

DESIGN REVIEW BOARD

Monday, Feb. 7, 2022

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:

Rick Bern of Rick Bern Photography located at 50 Dedham Avenue and applying for signage on awning.

Danny Choe, owner of Serenity Spa located at 1201 Highland Avenue and applying for signage.

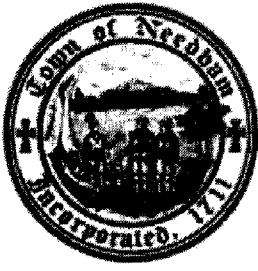
Oscar Burrion, O&J Signs & Awnings, representing Ngoc Do of Glamorous Nail Bar (formerly Smudge) located at 1036 Great Plain Avenue and applying for signage and awning for new business name,.

Jonathan Charwick of Activitas Inc. representing Babson College located at 0 Olin Way and applying for site plan review for batting cage building.

REVIEW

Minutes of 1/10/2022 meeting.

Next Public Meeting – February 28, 2022 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: 50 Dedham Ave Date: 1/14/22

Owner: Chapel Street Trust

Address: 93 Fisher Ave Brookline MA 02445
Street City State Zip

Telephone: ~~617-552-2000~~ 617-733-4488 ext 2

Applicant: Rick Bern

Address: 158 Fieldstone Rd Westwood MA 02090
Street City State Zip

Telephone: 617-504-7005

Designer/Installer: Dorchester Awning Co

Address: 9 Gallen Rd Kingston MA 02364
Street City State Zip

Telephone: 978-482-2496

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:

Replacing existing awning with exact same color
and material. Changing name to my company.

Please email completed application to elitchman@needhamma.gov

Same with door window signage.



Fine Art & Portraits by Udi Edni

48

rick bern photography

rick bern
PHOTOGRAPHY
BY APPOINTMENT
481-996-0043

48

MIGHTY DOG
ROOFING

ROOFERS TO
THE RESCUE!

MIGHTY DOG
ROOFING

781-996-0043

• ROOFING
• GUTTERS
• SIDING
• REMODEL

Proposal for 50 Dedham Ave

Commercial recover of a fixed frame, blade style storefront awning, measuring 23'-4"W x 3'-0"H x 3'-6" Projection, with an included 8"H fixed drop valance.

Application of Commercial Graphics to read "Rick Bern Photography" in 6"H overall letter size. Graphics to be applied using a high quality lettering enamel paint, to ensure a sharp, clean finish with superior resistance to weathering. Right end of graphic text will align with left side of entrance door.

Graphic Color: White Font Style: Futura



Sample color







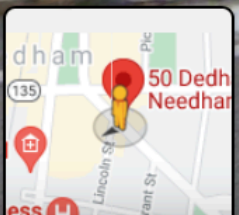
50 Dedham Ave
Needham, Massachusetts



Google



Street View - Nov 2020





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1201 Highland Ave. Needham, MA 02494 **Date:** 1/23/2022

Owner: Philnorstan Realty LLC

Address: 10 Newbury Street Boston MA 02116
Street City State Zip
Telephone: 310.795.1520

Applicant: Daniel Choe / Serenity Nail Spa

Address: 1201 Highland Ave. MA 02494
Street City State Zip
Telephone: 781.400.8043

Designer/Installer: SignAtelier / Full name: Burak Akinci

Address: Ankara, Country of Turkey
Street City State Zip

Telephone: etsysignatelier@gmail.com

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:

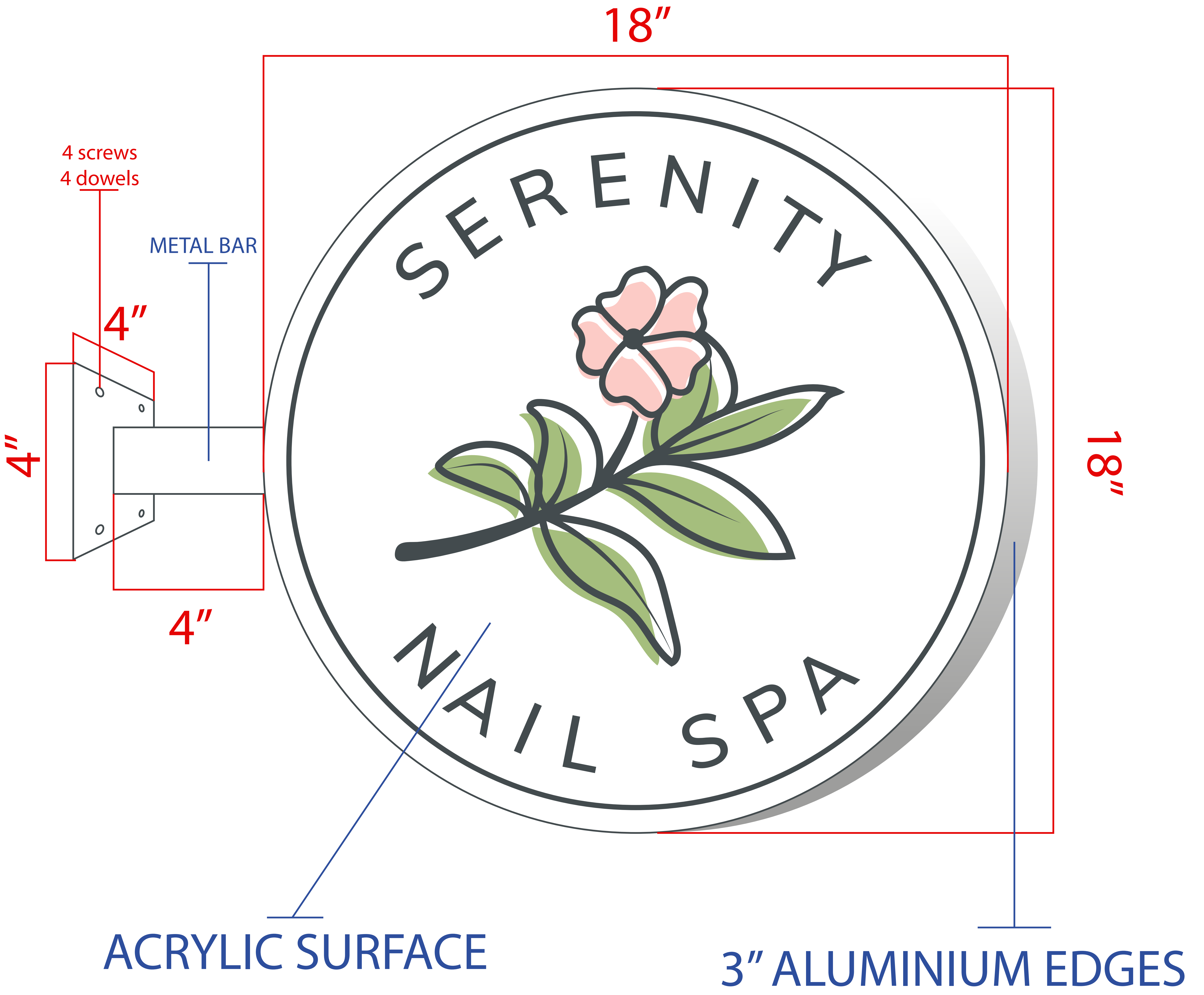
https://www.etsy.com/listing/1083351263/custom-non-illuminated-store-front-sign?ref=yr_purchases

18" inch diameter sign attached to 4"L x 4"W x 4"H aluminum post with steel plates. Will be attached to brick exterior wall with 3.5" tapcon screws. Business owner install.

Sign face is acrylic, attached to aluminum circular frame, NON-ILLUMINATED. Will mount to front of store running perpendicular to the street.

Bottom of sign will be 9' ft. from the floor & 2' ft. from the far right edge of building. The sign is double sided & will have graphics on both sides. Storefront is 23' ft. x 13' ft.

Please email completed application to elitchman@needhamma.gov





GET IN SHAPE FOR WOMEN

DUNKIN' DONUTS

Cappuccinos Espresso Coolattas

READY, SET, GO!

Little American Cappuccino

We're Hiring

781.444.4610

STRETCHMED

6 Week BODY TRANSFORMATION CHALLENGE

CALL US TO GET STARTED 781-444-4610



23'

13'







TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1036 Great Plain Ave. **Date:** 1/28/2022

Owner: Ngoc Do

Address: 71 Squantum Stree Milton MA. 02186
Street City State Zip

Telephone: _____

Applicant: O&J Signs and Awnings

Address: 180 Reservation Rd Hyde Park MA 02136
Street City State Zip

Telephone: (617) 939-3389

Designer/Installer: Same as Applicant

Address: _____
Street City State Zip

Telephone: _____

<i>Type of Application</i>	
☒	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:

**Re-covering and extending existing awning with Sunbrella (Color: Black) awning material.
Silver color Lettering with business new name (Glamorous Nail Bar)**

Please email completed application to elitchman@needhamma.gov

After deposits, all projects include 3 free proof revisions, thereafter billed at our hourly design rate.

Sign Detail



180 Reservation Road, Hyde Park, Ma. 02136
(617) 939-3389

Proof # **2 of 3**

Date: 1/28/2022
Client: Anh
Sales Rep: Oscar
Designer: CB

Materials Used:
Re-covering existing awning. Covering with Sunbrella (Color: Black) awning material. Lettering Color Grey.

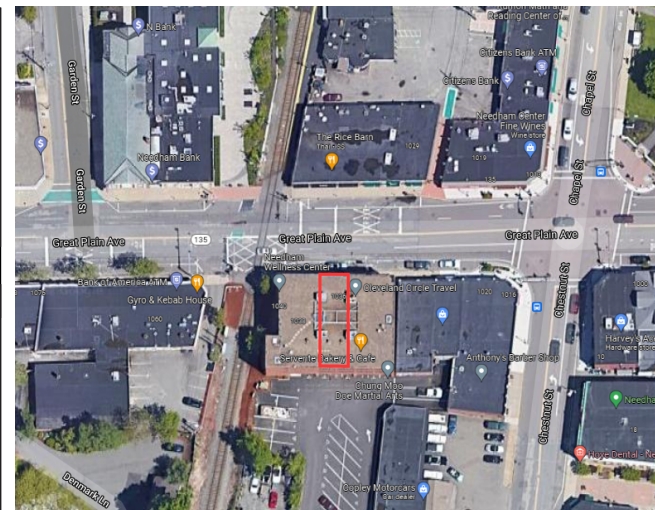
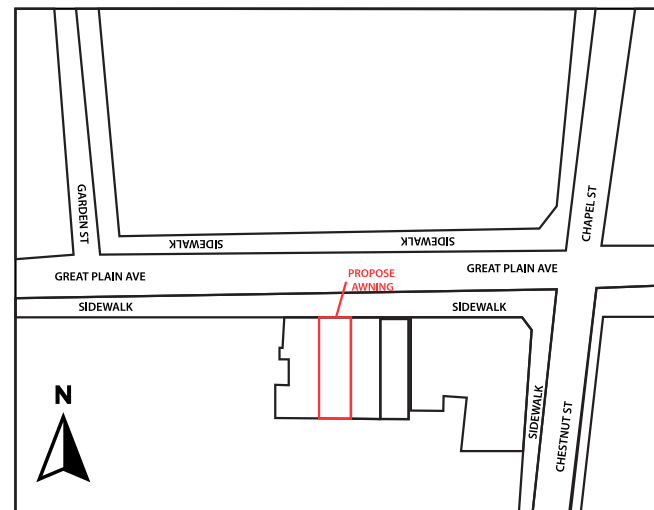
Fonts:
BODONI

Project Location:
1036 Great Plain Ave.
Needham, MA. 02492

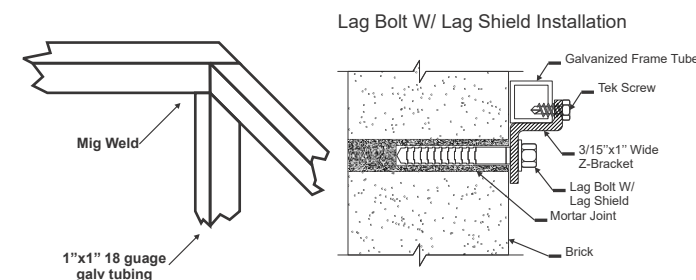
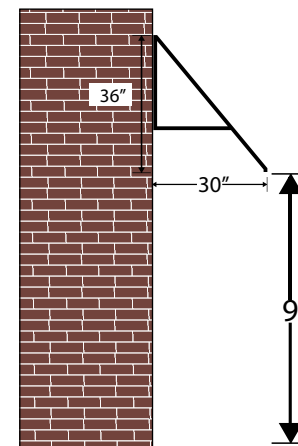
Production Notes :
Awning to be extended 3'6" to cover entire store front.



Neighboring Signage:
1029-1037
Great Plain ave.



1036 Great Plain Ave. Needham, MA. 02492



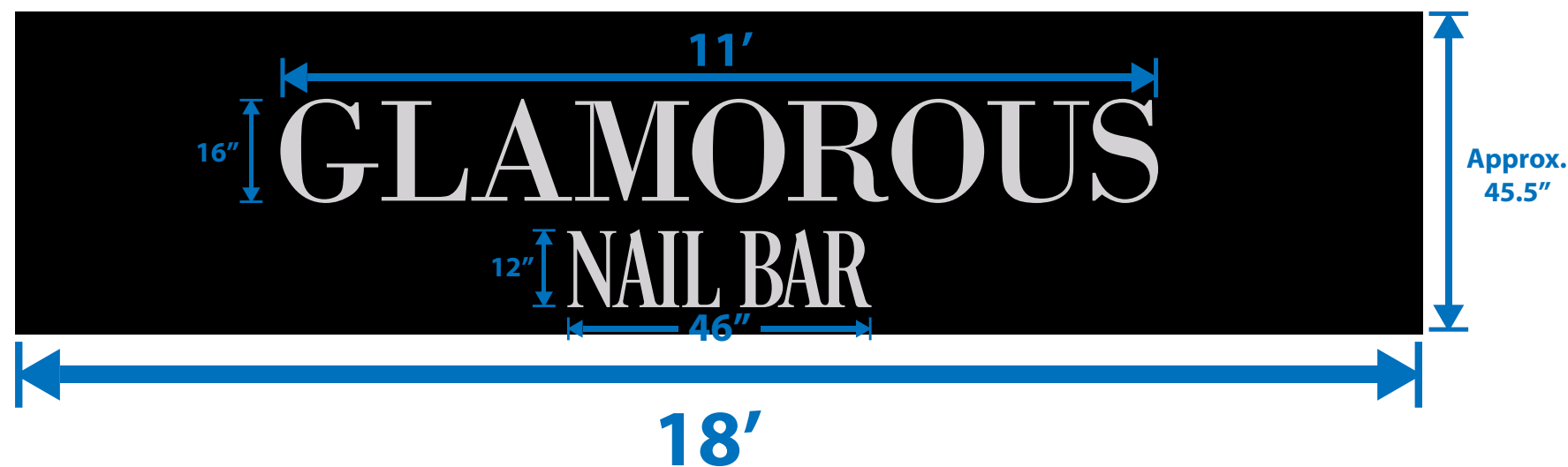
X _____ Date: _____
Please print, sign, date and return to osawning@gmail.com

Please review proof carefully. Check that all spelling, punctuation, phone number and colors are correct prior to approval. Any changes after approval may be subject to additional charges.

This drawing is the sole and exclusive property of O&J Signs and Awnings, and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a project proposed by O&J Signs and Awnings, and it is forbidden to copy, transmit or display this drawing to anyone other than an officer of O&J Signs and Awnings. To do so will make the client liable for a design fee to be determined by O&J Signs and Awnings.

After deposits, all projects include 3 free proof revisions, thereafter billed at our hourly design rate.

Sign Detail



X _____ Date: _____

Please print, sign, date and return to osawning@gmail.com

Please review proof carefully. Check that all spelling, punctuation, phone number and colors are correct prior to approval. Any changes after approval may be subject to additional charges.



180 Reservation Road, Hyde Park, Ma. 02136
(617) 939-3389

Proof # **2 of 3**

Date: 1/28/2022

Client: Anh

Sales Rep: Oscar

Designer: CB

Materials Used:

Re-covering existing awning. Covering with Sunbrella (Color: Black) awning material. Lettering Color Grey.

Fonts:

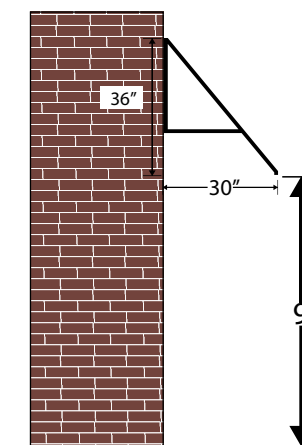
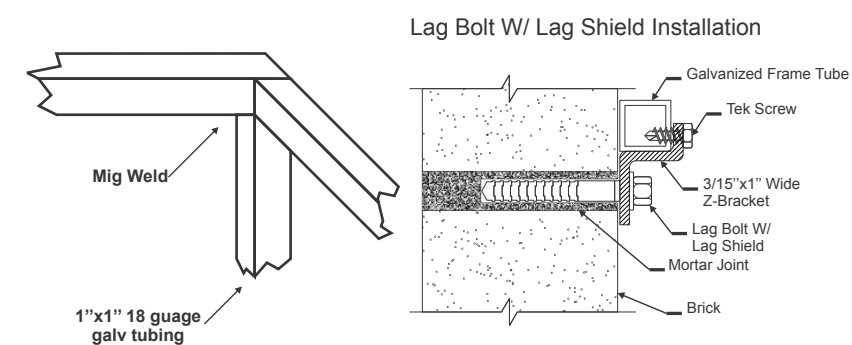
BODONI

Project Location:

1036 Great Plain Ave.
Needham, MA. 02492

Production Notes :

Awning to be extended 3'6" to cover entire store front.





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 0 Olin Way **Date:** 01/31/2022

Owner: Babson College

Address: 231 Forest Street Babson Park MA 02457

Telephone: (781) 235-1200

Applicant: Babson College

Address: 23 Forest Street Babson Park MA 02457

Telephone: (781) 235-1200

Designer/Installer: Activitas, Inc - Jonathan Charwick, Senior Associate

Address: 70 Milton Street Dedham MA 02026

Telephone: (781) 355-7046

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

Brief description of sign or project:

The project proposes the construction of a indoor bathing structure with two (2) tunnels, two (2) restrooms, a utility and storage closest, and a standing seam metal roof and corugated, perforated metal wall panels as indicated in the drawings and written narrative submitted with this application.

Please email completed application to elitchman@needhamma.gov

MEMORANDUM

Subject: Design Review Board Application Narrative

Project: **Babson College**
Govoni Field Batting Building Project

Project No. 20006.00

Date: 31 January 2022

To: Ms. Elisa Litchman
DRB/Planning Department
Town of Needham
500 Needham Avenue

By: Jonathan Charwick
Senior Associate

Delivery: via email (elitchman@needhamma.gov)

Ms. Litchman,

On behalf of Babson College, I am submitting this application to the Design Review Board for the proposed batting building project at Govoni Field in Needham. Attached you will find a proposed site plan, proposed building plans, elevations and perspectives, precedent images of the proposed building materials and images from the site. We also plan on submitting to the Planning Board a Site Plan Application to amend the current Special Permit on the property. We anticipate filing that permit in the next few weeks. We are anticipating that construction will occur this year following our regulatory permit process. The following is a brief description of the proposed project.

Proposed Batting Building

The proposed batting building will have two (2) batting cages, two (2) restrooms, and a utility and storage closet. The structure shall have a rigid frame with a standing seam metal roof, perforated flat wall panels and steel lettering for branding. The restrooms shall be full enclosed. There will be a concrete slab for the floor surface with a non-infilled short pile synthetic turf carpet over the concrete in the batting tunnel area. Batting cage for two (2) batting tunnels shall be provided. Refer to attached architectural drawings.

Proposed Wall Materials

Please see attached images of the perforated corrugated panels that would be installed around the exterior of the structure.

Existing Conditions Images

The following are existing conditions images of the proposed project site.



Image 1 – Proposed Building Location Looking North

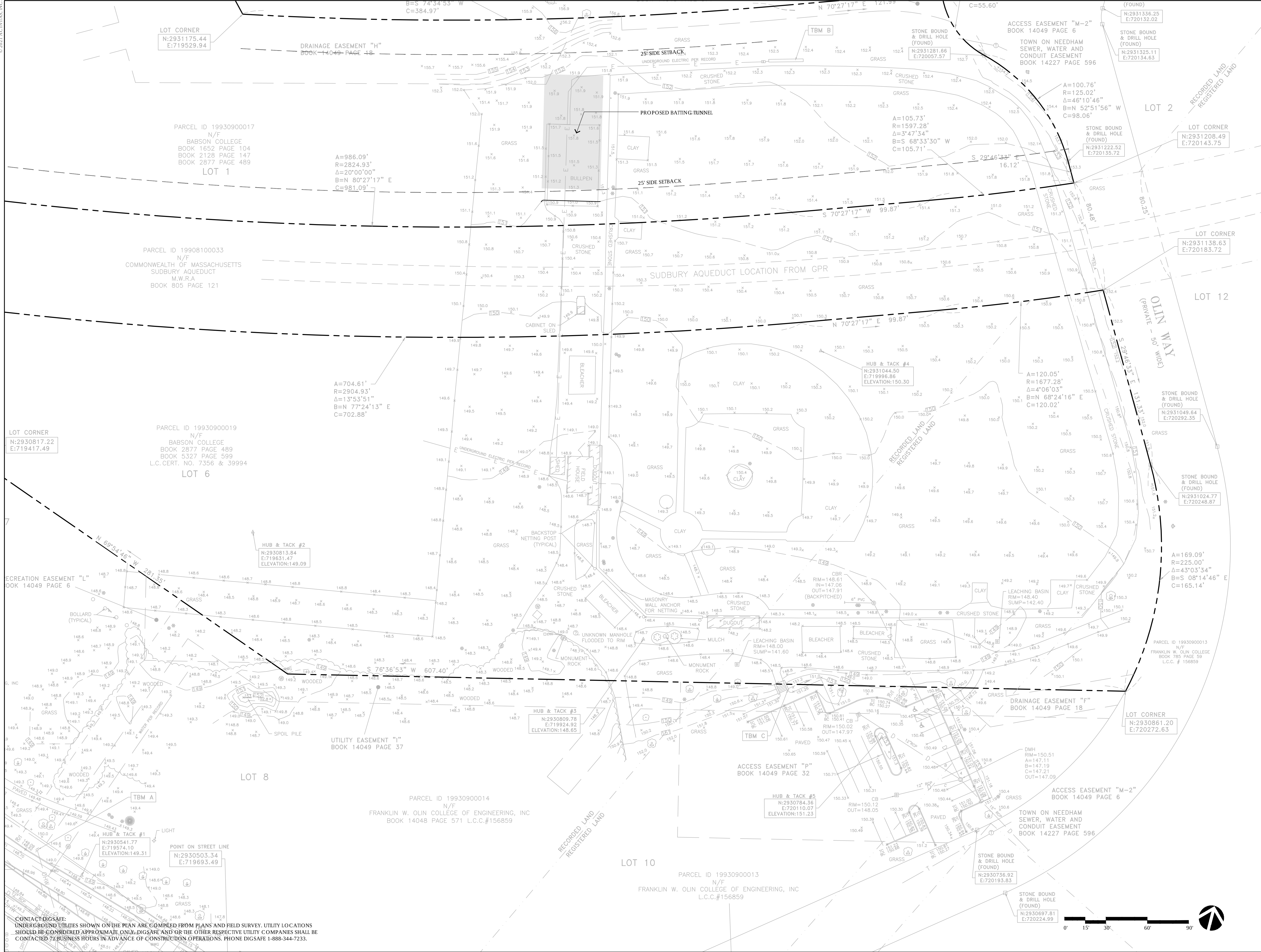


Image 2 – Proposed Building Location Looking South



Image 3 – Looking toward Govoni Field From Great Plain Avenue.

If you have any questions or comments on the enclosed information, please do not hesitate to contact me directly at (413) 222-5287 or by email at jon@activitas.com.



CONSULTANTS

ARCHITECT -
BH+A
ELECTRICAL ENGINEER -
NV5

BABSON COLLEGE
Needham, Massachusetts
BASEBALL BATTING BUILDING

Design Review Board
January 31, 2022

REVISIONS:		
NO.	DATE	DESCRIPTION

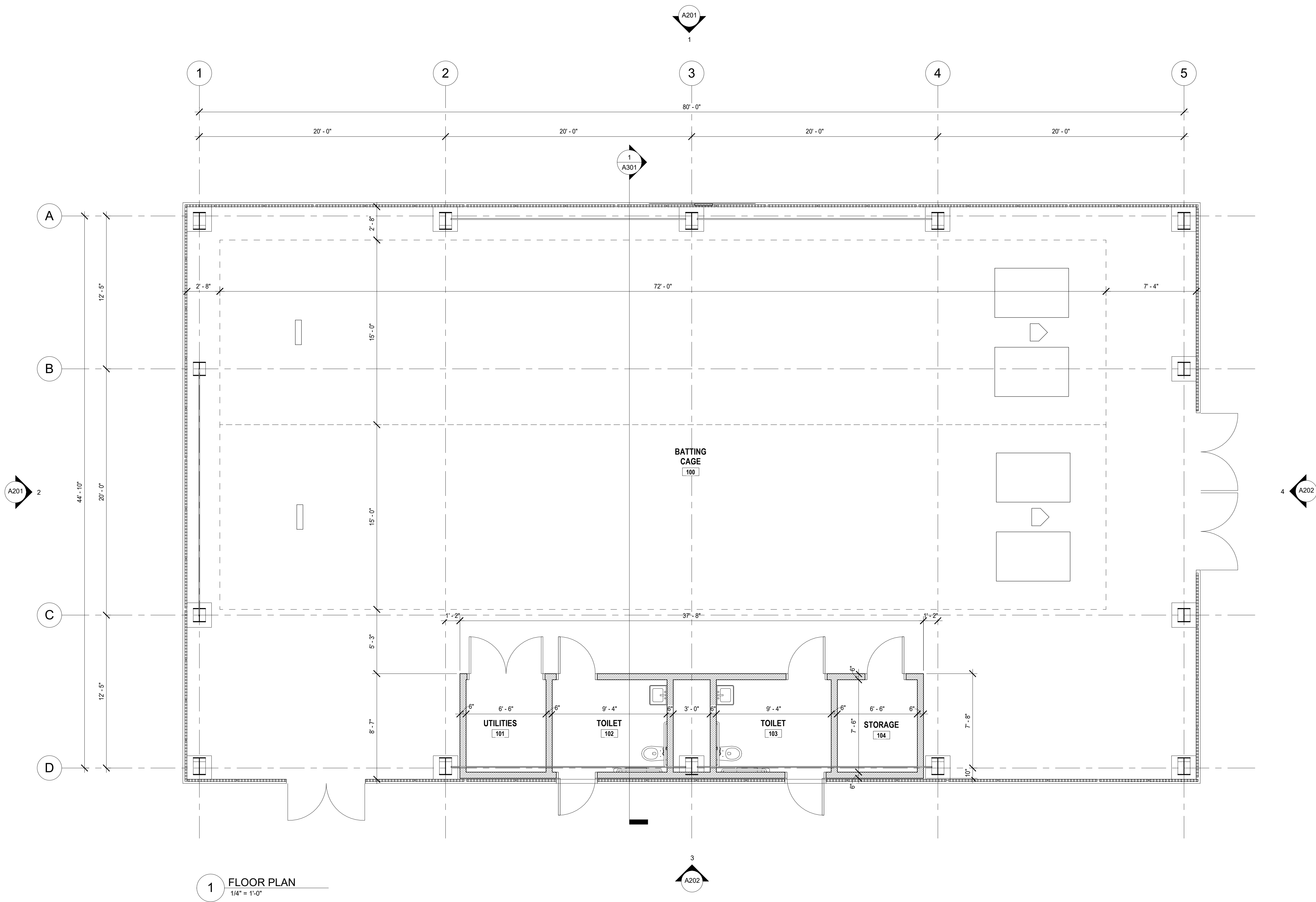
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PROJECT NO.:	20006.00
FILE:	20006-L1.1-SITE_PLAN.dwg
DRAWN:	JJC
CHECKED:	JJC
SEAL:	

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NO:

L1.1

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Option w Panels_ClaraCastro6.rvt
10/6/2021 10:06:46 AM CC



ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350-0450

PROJECT NAME
**Babson College
Batting Cage
Facility**

CLIENT
Babson College
231 Forest Street
Babson Park, MA 02547

PROJECT TEAM
LANDSCAPE
ACTIVITAS
70 Milton Street
Dedham, MA 02060
781.326.2600

REVISIONS	DATE

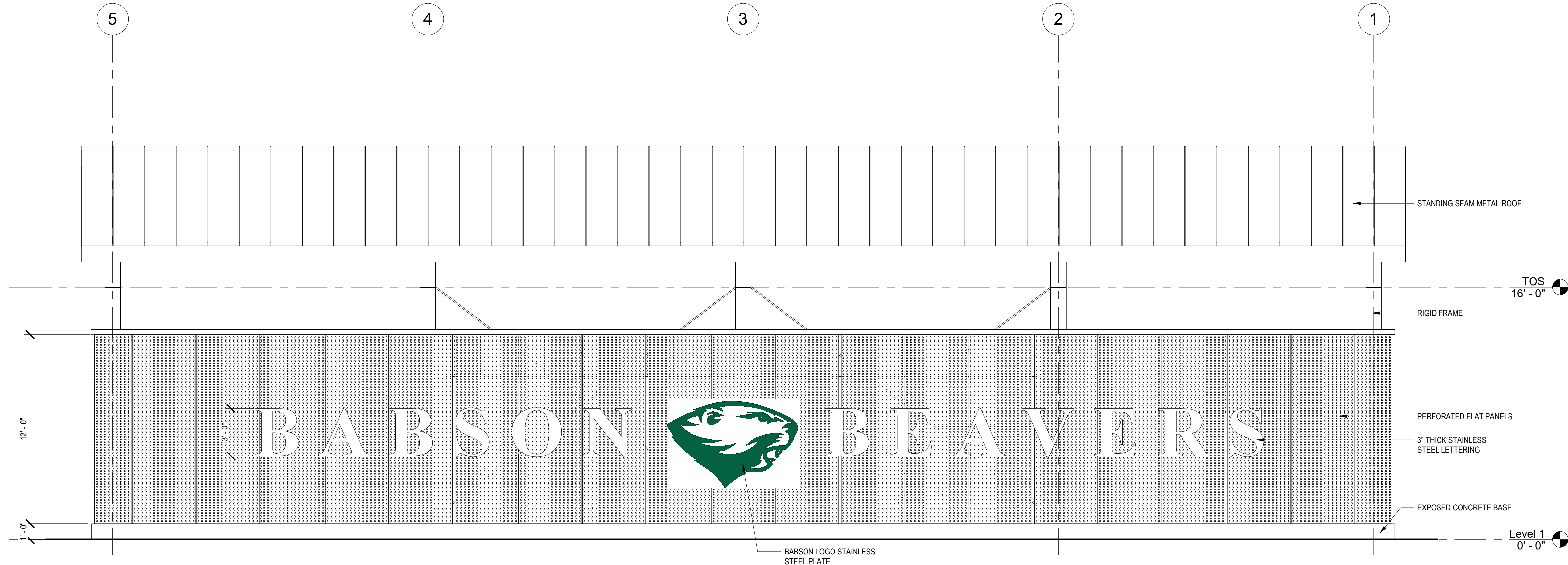
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FLOOR PLAN

DRAWING INFORMATION

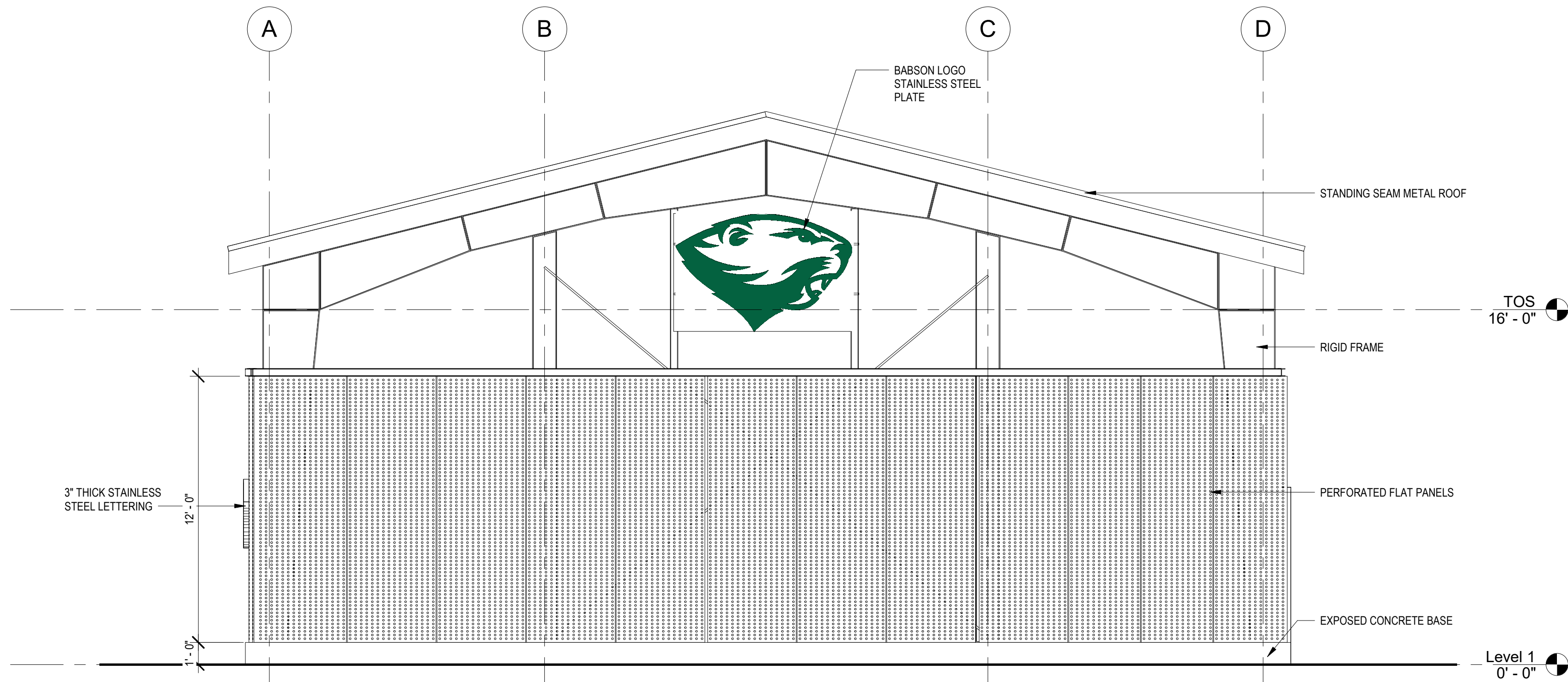
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A101
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Option w Panels_ClaraCastro6.rvt
10/6/2021 10:14:20 AM CC



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350-0450

PROJECT NAME

**Babson College
Batting Cage
Facility**

231 Forest Street
Babson Park, MA 02547

CLIENT

Babson College

231 Forest Street
Babson Park, MA 02547

PROJECT TEAM

LANDSCAPE
ACTIVITAS
70 Milton Street
Dedham, MA 02060
781.326.2600

REVISIONS

DATE

DRAWING TITLE

**EXTERIOR
ELEVATIONS**

DRAWING INFORMATION

October 6, 2021

DATE OF ISSUE

Pricing Set

DESCRIPTION

1/4" = 1'-0"

SCALE

3410

PROJECT #

CC

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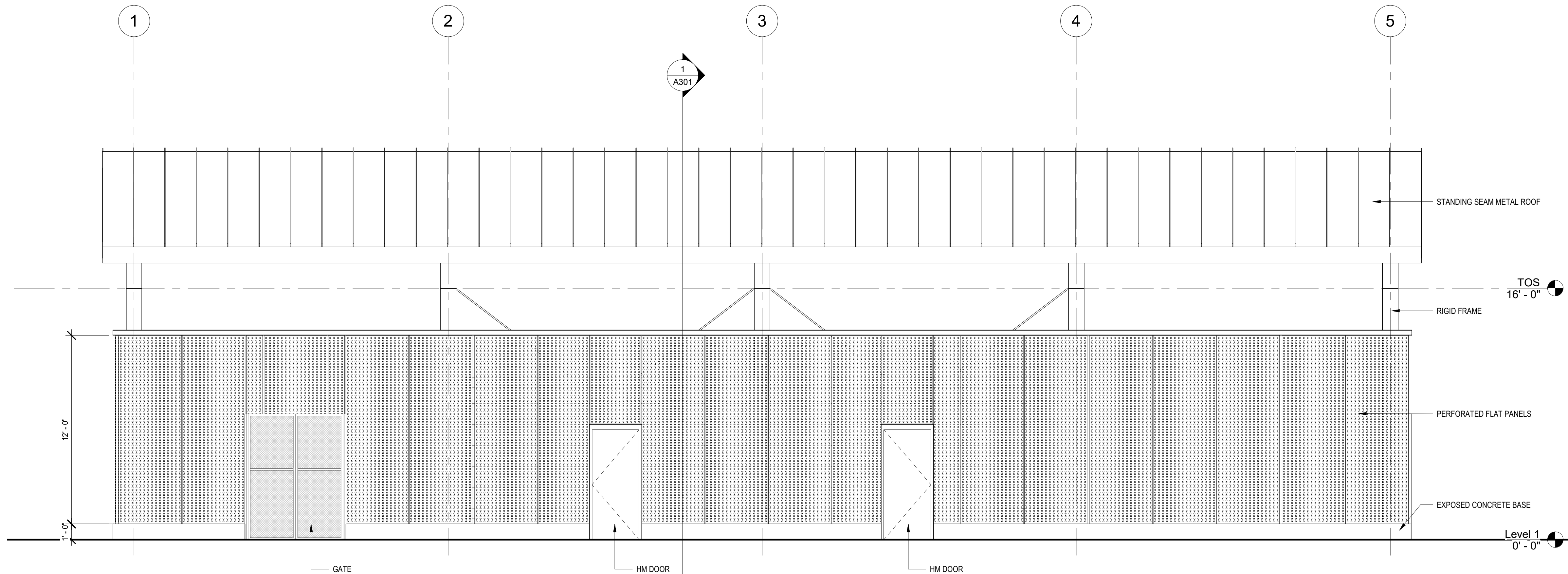
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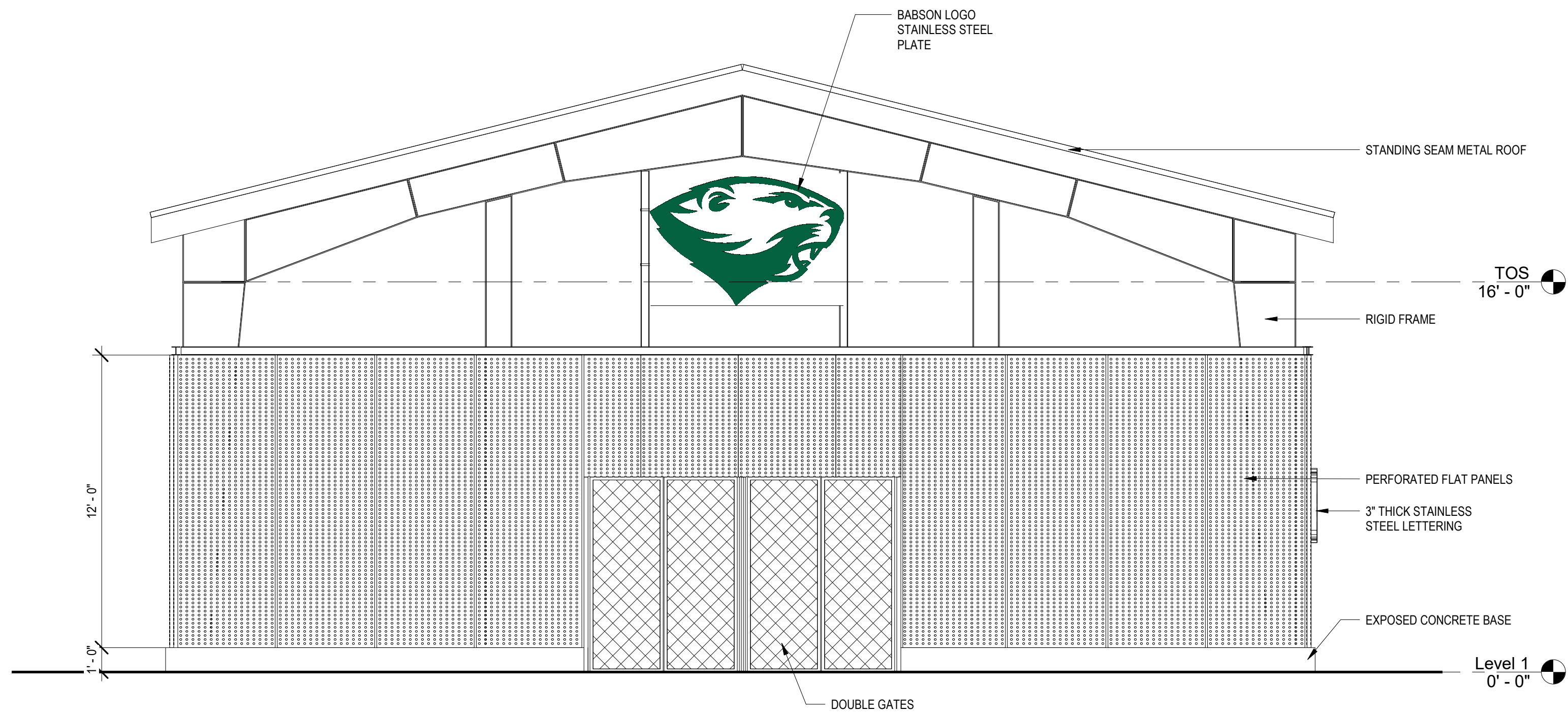
DRAWING NUMBER

A201

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3 WEST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350-0450

PROJECT NAME

**Babson College
Batting Cage
Facility**

231 Forest Street
Babson Park, MA 02547

CLIENT

Babson College

231 Forest Street
Babson Park, MA 02547

PROJECT TEAM

LANDSCAPE

ACTIVITAS

70 Milton Street
Dedham, MA 02060
781.326.2600

REVISIONS

DATE

DRAWING TITLE

**EXTERIOR
ELEVATIONS**

DRAWING INFORMATION

October 6, 2021

DATE OF ISSUE

Pricing Set

DESCRIPTION

1/4" = 1'-0"

SCALE

3410

PROJECT #

CC

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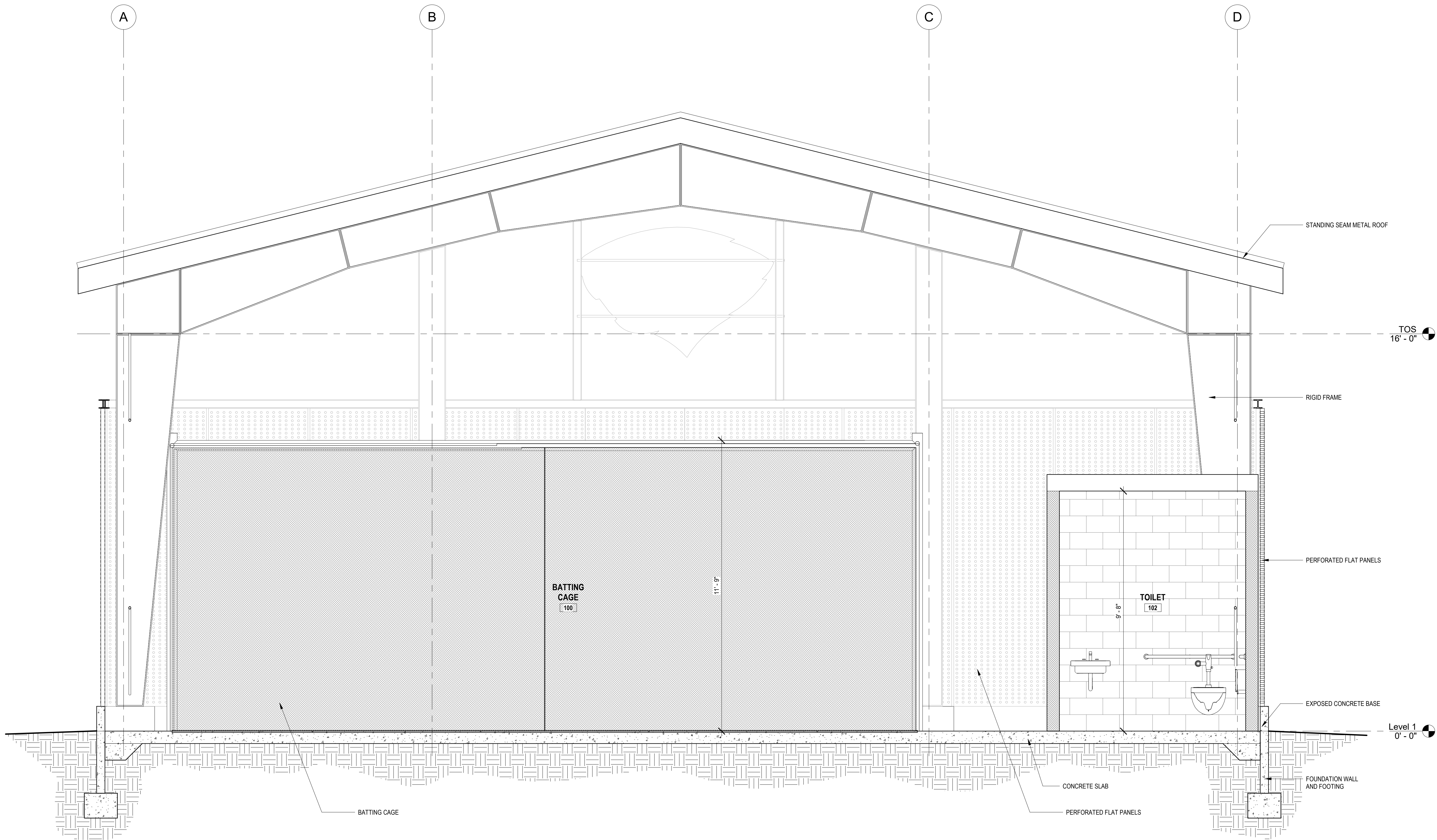
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Option w Panels_ClaraCastro6.rvt
10/6/2021 10:16:51 AM CC



1 BUILDING SECTION
1/2" = 1'-0"

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350-0450

PROJECT NAME

Babson College
Batting Cage
Facility

CLIENT

Babson College
231 Forest Street
Babson Park, MA 02547

PROJECT TEAM

LANDSCAPE

ACTIVITAS
70 Milton Street
Dedham, MA 02060
781.326.2600

REVISIONS

	DATE

DRAWING TITLE

BUILDING
SECTION

DRAWING INFORMATION

October 6, 2021
DATE OF ISSUE

Pricing Set
DESCRIPTION

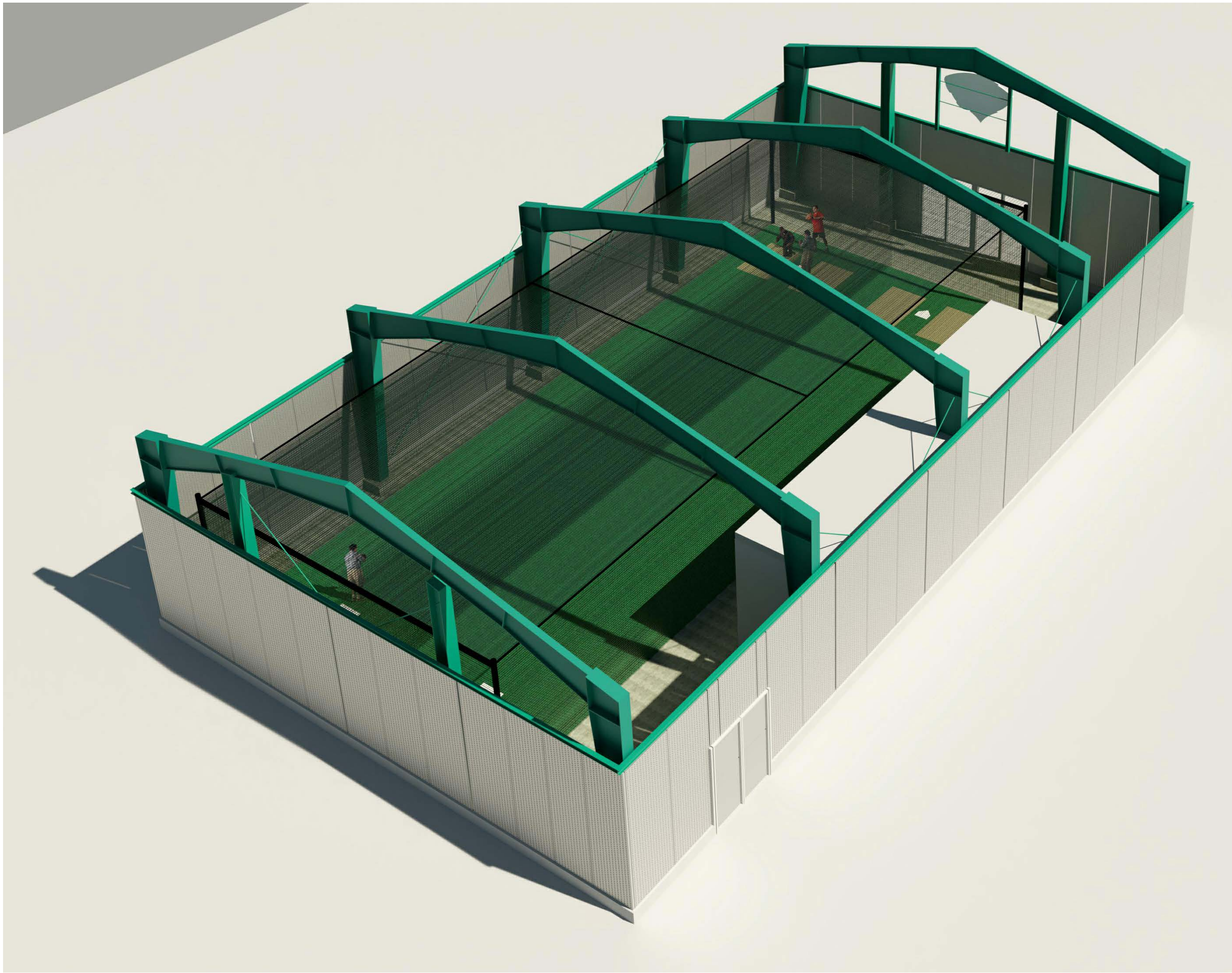
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SCALE

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3374-Forest River.rvt
FILE NAME

DRAWING NUMBER

A301

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ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210
617 350-0450

PROJECT NAME

**Babson College
Batting Cage
Facility**

231 Forest Street
Babson Park, MA 02547

CLIENT

Babson College

231 Forest Street
Babson Park, MA 02547

PROJECT TEAM

LANDSCAPE
ACTIVITAS
70 Milton Street
Dedham, MA 02060
781.326.2600

REVISIONS

DATE

DRAWING TITLE

**3D
RENDERINGS**

DRAWING INFORMATION

October 6, 2021

DATE OF ISSUE

Pricing Set

DESCRIPTION

SCALE

34.10

PROJECT #

CC

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3374-Forest River.rvt

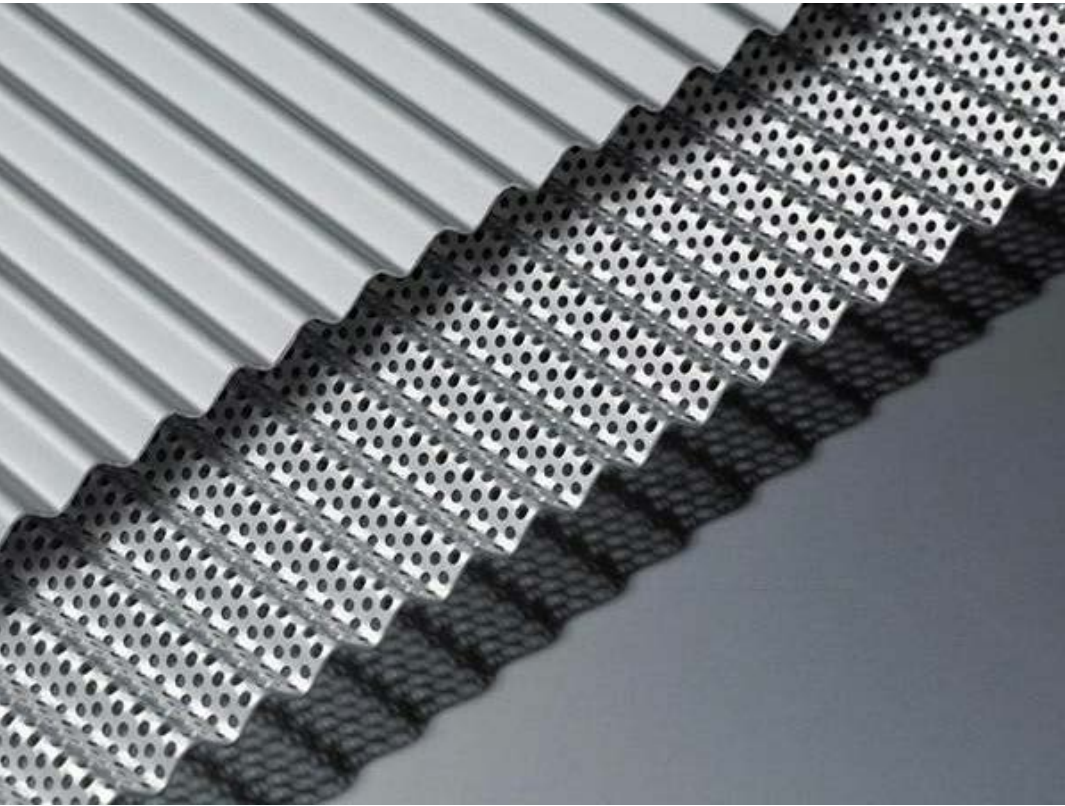
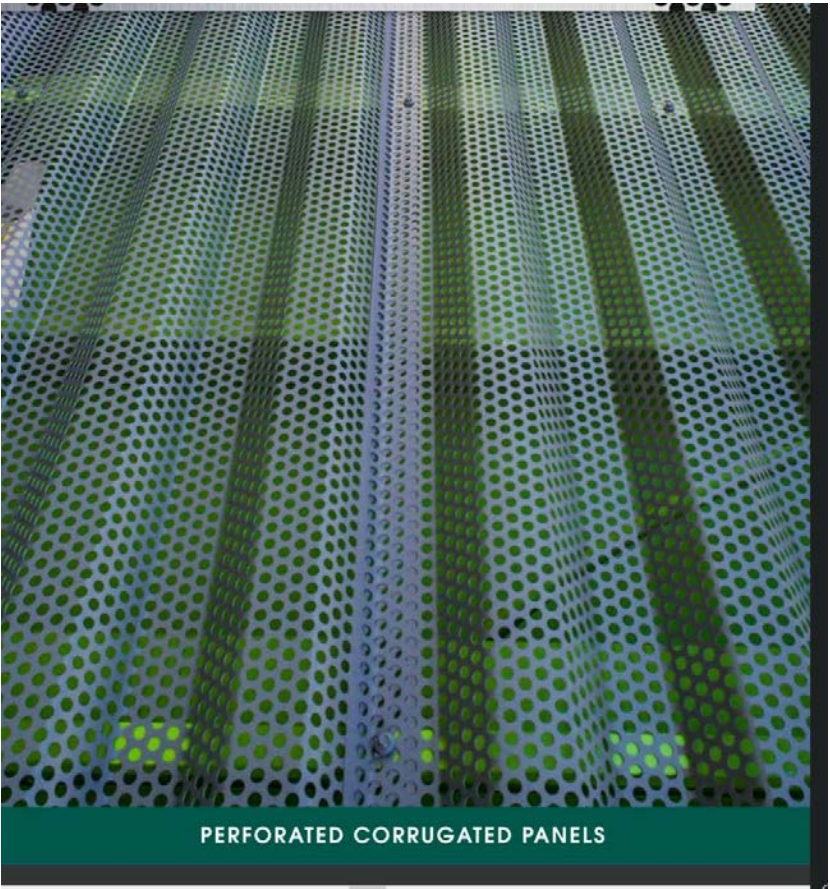
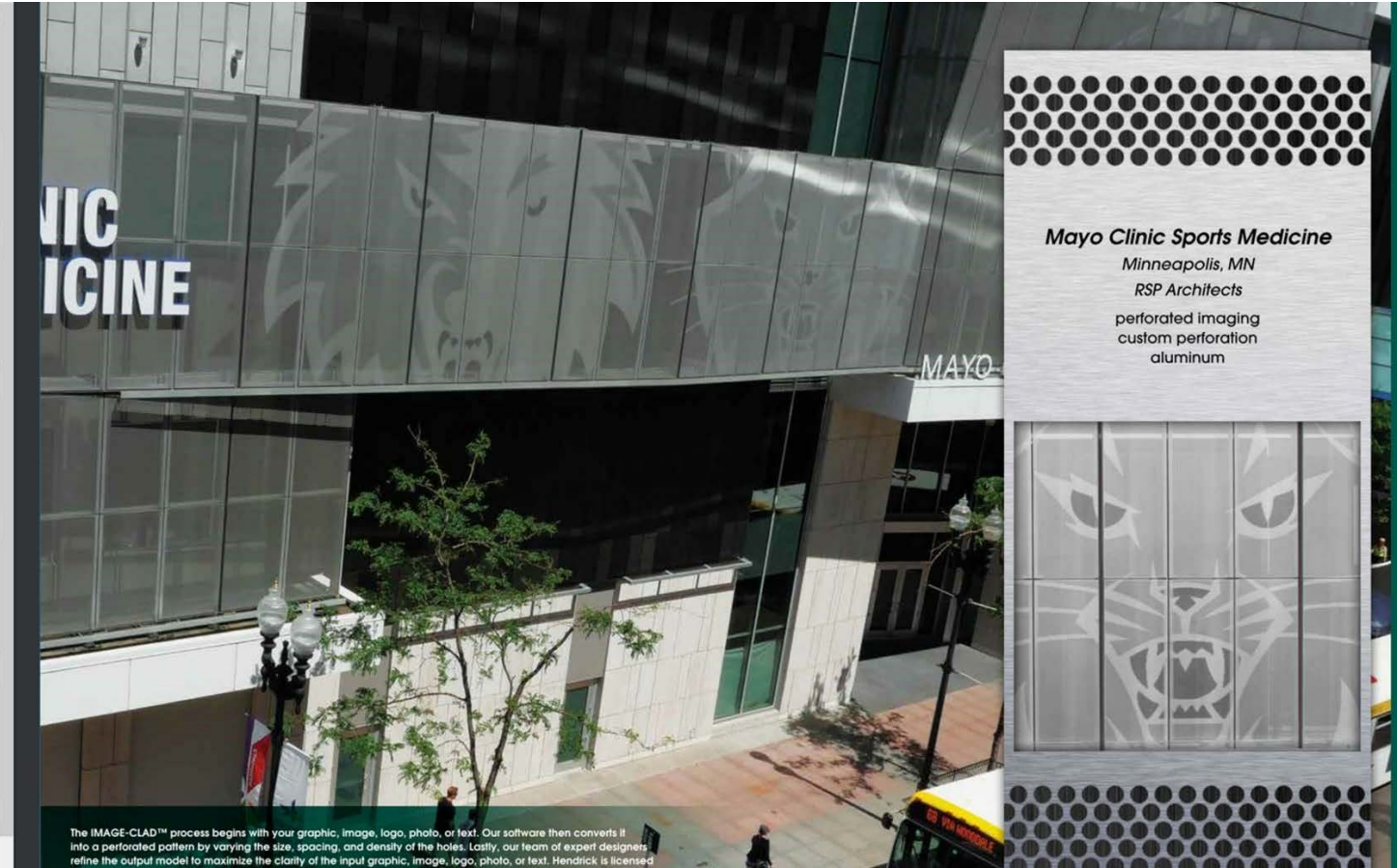
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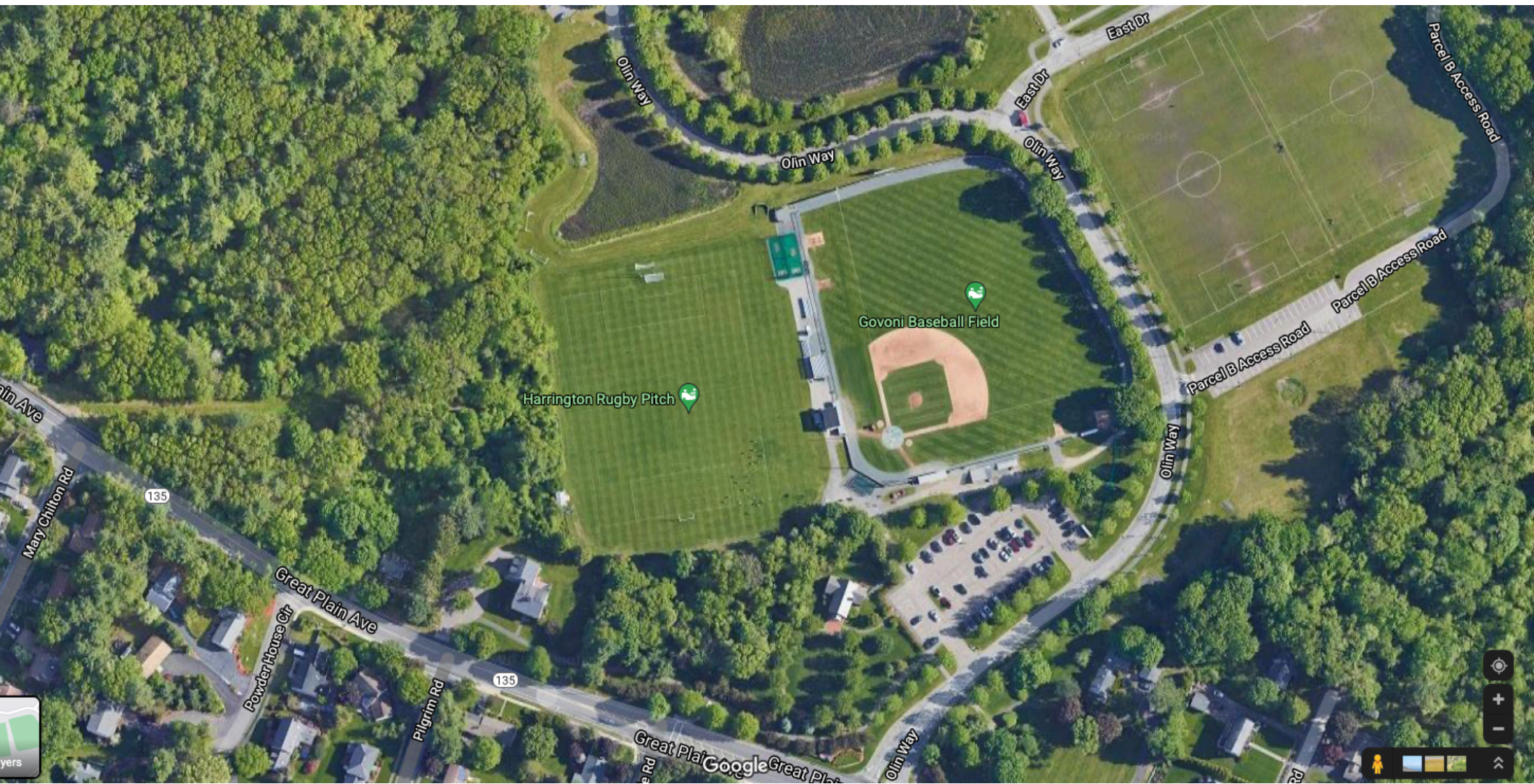
DRAWING NUMBER

A801

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Babson College Batting Cage Facility







Design Review Board Meeting Minutes
Monday, January 10, 2022
7:30 PM

Board Members:

Mark Gluesing, 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 (P)

Applicants & Attendees:

1. Adam Knauer, SRP Signs, representing Beaumont Financial Partners located at 250 First Avenue and applying for signage.
2. John Peterson, Metro Sign & Awning, representing Gardner Mattress located at 225 Highland Avenue and applying for signage

Mr. Chair called the meeting to order on January 10, 2022, at 7:30 PM EST.

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

Agenda Item 1:

SRP Signs, representing Beaumont Financial Partners located at 250 First Avenue and applying for signage. – Adam Knauer

Mr. Knauer came before the Board applying for new signage. The building already has a Beaumont Financial sign existing, on the front facade of the building. Beaumont Financial has updated their logo and font, and SRP Signs is proposing a sign that is 125” wide, and 36” high, with a 31 square feet total area. It is made up of face lit channel letters, which are white acrylic letters mounted onto an aluminum panel.

Mr. Reilly said that because this building has several signs on them, he would like to keep a level of consistency among the signs. The other signs are individually mounted letters, whereas the proposed Beaumont sign is a panel sign.

Mr. Karan concurred with Mr. Reilly. He does not think it looks bad, but individually mounted letters would provide a more uniform look to the building.

Mr. Dermody also concurred and asked a clarifying question about the centering of the sign.

Mr. Chair asked Mr. Knauer to clarify why the new sign is proposed on a panel, since the old sign was individually mounted letters.

Mr. Knauer said his client really wanted the green background as their new logo color, and the letters would not have been prominent if they were individually mounted, which is why they chose to go with a panel sign. Mr. Chair asked if they were to eliminate the panel, the sign would then be on a raceway. Mr. Knauer said yes.

Motion to approve the sign with the condition the letters be mounted on two raceways, and that the raceways be painted to match the brick façade of the building, and they have the option to paint the sides of the letters green or black by Mr. Dermody.

Motion was seconded by Mr. Reilly.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Len Karan	Aye	
Chad Reilly	Aye	

Agenda Item 2:

Metro Sign & Awning, representing Gardner Mattress located at 225 Highland Avenue and applying for signage. - John Peterson

Mr. Peterson is applying for an illuminated building sign. The sign is one part cloud with the word “Gardner” on it, and underneath a black plaque that says “Mattress”.

The cloud sign is 92” wide, and 24.25” high, the plaque is 48” wide and 7” high, with a total area of 20.6 square feet. The sign will be internally illuminated with white LEDs.

Mr. Dermody asked how white the cloud is, as the Board does not encourage bright white backgrounds, since they become a bright light source. He would recommend a masking film be applied to tone down the whiteness of the sign for the evening time.

Mr. Karan also suggested softening the white of the cloud. He also noted that the cloud seems disproportionate with the “snip-its” sign (on the ground floor) and the awning (for the ground

floor It seems like the cloud is bigger and does not line up evenly. The awnings on ground and second floor aren't lined up or centered over one another as well.

Mr. Reilly asked if the cloud and the black box are the company logo, or something created for the sign. Mr. Peterson said that is the logo. Mr. Reilly said he agrees that the cloud seems out of proportion with the overall sign.

Mr. Chair said he echoes everyone's comments regarding the brightness, he is also concerned about installing a flat eight-foot element onto a curved wall. He asked for clarification on the installation/attachment process.

Mr. Peterson shared his screen to review the attachment process. He also explained that while the sign won't be curved, an angle bracket will be used to bridge the gap to wall.

Mr. Dermody said he would like to see more negative space between the sign and the awning, and the top of the cloud and the fascia cap. Mr. Dermody pulled up google maps to view the building and the previous business that occupied that space prior to compare that signage spacing with the proposed signage.

Mr. Chair commented that it's difficult to align this sign since the windows on the building aren't aligned similarly on the first floor and the second floor. The Board deliberated the placement of the sign on the building as well as different elements of the sign.

Motion to approve the sign with the conditions that it be reduced in size by 15%, a masking film be installed on the cloud as a dimmer light source, the sign and the word "Mattress" be centered over the awning if installed on the corner (above Snip-Its) and they have the option to locate the sign further to the left on Highland Ave above the "You-Break-I-Fix" sign with same conditions by Mr. Dermody.

Motion was seconded by Mr. Reilly.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Len Karan	Aye	
Chad Reilly	Aye	

Minutes:

Motion to approve the minutes of December 20th, 2021 by Mr. Dermody.

Motion was seconded by Mr. Reilly.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Len Karan	Aye	

Chad Reilly	Aye
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Motion to Adjourn:

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

Motion was seconded by Mr. Reilly.

Meeting adjourned at 8:07 PM.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	

Future Meetings:

Feb. 7, 2022	Via Zoom
Feb. 28, 2022	Via Zoom
March 14, 2022	Via Zoom
April 4, 2022	Via Zoom
April 25, 2022	Via Zoom
May 16, 2022	Via Zoom
June 6, 2022	Via Zoom
June 27, 2022	Via Zoom
July 11, 2022	Via Zoom
July 25, 2022	Via Zoom