

DESIGN REVIEW BOARD
Monday, August 30, 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.)

Mark Conserva, Metro Sign & Awning, representing Eastern Bank and applying for modified special permit signage at 1433 Highland Avenue.

Erik Janiel, Design Communications Ltd., representing Shark Ninja located at 89 A Street and applying for signage.

REVIEW

Minutes of 8/9/2021 meeting and Minutes of 7/19/2021 meeting.

DISCUSSION

Discussion of Chair and Vice Chair Design Review Board members.

Next Public Meeting – September 13, 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: 1433 HIGHLAND AVE Date: 8/17/2021

Owner: CHARLES A. ANTON JR. PRESIDENT OF ANTON'S CLEANERS

Address: 500 CLARK RD TEWKSBURY MA 01876

Telephone: 978-851-3721 978-808-2329 Street City State Zip

Applicant: EASTERN BANK

Address: 265 FRANKLIN ST BOSTON MA 02110

Telephone: 617-897-1100 781-401-0694 Street City State Zip

Designer/Installer: METRO SIGN & AWNING

Address: 170 LORIMER ST TEWKSBURY MA 01876

Telephone: 978-851-2424 EXT 34 Street City State Zip

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

REQUEST:
MODIFICATION OF APPROVED
SP. PERMIT SIGNAGE

LOCATION #1

Brief description of sign or project: EASTERN BANK TO REPLACE CENTURY BANK:

EXISTING APPROVED SP. PERMIT AS SIGN EXCEEDS THE NUMBER OF SIGNS ALLOWED.

LOC #1 EAST ELEVATION FACING HIGHLAND AVE, HALO LIT LETTERS MOUNTED ON 2" ALUMINUM

BACKER PANEL, 24" H X 144" W X 4.5" D X 6" TOTAL PROJECTION = 24 SF FT. COLOURS: BLUE/WHITE/GOLD

Please email completed application to elitchman@needhamma.gov

LOGO HT 16" - ~~PROPOSED~~ LETTER HEIGHT 11" TO 15"

GAP 2 TO BOTTOM OF SIGN = 15" 11.8" TO 8" RANGE

LOCATION 1

LETTER OF AUTHORIZATION (LOA)

for Metro Sign & Awning to act on the owner's behalf for the purpose of obtaining sign permits

Project Location:

Century Bank on behalf of Eastern Bank

1433 Highland Ave

Needham MA 02492

Agreed and accepted:

By Landlord

Name (sign):

Name (print): Charles Anton

Title:

Highland 1433 Realty Trust

Phone number:

978-808-2329 → 978-851-3721 x 18

Email:

Canton@antons.com

Date:

7/30/2021

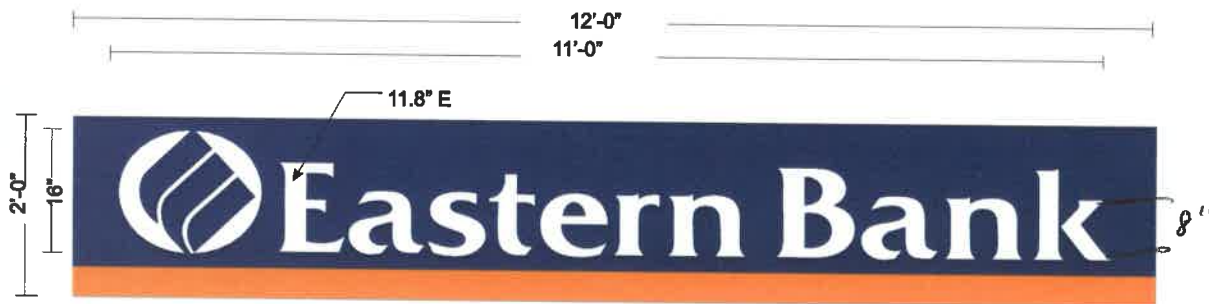


Location #1



ELEVATION • HIGHLAND AVE. SIDE (EAST)

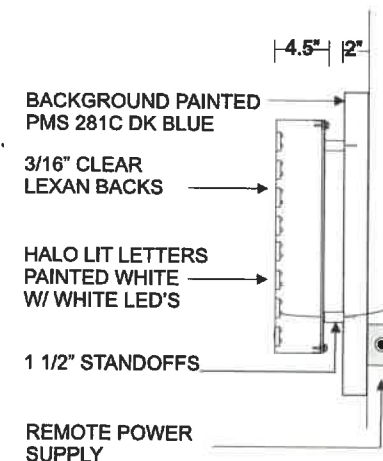
PROPOSED NEW SIGN-SCALE 1/4"=1'-0"



HALO LIT WALL SIGN- SCALE 3/4"=1'-0"

- 2" DEEP .090" FAB ALUMINUM BACKGROUND PAINTED PMS 281C DK BLUE
- 4 1/2" DEEP "HALO" ILLUMINATED CHANNEL LETTERS W/ 3/16" CLEAR LEXAN BACKS
- PAINTED WHITE FACES .WHITE LED ILLUMINATED
- 4" ORANGE STRIPE PAINTED PMS 1505C ORANGE

* FIELD VERIFY ALL DIMENSIONS



SIDE VIEW - N.T.S.

LOCATION #1



TOWN OF NEEDHAM
DESIGN REVIEW BOARD
Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Location: 1433 Highland Ave. Date: 10/2/20
Owner: Charles A. Anton, President, Anton's Cleaners
Address: 500 Clark Road Tewksbury MA 01876
Street City State Zip
Telephone: 978-851-3721
Applicant: Century Bank
Address: 400 Mystic Ave. Medford MA 02155
Street City State Zip
Telephone: 781-393-4108
Designer/Installer: Darlow Christ Architects
Address: 2326 Massachusetts Ave. Cambridge MA 02140
Street City State Zip
Telephone: 617-497-9191

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

NEEDHAM
DESIGN REVIEW BOARD
RECOMMENDATION:
APPROVAL: M. G. [Signature]
APPROVAL WITH CONDITIONS:
DISAPPROVAL:
DATE: 11-2-20

Brief description of sign or project:
Pursuant to Article 5, Section 5.3.4 of the Town By-laws, Applicant seeks a
special permit to install a sign on the facade of the building facing Highland
Avenue, as shown on the attached drawings; the sign as proposed exceeds the
also allowed by Section 5.5.3.1 (b). number of signs allowed

Loc #1
Facad
Hickory [Signature]

PREVIOUS APPROVAL

Loc #1 Facing Highland Ave

EXISTING CONDITIONS

Century Bank





EAST FACADE @ WALK-UP TELLER



EAST FACADE - HIGHLAND AVENUE



EAST FACADE - HIGHLAND AVENUE



NORTH FACADE - PARKING LOT



NORTH FACADE - PARKING LOT



08/04/2020	
10/22/2020	
2022	
AM	

NOT FOR CONSTRUCTION
A-11-1.1 Century Bank Needham
 Highland Av, Needham MA
 RENDERINGS

1 10/10/2020
 1 10/10/2020
 1 10/10/2020
 1 10/10/2020

JAMES GUNN
 ARCHITECTS

220 Massachusetts Ave | Cambridge MA 02140

LOCATION
 #1

APPROX LOCATION #1



#1 PEX



#2 CURRENT STOREFRONT FACING HIGHLAND AVENUE



#3 CURRENT STOREFRONT FACING PARKING LOT



#4 ADJACENT STOREFRONT

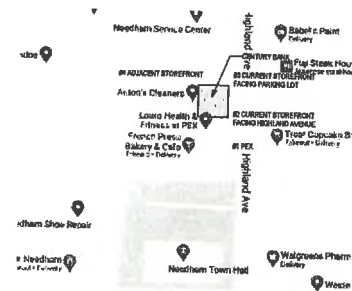


PHOTO KEY PLAN



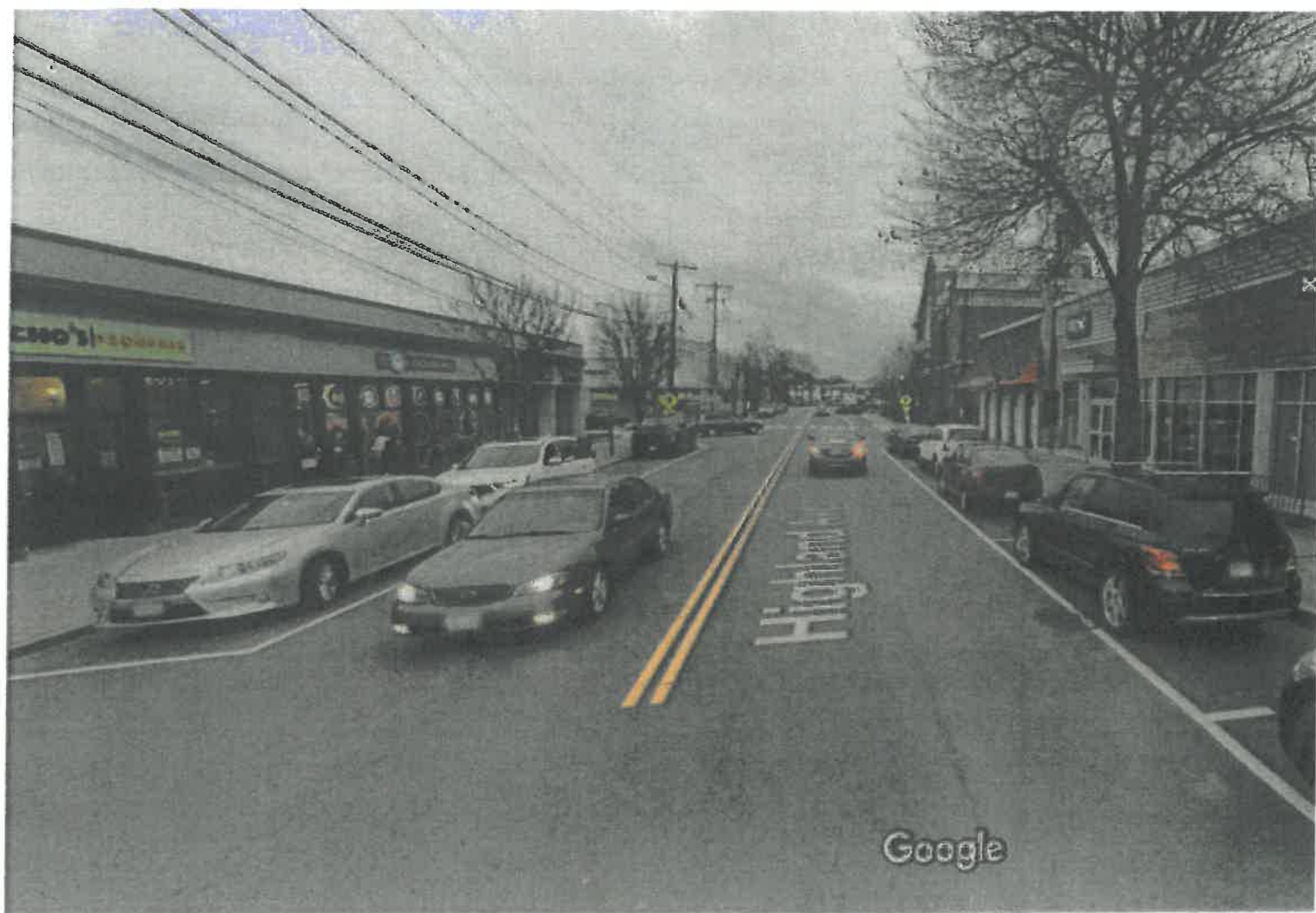
NOT TO SCALE
DATE: 09/15/2020
YEAR: 2007
AM: 12:00 PM

NOT FOR CONSTRUCTION
A-11.2 Century Bank Needham
NEIGHBORING BUILDING
Highland Av, Needham MA



Approx location #1

PREVIOUS CONDITIONS



LOCATION #1

ADJACENT SILVAGE
ALONG HIGHWAY AVE



TOWN OF NEEDHAM

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Owner: CHARLES A. ANTON, JR., PRESIDENT OF ANTON'S CIGARETTES

Address: 500 CLARK RD TEWKSBURY MA 01876
Street City State Zip

Telephone: 978-851-3821 978-808-2328

Applicant: EASTERN BANK

Address: 265 FRANKLIN ST BOSTON MA 02110
Street City State Zip

Telephone: 617-897-1100 781-401-0694

Designer/Installer: METRO SIGN & AWNING

Address: 170 LORUM ST TEWKSBURY MA 01876
Street City State Zip

Telephone: 978-851-2424 EX 34

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
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☐ Planned Residential Development
☐ Residential Compound

REQUEST:
MODIFICATION OF APPROVED
SP. PERMIT SIGNAGE

LOCATION #2

Brief description of sign or project: EASTERN BANK TO REPLACE CENTURY BANK

EXISTING SIGN APPROVED BY RIGHT SIGN. NORTH ELEVATION OF FACING PARKING LOT, HALO-LIT
LETTER SET MOUNTED ON 2" D ALUMINUM BACKER PANEL, 24" H X 144" W X 4.5" D X 24.5 FT
8" TOTAL PROJECTIONS. LOGO HEIGHT 16", LETTER HEIGHT 11.8" TO 8" RANGE. GRAB TO BOTTOM OF SIGN = 14.4'

Please email completed application to elitchman@needhamma.gov

Location #2

LETTER OF AUTHORIZATION (LOA)

for Metro Sign & Awning to act on the owner's behalf for the purpose of obtaining sign permits

Project Location:

Century Bank on behalf of Eastern Bank

1433 Highland Ave

Needham MA 02492

Agreed and accepted:

By

Landlord

Name (sign):

Name (print):

Charles Anton

Title:

Highland 1433 Realty Trust

Phone number:

978-808-2329 → 978-851-3721 x 18

Email:

Canton@antons.com

Date:

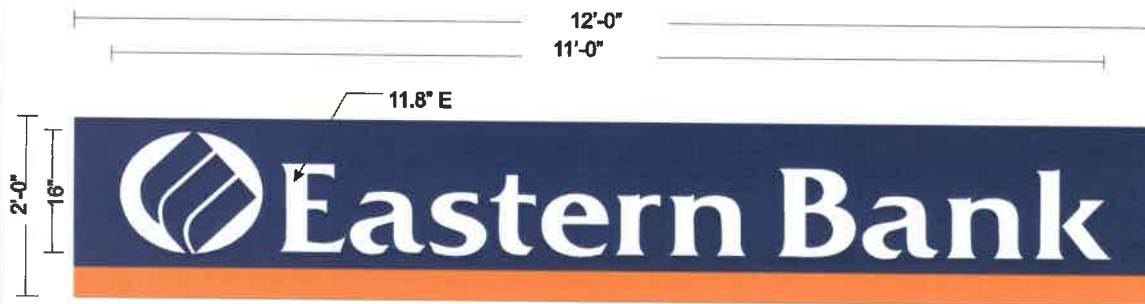
7/30/2021



LOCATION #2

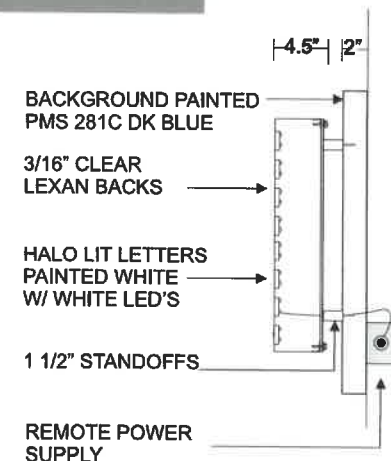


PROPOSED NEW SIGN-SCALE 1/4"=1'-0"



HALO LIT WALL SIGN- SCALE 3/4"=1'-0"

- 2" DEEP .090" FAB ALUMINUM BACKGROUND PAINTED PMS 281C DK BLUE
- 4 1/2" DEEP "HALO" ILLUMINATED CHANNEL LETTERS W/ 3/16" CLEAR LEXAN BACKS
- PAINTED WHITE FACES .WHITE LED ILLUMINATED
- 4" ORANGE STRIPE PAINTED PMS 1505C ORANGE



SIDE VIEW - N.T.S.

SIGNAGE AREA	
TYPE	sq
TWO PRIMARY SIGNS, ONE MOUNTED ON BUILDING FACADE (WEST ELEVATION) AND ONE MOUNTED ON BUILDING FACADE (EAST ELEVATION)	60
TWO SECONDARY SIGNS, ONE ON EACH FLANK PANEL AT WALK-UP TELLER	2
HOURS OF OPERATION	2.2
TWO JET SIGNS	2.2
TOTAL	70.4

backlit lettering

NEEDHAM
DESIGN REVIEW BOARD

AP: *M. G. K...*

DISAPPROVAL
DATE: *11-2-20*

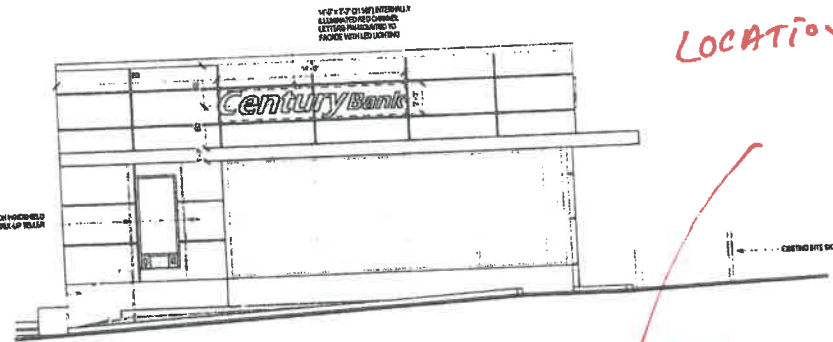
SECTION TWO: ORIGINAL PLASTER OR
GYP. LATHING OR EXISTING PANEL
PLASTERING THE WALK-UP

SECONDARY SIGN
1 1/2" x 1 1/2"

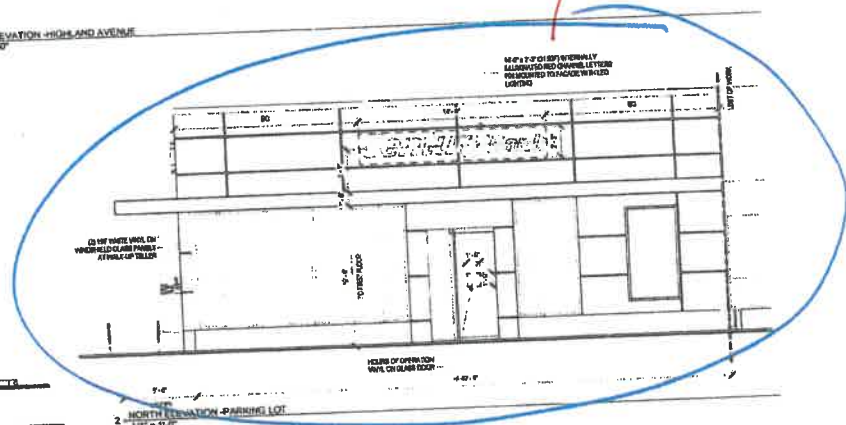
3A WALK-UP GLASS PANEL DETAIL
1 1/2" x 1 1/2"

3 SOUTH ELEVATION - BACK ALLEY
1 1/2" x 1 1/2"

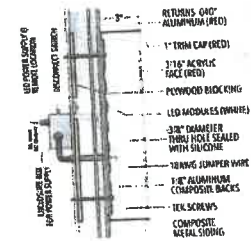
shrink the sign
proportionally
on 15" tall "C"



1 EAST ELEVATION - HIGH AND AVENUE
1 1/2" x 1 1/2"



2 NORTH ELEVATION - PARKING LOT
1 1/2" x 1 1/2"



4A PRIMARY SIGN SECTION
3" x 1 1/2"



08/04/2020
08/10/2020
10/02/2020

Highland Av, Needham MA

NOT FOR CONSTRUCTION
Century Bank Needham

A-5.2

EXTERIOR SIGNAGE



EAST FACADE @ WALK-UP TELLER



EAST FACADE - HIGHLAND AVENUE



NORTH FACADE - PARKING LOT



EAST FACADE - HIGHLAND AVENUE



NORTH FACADE - PARKING LOT



00-4-2020
10/2/2020
2020
AM

NOT FOR CONSTRUCTION
A-11.1 Century Bank Needham
Highland Av, Needham MA
RENDERINGS

LOCATION #2



PREVIOUS CONDITIONS

APPROX. LOCATION OF #2

LOCATION #2



#1 PEX



#2 CURRENT STOREFRONT FACING HIGHLAND AVENUE

APPROX. LOCATION OF #2



#3 CURRENT STOREFRONT FACING PARKING LOT



#4 ADJACENT STOREFRONT

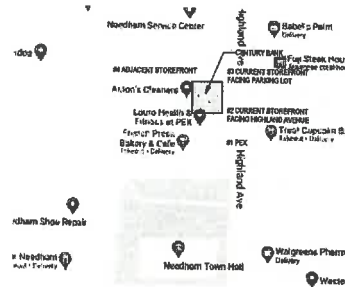


PHOTO KEY PLAN



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1433 HIGHLAND AVE Date: 8/17/2021

Owner: CHARLES A. ANTON, TAVITZ, INSIDENT ANTON'S CLEANER

Address: 500 CLARK RD TEWKSBURY MA 01876
Street City State Zip

Telephone: 978-808-2329 978-851-2721

Applicant: EASTERN BANK

Address: 265 FRANKLIN ST BOSTON MA 02110
Street City State Zip

Telephone: 617-897-1100 781-401-0694

Designer/Installer: METRO SIGN & AWNING

Address: 170 CORUM ST TEWKSBURY MA 01876
Street City State Zip

Telephone: 978-851-2424 EXT 34

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Location #3

Brief description of sign or project:

ENTRY DOOR VINYL BANDING w/ BUSINESS HOUSE, EASTERN BANK 10609 SCH. ST
w/ ORANGE ACCENT STRIP, ON NORTH ELEVATION FACING PARKING LOT.

BAND = 9" H X 35 5/8" W = 2.22 S/FT GLASS SIZE: 90" H X 35 5/8" W = 22.29 S/FT

Please email completed application to elitchman@needhamma.gov

Location #3

LETTER OF AUTHORIZATION (LOA)

for Metro Sign & Awning to act on the owner's behalf for the purpose of obtaining sign permits

Project Location:

Century Bank on behalf of Eastern Bank

1433 Highland Ave

Needham MA 02492

Agreed and accepted:

By

Landlord

Name (sign):

Name (print):

Charles Anton

Title:

Highland 1433 Realty Trust

Phone number:

978-808-2329

→ 978-851-3721 x 18

Email:

Canton@antons.com

Date:

7/30/2021



LOCATION #3

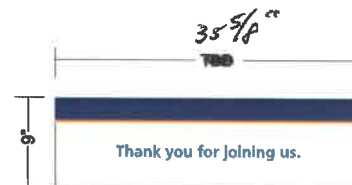


ELEVATION • PARKING LOT SIDE (NORTH)

PROPOSED NEW SIGN-SCALE 1/4"=1'-0"



VINYL DOOR BANDS - OUTSIDE - SCALE 1"=1'-0"
 - 1ST SURFACE DIGITALLY PRINTED VINYL BANDS
 - ON ADHESIVE BACKED VINYL
 - WITH MATTE LAMINATE



INSIDE

LOCATION #3



EAST FACADE @ WALK-UP TELLER



EAST FACADE - HIGHLAND AVENUE



EAST FACADE - HIGHLAND AVENUE



NORTH FACADE - PARKING LOT



NORTH FACADE - PARKING LOT



03/04/2020	
10/02/2020	
2020	
2020	
AM	

NOT FOR CONSTRUCTION
A-11.1 Century Bank Needham Highland Av, Needham MA
 RENDERINGS

LOCATION OF VINYL BANDING

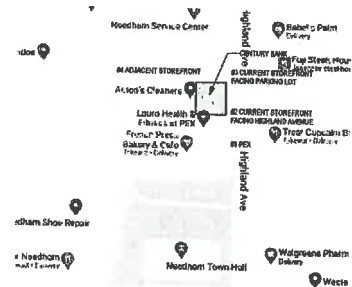


PHOTO KEY PLAN



#1 PEX



#2 CURRENT STOREFRONT FACING HIGHLAND AVENUE



#3 CURRENT STOREFRONT FACING PARKING LOT



#4 ADJACENT STOREFRONT

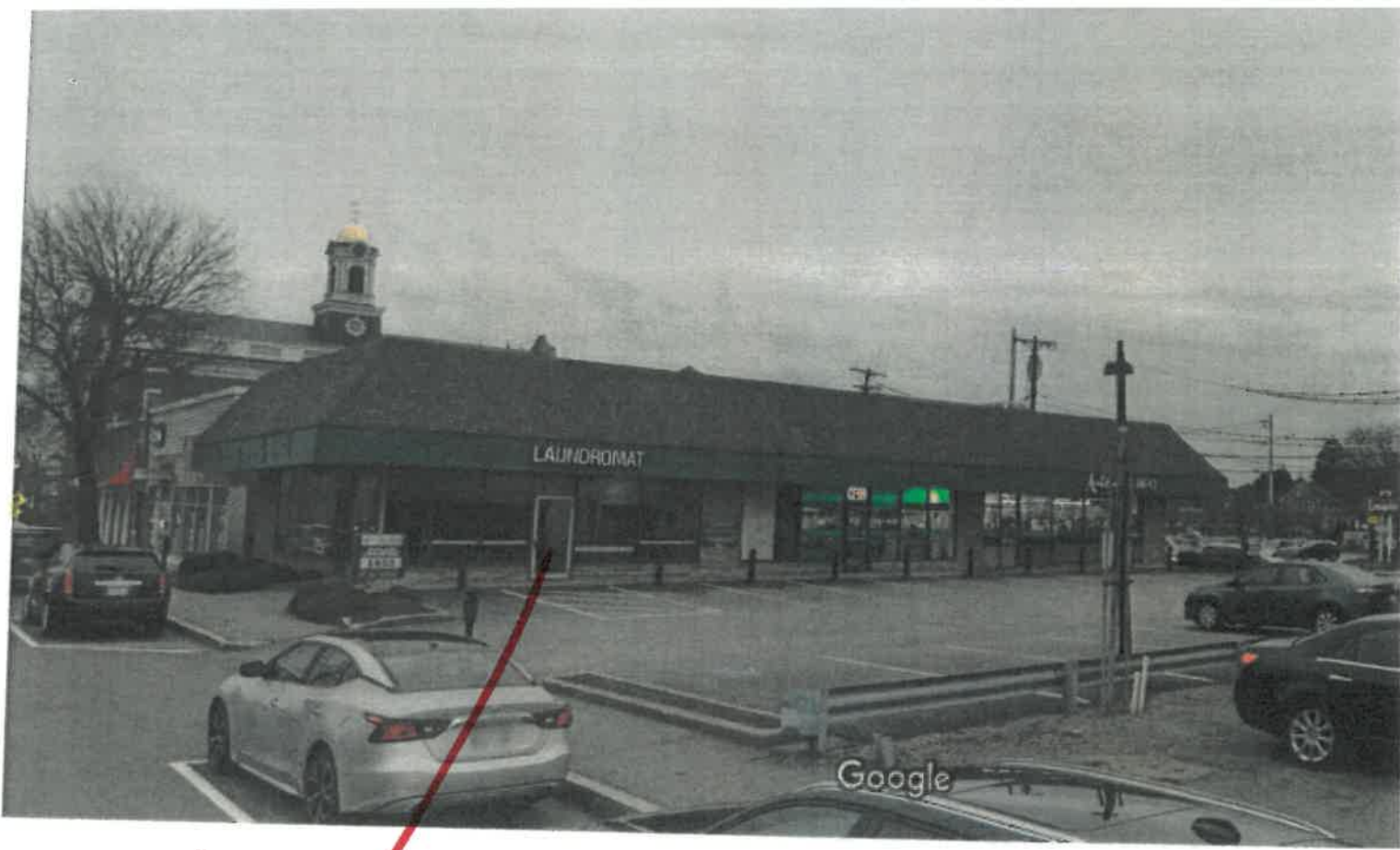
Location #3

APPROX LOCATION

NOT FOR CONSTRUCTION
A-11.2 Century Bank Needham
 NEIGHBORING BUILDING
 Highland Av, Needham MA

NOT TO SCALE
 001/15/2000
 2007
 AM

1 617 419 2919
 1 617 419 2900
 200 Massachusetts Ave | Cambridge MA 02140
DAVID COOPER ARCHITECTS



LOCATION#3

APPROX LOCATION

PREVIOUS CONDITIONS



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1433 HIGHLAND AVE Date: 8/17/2021

Owner: CHARLES A. ANTON, TAVITZZ, PRESIDENT ANTON'S CREATIONS

Address: 500 CLARK RD TEWKSBURY MA 01876
Street City State Zip

Telephone: _____

Applicant: EASTERN BANK

Address: 265 FRANKLIN ST BOSTON MA 02110
Street City State Zip

Telephone: 617-897-1100 781-401-0694

Designer/Installer: METRO SIGN AWWING

Address: 170 CORUM ST TEWKSBURY MA 01876
Street City State Zip

Telephone: 978-851-2424 EXT 34

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

LOCATION #4

Brief description of sign or project: EASTERN BANK TO REPLACE CENTURY BANK: PER SPECIAL PERMIT
TENANT REPLACEMENT PANEL ON EXISTING DOOR SIDE, FRIZSTOWN OF ADDRESS/DIRECTION

SIGN, INTERNAL ILLUMINATION, WHITE ACRYLIC PANEL WITH BLUE AND ORANGE V.D.Y.L OVERLAY

8.125'H X 30.25"W = 1.71 S.F.T THE PROPOSED SIGN EXCEEDS (1) ALLOWED BY RIGHT

Please email completed application to elitchman@needhamma.gov (1) ALLOWED BY SPECIAL PERMIT

LOCATION #4

LETTER OF AUTHORIZATION (LOA)

for Metro Sign & Awning to act on the owner's behalf for the purpose of obtaining sign permits

Project Location:

Century Bank on behalf of Eastern Bank

1433 Highland Ave

Needham MA 02492

Agreed and accepted:

By

Landlord

Name (sign):

Name (print):

Charles Anton

Title:

Highland 1433 Realty Trust

Phone number:

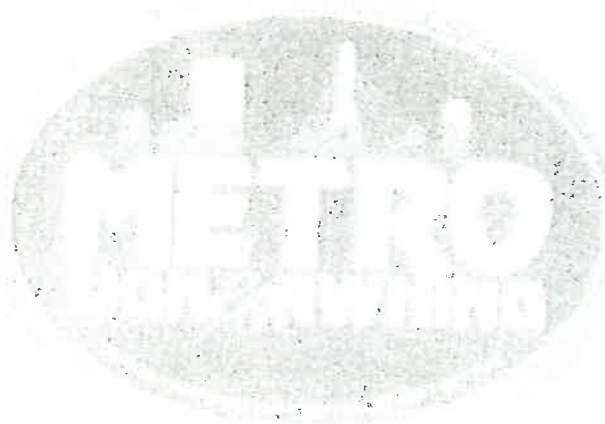
978-808-2329 → 978-851-3721 x 18

Email:

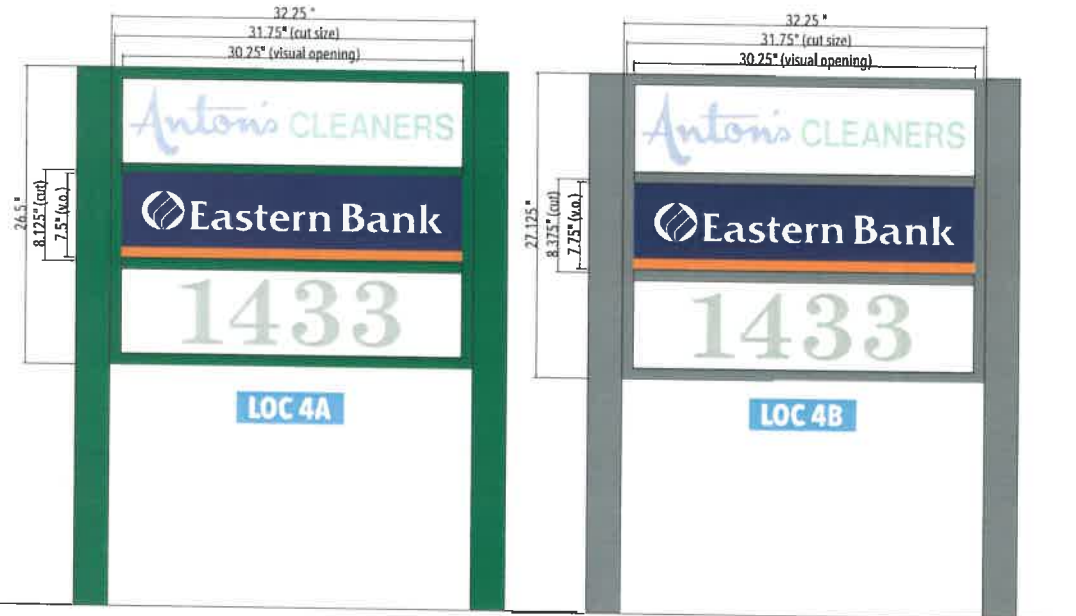
Canton@antons.com

Date:

7/30/2021



LOCATION #4



- 2 NEW WHITE ACRYLIC PANELS - SCALE 1"=1'-0"**
- WHITE ACRYLIC PANELS W/KNOCKOUT LETTERS
 - TRANSLUCENT DK BLUE VINYL BACKGROUND
 - TRANSLUCENT ORANGE VINYL STRIPE
 - *DIMENSIONS AS NOTED

2 NEW PANELS - SCALE 1"=1'-0"



LOCATION # A



TOWN OF NEEDHAM
DESIGN REVIEW BOARD
 Public Service Administration Building
 500 Dedham Avenue
 Needham, MA 02492
 Application and Report

Location: 1433 Highland Ave. Date: 10/2/20
 Owner: Charles A. Anton, President, Anton's Cleaners
 Address: 500 Clark Road Tewksbury MA 01876
 Street City State Zip
 Telephone: 978-851-3721
 Applicant: Century Bank
 Address: 400 Mystic Ave. Medford MA 02155
 Street City State Zip
 Telephone: 781-393-4108
 Designer/Installer: Darlow Christ Architects
 Address: 2326 Massachusetts Ave. Cambridge MA 02140
 Street City State Zip
 Telephone: 617-497-9191

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

DISAPPROVAL: DATE 11-2-20

Brief description of sign or project:

Pursuant to Article 5, Section 5.3.4 of the Town By-laws, Applicant seeks a special permit to install a sign of one square foot adjacent to the walk-up teller window facing Highland Ave., as shown on the attached drawings; the sign as proposed exceeds the number of such signs (1) allowed by right under Section 5.4.2.2 (d).

LOCATION # 4B



TOWN OF NEEDHAM
DESIGN REVIEW BOARD
 Public Service Administration Building
 500 Dedham Avenue
 Needham, MA 02492
 Application and Report

Location: 1433 Highland Ave. Date: 10/2/20
 Owner: Charles A. Anton, President, Anton's Cleaners
 Address: 500 Clark Road Tewksbury MA 01876
 Street City State Zip
 Telephone: 978-851-3721
 Applicant: Century Bank
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 Designer/Installer: Darlow Christ Architects
 Address: 2326 Massachusetts Ave. Cambridge MA 02140
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Type of Application	
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☐	- final
☐	Flexible Subdivision
☐	Planned Residential Development
☐	Residential Compound

DISAPPROVAL: DATE 11-2-20

Brief description of sign or project:

Pursuant to Article 5, Section 5.3.4 of the Town By-laws, Applicant seeks a special permit to install its sign of less than two square feet on an existing free-standing sign as shown on the attached drawings; the proposed sign exceeds the number (1) allowed by right under Section 5.5.3.1 (a).



Location
#4

LOCATION #4

Anton's CLEANERS

Century Bank

1433





LOCATION #4

PREVIOUS CONDITIONS

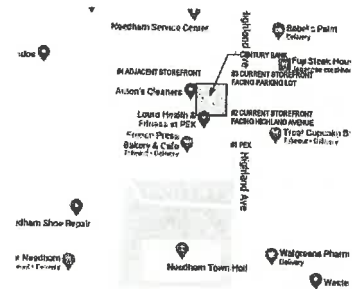


PHOTO KEY PLAN



#1 PEX



#2 CURRENT STOREFRONT FACING HIGHLAND AVENUE



#3 CURRENT STOREFRONT FACING PARKING LOT



#4 ADJACENT STOREFRONT

Location #4



DATE: 08/15/2008
 NOT TO SCALE
 YEAR: 2007
 AM

NOT FOR CONSTRUCTION
A-11.2 Century Bank Needham
 Highland Av, Needham MA
 NEIGHBORING BUILDING

1.417.417.2191
 1.417.417.2090
 200 Massachusetts Ave | Cambridge MA 02140



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 1433 HIGHLAND AVE

Date: 8/17/2021

Owner: CHARLES A. ANTON TRUSTEE, PRESIDENT OF ANTON CLEANING

Address: 500 CLARK RD TEWKSBURY MA 01876

Telephone: 978-208-2329 978-551-3721 City State Zip

Applicant: EASTMAN BANK

Address: 265 FRANKLIN ST BOSTON MA 02110

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Designer/Installer: METRO SIGN & AWNING

Address: 170 LORUO ST TEWKSBURY MA 01876

Telephone: 978-551-2424 EXT 34 City State Zip

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☐ Residential Compound

LOCATION #5

Brief description of sign or project: EASTMAN BANK TO REPLACE CENTURY BANK
RECOVER ENTRANCE VINYL WRAP EXISTING RED STRUCTURE AROUND
RECENTLY DOOR ON NORTH ELEVATION FACING PARKING LOT. 3 M. DIGITALLY

PAINTED VINYL TO MATCH BANK BLUE CORPORATE COLOR. NO SIGNAGE 8'4" X 96.375' W = 72.28
Please email completed application to elitchman@needhamma.gov 8' FT

Location #5

LETTER OF AUTHORIZATION (LOA)

for Metro Sign & Awning to act on the owner's behalf for the purpose of obtaining sign permits

Project Location:

Century Bank on behalf of Eastern Bank

1433 Highland Ave

Needham MA 02492

Agreed and accepted:

By

Landlord

Name (sign):

Name (print):

Charles Anton

Title:

Highland 1433 Realty Trust

Phone number:

978-808-2329

→ 978-851-3721 x 18

Email:

Canton@antons.com

Date:

7/30/2021

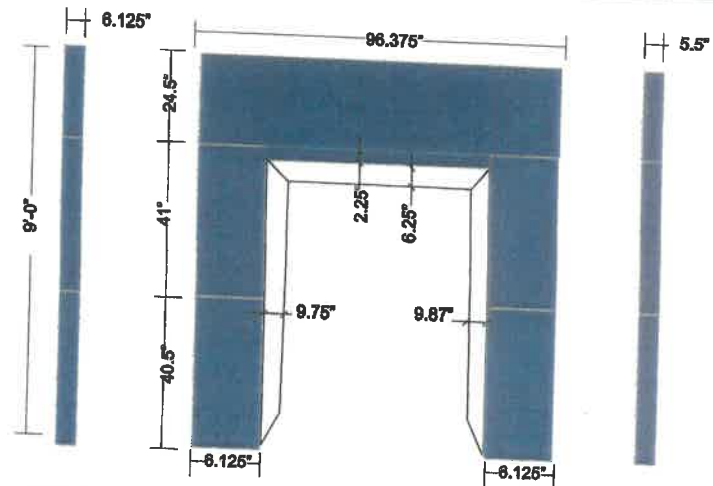


LOCATION 5



PROPOSED ENTRANCE VINYL

EXISTING



OUTSIDE ENDS

OUTSIDE ENDS

RECOVER ENTRANCE VINYL SCALE 3/8"=1'-0"
 - WRAP RED STRUCTURE AT ENTRANCE
 WITH CONTROL TAC 3M DIGITALLY PRINTED
 - VINYL TO MATCH PMS 281C DK BLUE



PROPOSED HOURS BANDING



OUTSIDE

INSIDE

WINDOW BANDS
 - 1ST SURFACE DIGITALLY PRINTED VINYL BANDS
 - ON ADHESIVE BACKED VINYL
 - WITH MATTE LAMINATE

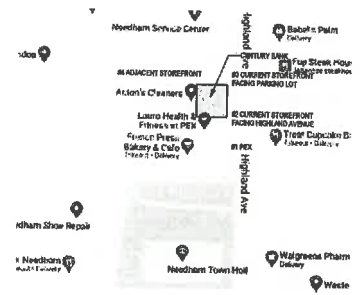


PHOTO KEY PLAN



#1 PEX



#2 CURRENT STOREFRONT FACING HIGHLAND AVENUE



#3 CURRENT STOREFRONT FACING PARKING LOT



#4 ADJACENT STOREFRONT

Location #5

NOT FOR CONSTRUCTION
A-11.2 Century Bank Needham
 Highland Av, Needham MA
 NEIGHBORING BUILDING

NOT TO SCALE	09/15/2020
DATE	
2007	
2012	
AM	



1 617.452.9191
 1 617.452.9000
 220 West Street, Suite 100 | Cambridge, MA 02140

EXISTING CONDITIONS

ENTRY VINYL WRAP

LOCATION #5

Century Bank





Location #5

PREVIOUS CONDITIONS



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1433 HIGHLAND AVE Date: 8/17/2021

Owner: CHARLES A. ANTON, TAVITZ, PRESIDENT ANTON'S CLEANERS

Address: 500 CLARK RD TEWKSBURY MA 01876

Telephone: 978-804-2329 978-851-3721 EX 18 State MA Zip 01876

Applicant: EASTERN BANK

Address: 265 FRANKLIN ST BOSTON MA 02110

Telephone: 617-897-1100 781-401-0694 State MA Zip 02110

Designer/Installer: METRO SIGN AWWING

Address: 170 CORUM ST TEWKSBURY MA 01876

Telephone: 978-851-2424 EXT 34 State MA Zip 01876

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Location #6

Brief description of sign or project: EASTERN BANK TO REPLACE CENTURY BANK
DIGITALLY PRINTED VINYL BANDING ON FACE OF ATM MACHINE.

APPLIED FINISH SURFACE, SCRIPT IS BUSINESS HOURS, EASTERN BANK AND

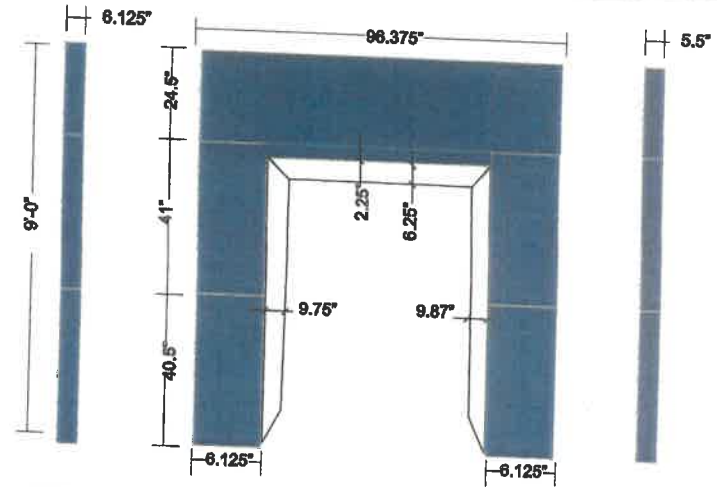
ORANGE ACCENT STRIP. 9" H X 32.5" W = 1.71 SF

Please email completed application to elitchman@needhamma.gov



PROPOSED ENTRANCE VINYL

EXISTING



OUTSIDE ENDS

RECOVER ENTRANCE VINYL SCALE 3/8"=1'-0"
 - WRAP RED STRUCTURE AT ENTRANCE
 WITH CONTROL TAC 3M DIGITALLY PRINTED
 - VINYL TO MATCH PMS 281C DK BLUE

OUTSIDE ENDS



PROPOSED HOURS BANDING



OUTSIDE

INSIDE

WINDOW BANDS

- 1ST SURFACE DIGITALLY PRINTED VINYL BANDS
- ON ADHESIVE BACKED VINYL
- WITH MATTE LAMINATE

LOCATION #6

X-BAND
LOCATION
LOC #6





Location # 6
Approx. Location

Previous Conditions

Location #6



#1 PEX



#2 CURRENT STOREFRONT FACING HIGHLAND AVENUE



#3 CURRENT STOREFRONT FACING PARKING LOT



#4 ADJACENT STOREFRONT



PHOTO KEY PLAN



NOT TO SCALE	08/15/2020
2007	
AM	
PM	

NOT FOR CONSTRUCTION
A-11.2 Century Bank Needham
 Highland Av, Needham MA
 NEIGHBORING BUILDING



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1433 HIGHLAND AVE Date: 8/17/2021
Owner: CHARLES A. ANTON TAUNTEE PRESIDENT ANTON'S CLEANERS
Address: 500 CLARK RD TEWKSBURY MA 01876
Telephone: 978-808-2329 978-851-3721
Street City State Zip

Applicant: EASTERN BANK
Address: 265 FRANKLIN ST BOSTON MA 02110
Telephone: 617-897-1100 781-401-0694
Street City State Zip

Designer/Installer: METRO SIGN & ADVERTISING
Address: 170 LORUM ST TEWKSBURY MA 01876
Telephone: 978-851-2424 EXT 34
Street City State Zip

Type of Application
☐ Sign
☒ Minor Project
☒ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

LOCATION #7

Brief description of sign or project: EASTERN BANK TO REPLACE CENTURY BANK
REPLACE VINYL ACCELT STRIPS ON SIDES OF ATM MACHINE FROM
RED TO EASTERN BANK BLUE ON EAST ELEVATION FACING HIGHLAND AVE
9'H X 1'W = 9 SFT EACH SIDE

Please email completed application to elitchman@needhamma.gov

Location #7

LETTER OF AUTHORIZATION (LOA)

for Metro Sign & Awning to act on the owner's behalf for the purpose of obtaining sign permits

Project Location:

Century Bank on behalf of Eastern Bank

1433 Highland Ave

Needham MA 02492

Agreed and accepted:

By

Landlord

Name (sign):

Name (print):

Charles Anton

Title:

Highland 1433 Realty Trust

Phone number:

978-808-2329 → 978-851-3721 x 18

Email:

Canton@antons.com

Date:

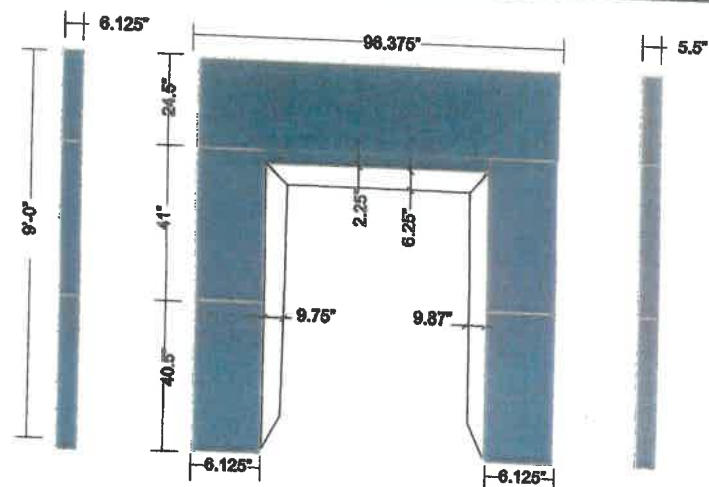
7/30/2021





PROPOSED ENTRANCE VINYL

EXISTING



OUTSIDE ENDS

RECOVER ENTRANCE VINYL SCALE 3/8"=1'-0"
 - WRAP RED STRUCTURE AT ENTRANCE
 WITH CONTROL TAC 3M DIGITALLY PRINTED
 - VINYL TO MATCH PMS 281C DK BLUE

OUTSIDE ENDS



PROPOSED HOURS BANDING



WINDOW BANDS
 - 1ST SURFACE DIGITALLY PRINTED VINYL BANDS
 - ON ADHESIVE BACKED VINYL
 - WITH MATTE LAMINATE

LOCATION #7



LOCATION #7
APPROX LOCATION

PREVIOUS CONDITIONS

LOCATION #7



#1 PEX



#2 CURRENT STOREFRONT FACING HIGHLAND AVENUE



#4 ADJACENT STOREFRONT



PHOTO KEY PLAN



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 89 A Street **Date:** 8/20/2021

Owner: MCPF-NEEDHAM LLC

Address: 1 MET LIFE WAY ATTN: GENERAL COUNSEL, WHIPPANY, NJ, 07981

Telephone: 781.487.0224 (property manager)

Applicant: Shark Ninja

Address: 89 A St Needham MA 02494

Telephone: 857.200.6294 (Kristin McKim)

Designer/Installer: Design Communications Ltd

Address: 85 Bodwell St. Avon MA 02322

Telephone: 617.542.9620

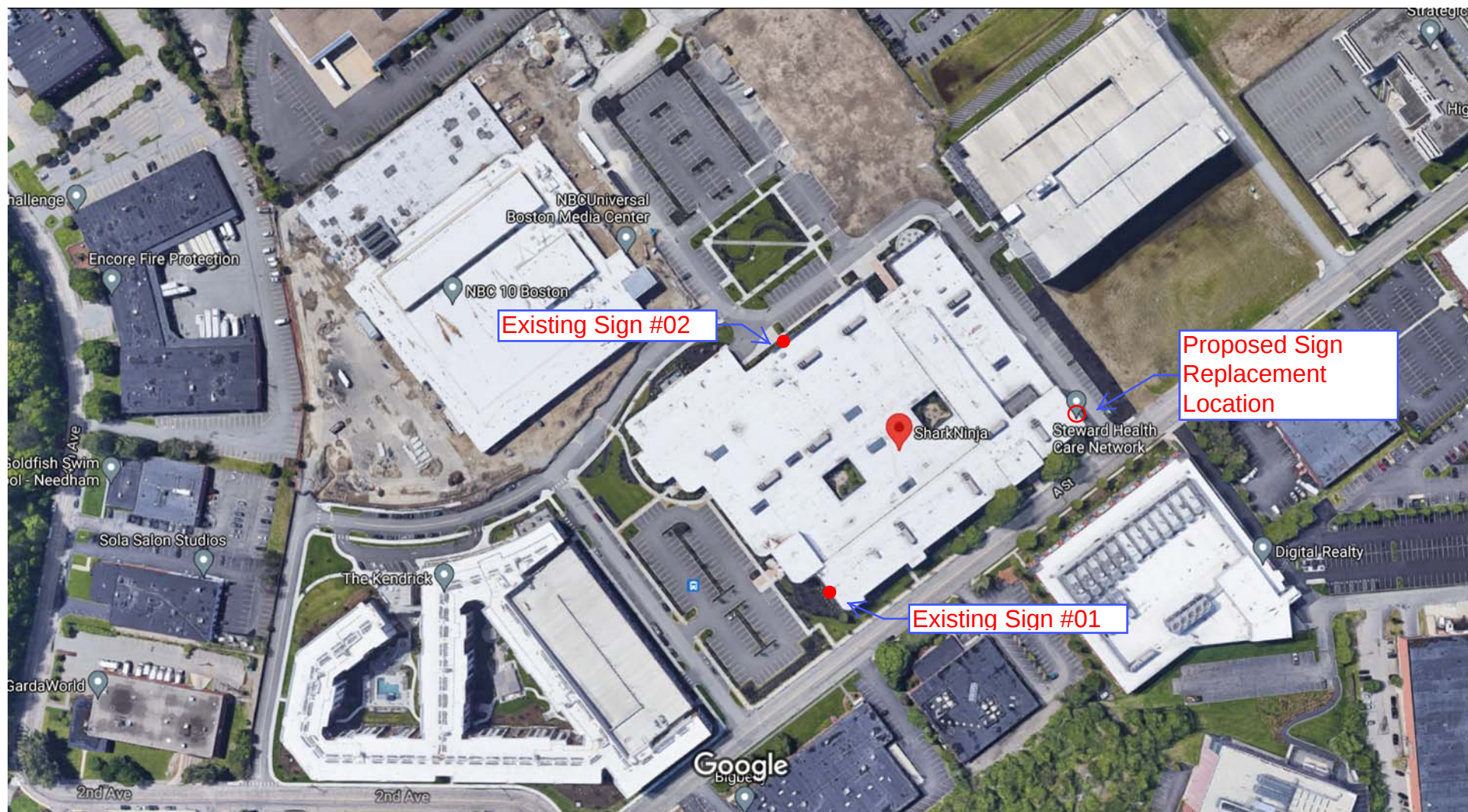
Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Replacement of existing sign from former tenant with new sign for current tenant.

Please email completed application to elitchman@needhamma.gov

Google Maps SharkNinja



Imagery ©2021 Google, Imagery ©2021 MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency, Map data ©2021

100 ft

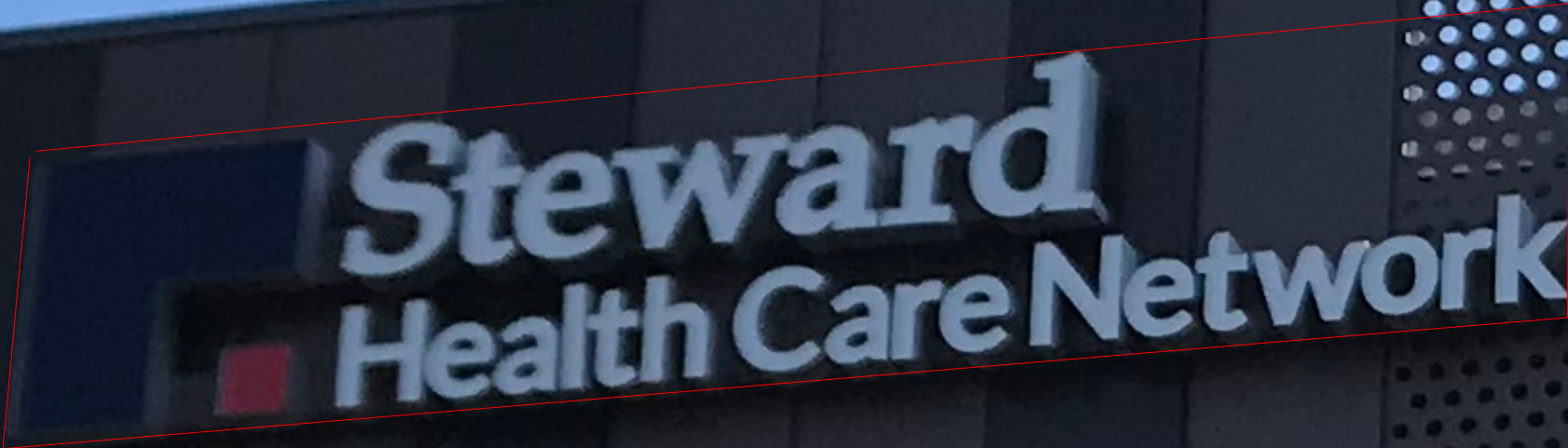




***Shark* NINJA**

The image shows the exterior of a building with a modern, industrial aesthetic. The upper portion of the building features a facade made of large, rectangular panels in shades of brown and tan. Many of these panels are perforated with a grid of small holes. The name "Shark NINJA" is mounted on this upper section, with "Shark" in a white, italicized sans-serif font and "NINJA" in a white, bold, all-caps sans-serif font. Below this upper section, a horizontal blue metal beam runs across the width of the building. Underneath the beam, there are large windows and a section of red brick wall. The building is landscaped with several tall, narrow evergreen trees in the foreground and a large, leafy green tree on the left side. The sky is clear and blue.

Existing Sign to be Replaced
Approx. 3' H x 16' W=48sq ft

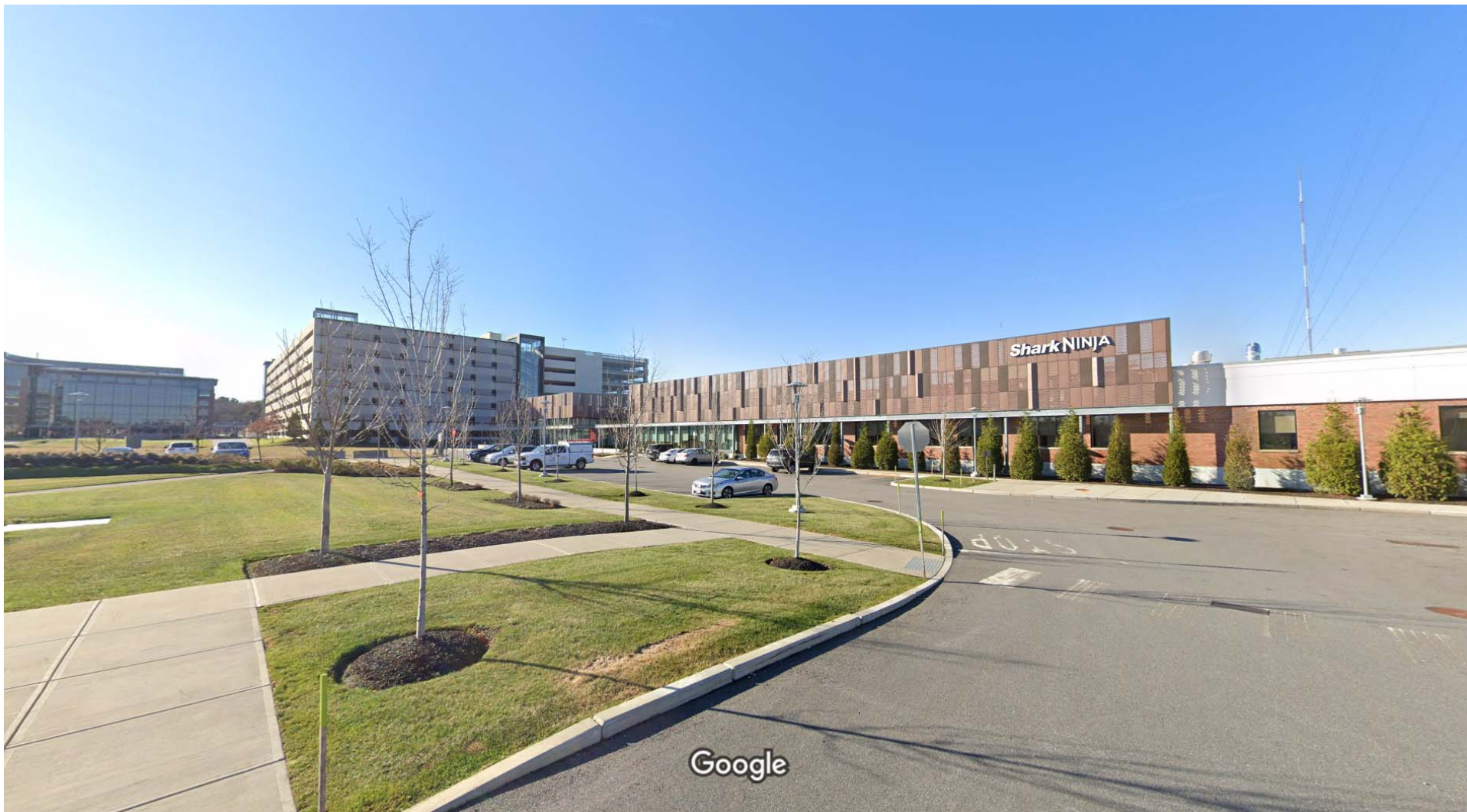










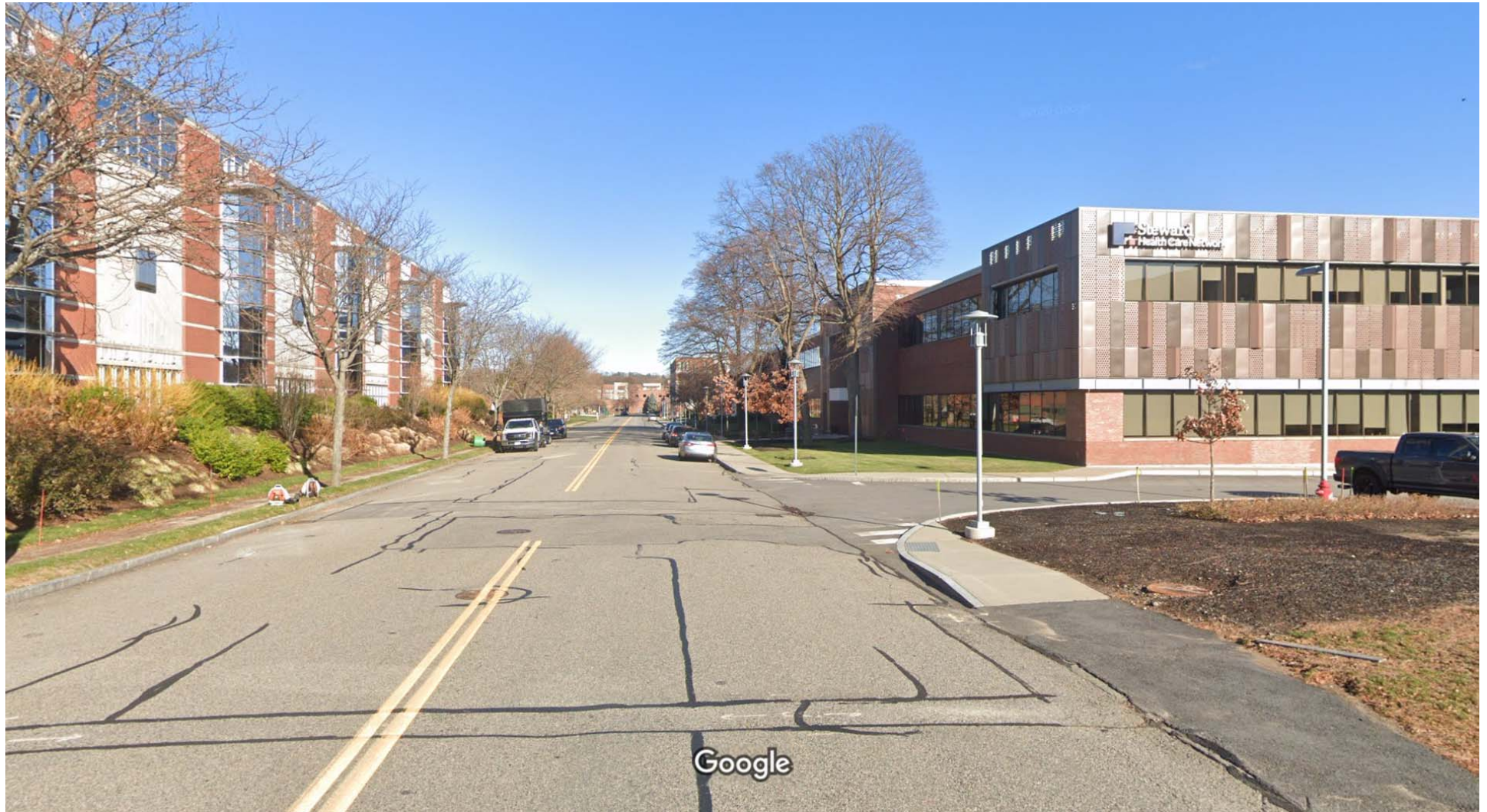


Google



New Sign Location

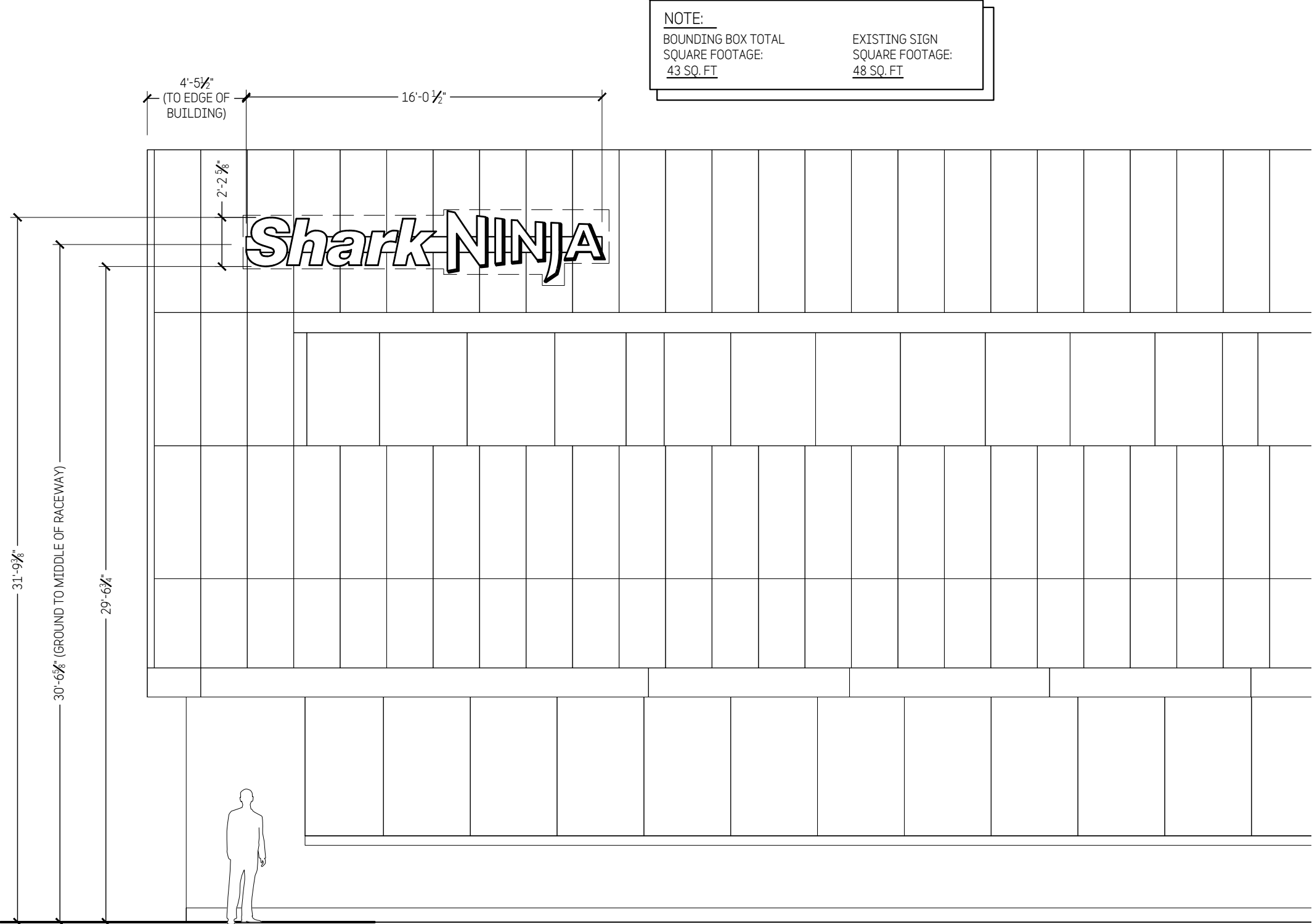




New Sign Location

Shark NINJA





1

ELEVATION

3/16" = 1'-0"



DESIGN COMMUNICATIONS LTD.

BOSTON, MA 617.542.9620
ORLANDO, FL 407.856.9661
NEW YORK, NY 212.255.3226

PE STAMP

Shark Ninja
Expansion Exterior
77 A Street Renovations
Needham, MA

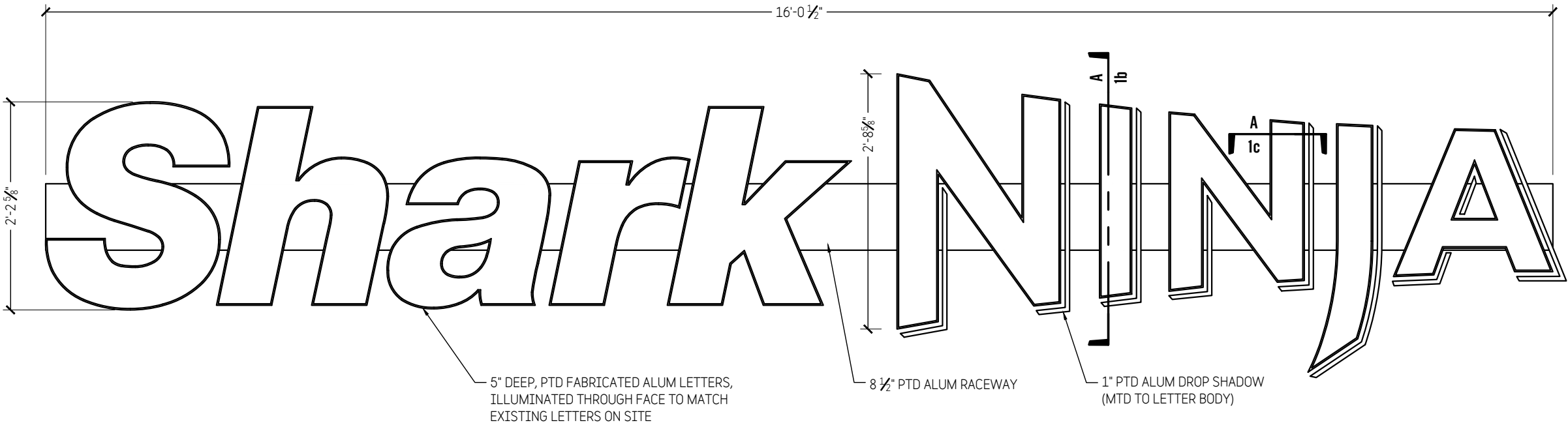
TITLE	Sign Type: New Illum. Logo
ISSUE	For Approval 18 Aug 21

ELECTRIC	120V	TBD amps
DRAWN BY	APS	Exterior

CHECKED

Shop Drawing

1



1 DETAIL
3/4" = 1'-0" QTY: 1



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NEW YORK, NY 212.255.3226

PE STAMP

Shark Ninja
Expansion Exterior
77 A Street Renovations
Needham, MA

TITLE	Sign Type: New Illum. Logo
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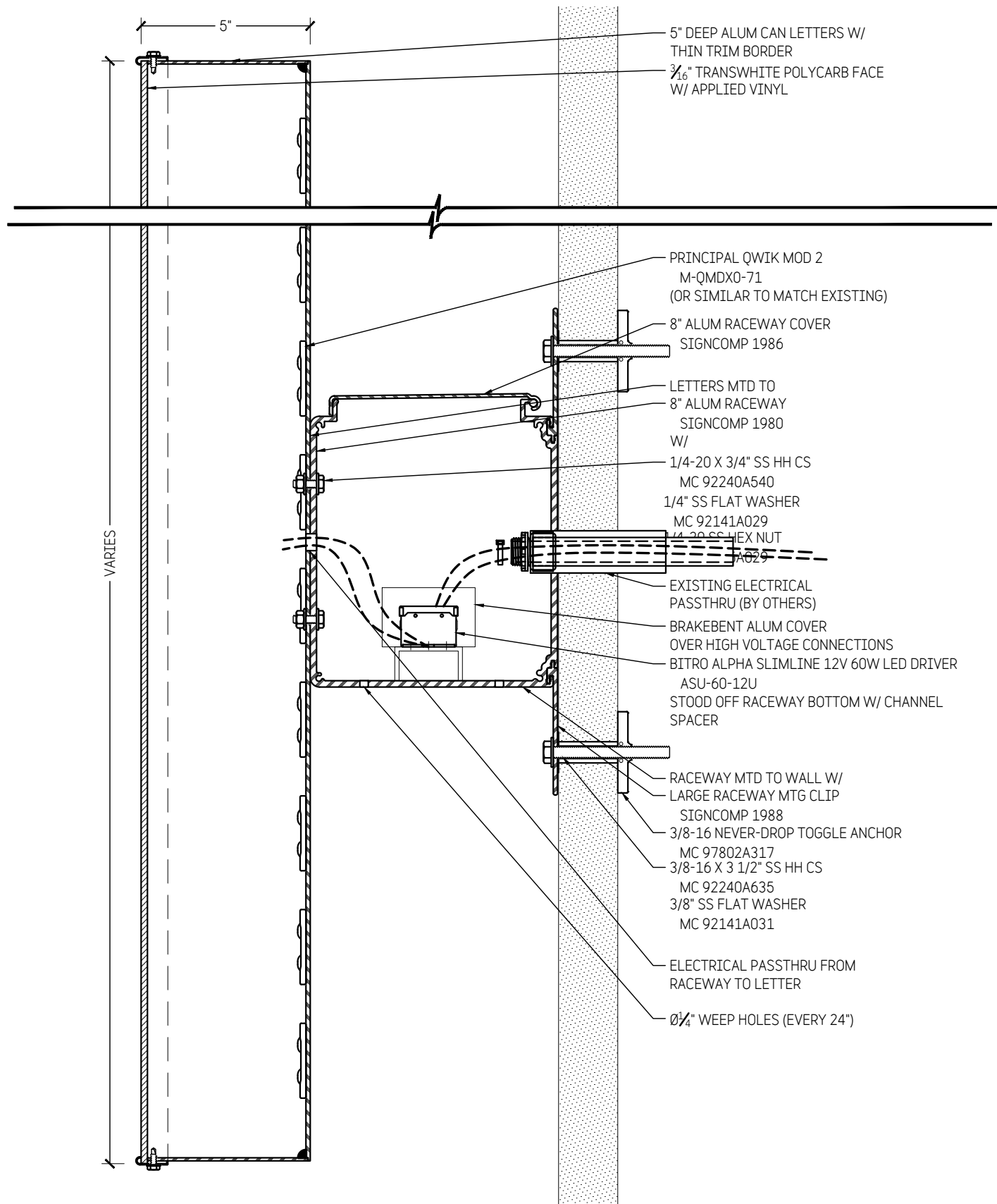
ISSUE	For Approval 18 Aug 21
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ELECTRIC	120V	TBD amps
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DRAWN BY	APS	Exterior
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CHECKED

Shop Drawing	1a
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A

SECTION

3" = 1'-0"

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



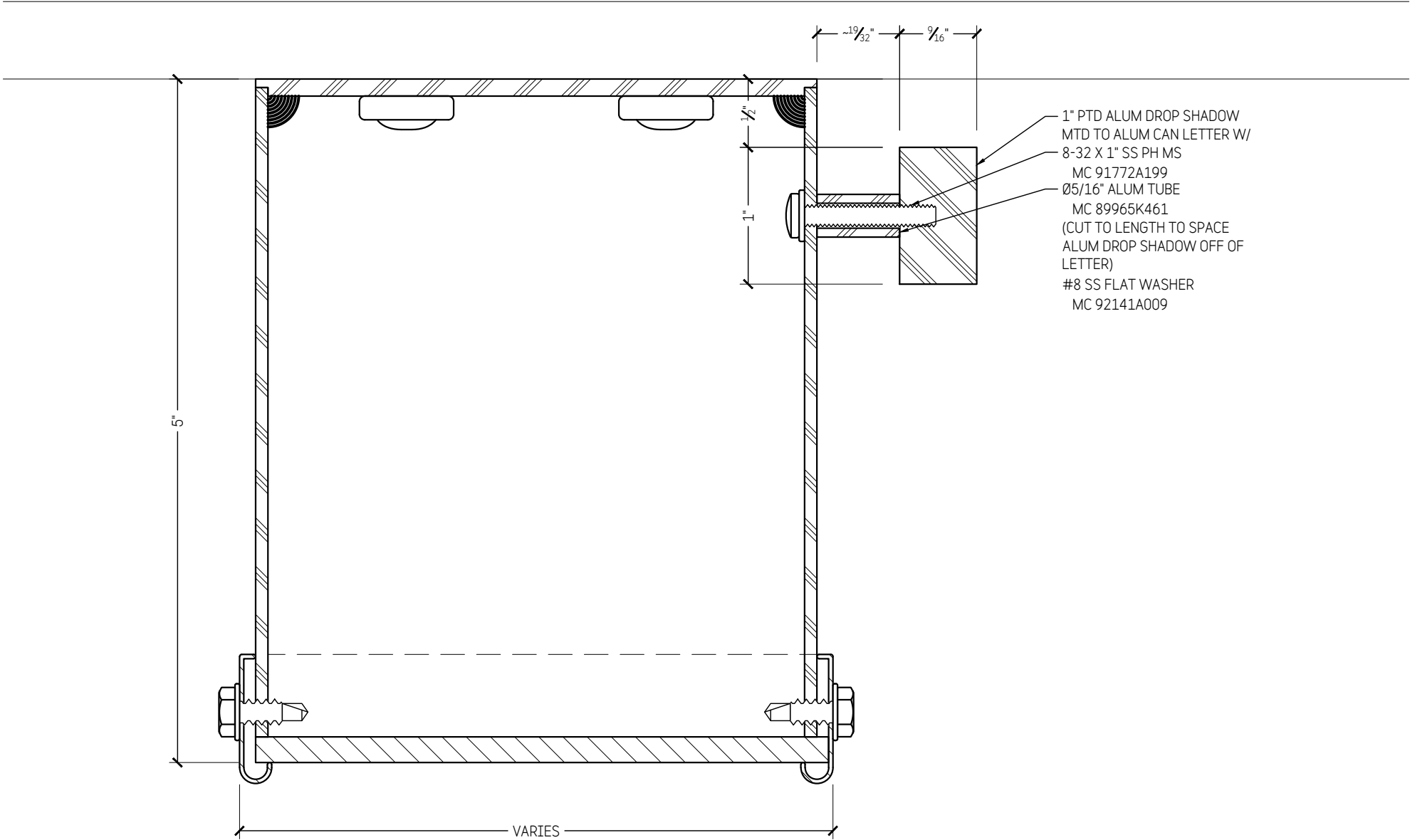
DESIGN COMMUNICATIONS LTD.

BOSTON, MA 617.542.9620
ORLANDO, FL 407.856.9661
NEW YORK, NY 212.255.3226

PE STAMP

Shark Ninja
Expansion Exterior
77 A Street Renovations
Needham, MA

TITLE	Sign Type: New Illum. Logo	
ISSUE	For Approval 18 Aug 21	
ELECTRIC	120V	TBD amps
DRAWN BY	APS	Exterior
CHECKED		
Shop Drawing		1b



A **SECT. DETAIL - DROP SHADOW MNT**
FULL SIZE



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ORLANDO, FL 407.856.9661
NEW YORK, NY 212.255.3226

PE STAMP

Shark Ninja
Expansion Exterior
77 A Street Renovations
Needham, MA

TITLE	Sign Type: New Illum. Logo
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ISSUE	For Approval 18 Aug 21
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ELECTRIC	120V	TBD amps
----------	------	----------

DRAWN BY	APS	Exterior
----------	-----	----------

CHECKED

Shop Drawing	1c
--------------	----

NOTE: PLEASE SEE SHOP DWGS
FOR FABRICATION & MTD DETAILS



DESIGN COMMUNICATIONS LTD.

85 Bodwell Street phone 617.542.9620
Avon, MA 02322 fax 617.951.0777

Shark Ninja Expansion Exterior

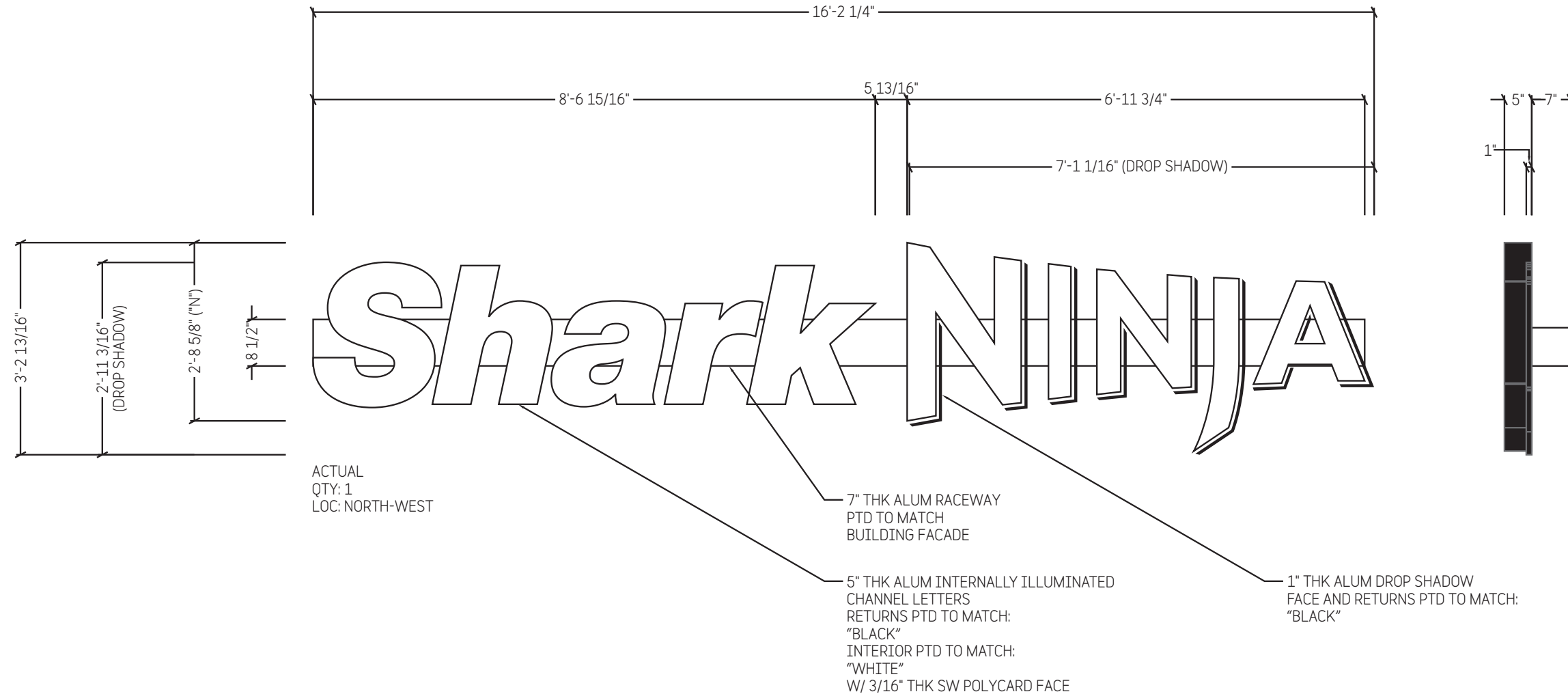
TITLE	Sign Type: New Illum Logo
ISSUE	For Approval 20 AUG 21

DRAWN BY	CO
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scale: $1/2'' = 1' - 0''$

(ST TOTAL: 1)

Graphic Layout
16654 -





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



Design Review Board Meeting Minutes
Monday, August 9, 2021
7:30 PM

Board Members:

Deborah Robinson, Co-Chair (P)
Bob Dermody, Board Member (P)
Len Karan, Board Member (P)
Chad Reilly, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (P)
Elisa Litchman, Administrative Assistant, Planning & Community Development (NP)

Applicants & Attendees:

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

Ms. Chair, Deborah Robinson, called the meeting to order on August 9, 2021, at 7:30 PM EST.

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

Agenda Item 1:

Needham Enterprises LLC applying for site plan review for 1688 Central Avenue with revisions. – Evans Huber, Esq.

Mr. Huber returned to the Design Review Board to review site plan for 1688 Central Avenue with new revisions.

The site plan has had changes made to it which include a 64-foot set back from Central Avenue, a driveway redesign to help with pick up & drop off concerns, and changes to the west facing façade.

Previously the driveway was comprised of two lanes (an exit and an entry lane). The new design shows the driveway was widened and has three lanes instead of two, each will be delineated with white lines on the driveway separating the cuing lane from the driving lanes. The entrance lane is in the middle and is 11-feet wide, a queuing lane was added which is eight-feet wide, the lane is long enough to allow 10 cars to stack up near the drop off area. The exit lane is 11 feet wide. The island is now shown as a tear-drop shape which better aids the traffic flow by separating the queuing lane and the main entrance lane. The landscaping proposed in the parking area is now shown as low growing and spreading junipers more appropriate to a parking area and landscaping in close proximity to cars.

Concrete stops were added to the parking stalls, and two additional catch basins were added to prevent ponding or water run-off. The façade changes on the west elevation of the building now show gable style roofs added to break up the façade. There are 2' bump outs of the daycare rooms each with a gable roof and each showing bay windows.

Mr. Dermody asked how the applicants decided on a 64-foot set back instead of the previous 50 feet. Mr. Huber said they were trying to achieve a similar set-back to a neighboring home, however they were limited by how far they can go back due to the drop-off area, as well as the size of the building, which was arrived at through a state requirement of a minimum number of square feet per child. Also, while designing the site plan the idea of rotating the building was considered but would have positioned the longer façade facing Central Avenue, so it was decided to angle the building as it is currently proposed.

Mr. Dermody asked if they are planning to keep the existing barn building. Mr. Huber said that they intend to keep the building to serve as storage space as they currently do not have a lot of storage within the proposed new building (there is no basement proposed).

Mr. Reilly said the three-lane approach is better than two. Traffic engineering is not the Board's role however, the Board's review includes the design, uses, scale and architecture. He also felt like there could have been some consolidation work between the new building and the barn to help with the setback, however he understands from a sustainability point of view why they want to keep the barn and utilize it for storage. While he is not a fan of making commercial buildings look residential, in this case it was necessary and is a nicer looking streetscape. The shorter side of the building facing the street is better than previously proposed. The length of the building and height lend themselves to the streetscape. He also asked what the single-story height is and Mr. Huber confirmed it to be 24' high.

Mr. Reilly suggested that people will need to be managed in order to regulate traffic. If the barn was removed the parking could be more efficient but there are trade-offs. He continued to explain that the Town engaged GPI as an independent peer review. One of their observations is that if the existing barn was removed the traffic would be more efficient. We would ask the Planning Board if the three-lane approach is sufficient. If they conclude there are inefficiencies

by keeping the barn, we would at least want them to conclude that keeping the barn doesn't create back-ups of traffic.

Lastly, Mr. Reilly commented that there will be new families joining the facility and people management will be necessary to regulate the traffic. If the traffic and the engineering is worked out while keeping the barn for storage, he thinks it's reasonable to keep the barn.

Mr. Huber said that the facility plans for the first few weeks and to the extent necessary to have police detail during peak periods to help facilitate queuing. A staff member will also be stationed to notify parents not to queue in an inappropriate location. The Director of the facility has been in close communication with families all through the pandemic and would continue same with regard to people management and regulating traffic. Mr. Huber also stated that this traffic design is a result of a meeting with Jack Gillan, Traffic Engineer of Needham Enterprises and the Town's Peer Reviewer, John Diaz.

Ms. Robinson said she thinks the extra lane will help considerably but the project is still disappointing in modulation and massing. She asked if they have plan for when the drop off lane is full, and the parking spaces are filled. Mr. Huber said the parking lot was designed according to two different metrics required by the Town. They have more parking spaces than required. They have enough spaces for the staff, as well as ample spaces for parents to park. The site could contain 40 vehicles in addition to the staff cars already parked.

Ms. Robinson also mentioned that the pedestrian circulation is a concern. She pointed out an area within the parking lot that she thinks should be a designated walking route instead of the currently proposed walking area. People want to walk the most direct route so a pedestrian crossing should be painted in. Mr. Reilly stated that taking children across moving traffic isn't a good idea; adults would do it but it's a concern with little children. Mr. Huber said he would bring this comment back to his client.

Mr. Dermody wanted a sense of the tree planting ratio. Mr. Huber stated that the trees along Temple Aliyah that were cut down were diseased. They were pine trees which also did not provide any screening. More trees and landscaping are proposed to be planted than taken down. When asked about the large Maple tree on the site Mr. Huber stated that it is just outside the proposed footprint of the structure. If it can be saved, they will save it.

Mr. Dermody requests that a non-shiny material be used for all fencing. He said to bring it up to the client by saying "strenuously use wood". He also encourages the client to not raze the barn but move it on site. Mr. Huber questions the integrity of the structure but agreed to tell his client.

Lastly the lighting on the site is higher than some of the neighbors' properties due to topography. The lights according to Mr. Huber will synch with the hours of operation and therefore they will be off by 7pm. There won't be irritating night time lighting. Mr. Dermody asked about the actual type of fixture and whether there will be any shielding of the lights. Mr. Huber said he would bring this to the attention of his client.

Ms. Robinson will write a memo to the Planning Board along with the previous comments from the Design Review Board.

Minutes:

Motion to approve the minutes of June 28th, 2021, by Mr. Dermody.

Motion was seconded by Mr. Karan.

Name	Aye	Nay
Bob Dermody	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	
Len Karan	Aye	

Motion to defer the minutes of July 19th, 2021, to the meeting of August 30th by Mr. Karan.

Motion was seconded by Mr. Dermody.

Name	Aye	Nay
Bob Dermody	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	
Len Karan	Aye	

Motion to Adjourn:

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

Motion was seconded by Mr. Karan.

Meeting adjourned at 8:23 PM.

Name	Aye	Nay
Bob Dermody	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	
Len Karan	Aye	

Future Meetings:

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