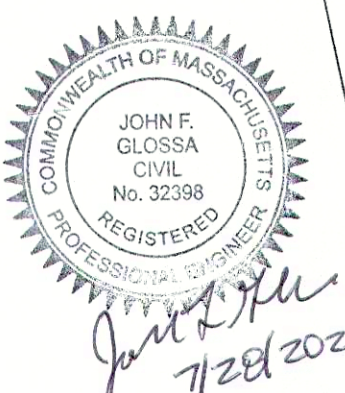
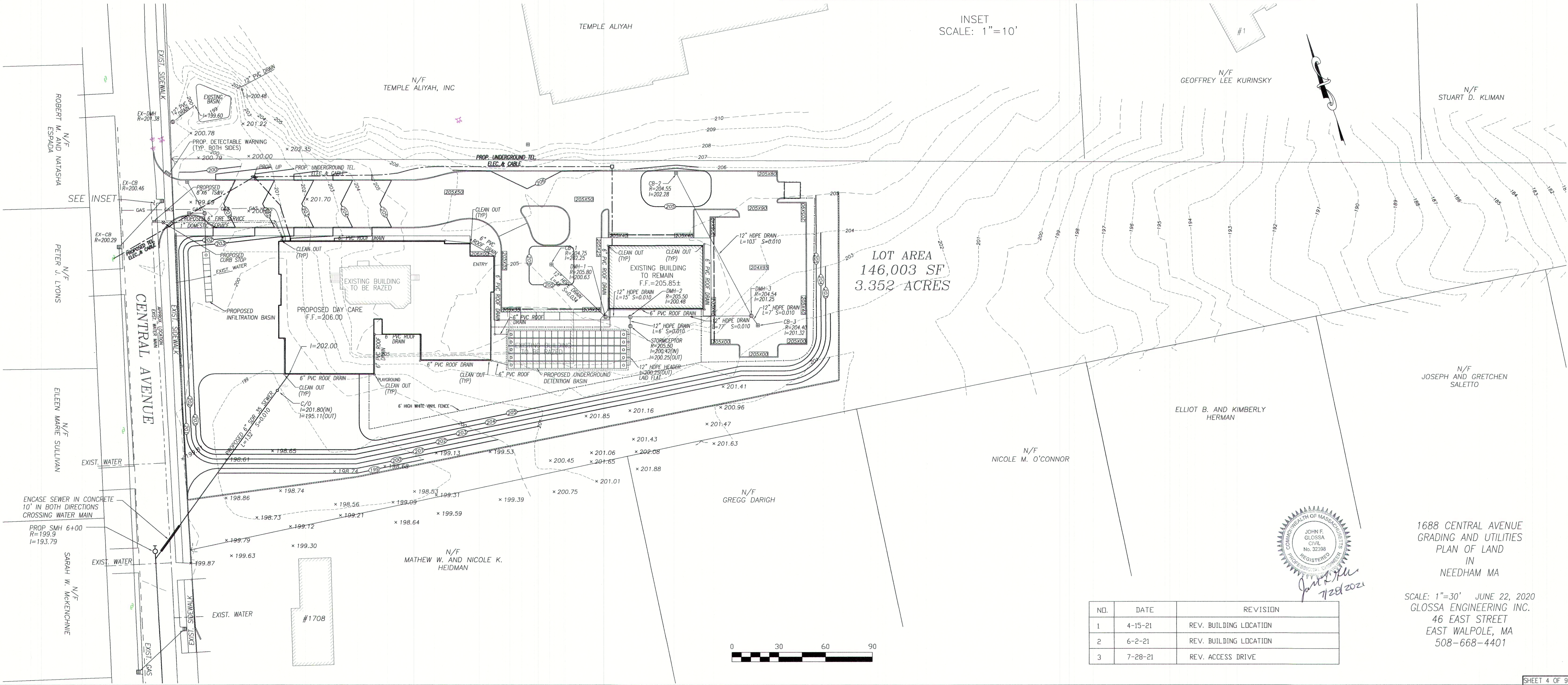
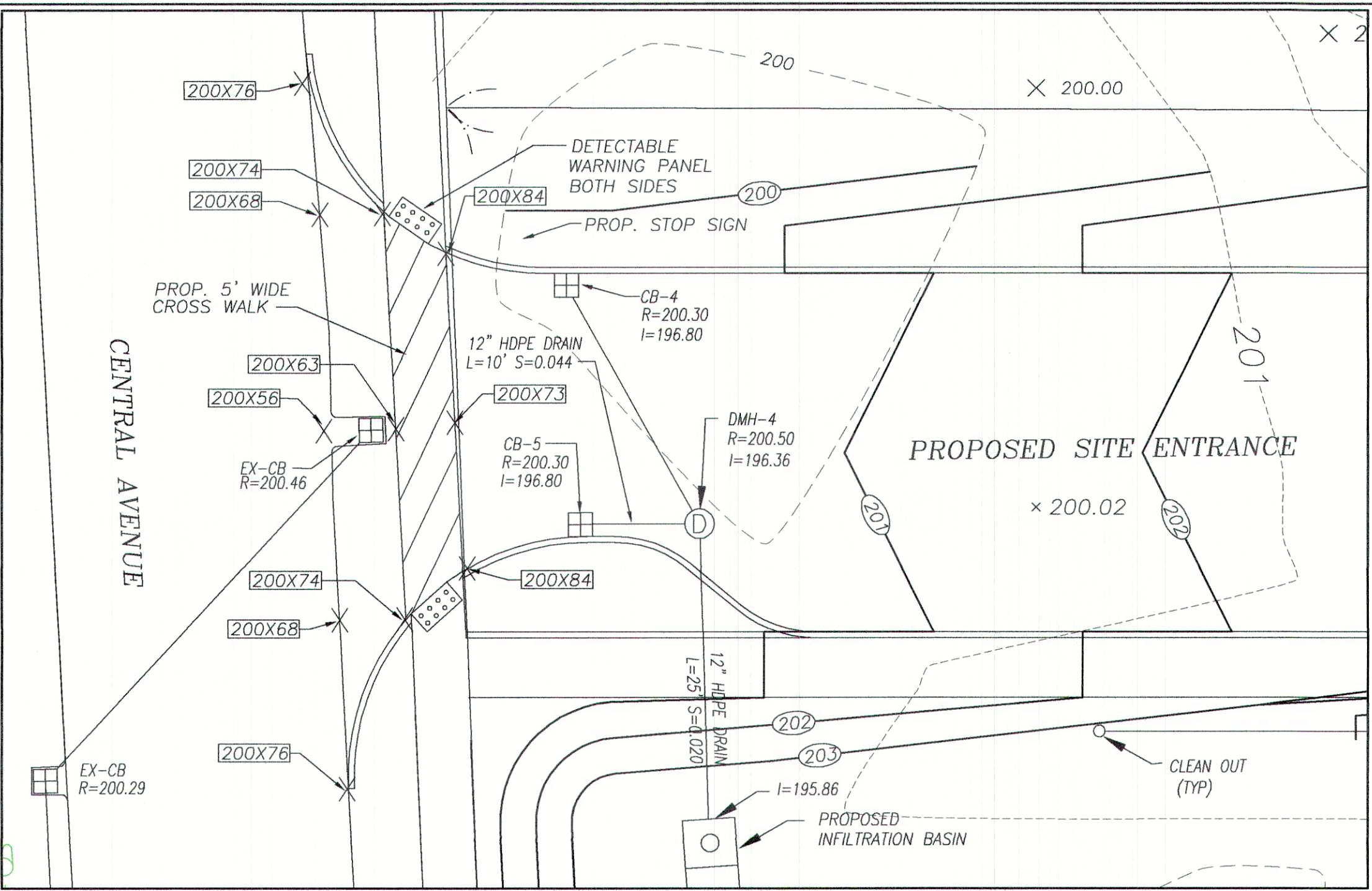
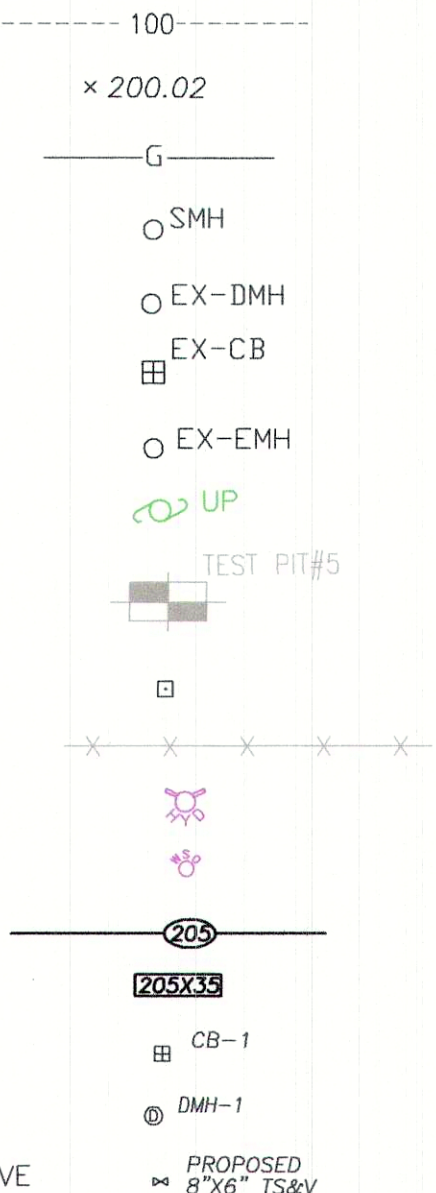
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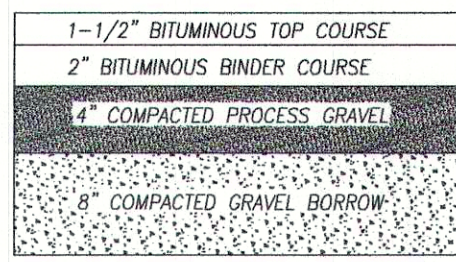
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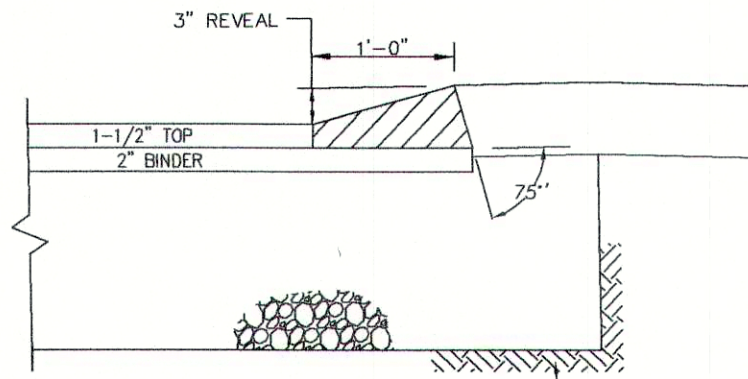
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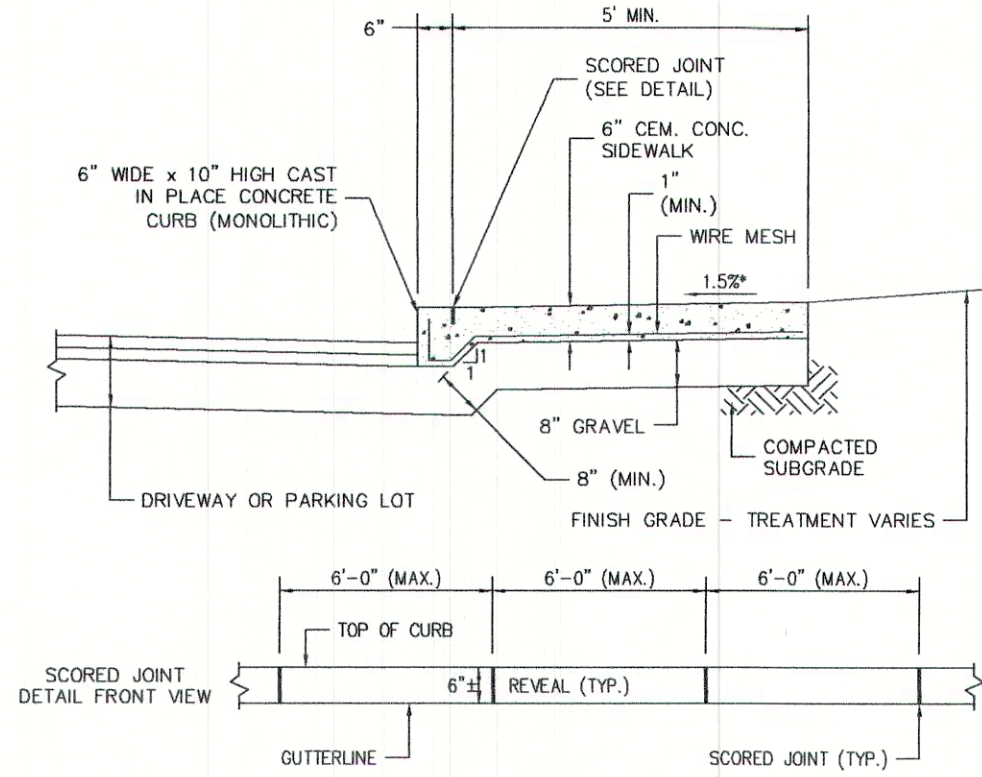
NO.	DATE	REVISION
1	4-15-21	REV. BUILDING LOCATION
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3	7-28-21	REV. ACCESS DRIVE



PAVEMENT DETAIL
NOT TO SCALE

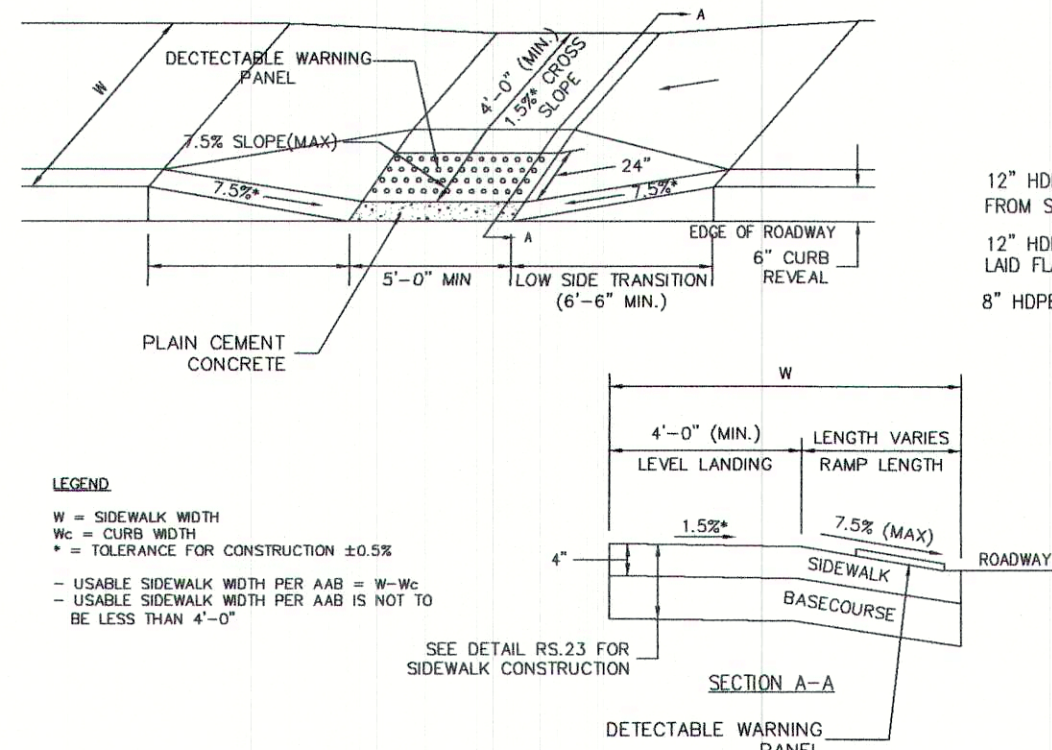


TYPICAL CAPE COD BERM DETAIL
NOT TO SCALE



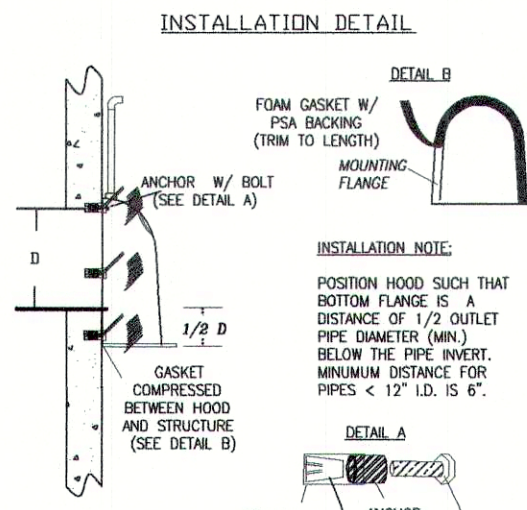
NOTE: MONOLITHIC CONCRETE CURB SHALL NOT BE USED ON ANY PUBLIC STREET OR WAY. MONOLITHIC CONCRETE CURB MAY BE USED ON PRIVATE WAYS, DRIVEWAYS AND IN PARKING LOTS.

* - TOLERANCE FOR CONSTRUCTION $\pm 0.5\%$

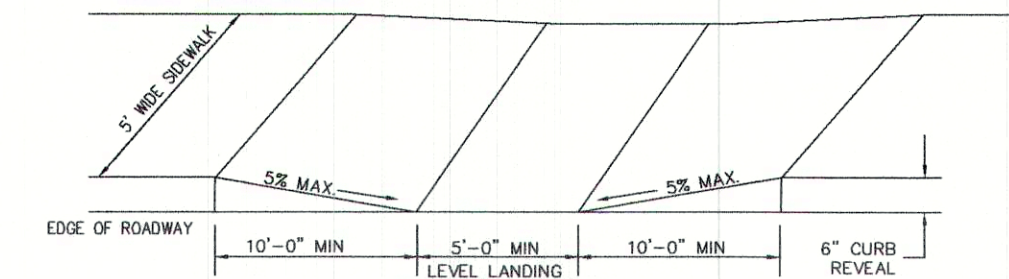


SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT AND THE CURRENT MASSHIGHWAY CONSTRUCTION STANDARDS.

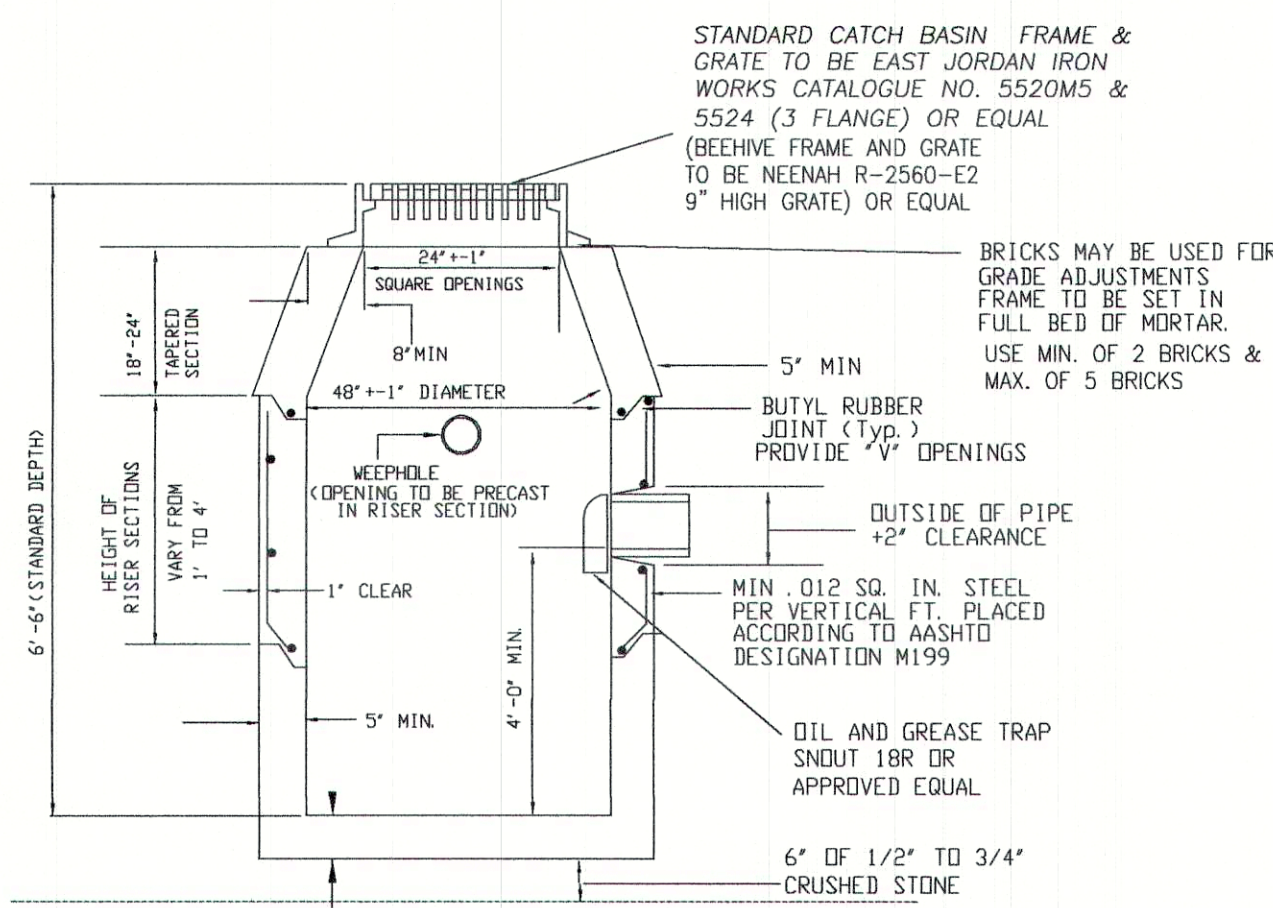
H.P. RAMP AT CURB CUTS DETAIL
NOT TO SCALE



OIL AND GREASE TRAP
SNOUT 18\"/>

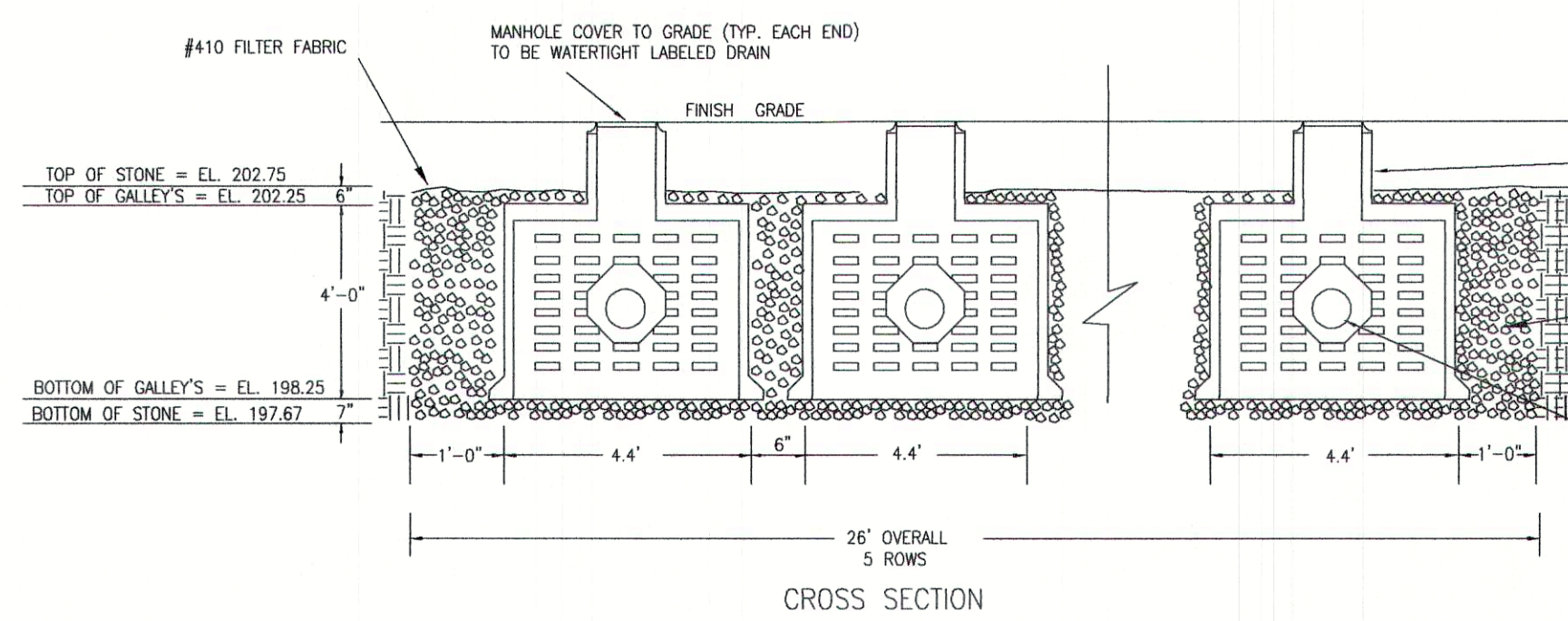


H.P. PARKING AISLE DETAIL
NOT TO SCALE

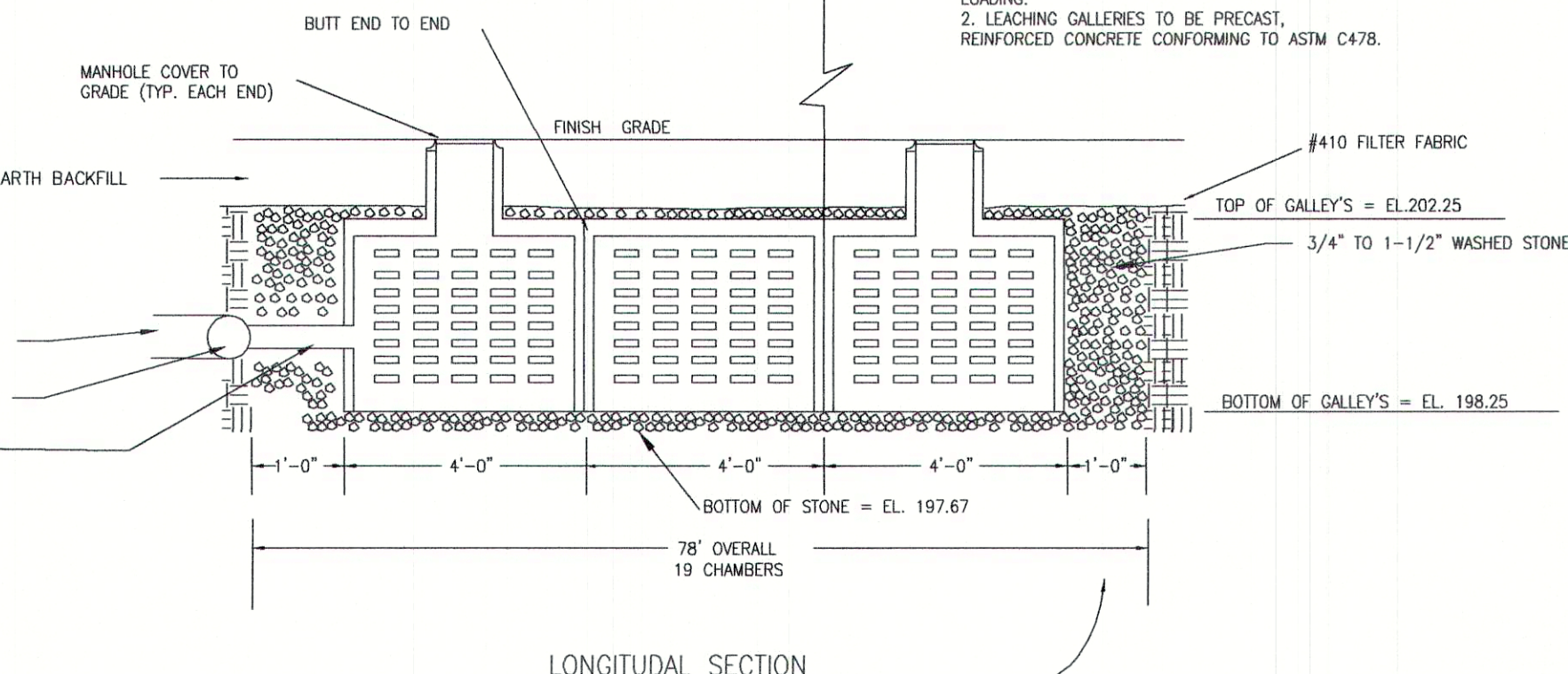


NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE

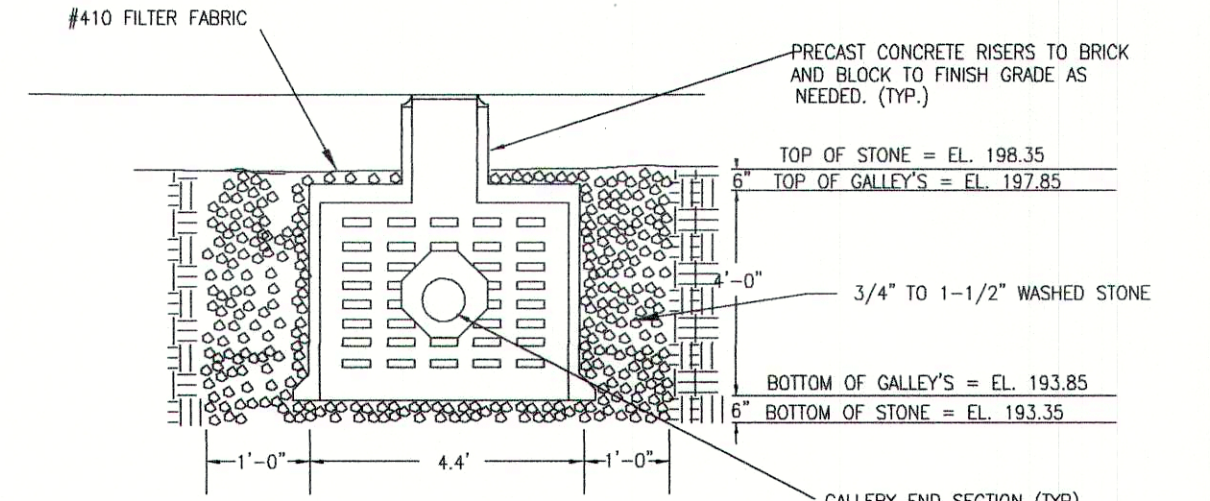


NOTE:
1. LEACHING GALLERIES TO WITHSTAND H-20 LOADING.
2. LEACHING GALLERIES TO BE PRECAST, REINFORCED CONCRETE CONFORMING TO ASTM C478.

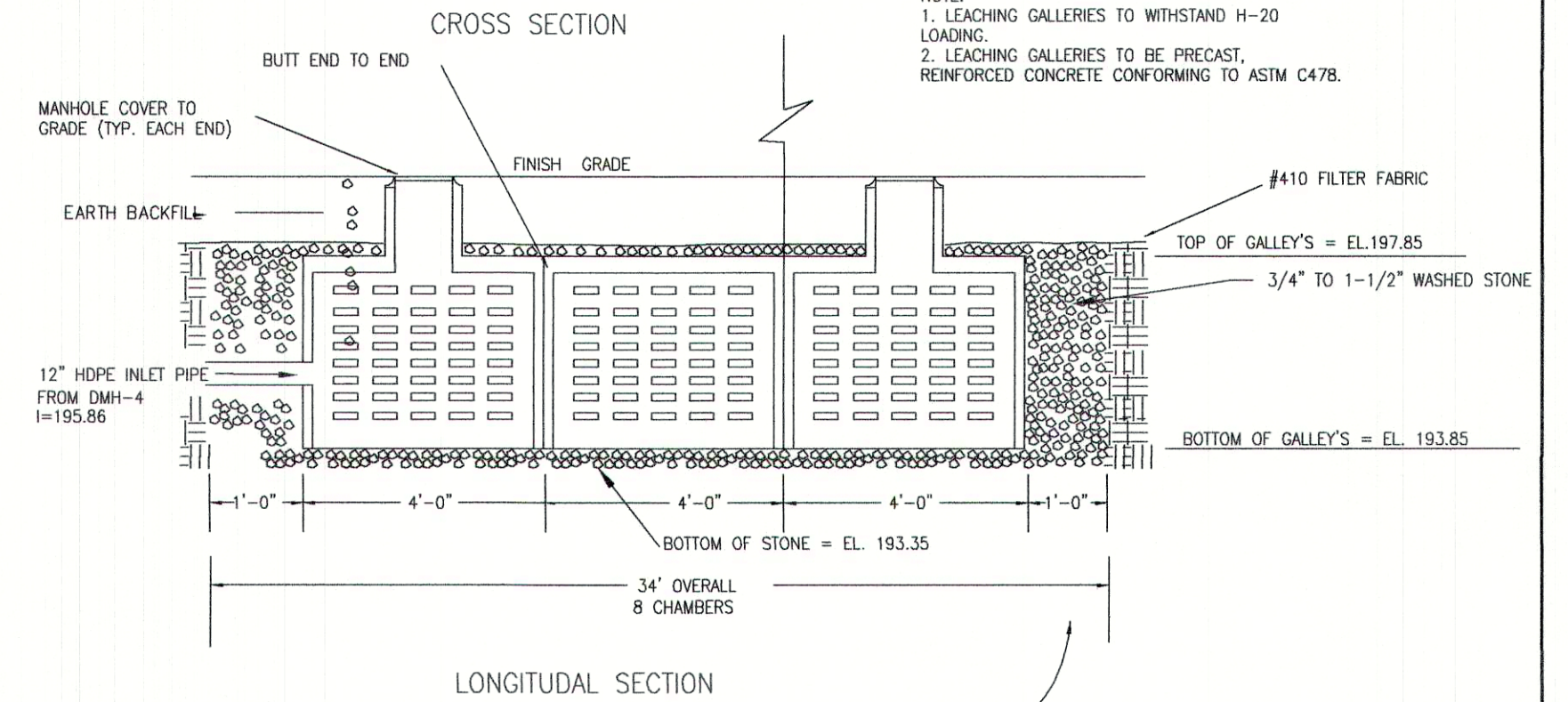


NOTE: REMOVE ALL UNSUITABLE MATERIAL FROM BENEATH THE INFILTRATION BASIN TO THE TOP OF THE SAND AND GRAVEL LAYER AS DETERMINED BY A DEP APPROVED SOIL EVALUATOR. REPLACE WITH SEPTIC SAND

TYPICAL UNDERGROUND INFILTRATION BASIN
NOT TO SCALE

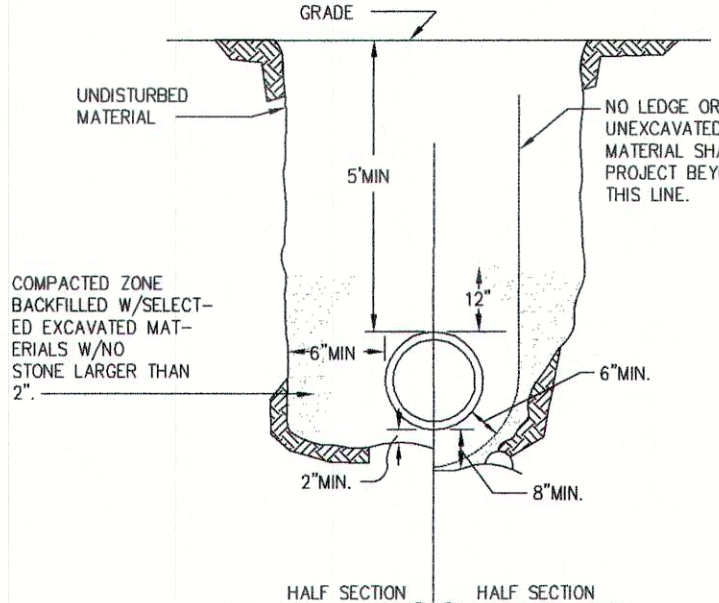


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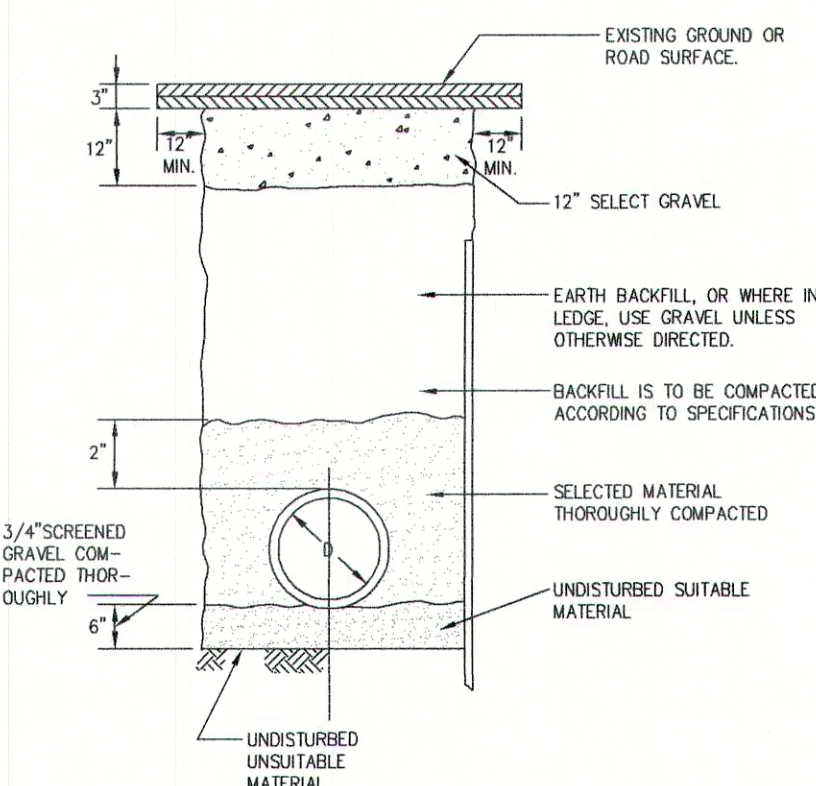


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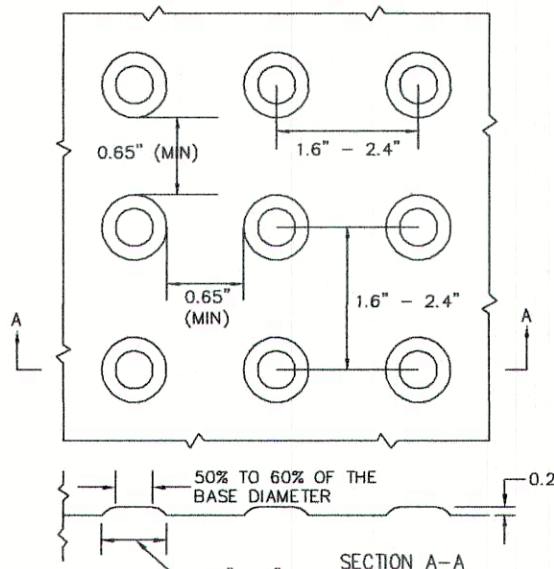
TYPICAL UNDERGROUND INFILTRATION BASIN AT ENTRANCE
NOT TO SCALE



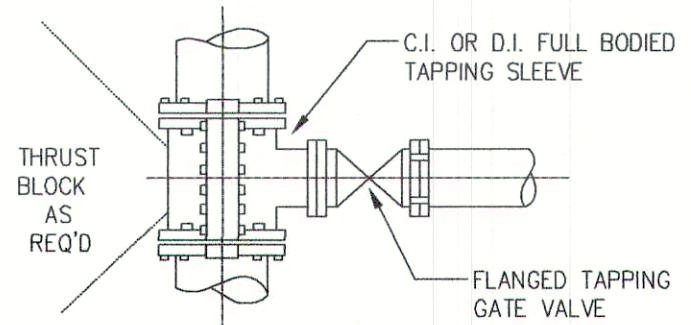
WATER MAIN TRENCH DETAIL
NOT TO SCALE



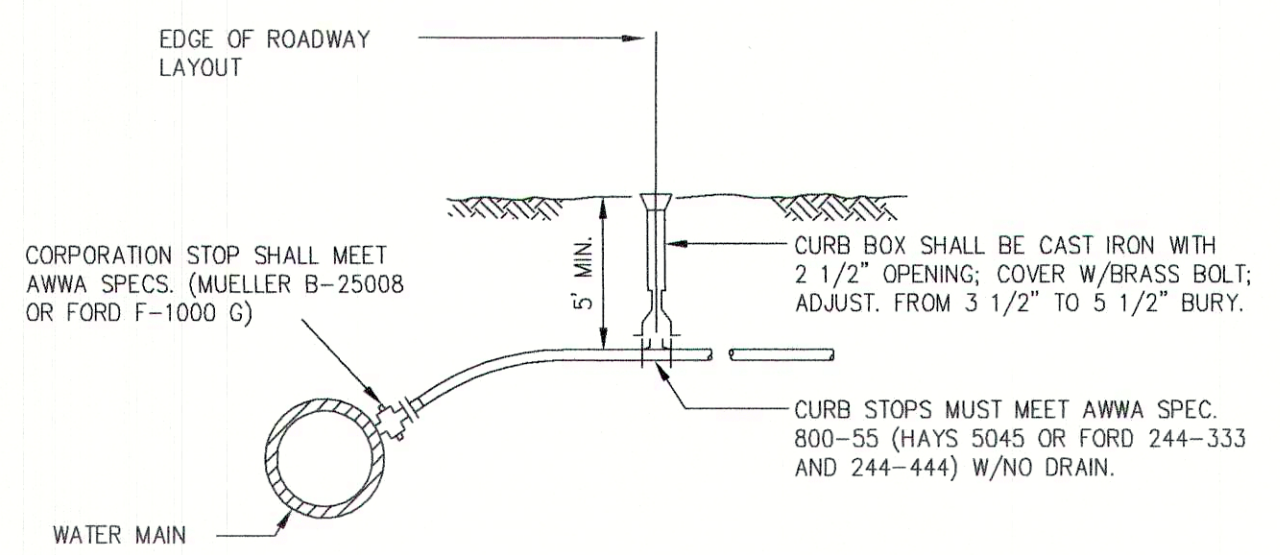
TYPICAL DRAIN TRENCH DETAILS
NOT TO SCALE



DETECTABLE WARNING DETAIL
NOT TO SCALE

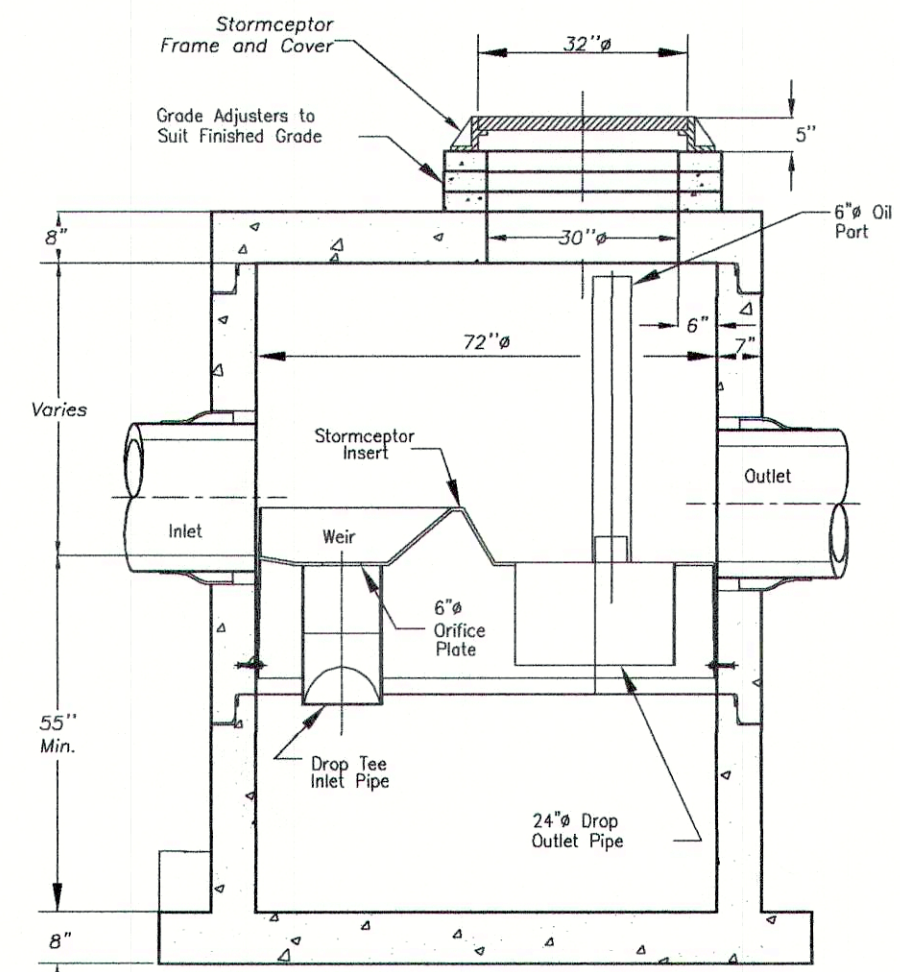


TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE

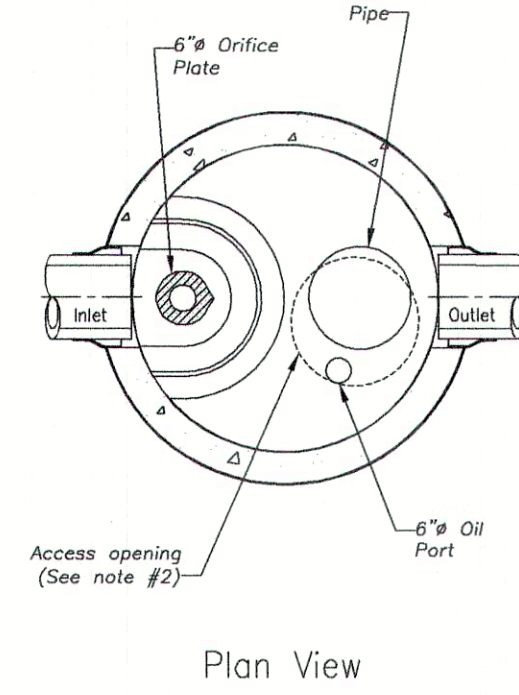


NOTE:
COPPER TUBING SHALL MEET AWWA SPEC. 76-OR TYPE K OR FEDERAL SPEC. WWI-799 TYPE K.
1 1/2\"/>

TYPICAL SERVICE CONNECTION
NOT TO SCALE

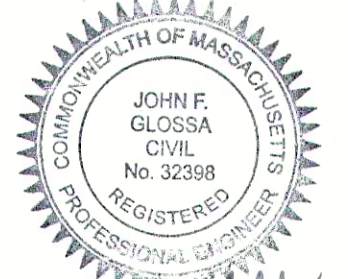


Section Thru Chamber
STC 900 Precast Concrete Stormceptor
(900 U.S. Gallon Capacity)



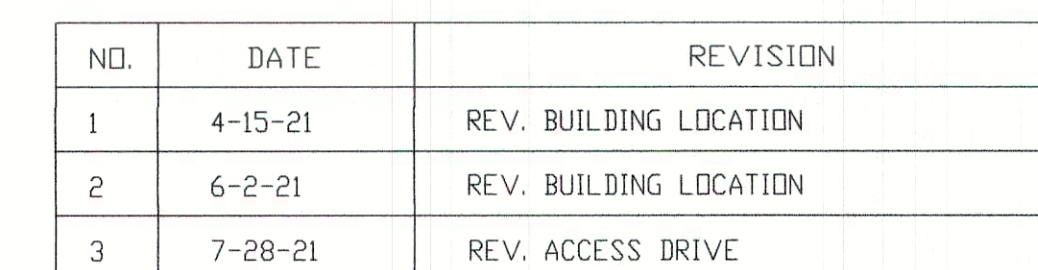
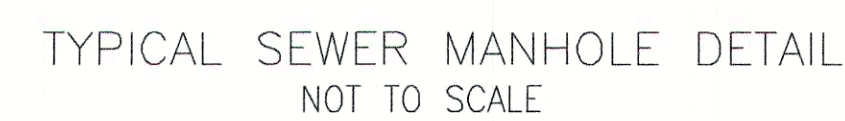
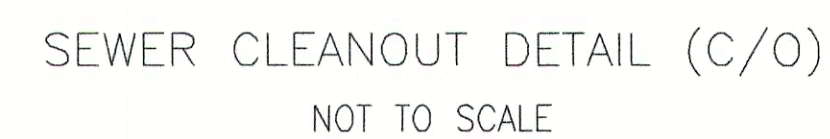
Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6088765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

NO.	DATE	REVISION
1	4-15-21	REV. BUILDING LOCATION
2	6-2-21	REV. BUILDING LOCATION
3	7-28-21	REV. ACCESS DRIVE



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

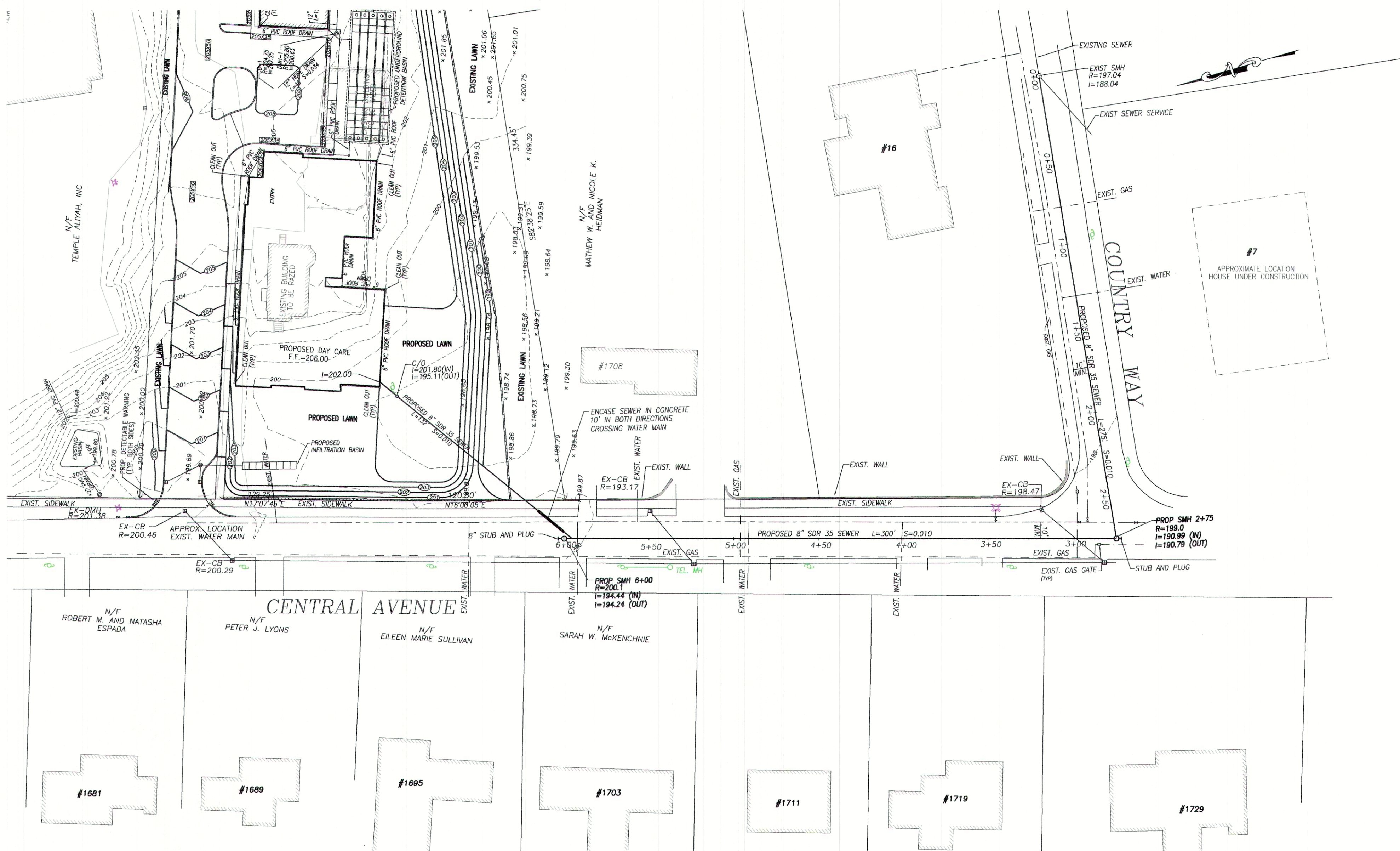


JOHN F. GLOSSA
CIVIL
No. 32398
REGISTERED
PROFESSIONAL ENGINEER

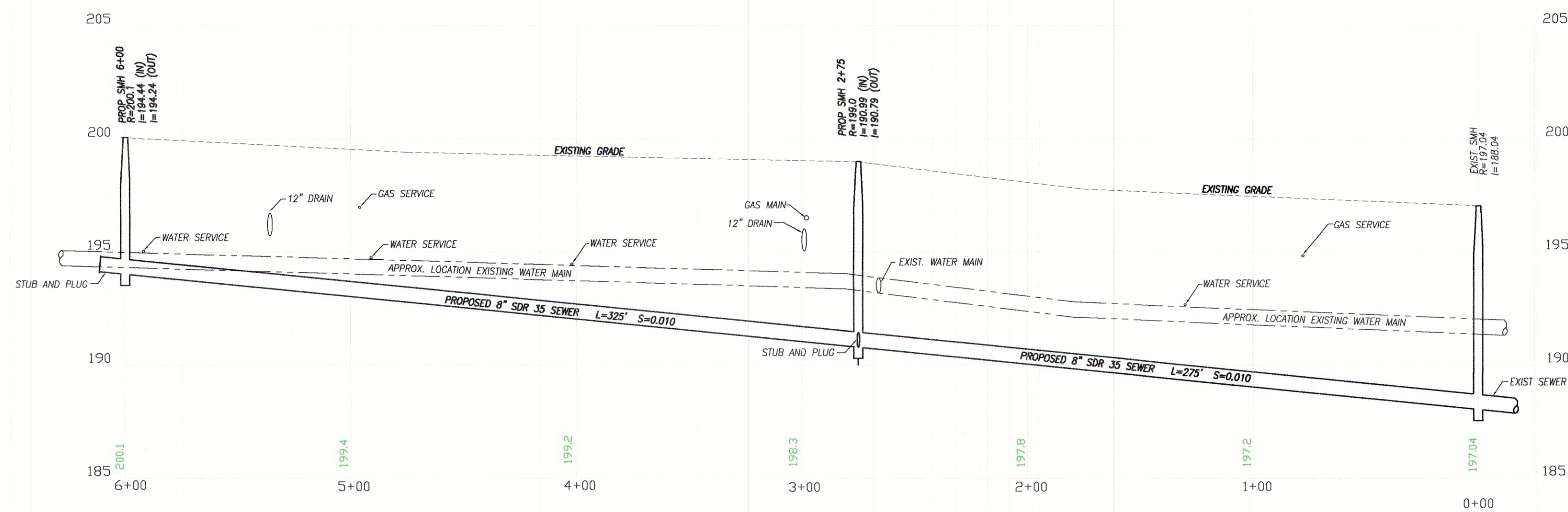
John F. Glossa
7/28/2007

1688 CENTRAL AVENUE
CONSTRUCTION DETAILS
IN
NEEDHAM MA

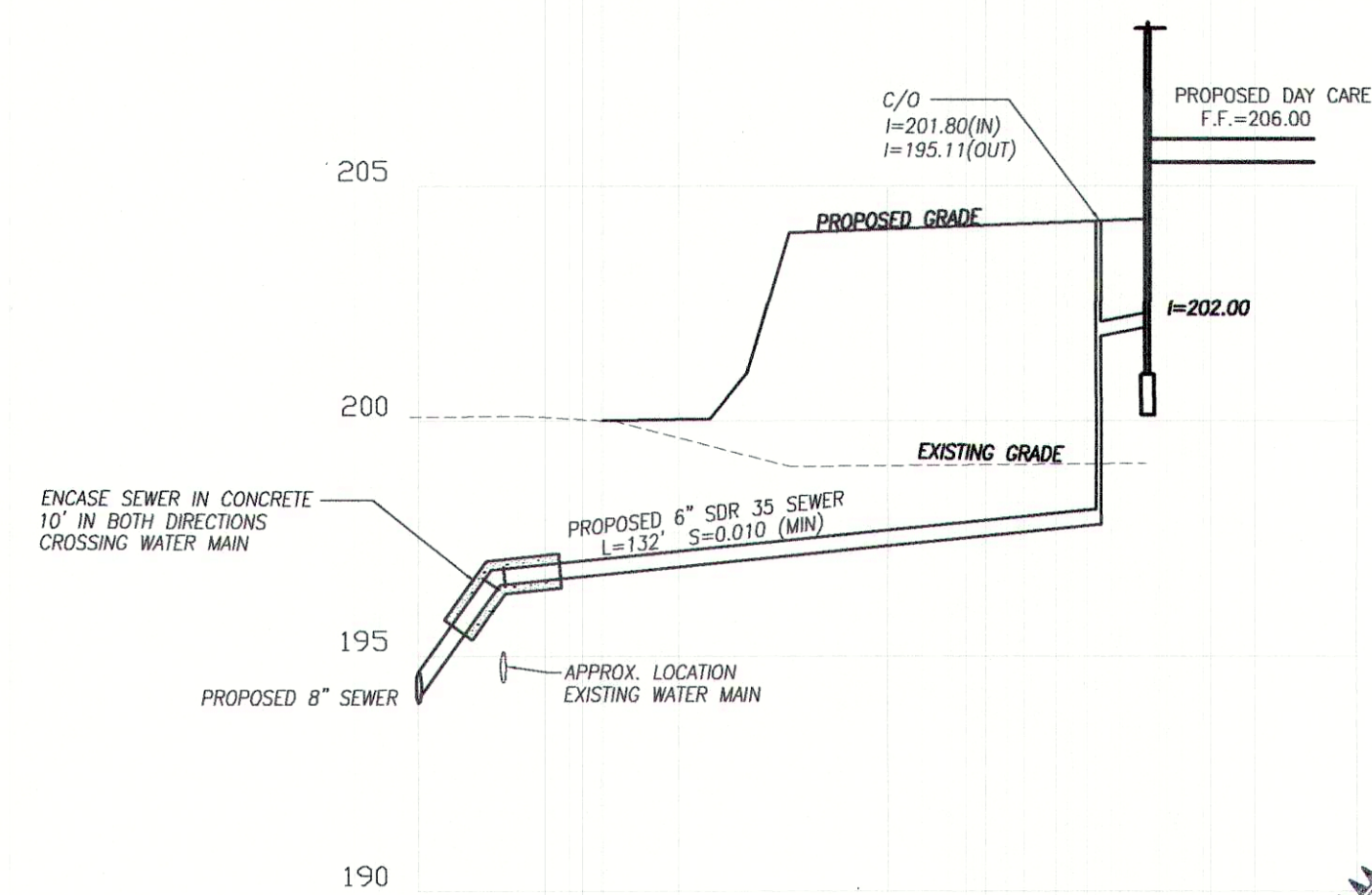
SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401



PLAN
SCALE: 1" = 40'

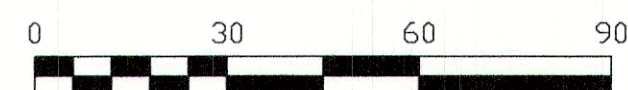


PROFILE
SCALE: HOR. 1" = 40'
VERT. 1" = 4'



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

NO.	DATE	REVISION
1	4-15-21	REV. BUILDING LOCATION
2	6-2-21	REV. BUILDING LOCATION
3	7-28-21	REV. ACCESS DRIVE



LEDGEND:

EXISTING GRADE	----- 100 -----
EXISTING SPOT GRADE	× 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	----- 205 -----
PROPOSED SPOT GRADE	× 205.35
PROPOSED SEWER MANHOLE	○ PROP. SMH
PROPOSED CATCH BASIN	⊞ CB-1
PROPOSED DRAIN MANHOLE	○ DMH-1
PROPOSED TAPPING SLEEVE AND VALVE	⊞ 8"X6" TS&V

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

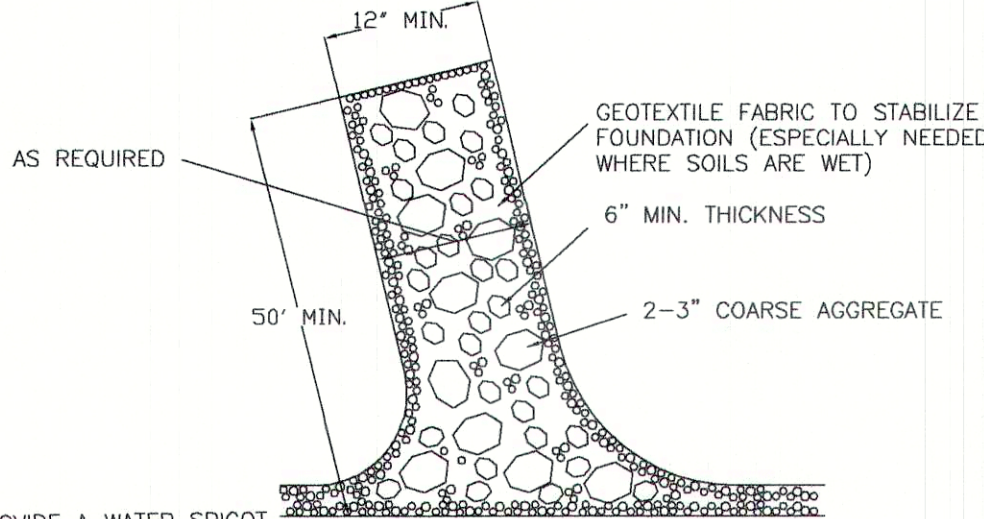


1688 CENTRAL AVENUE
SEWER EXTENSION
PLAN AND PROFILE
IN
NEEDHAM MA

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

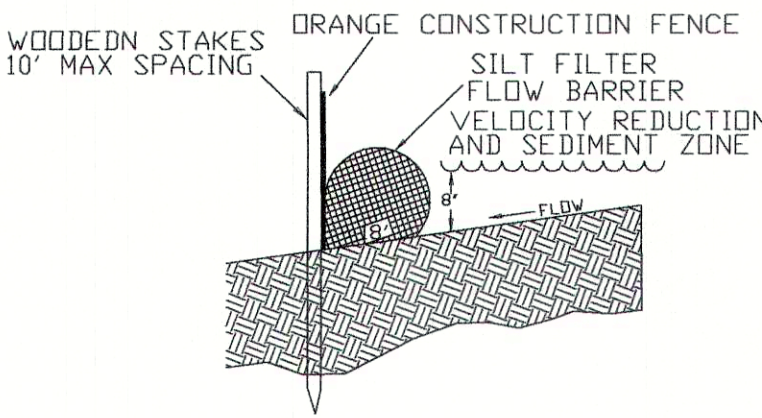
- CONSTRUCTION NOTES:
1. ALL AREAS TO BE ALTERED SHALL BE BROUGHT TO SUB GRADE OR FINAL GRADE AT THE START OF CONSTRUCTION
 2. AREAS ONCE BROUGHT TO GRADE THAT WILL NOT BE ALTERED AGAIN SHALL BE LOAMED AND SEEDED AND PROTECTED WITH STRAW GUARD AS NEEDED
 3. DRAINAGE BASIN AS SHOWN SHALL NOT BECOME OPERATIONAL 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



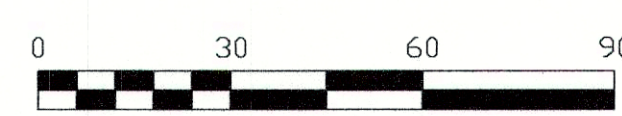
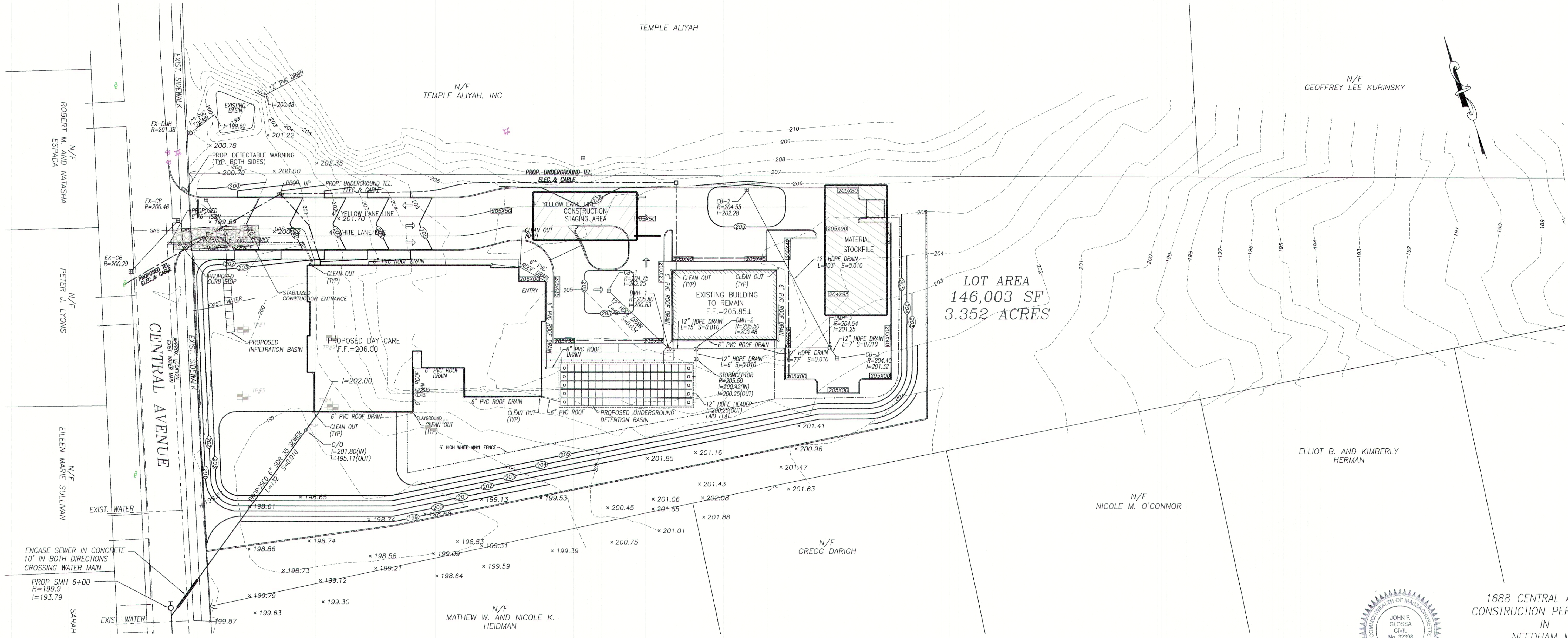
NOTE:
OWNER TO PROVIDE A WATER SPIGOT
AT THE CONSTRUCTION ENTRANCE FOR
WASHING TRUCK WHEELS PRIOR TO
EXITING TO PUBLIC ROADS.

PUBLIC ROAD

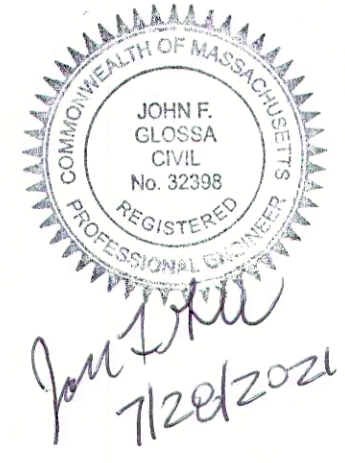
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



8" COMPOST SOCK DETAIL
NOT TO SCALE



NO.	DATE	REVISION
1	4-15-21	REV. BUILDING LOCATION
2	6-2-21	REV. BUILDING LOCATION
3	7-28-21	REV. ACCESS DRIVE



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

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.

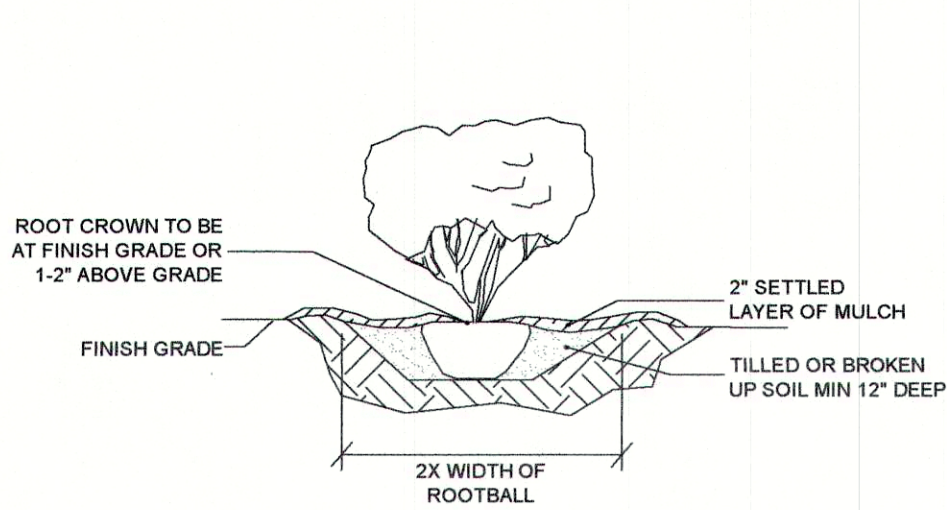
GENERAL NOTES:

1) THE PROJECT DOES NOT REQUIRE AN ELECTRICAL TRANSFORMER AND WILL NOT HAVE A GENERATOR.

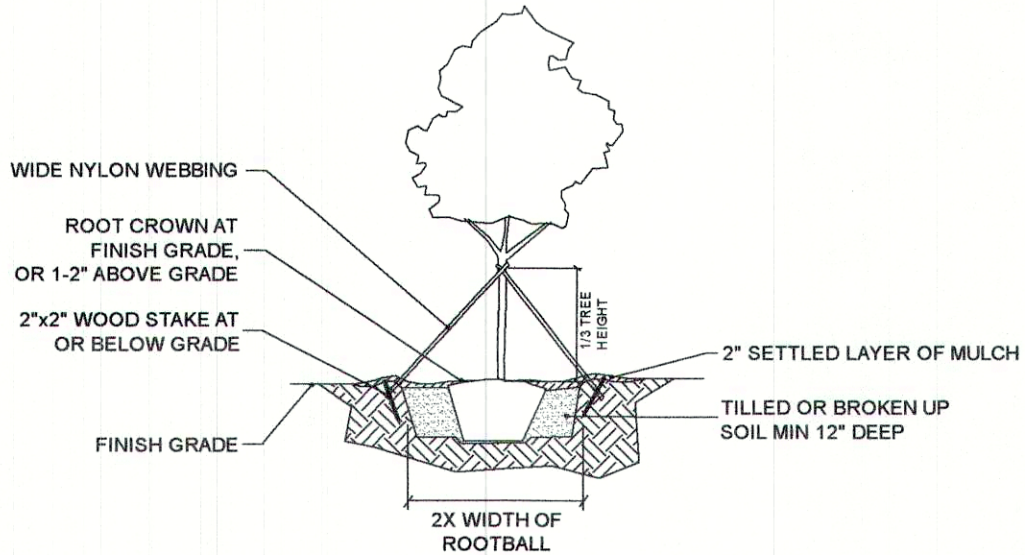
	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
PA	PINK AZALEA	RHODODENDRON PERICLYMENOIDES	2'-3'	4
WA	WHITE AZALEA	RHODODENDRON VICOSUM	2'-3'	3
RA	RHODODENDRON	RHODODENDRON FERRUGINEUM	2'-3'	2
JA	JUNIPER	JUNIPERUS	2'-3'	6
CJ	CREeping JUNIPER	JUNIPERUS HORIZONTALS	6"-12"	6
MA	MAPLE "LEGACY"	ACER SACCHARUM	1-1/2" 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"	THIA OCCIDENTALIS SMARAGD	2'-3'	54
HM	ARBORVITAE "HETZ MIDGET"	THIA 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

LEDGEND:

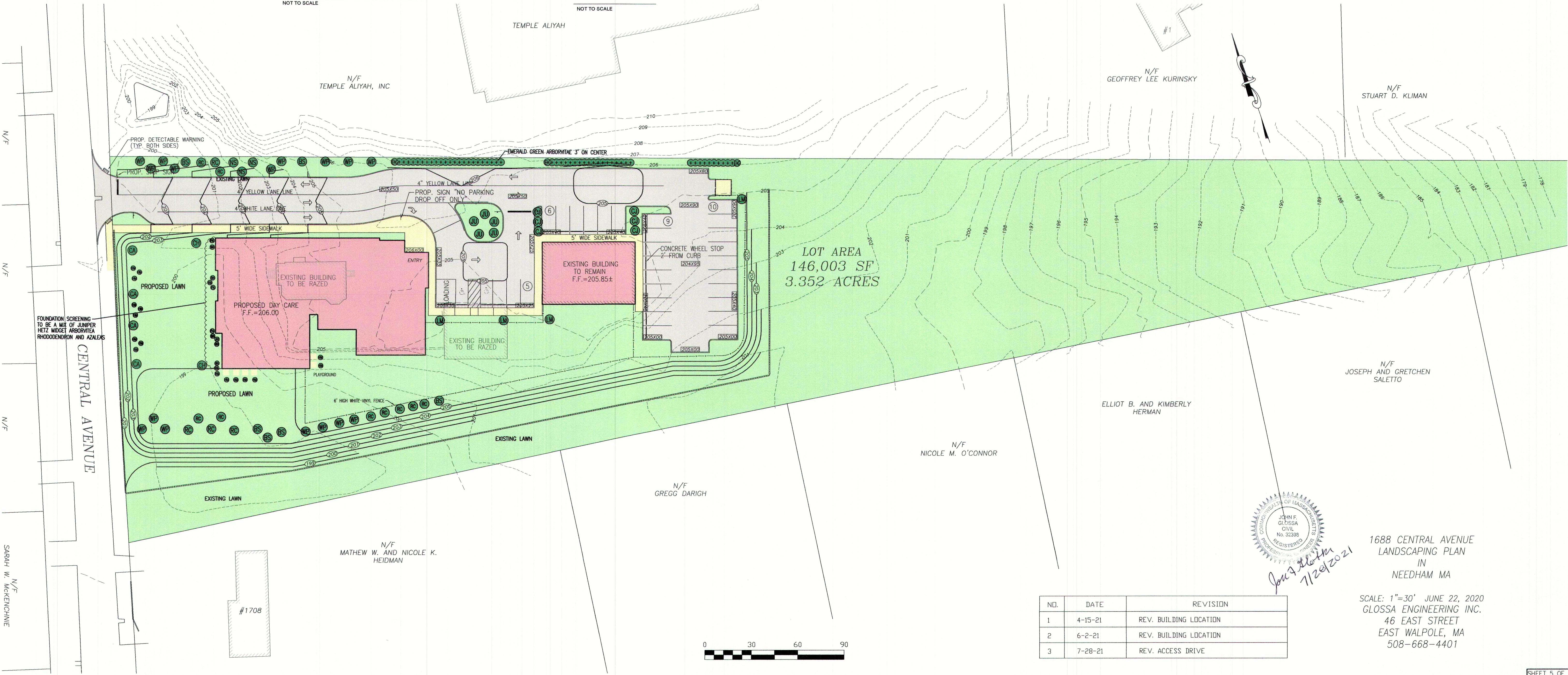
EXISTING GRADE	----- 100-----
EXISTING SPOT GRADE	× 200.02
EXISTING GAS MAIN	— G —
EXISTING SEWER MANHOLE	○ SMH
EXISTING DRAIN MANHOLE	○ EX-DMH
EXISTING CATCH BASIN	⊞ EX-CB
EXISTING ELECTRIC MANHOLE	○ EX-EMH
EXISTING UTILITY POLE	⊞ UP
EXISTING TEST PIT	⊞ TEST PIT #5
EXISTING BOUND	□
EXISTING FENCE	— X — X — X — X — X —
EXISTING FIRE HYDRANT	⊞
EXISTING GATE VALE	⊞
PROPOSED GRADE	205
PROPOSED SPOT GRADE	205.235
PROPOSED CATCH BASIN	⊞ CB-1
PROPOSED DRAIN MANHOLE	⊞ DMH-1
PROPOSED TAPPING SLEEVE AND VALVE	⊞ PROPOSED 8"X6" TS&V



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE



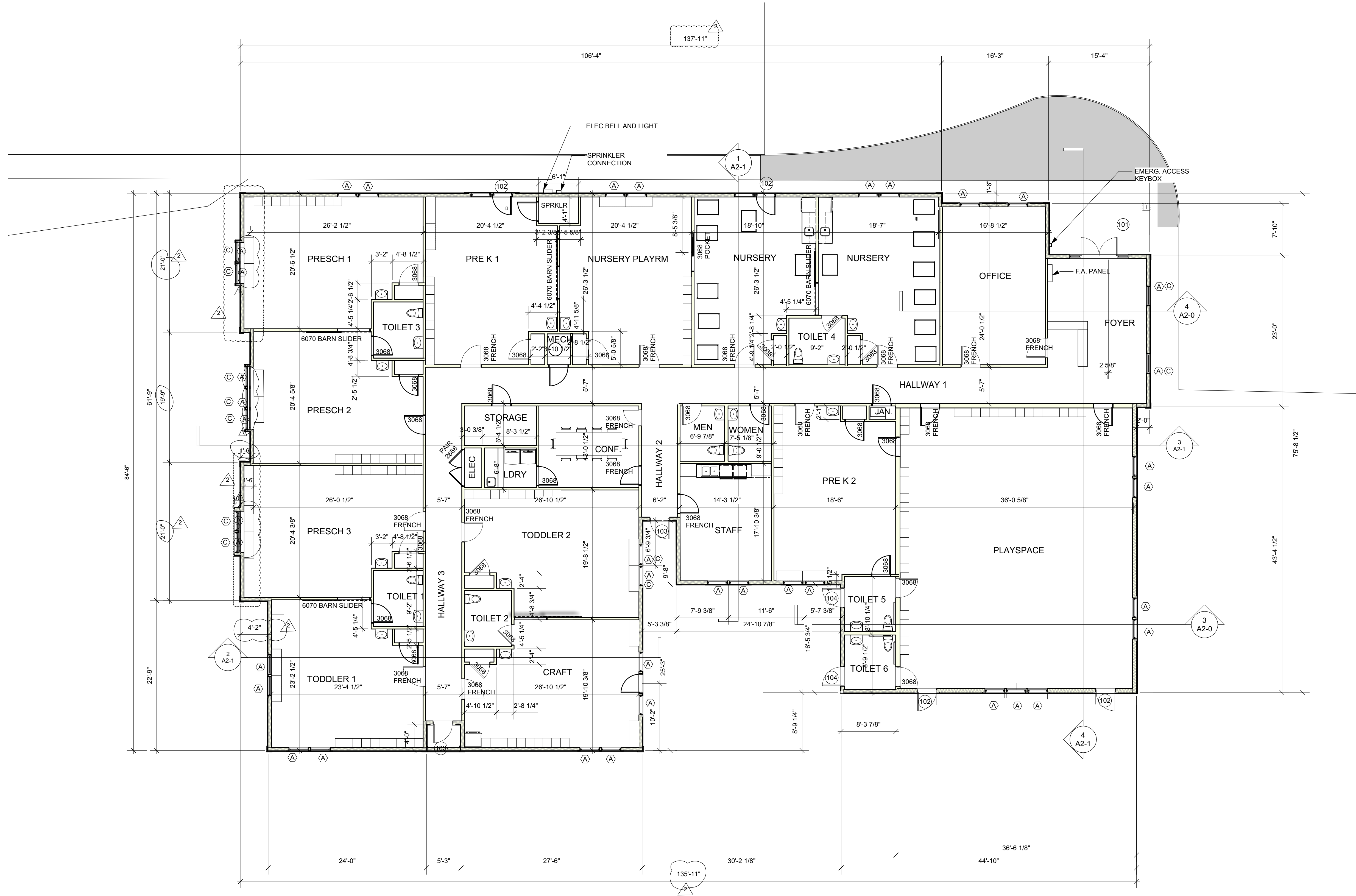
TREE PLANTING
NOT TO SCALE



NO.	DATE	REVISION
1	4-15-21	REV. BUILDING LOCATION
2	6-2-21	REV. BUILDING LOCATION
3	7-28-21	REV. ACCESS DRIVE

1688 CENTRAL AVENUE
LANDSCAPING PLAN
IN
NEEDHAM MA

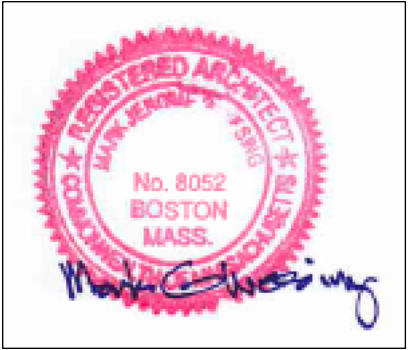
SCALE: 1"=30' JUNE 22, 2020
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401



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

BUILDING DATA

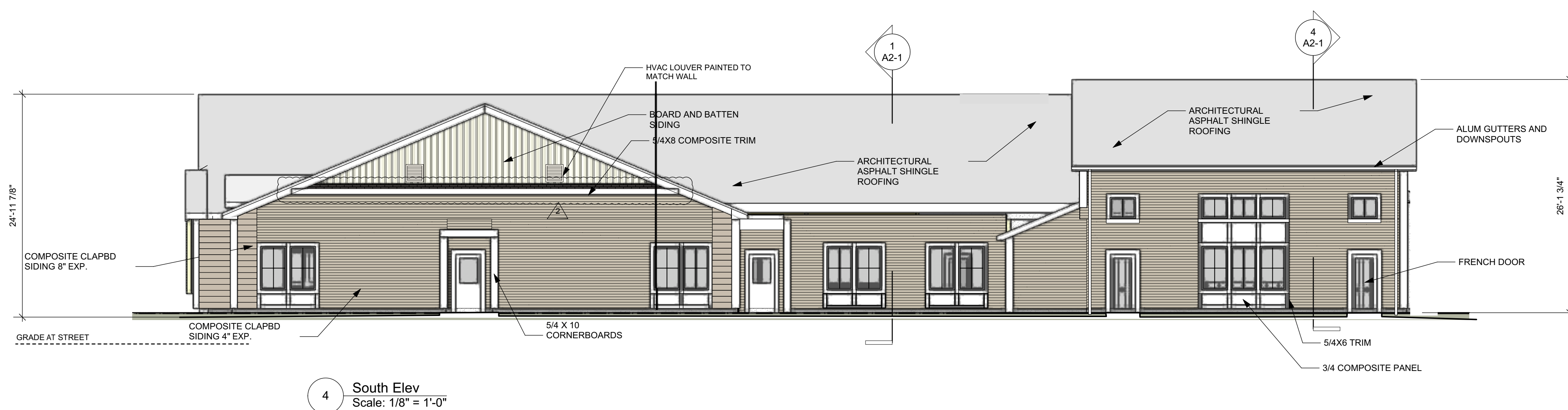
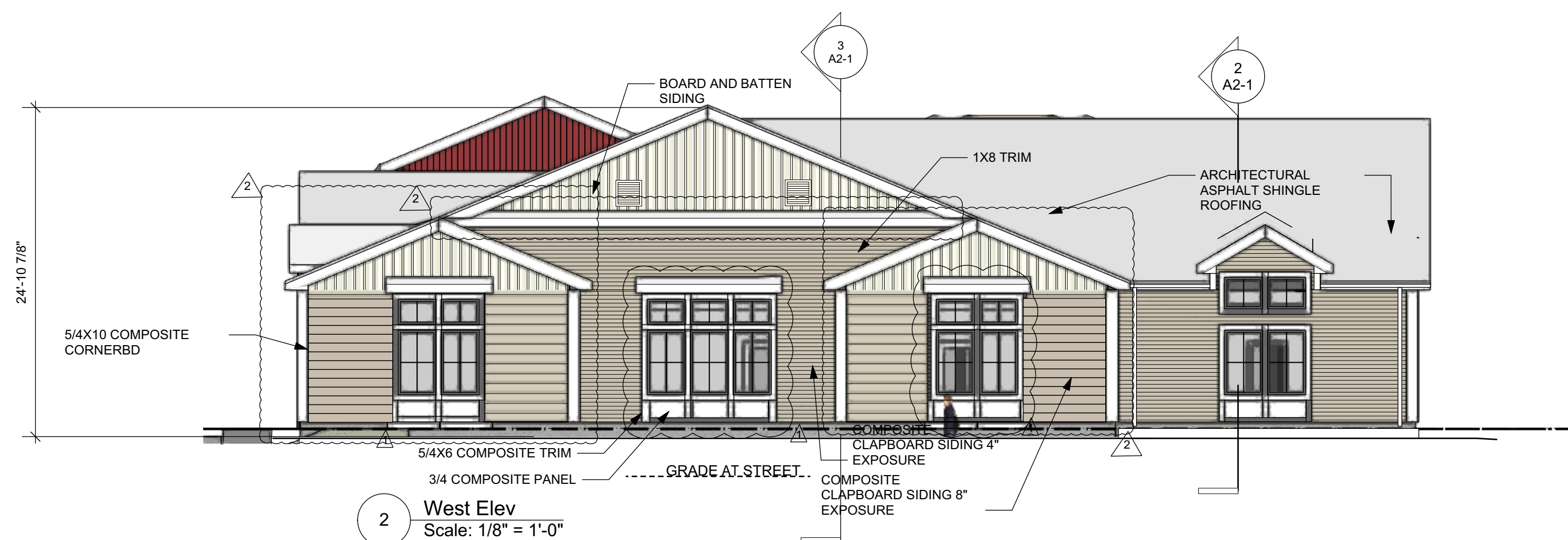
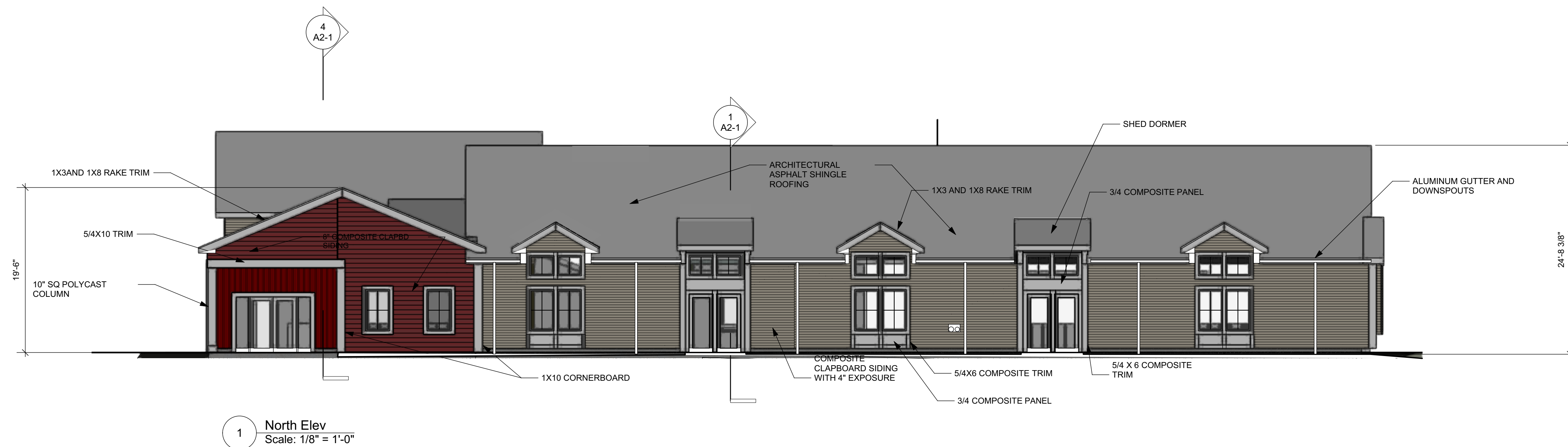
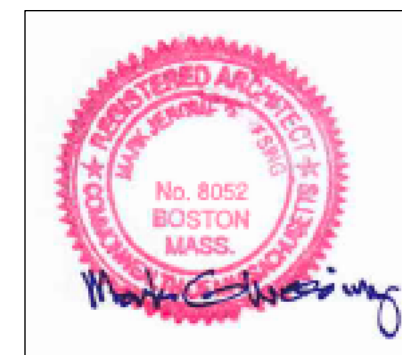
LOT SIZE	146,003 SF
NEW BUILDING SIZE	9,966 SF
PARKING SPACES:	
OPERATIONAL OCCUPANCY	
100 CHILDREN: 8 SPACES+1/40 (3)=	11
13 STAFF	13
TOTAL	24



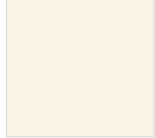
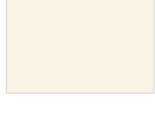
Mark Glueing Architect
Needham, Massachusetts
781.444.3304
02902

NEEDHAM ENTERPRISES
DAYCARE CENTER
1688 Central Avenue
Needham, Massachusetts

SITE PLAN REV.
3.8.21
3.30.21 DRB REV
5.30.21



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



Design Review Board Meeting Minutes
Monday, June 28, 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. Special permit application for signage by Boston Properties located at 140 Kendrick St.
2. (Continued) Josie Lei, AZ Signs representing Apirak Chuenprapa, owner of Little Spoon Thai Kitchen, located at 952 Great Plain Avenue and applying for signage.
3. Chrissy Ripley, Sign Design, representing Speedway located at 207 Highland Avenue and applying for signage.
4. Ethan Nosel, Starboard Sales, LLC applying for a temporary banner for Sea Spray and Shorelines located at 1110 Great Plain Avenue.
5. Jennifer Shin, representing GoodyGifty located at 10 Oak Street and applying for signage.
6. Weslie Pierre, Owner of The Plant Design Studio by Wesleaf Designs & Décor located at 1020 Great Plain Avenue and applying for signage.

Mr. Chair called the meeting to order on June 28, 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 Properties located at 140 Kendrick Street applying for special permit for three signs.

Applicants were unable to attend, and this item will be continued to the July 19th DRB meeting.

Agenda Item 2:

(Continued) AZ Signs representing Apirak Chuenprapa, owner of Little Spoon Thai Kitchen, located at 952 Great Plain Avenue and applying for signage. - Josie Lei, AZ Signs

Ms. Lei came back before the Board with the changes after the review during the June 7th meeting.

Ms. Lei explained to the Board the various changes she made which included painting the background where the sign is to be mounted the same color as their neighbor LatinA Kitchen. She also changed the graphic on the sign to be 22 inches.

Mr. Reilly asked if the backing will be a painted panel like the one at LatinA Kitchen's or will it be an aluminum panel? Ms. Lei said the backing will look like the one of LatinA Kitchen & will be one inch deep aluminum panel.

Mr. Reilly said he prefers the new sign with the smaller graphic proposed as it fits better and keeps the building consistent. He also had reservations about how big the business hours are on the door. Ms. Lei said she had no problem reducing the size of the letters.

Mr. Tanner asked if they could consolidate the business hours instead of listing every single day of the week with the same hours, the business hours would say Monday to Friday from 11am to 10pm and then list Saturday & Sunday since those days have different business hours.

Mr. Chair asked Ms. Lei if she was able to verify the one-inch thickness of the panel will not project out from the architectural frame of the building. Ms. Lei said that it will not project out of the building.

Mr. Reilly shared his screen to confirm that the applicant and the Board agree. He shared a previous submission from Little Spoon Thai Kitchen showing that the panels appear to be flush to the building and painted the same color, and that the panel does not appear to be projecting out.

Mr. Chair asked Ms. Lei to confirm with the construction company that they must remove the slatted material that exists between the pilasters before installing the panel. This will ensure the panel will be mounted flush.

Mr. Dermody concurred with his colleagues regarding reducing the business hours listed on the door. However, he does find the white border around the letters on the letters of the sign makes things fuzzy and hard to read. Mr. Dermody also recommended changing what is on the blade sign, he recommended not having words on the blade sign but just the graphic. Mr. Dermody also asked if the two little spoons in the window graphic could be removed and just have the window graphics sign be focused on the cityscape.

Mr. Hammer concurred with Mr. Dermody.

The Board deliberated on a few graphic elements of the signage. Motion to approve the signage with the conditions that the existing siding be removed before the aluminum acting panel is installed, that the Little Spoon illuminated sign white edge be ½ inch width maximum, that the

business hours on the door are consolidated into several days of the week, that the blade sign be enlarged to 22 inches in diameter, and the window graphic is approved as submitted by Mr. Dermody.

Motion was seconded by Mr. Tanner.

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

Agenda Item 3:

Speedway located at 207 Highland Avenue and applying for signage. - Chrissy Ripley, Sign Design

Ms. Chrissy Ripley came before the Board representing Speedway who are looking to update the signage for their 6 pump toppers. No change in branding. This will allow them to change the prices easier, as well as displaying payment options. Speedway would like to update their pylon sign with new digital numbers, the square footage will remain the same. There is a white detail bar between the name Speedway and the pricing.

The Board members did not have a problem overall with the proposed changes.

Motion to approve the signage as submitted by Mr. Dermody.

Motion was seconded by Mr. Tanner.

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

Agenda Item 4:

Starboard Sales, LLC applying for a temporary banner for Sea Spray and Shorelines located at 1110 Great Plain Avenue. - Ethan Nosel

As part of **Project: Pop Up**, a pilot program in partnership with the City of Newton & the Commonwealth, the Town of Needham has welcomed Sea Spray & Shorelines by Starboard to the neighborhood to fill vacant storefronts to encourage and support local small businesses while working with landlords. The program has a 60-day limit, signage is temporary. The program

will run through the end of August. If businesses are successful and want to stay longer, they will need to come back to the DRB and the Board will need to decide if it will extend the approval or require them to apply for a more permanent sign.

Mr. Nosel is the owner of Sea Spray & Shorelines by Starboard, a resort-inspired lifestyle store focusing on summer clothing and accessories for the whole family. The pop-up is to be located at 1110 Great Plain Avenue. Mr. Nosel wishes to install a temporary sign for his store.

The sign is 15” by 72” with the left half depicting the store’s name and the right half displays a photo of a beach and rolling waves.

The Board did not object to the proposed sign. The Chair asked Mr. Nosel to print the sign on corrugated plastic. The Chair stated that the discussion he had with the Building Inspector and the one condition that we require is that temporary signage not be printed on the vinyl sheet stock banner.

Mr. Reilly commented that if this sign were permanent it would be better without the waves as it is too busy. Mr. Chair echoed the sentiment and that the size with the waves would make the lettering pretty small and not visible (specifically “by Starboard”).

Motion to approve the sign with image of the beach waves with the condition the sign is to be printed on corrugated plastic backing by Mr. Dermody.

Seconded by Mr. Reilly.

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

Agenda Item 5:

GoodyGifty located at 10 Oak Street and applying for signage. - Jennifer Shin.

Ms. Shin told the Board they plan to use the existing sign structure to install their new vinyl faced sign. The sign will have an aluminum back and it will be non-illuminated.

Mr. Tanner asked if the letter will be stripped before applying the new vinyl. Ms. Shin said they will be removed before applying the new vinyl.

Mr. Reilly asked if GoodyGifty deliberately has no space between the two words. Ms. Shin said yes. Mr. Reilly also said that the purpose of a sign is to identify the business and not to advertise the products or services being sold. He would like the subtext “Custom T-shirts, Gifts & Toys” to be smaller, and if they could be bulleted instead of separated by commas. The overall text should be smaller. Ms. Shin said because GoodyGifty is not a known brand they had

intentionally made the store name smaller and the subtext bigger to help draw in customers. Mr. Reilly said the by-law says a sign is to identify the business not to advertise what it does unless the name is vague and not clear what is about then the Board does allow smaller subtext to help clarify.

Mr. Hammer & Mr. Dermody concurred with Mr. Reilly's comments & concerns.

Motion to approve GoodyGifty sign with the condition that GoodyGifty be 7 inches high, and the subtext "Custom T-shirts- Gifts- Toys-" be 3 inches high and that the commas and ampersand be replaced with bullets by Mr. Dermody.

Motion was seconded by Mr. Reilly.

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

Agenda Item 6:

The Plant Design Studio by Wesleaf Designs & Décor located at 1020 Great Plain Avenue and applying for signage. - Weslie Pierre, Owner.

As part of **Project: Pop Up**, a pilot program in partnership with the City of Newton & the Commonwealth, the Town of Needham has welcomed Wesleaf Design & Décor to the neighborhood to fill vacant storefronts to encourage and support local small businesses while working with landlords. The program has a 60-day limit, signage is temporary. The program will run through the end of August. If businesses are successful and want to stay longer, they will need to come back to the DRB and the Board will need to decide if it will extend the approval or require them to apply for a more permanent sign.

Ms. Pierre the owner of Wesleaf Designs & Décor business features collections of plant designs. The window signage is already installed featuring a leaf with name of the business and their logo "The Plant Design Studio". Her graphic designer told her 61" x 24" was the total size. Ms. Pierre does not wish to install any additional temporary signage.

Mr. Chair said that the total size of the graphic is more like 60" x 60" since it appears to be a square which is still under the maximum area allowed.

Motion to approve Wesleaf Design vinyl logo as submitted by Mr. Dermody.

Motion seconded by Mr. Reilly.

Name	Aye	Nay
------	-----	-----

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

Informal Discussion regarding how the Board will continue to meet.

E. Litchman shared how a hybrid meeting (zoom and in-person) was recently held for the Zoning Board of Appeals. The Town used a device known as the Owl which has voice recognition and would show the speaker on a monitor. The Town does not own enough of the Owl devices to allow multiple Boards to conduct this meeting platform. E. Litchman stated that the Director of Planning suggested that meetings continue with the Zoom platform for the remainder of the summer permitting other interested parties in “attending” the meetings.

Design Review Board Business:

Vote to designate one Board member to review and approve pop-up signs to support the Town’s economic development efforts and to support small businesses and landlords. Mr. Dermody will be the designee to review and approve temporary signage for pop-up businesses working with E. Litchman for the remainder of the program.

Motion for a Board member designee to review and approve each sign independently of the regularly scheduled DRB meetings moved by Mr. Dermody.

Motion seconded by Mr. Reilly.

Vote to adopt NUARI vision & goals.

Motion for the Design Review Board to endorse and adopt the NUARI principles as outlined in the statement by Mr. Dermody.

Motion seconded by Mr. Reilly.

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

Minutes:

Motion to approve the minutes of June 7th, 2021 by Mr. Dermody

Motion was seconded by Mr. Reilly.

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

Motion to Adjourn:

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

Motion was seconded by Mr. Reilly.

Meeting adjourned at 8:53 PM.

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

Future Meetings:

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



Design Review Board Meeting Minutes
Monday, July 19, 2021
7:30 PM

Board Members:

Mark Gluesing, Chair (P)
Nelson Hammer, Board Member (P)
Len Karan, 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. (Continued) Special permit application for signage by Boston Properties located at 140 Kendrick Street.

Ellese Lunde, Project Manager for Boston Properties
2. Scott Henderson, Henderson Consulting Services representing the owner Flavia Montanari and applying for a review of a retaining wall at 83 Rolling Lane.
 - Scott Henderson, Henderson Consulting Services, President
 - Flavia Montanari, Property owner
 - John Giusto, Giusto Landscaping

Mr. Chair called the meeting to order on July 19, 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 Properties located at 140 Kendrick Street applying for special permit for wayfinding signs. – Ellesse S. Lunde

Ms. Lunde, Project Manager for Boston Properties came before the Board to review the monument sign, & the campus wayfinding signage.

Mr. Chair asked Ms. Lunde to clarify which signs exactly they are seeking approval for and how many are there as the submitted documents were confusing.

Ms. Lunde said that they are looking to install 6 wayfinding signs (C1 Primary Directional G.17) and (C2 Secondary Directional G.20). The C1 sign is approximately 6 ft. tall with a 2-foot aluminum base and a painted aluminum cabinet on top. The wayfinding signs depict painted arrows, the wording on the signs varies depending on their location across the campus. They are looking to install one sign near the staff parking lot near Cutler park, and another side on the opposite side of the building across from the pavilion.

The C2 signs are 3 ft. by 3 ft. signs of similar design and construct to the C1 signs. Boston Properties would like to install 4 of these smaller signs at various locations within the campus. The signs will also have painted arrows and the wording will vary depending on the location of the sign.

Finally, Boston Properties would like to install two tenant entry signs which are to be mounted onto a veneered stone wall. The signs will have ¼ inch push thru acrylic letters, with surface applied vinyl. The signs will be internally illuminated.

Ms. Robinson asked why the signs are taller than the allowed by right. Ms. Lunde said the signs contain a bit more items because their campus is large, and they have three buildings which will most likely all be multi-tenanted. Ms. Robinson said she has no problem with the look of the signs, she does feel they are big.

Mr. Tanner asked if the panels are separate or sitting on the same plane. Ms. Lunde said that they are all on the same plane.

Mr. Hammer said he finds the signs a little bit too big, and the lettering could be smaller. Mr. Hammer asked what the foundation material will be and if it is concrete how deep it will be. Ms. Lunde said it will be a concrete foundation and anchored with anchor bolts. She does not have the information on the foundation size until it goes into fabrication.

Mr. Chair said he finds the smaller signs (C2) useful for a complex like this. However, he finds the C1 signs to be too big. The Board deliberated on the sizing they would propose.

Mr. Chair asked Ms. Lunde to describe the lettering on the two tenant entry signs. Ms. Lunde said they are just channel letter, with aluminum sides and returns, and acrylic face-lit.

Mr. Tanner said he is concerned about how the plastic face is attached to the channel on the large letter. He recommends not using a plastic trim to the plastic face. He would recommend a metal trim instead.

Mr. Hammer said he had concerns about how the sign is to be connected to the existing stone wall. Ms. Lunde said it is an existing concrete wall with a stone veneer face, so it will be anchored and bolted to the concrete wall.

Motion to approve the large site sign DRB markup sign 1 with the conditions that the upper sign portion with the graphics be five feet high, and that the base be reduced to nine inches by Mr. Hammer

Motion seconded by Mr. Karan.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Len Karan	Aye	
Deborah Robinson	Aye	
Steve Robinson	Aye	

Motion to approve the smaller wayfinding/directional signs of 4.5 square feet (of which there are four) DRB markup sign 2 with the condition that the base be reduced to nine inches by Mr. Hammer.

Motion seconded by Mr. Karan.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Len Karan	Aye	
Deborah Robinson	Aye	
Steve Robinson	Aye	

Motion to approve the building C signage DRB sign markup 3 with the condition that the 'C' letter is reduced to 2 foot 10 inches in height by Mr. Hammer.

Motion seconded by Mr. Karan. The Board also asked the applicant, Ellesse Lunde, to submit when available, additional information when the shop drawing regarding the stone wall sign and its construction. Then the Board can review and decide whether Boston Properties needs to return to a DRB meeting to discuss further.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Len Karan	Aye	
Deborah Robinson	Aye	
Steve Robinson	Aye	

Motion to approve the building A sign DRB markup sign 4 with the condition that the overall aluminum cabinet be reduced to two-foot one inch high by Mr. Hammer.

Motion seconded by Mr. Karan.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Len Karan	Aye	
Deborah Robinson	Aye	
Steve Robinson	Aye	

Agenda Item 2:

Retaining Wall Review at 83 Rolling Lane. -Scott Henderson

Mr. Scott Henderson of Henderson Consulting is the Project & Civil Engineer for this project.

Mr. Henderson is applying for a retaining wall to be erected in the rear yard of the house. There is a 21-foot drop at a slope of one and a half to one. The intent is to construct a couple of terraces behind the house, below an existing deck. The main patio terrace has a proposed inground pool which is still 17' above the existing grade at the back of the site. The first retaining wall steps down about 5'-6', the next wall is about 10'. Grading and fill are proposed in the backyard along with the retaining wall work. The house backs up onto wetlands and intermittent stream so there is a 50-foot buffer zone within which they cannot construct any structures. The applicant has submitted an application to the Conservation Commission and after the DRB reviews this application it will be submitted with an application to the Zoning Board of Appeals per the regulations that the wall exceeds 4' high. The terraced walls are further apart than they are wide and are reviewed as separate walls. Looking at the right-hand property line for about a stretch of about 28' horizontally long there are two retaining walls that exceed the 4' height. The visibility of the walls is only viewed by the property owner; nothing is visible to others due to vegetation screening and distance to abutters. The material proposed is the Diamond Pro Stone Cut Retaining Wall, with a dark color similar to fieldstone so that it blends into the landscape.

Mr. Karan asked what they are doing for capping. Mr. Henderson said he does not know what the actual material will be, but it will be a nice material. The Chair noted that the submission included product data and that the retaining wall supplier info has a wall cap that matches the wall material. The Chair also explained that a memo from the DRB will be sent to the Zoning Board of Appeals with their approval of this submittal.

Motion to approve the retaining wall as submitted by Mr. Karan.

Motion seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	

Nelson Hammer	Aye
Len Karan	Aye
Deborah Robinson	Aye
Steve Robinson	Aye

Minutes:

Minutes will be reviewed and voted on during the August 9th meeting.

Motion to Adjourn:

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

Motion was seconded by Mr. Karan.

Meeting adjourned at 8:43 PM.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Len Karan	Aye	
Deborah Robinson	Aye	
Steve Robinson	Aye	

Future Meetings:

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