DESIGN REVIEW BOARD
Monday, September 12, 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, and extended again through July 15, 2022 meeting of public bodies may be conducted virtually provided that adequate access is provided to the public. On July 16, 2022 Lt. Gov. Karyn Polito, as acting governor, signed legislation to extend key pandemic-era accommodations, including remote local government meeting authorizations, through March 31, 2023 effective immediately.

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:

Tom Taricano and Steve Schwede, FastSigns representing Scott Moldoff Financial Services located at 36 Chestnut Street and applying for signage.

Chuck Bomely, Plan B Retail representing Roche Brothers Markets located at 377 Chestnut Street and applying for signage, façade work and general site changes.

Eric Weyant, Stantec representing 557 Highland Avenue LLC, the Bulfinch Companies owner of 557 Highland Avenue and applying for site plan review.

REVIEW

Minutes of 6/27/2022, 7/25/2022 and 8/8/2022 meetings.

Next Public Meeting – October 3, 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

Location: 36 Chestnut St, Needham, MA 02492 *Date:* 8/31/22

Owner: Alfred W. Greymont Rev. Trust

Address: P.O. Box 920585 (*Street*) Needham (*City*) MA (*State*) 02492 (*Zip*)

Telephone: 781-444-2111

Applicant: Scott Moldoff Financial Services

Address: 36 Chestnut St (*Street*) Needham (*City*) MA (*State*) 02492 (*Zip*)

Telephone: 781-444-1164

Designer/Installer: Fastsigns of Needham

Address: 15 Kearney Rd. (*Street*) Needham (*City*) MA (*State*) 02494 (*Zip*)

Telephone: 781-444-4889

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

Brief description of sign or project:

3D acrylic non-illuminated letters, stud mounted, with spacers, to building facade

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More than fast. More than signs.™

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

Neighborhood View

Scott Moldoff Financial Services
3D non-illuminated 1/2" white acrylic letters
36 Chestnut Street
Needham, MA
02492















36 Chestnut Street, Needham, MA 02492

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Primary Signage

Scott Moldoff Financial Services
3D non-illuminated 1/2" white acrylic letters
36 Chestnut Street
Needham, MA
02492

76.5in

SCOTT MOLDOFF
Financial Services

13.01in

COLORS:
■ Black

3D non-illuminated 1/2" black acrylic letters,
stud mounted with 1/4" spacers

Sign Height = 13.01in
Sign Width = 76.5in
Scott "S" Height = 7.2in
Financial "F" Height = 4in
Square Footage = 6.9sq'
Sign to Grade = 131in

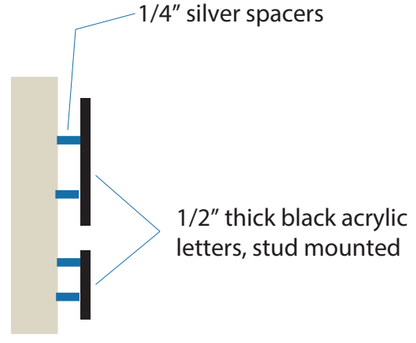


Existing Signage



Proposed Signage

Left Side Mounting Detail



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Neighborhood View

Scott Moldoff Financial Services
3D non-illuminated 1/2" white acrylic letters
36 Chestnut Street
Needham, MA
02492









(Left neighbor -
same size letters,
same installation method)

36 Chestnut Street, Needham, MA 02492

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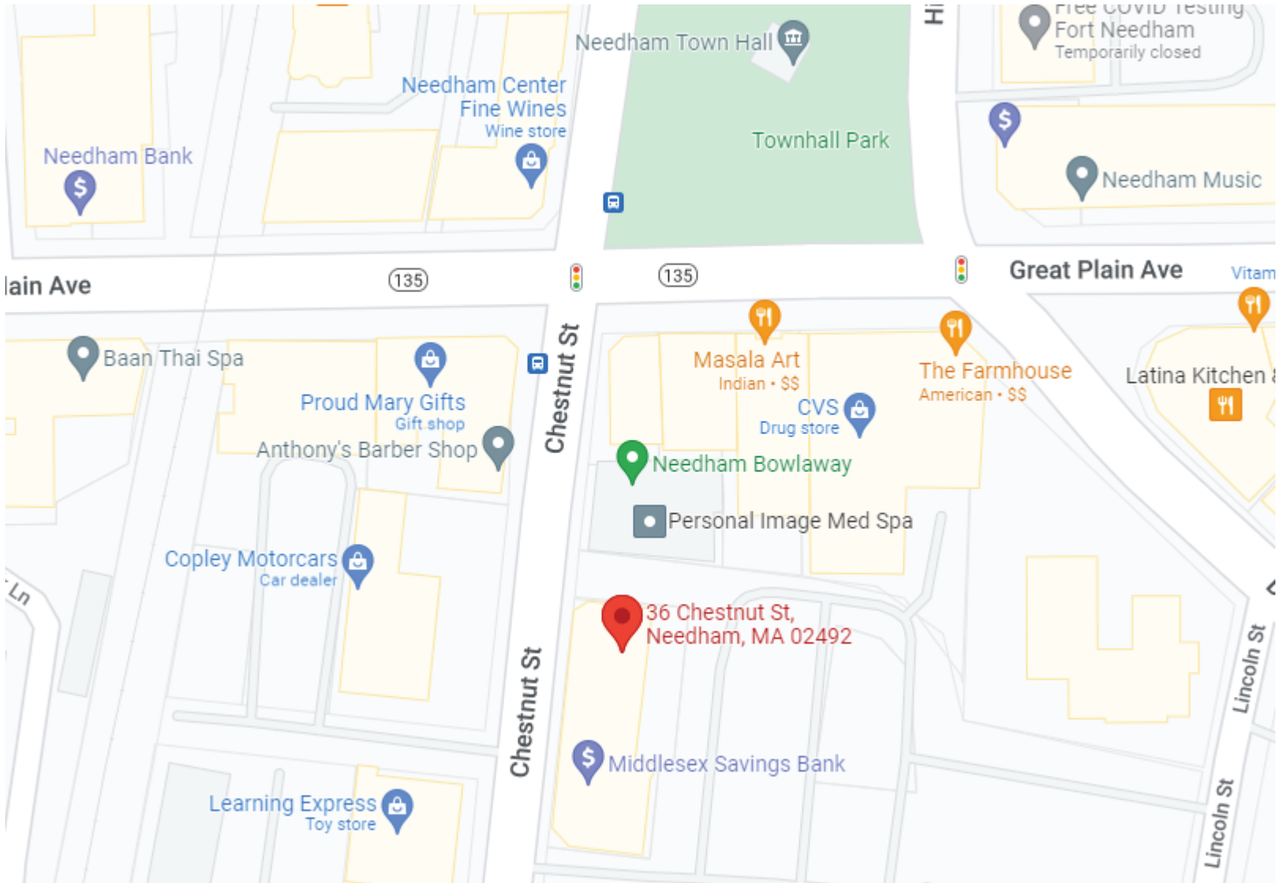
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Aerial View

Scott Moldoff Financial Services
3D non-illuminated 1/2" white acrylic letters
36 Chestnut Street
Needham, MA
02492



36 Chestnut Street, Needham, MA 02492

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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 377 Chestnut Street ***Date:*** 08.25.2022

Owner: Roche Bros. Supermarkets

Address: 11 Hampshire Street, Mansfield, MA 02048
Street *City* *State* *Zip*

Telephone: 781.235.9400

Applicant: Plan B Retail Design (Charles Bomely)

Address: 12 Goose Lane, Tolland, CT 06084
Street *City* *State* *Zip*

Telephone: 860.870.5380

Designer/Installer: Plan B Retail Design

Address: 12 Goose Lane, Tolland, CT 06084
Street *City* *State* *Zip*

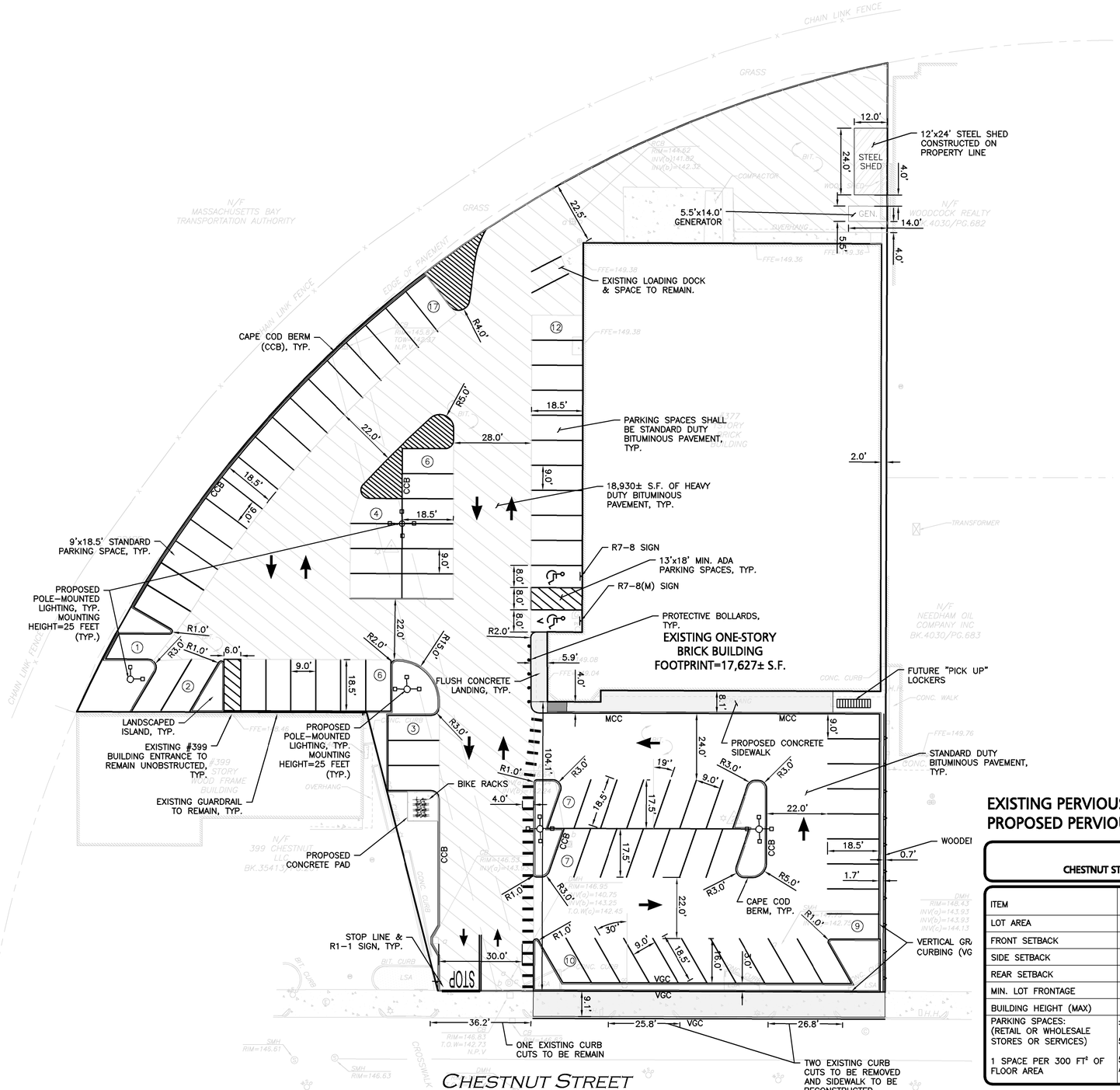
Telephone:

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

Brief description of sign or project:

SITE PLAN MODIFICATIONS TO INCLUDE, PARKING LAYOUT, REDUCING (3) CURB CUTS TO (1) ONTO CHESTNUT STREET, AND NEW SITE LIGHTING.

Please email completed application to elitchman@needhamma.gov



LEGEND

- PROPERTY LINE
- SIGN
- CURB
- PARKING STRIPING
- TRAFFIC ARROWS
- SIDEWALK
- ADA ACCESSIBLE RAMP
- PARKING COUNT
- COMPACT PARKING STALL
- LIGHT POLE
- EXISTING BUILDING
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE

NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE: 1-800-344-7233
   NEEDHAM DPW: (781) 455-7550
3. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
4. ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED. ALL RADII AND DIMENSIONS MEASURED AT FACE OF CURB.
5. ALL ADA RAMPS ARE TO BE CONCRETE UNLESS SPECIFIED OTHERWISE.
6. EXISTING CONDITIONS BASE PLAN TAKEN FROM AN EXISTING CONDITIONS BASE PLAN ENTITLED "EXISTING CONDITIONS", PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., ORIGINAL SCALE 1"=20'.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE COORDINATED WITH THE NEEDHAM DPW AND SHALL CONFIRM TO THE LATEST MUTCD STANDARDS.
8. SECTION 4.4.2(c) - BUILDINGS AND STRUCTURES LOCATED IN THE CHESTNUT STREET BUSINESS DISTRICT ARE NOT LIMITED TO THE MAXIMUM LOT COVERAGE REQUIREMENTS OF SECTION 4.4.2 AS SPECIFIED, BUT SHALL HAVE A MAXIMUM FLOOR AREA RATIO OF 0.7.

EXISTING PERVIOUS AREA = 660± S.F. (1.05%)
PROPOSED PERVIOUS AREA = 3,810± S.F. (6.06%)

LAND USAGE TABLE
CHESTNUT STREET BUSINESS & LOWER CHESTNUT STREET OVERLAY DISTRICT

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	15,000 FT²	±62,873 FT²	±62,873 FT²
FRONT SETBACK	5'	104.0'	104.0'
SIDE SETBACK	0'	2.0'	2.0'
REAR SETBACK	25'	22.5'	22.5'
MIN. LOT FRONTAGE	100'	161.0'	161.0'
BUILDING HEIGHT (MAX)	35'/2.5 STORIES	N/A	N/A
PARKING SPACES: (RETAIL OR WHOLESALE STORES OR SERVICES)	±17,622 FT²/300 FT²=58.74 59 TOTAL SPACES REQUIRED	STANDARD SPACES: 82 ADA SPACES: 2	STANDARD SPACES: 82 ADA SPACES: 2
1 SPACE PER 300 FT² OF FLOOR AREA	50% COMPACT SPACES ALLOWED	TOTAL SPACES: 84	TOTAL SPACES: 84

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DIG SAFE
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

N:\PROJECTS\3106-01\CIVIL\DRAWINGS\CURRENT\C-3106-01_LAYOUT & MATERIALS.DWG

9/12/22
COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
NO. 43119
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:
377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO.	3106-01	DATE:	08/12/2022
SCALE:	1" = 20'	DWG. NAME:	C-3106-01
DESIGNED BY:	JPS/SJL/WJS	CHECKED BY:	CQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
LAYOUT & MATERIALS PLAN

SHEET No.
C-102

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Stantec Consulting Services Inc.
136 West Street, Suite 203
Northampton MA 01060-3711

August 31, 2022

Project/File: 195311488

Mr. Chuck Bomely
Plan B Retail Design
12 Goose Lane
Tolland, CT 06084

Dear Mr. Bomely,

Reference: Roche Bros. Supermarket, Needham, MA

Per your request we have reviewed the proposed improvements for the above-referenced site described in the Allen & Major Associates, Inc. site plan dated August 12, 2022. The plan illustrates proposed changes to site parking and circulation to improve traffic flow for vehicles and pedestrians. These changes include consolidation of three curb cuts on Chestnut Street into a single, enhanced curb cut. There are minimal changes proposed to the existing supermarket building. Based on our review we find that the proposed changes have no significant impact on site traffic generation and will have positive impacts along Chestnut Street.

Vehicle trip generation forecasts for supermarkets are typically developed based on an understanding of the proposed store size. Building floor area is the indicator applied to industry standard (Institute of Transportation Engineers) trip rates to estimate site vehicular traffic generation. Since minimal change in building floor area is proposed as part of this project, no change in site traffic generation is anticipated. Existing vehicular traffic patterns will be altered reflecting the proposed driveway changes, but overall traffic generation levels will stay the same.

The proposed driveway changes indicate a positive impact in traffic operations along Chestnut Street. Vehicular access currently occurs by way of three closely spaced curb cuts. The southerly curb cut is a two-way driveway intersecting Chestnut Street at an acute angle. This driveway will be realigned to intersect Chestnut Street at a 90-degree angle offering motorists better, safer sight lines and easier turning maneuvers entering the site from the south or exiting to the south. The two northerly curb cuts operate as one-way driveways. This arrangement incorporates Chestnut Street as a circulation aisle for a portion of the site parking area. Customers unable to find a parking space in the lot upon a first pass would exit onto Chestnut Street by way of the middle driveway, turn left and then immediately turn left again to reenter the parking lot at the northern driveway. This maneuver is highly undesirable and presents safety and operational concerns for Chestnut Street. The proposed plan eliminates the two one-way driveways and keeps all parking lot circulation on site. Existing conflicts with vehicles and pedestrians traveling along Chestnut Street and thereby eliminated.

Reference: **Roche Bros. Supermarket, Needham, MA**

Overall, the proposed changes will provide safer traffic operations for pedestrians and vehicles on site and along Chestnut Street with no increase in area traffic volume levels. We thank you for the opportunity to provide this analysis. Please do not hesitate to call should you have questions.

Sincerely,

STANTEC CONSULTING SERVICES INC.



Rick Bryant PE
Senior Associate
Phone: (413) 387-4502
Mobile: 802 324 8454
rick.bryant@stantec.com

v:\1953\active\195311488\transportation\traffic\2022-08-31_c bomley_ traffic impacts.docx

Untitled Map

Write a description for your map.

Legend

Roche Bros. Needham

Roche Bros. Needham

Chestnut St

Chestnut St

Chestnut St

Chestnut St

Clyde St

Google Earth

100 ft

TOWN OF NEEDHAM

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Street *City* *State* *Zip*

Telephone: 781.235.9400

Applicant: Plan B Retail Design (Charles Bomely)

Address: 12 Goose Lane, Tolland, CT 06084
Street *City* *State* *Zip*

Telephone: 860.870.5380

Designer/Installer: Plan B Retail Design

Address: 12 Goose Lane, Tolland, CT 06084
Street *City* *State* *Zip*

Telephone:

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

Brief description of sign or project:
Sign A: Primary Facade signage, 71.25 SF, reading Roche Bros. with logo and internally illuminated.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

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Street *City* *State* *Zip*

Telephone:

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

Brief description of sign or project:
Sign B: Secondary signage, 17.5 SF, mounted above face edge of Canopy and non-illuminated.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
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Needham, MA 02492
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Street *City* *State* *Zip*

Telephone: 860.870.5380

Designer/Installer: Plan B Retail Design

Address: 12 Goose Lane, Tolland, CT 06084
Street *City* *State* *Zip*

Telephone:

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

Brief description of sign or project:
Sign C: Secondary signage, 13.42 SF, mounted above face edge of Canopy and non-illuminated.

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Revised 2/2020

TOWN OF NEEDHAM

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Street *City* *State* *Zip*

Telephone: 860.870.5380

Designer/Installer: Plan B Retail Design

Address: 12 Goose Lane, Tolland, CT 06084
Street *City* *State* *Zip*

Telephone:

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

Brief description of sign or project:
Sign D.1: Stencil painted in Washed Black on brick, 64 SF.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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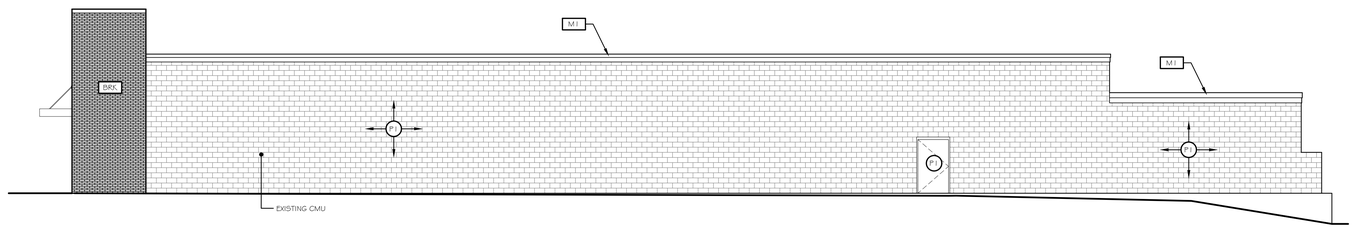
Telephone:

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☐ **Exterior Alterations**
Major Project (Site Plan Review)
☐ **- preliminary**
☐ **- final**
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☐ **Planned Residential Development**
☐ **Residential Compound**

Brief description of sign or project:
Sign D.2: Stencil painted in Washed Black on brick, 64 SF.

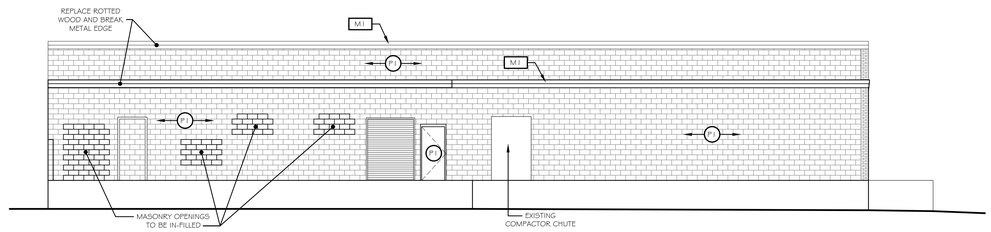
Please email completed application to elitchman@needhamma.gov

Revised 2/2020



4 A3.1 RIGHT SIDE WALL ELEVATION

SCALE: 1/8" = 1'-0"

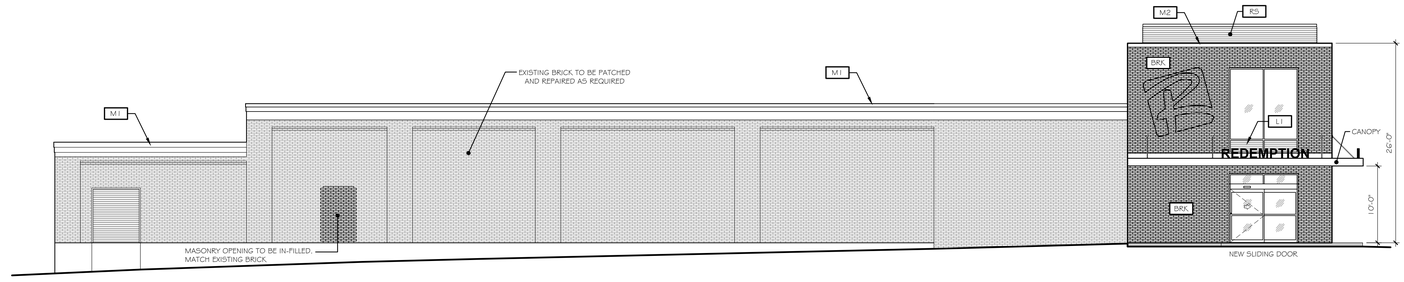


3 A3.1 REAR WALL ELEVATION

SCALE: 1/8" = 1'-0"

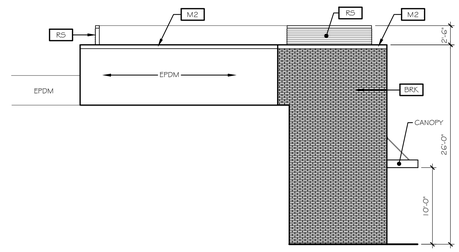
EXTERIOR FINISH SCHEDULE					
PAINTS & STAINS					
TAG	MANUFACTURER	PAINT TYPE	COLOR	FINISH	REMARKS
P1	BENJAMIN MOORE		2137-30 DURANGO		
-					

MISCELLANEOUS					
TAG	MANUFACTURER	DESCRIPTION / SERIES	COLOR	FINISH	REMARKS
BRK	OCHES BRICK COMPANY	MODULAR 3-5/8" x 2-1/4" x 7-5/8"	HARVARD 70 D		
L1	DECORATIVE LOUVER		DARK BRONZE		
LS	ARRISCRAFT	ARRISCLIP 24" x 24"	LIMESTONE		
M1		PRE-FINISHED METAL EDGE	DARK BRONZE		
M2		PRE-FINISHED METAL EDGE	MATCH "RAL-1015"		
RS	ROOF SCREEN MFG.	DECORATIVE ROOF SCREEN			POWDER-COATED ALUMINUM
S1	HARDI PLANK	SELECT CEDAR MILL	TIMBER BARK		



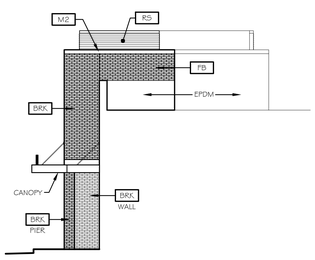
2 A3 LEFT SIDE WALL ELEVATION

SCALE: 1/8" = 1'-0"



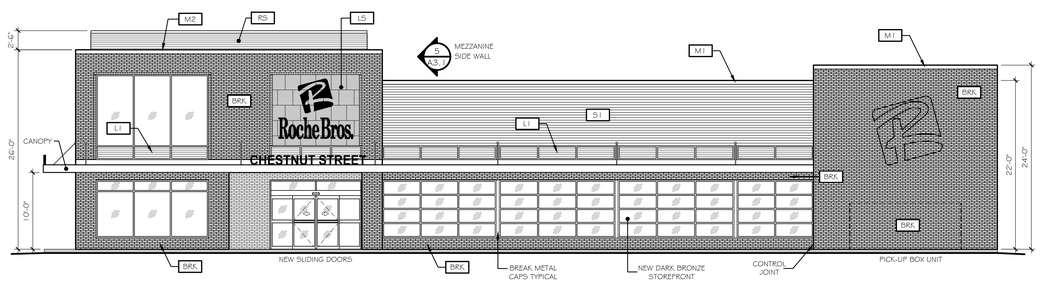
6 A3 ELEV. OF REAR MEZZANINE WALL

SCALE: 1/8" = 1'-0"



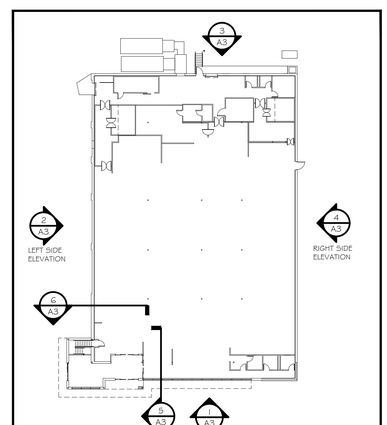
5 A3.1 ELEV. OF MEZZANINE RIGHT SIDE WALL

SCALE: 1/8" = 1'-0"



1 A3.1 STOREFRONT ELEVATION

SCALE: 1/8" = 1'-0"



A A3.1 KEY PLAN

SCALE: 1/32" = 1'-0"

NEW

D. F. VALENTE
ARCHITECT
STRUCTURAL LANDMARK
SOUTH MAIN STREET
SUITE 3
MIDDLEBOROUGH, MASSACHUSETTS 02346-1610
TEL: 781-395-0120
FAX: 781-395-6702

9903 REVISIONS:

SEAL: REGISTERED ARCHITECT No. 3597 DANIEL F. VALENTE COMMONWEALTH OF MASSACHUSETTS

PROJECT NAME:

Roche Bros.

377 Chestnut Street

Needham, MA

DRAWING TITLE:

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

DRAWN BY: GGL

CHECKED BY:

PLAN B RETAIL DESIGN & PROJECT MANAGEMENT, LLC
12 Goose Lane, Tolland, CT 06084
Tel: 860.870.5380 Fax: 860.870.5382
e-mail: cbomely@planbretail.com

PLAN RETAIL DESIGN

DATE: Aug 25, 2022

PROJECT NO: 2132

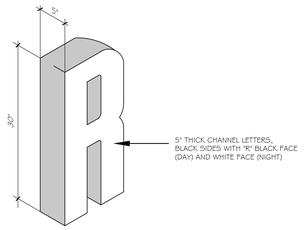
SHEET NO: A3.1

Sheet File Save Date: 25 Aug 2022, 2:00pm

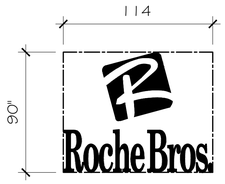
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Attached Xrefs: 2132-TB.dwg, 2132-ELEV-EN.dwg, 2132-FPA.dwg, 2132-COL.dwg

Saved File Save Date: 25 Aug 2022 - 3:03pm

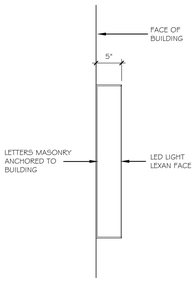


ISOMETRIC



5 / A3.2 SIGN TYPE "A"

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

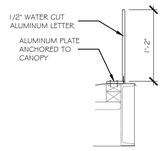


SECTION



SIGN TYPE "B" ELEVATION

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



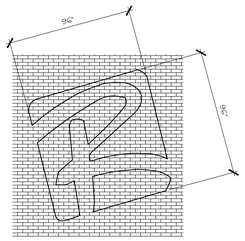
4 / A3.2 SIGN TYPE "B & C" SECTION

SCALE: 1" = 1'-0"



SIGN TYPE "C" ELEVATION

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



3 / A3.2 SIGN TYPE "D1 & D2"

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

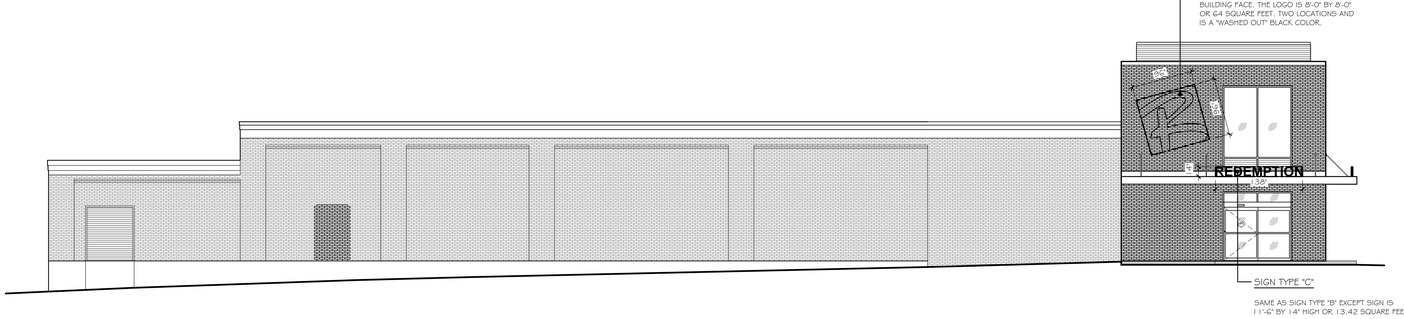
SIGN LEGEND

ALLOWABLE: 120' FRONTAGE X 2 SQUARE FEET = 240 SQUARE FEET.
MAXIMUM 32 SQUARE FEET

EXISTING SIGNAGE: 140 SQUARE FEET

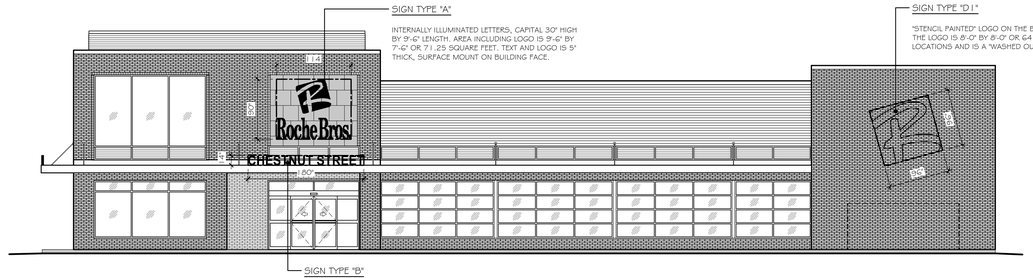
SIZE REQUESTED: 230.17 SQUARE FEET

SIGN "A"	71.25 SQUARE FEET
SIGN "B"	17.5 SQUARE FEET
SIGN "C"	13.42 SQUARE FEET
SIGN "D"	TWO @ 64 SQUARE FEET EACH



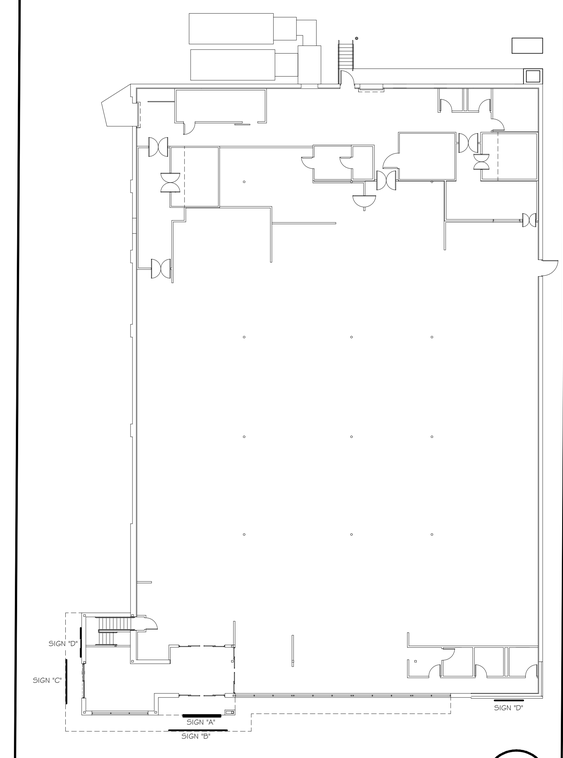
2 / A3.2 LEFT SIDE WALL ELEVATION

SCALE: 1/8" = 1'-0"



1 / A3.2 STOREFRONT ELEVATION

SCALE: 1/8" = 1'-0"



A. / A3.2 KEY PLAN

SCALE: 1/16" = 1'-0"

N

D. F. VALENTE
ARCHITECTURAL LANDMARK
SYMMETRY
SOUTH MEDFORD
MEDFORD, MASSACHUSETTS 02155-5610
TEL: 781-395-0120
FACSIMILE 781-395-6702

9903 REVISIONS:

ARCHITECT:

SEAL:

PROJECT NAME:
Roche Bros.
377 Chestnut Street
Needham, MA

DRAWING TITLE:
PROPOSED EXTERIOR SIGN ELEVATIONS AND DETAILS

SCALE: AS-NOTED
DRAWN BY: dw
CHECKED BY:

Plan B Retail Design & Project Management, LLC
12 Goose Lane, Tolland, CT 06084
Tel: 860.870.5380 Fax: 860.870.5382
e-mail: cboemely@planbretail.com

DATE: Aug 25, 2022
PROJECT NO: 2132
SHEET NO: A3.2

Attached Xrefs: ..\2132-TB.dwg, 2132-FPA.dwg, 2132-ELEV.dwg, 2132-EQ5.dwg
Z:\AutoCad\Projects\Roche Bros\Needham, MA\2132-A3.2.dwg - Plotted on: Aug 25, 2022 - 3:25pm by stahm3







Roche Bros.

377 Chestnut Street, Needham, MA

Perspective Views

PLAN RETAIL DESIGN



Front Left View



Front Right View



Left Side View



LS, LIMESTONE:
ARRISCRAFT CHAMPAGNE



S1, HARDI PLANK:
SHIP LAP, COLOR
TIMBERBARK



DARK BRONZE FOR FRONT
TUBING AND LOUVER
SCREENS

BLACK STAIN PAINTED ON
BRICK FOR LOGO'S





BRICK TO MATCH ONCHES
HARVARD 70D



BENJ. MOORE 2137-30
PAINTED MASONRY

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 557 Highland Avenue, Needham *Date:* 9/6/2022

Owner: 557 Highland, LLC

Address: c/o The Bulfinch Companies, 116 Huntington Ave. Suite 600, Boston, MA 02116
Street *City* *State* *Zip*

Telephone: 617-607-2147

Applicant: 557 Highland, LLC

Address: c/o The Bulfinch Companies, 116 Huntington Ave. Suite 600, Boston, MA 02116
Street *City* *State* *Zip*

Telephone: 617-607-2147

Designer/Installer: Stantec Architecture

Address: 311 Summer Street, 6th floor Boston, MA 02210
Street *City* *State* *Zip*

Telephone: 617-234-3100

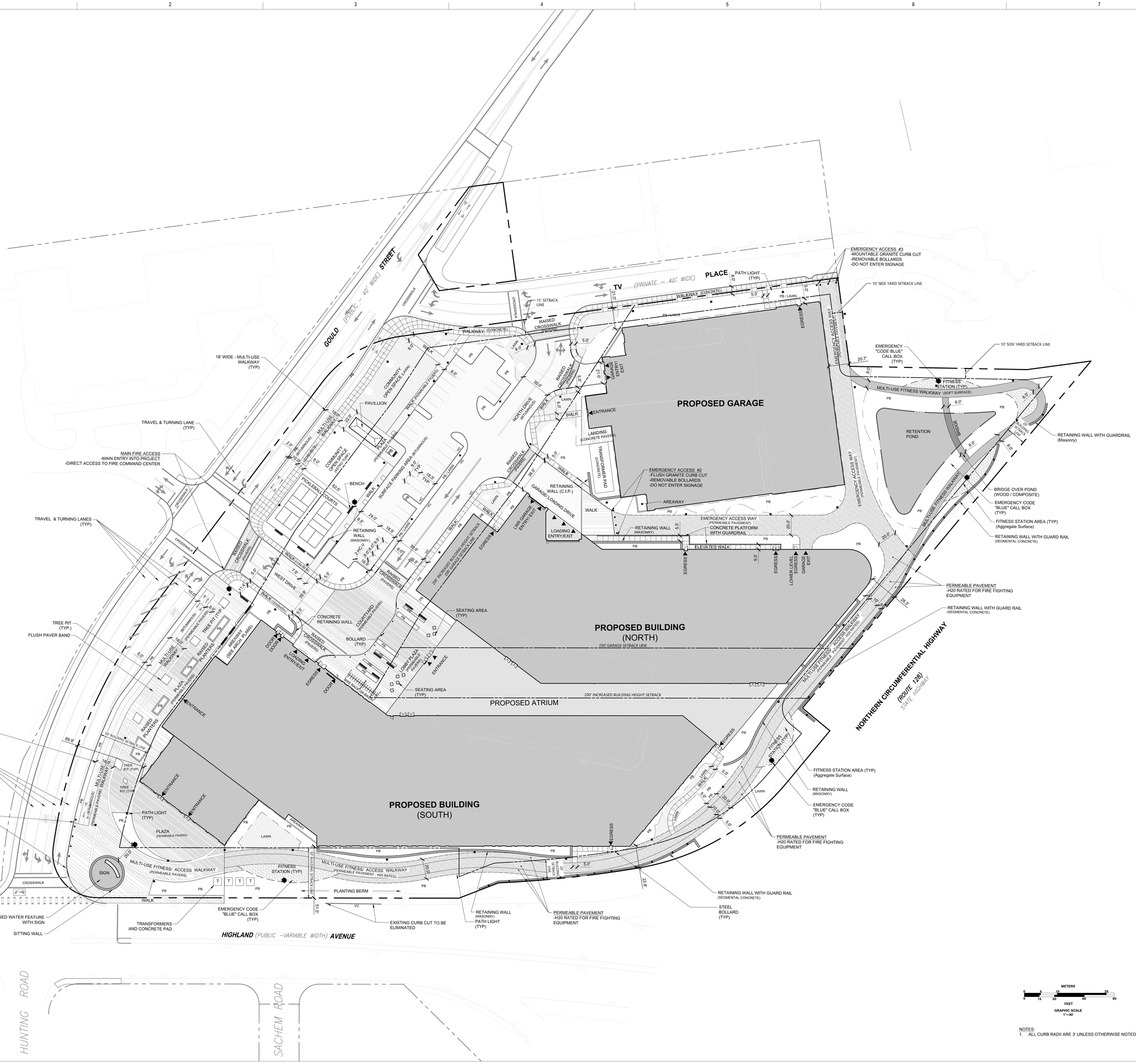
Type of Application
☐ **Sign**
☐ **Minor Project**
☐ **Exterior Alterations**
Major Project (Site Plan Review) ☐ **- preliminary** ☑ **- final**
☐ **Flexible Subdivision**
☐ **Planned Residential Development**
☐ **Residential Compound**

Brief description of sign or project:

Follow up submission for 557 Highland Ave, including minor refinements and additional detail for the landscape, paving systems and green roof balconies, plus coordination of building massing modifications as requested by the planning board. The Applicant is proposing to build a new ground-up office/laboratory building complex on the former site of the Muzi Ford and Chevrolet Dealership. The Project will feature an office/laboratory research facility with below-grade parking in addition to a stand-alone parking structure. The new building and landscape improvements are intended to attract office and life science tenants, with ancillary retail, café, daycare, and fitness amenities subject to market demand.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020


GOULD STREET (PUBLIC - 40' WIDE)
PLACE (PRIVATE - 40' WIDE)
HIGHLAND (PUBLIC -VARIABLE WIDTH) AVENUE
NORTHERN CIRCUMFERENTIAL HIGHWAY (ROUTE 128) STATE HIGHWAY
HUNTING ROAD
SACHEM ROAD
PROPOSED GARAGE
PROPOSED BUILDING (NORTH)
250' GARAGE SETBACK LINE
200' INCREASED BUILDING HEIGHT SETBACK
PROPOSED ATRIUM
PROPOSED BUILDING (SOUTH)
50' BUILDING SETBACK LINE
10' SIDE YARD SETBACK LINE
15' SETBACK LINE
18' WIDE - MULTI-USE WALKWAY (TYP)
TRAVEL & TURNING LANE (TYP)
TRAVEL & TURNING LANES (TYP)
MAIN FIRE ACCESS -MAIN ENTRY INTO PROJECT -DIRECT ACCESS TO FIRE COMMAND CENTER
EMERGENCY ACCESS #1 -MOUNTABLE GRANITE CURB CUT -REMOVABLE BOLLARDS -DO NOT ENTER SIGNAGE
EMERGENCY ACCESS #2 -FLUSH GRANITE CURB CUT -REMOVABLE BOLLARDS -DO NOT ENTER SIGNAGE
EMERGENCY ACCESS #3 -MOUNTABLE GRANITE CURB CUT -REMOVABLE BOLLARDS -DO NOT ENTER SIGNAGE
EMERGENCY ACCESS #5 -MOUNTABLE GRANITE CURB CUT -REMOVABLE BOLLARDS -DO NOT ENTER SIGNAGE
PAVILLION
COMMUNITY OPEN SPACE (LAWN)
COMMUNITY OPEN SPACE (PAVED YARD)
PICKLEBALL COURTS
BENCH
SURFACE PARKING AREA (BITUMINOUS)
RETAINING WALL (C.I.P.)
RETAINING WALL (MASONRY)
GARAGE LOADING DRIVE
LOADING ENTRY/EXIT
LWR GARAGE ENTRY EXIT
WEST DRIVE
NORTH DRIVE (BITUMINOUS)
GARAGE ENTRY/ EXIT
ENTRANCE
LANDING (CONCRETE PAVERS)
TRANSFORMER PAD (CONCRETE)
AREAWAY
EGRESS
EMERGENCY ACCESS WAY (PERMEABLE PAVEMENT)
CONCRETE PLATFORM WITH GUARDRAIL
ELEVATED WALK
LOWER LEVEL EGRESS & GARAGE EXIT
RETENTION POND
BRIDGE OVER POND (WOOD / COMPOSITE)
EMERGENCY CODE "BLUE" CALL BOX (TYP)
FITNESS STATION AREA (TYP) (Aggregate Surface)
RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
RETAINING WALL WITH GUARDRAIL (Masonry)
MULTI-USE FITNESS WALKWAY (SOFT SURFACE)
MULTI-USE FITNESS/ ACCESS WALKWAY (PERMEABLE PAVERS)
MULTI-USE FITNESS/ ACCESS WALKWAY (PERMEABLE PAVEMENT - H20 RATED)
FITNESS STATION (TYP)
PERMEABLE PAVEMENT -H20 RATED FOR FIRE FIGHTING EQUIPMENT
STEEL BOLLARD (TYP)
EXISTING CURB CUT TO BE ELIMINATED
PLANTING BERM
RETAINING WALL (MASONRY)
PATH LIGHT (TYP)
EMERGENCY CODE "BLUE" CALL BOX (TYP)
TRANSFORMERS AND CONCRETE PAD
RAISED WATER FEATURE WITH SIGN
SITTING WALL
SIGN
PLAZA (PERMEABLE PAVERS)
COURTYARD (PERMEABLE PAVERS)
LOBBY PLAZA (PERMEABLE PAVERS)
SEATING AREA (TYP)
CONCRETE RETAINING WALL
BOLLARD (TYP)
TREE PIT (TYP.)
FLUSH PAVER BAND
RAISED PLANTERS
AREAWAY (SEE ARCH PLANS)
DOOR
LOADING ENTRY/EXIT
RAISED CROSSWALK (PAVERS)
CROSSWALK
WALKWAY (CONCRETE)
PATH LIGHT (TYP)
FITNESS STATION (TYP)
RETAINING WALL (MASONRY)
EMERGENCY CODE "BLUE" CALL BOX (TYP)
FITNESS STATION AREA (TYP) (Aggregate Surface)
RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
PERMEABLE PAVEMENT -H20 RATED FOR FIRE FIGHTING EQUIPMENT
RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
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RETAINING WALL (MASONRY)
PATH LIGHT (TYP)
EMERGENCY CODE "BLUE" CALL BOX (TYP)
FITNESS STATION AREA (TYP) (Aggregate Surface)
RETAINING WALL (MASONRY)
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PERMEABLE PAVEMENT -H20 RATED FOR FIRE FIGHTING EQUIPMENT
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RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
BRIDGE OVER POND (WOOD / COMPOSITE)
EMERGENCY CODE "BLUE" CALL BOX (TYP)
FITNESS STATION AREA (TYP) (Aggregate Surface)
RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
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RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
STEEL BOLLARD (TYP)
EMERGENCY CODE "BLUE" CALL BOX (TYP)
FITNESS STATION AREA (TYP) (Aggregate Surface)
RETAINING WALL (MASONRY)
EMERGENCY CODE "BLUE" CALL BOX (TYP)
PERMEABLE PAVEMENT -H20 RATED FOR FIRE FIGHTING EQUIPMENT
RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
PERMEABLE PAVEMENT -H20 RATED FOR FIRE FIGHTING EQUIPMENT
RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
STEEL BOLLARD (TYP)
EXISTING CURB CUT TO BE ELIMINATED
RETAINING WALL (MASONRY)
PATH LIGHT (TYP)
PERMEABLE PAVEMENT -H20 RATED FOR FIRE FIGHTING EQUIPMENT
RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE)
STEEL BOLLARD (TYP)
EMERGENCY CODE "BLUE" CALL BOX (TYP)
TRANSFORMERS AND CONCRETE PAD
RAISED WATER FEATURE WITH SIGN
SITTING WALL
EMERGENCY CODE "BLUE" CALL BOX (TYP)
FITNESS STATION AREA (TYP) (Aggregate Surface)
RETAINING WALL WITH GUARD RAIL (SEGMENTAL CONCRETE

NO MOW LAWN MIX
HARD FESCUE (Festuca brevipila), SHEEP FESCUE (Festuca ovina), CHEWING FESCUE (Festuca rubra subs. fallax), RED FESCUE (Festuca rubra), CREEPING RED FESCUE(Festuca rubra var. rubra)

NEW ENGLAND CONSERVATION MIX (MEADOW MIX)
Virginia Wild Rye (Elymus virginicus), Little Bluestem (Schizachyrium scoparium), Big Bluestem (Andropogon gerardii). Red Fescue (Festuca rubra), Switch Grass (Panicum virgatum), Partridge Pea (Chamaecrista fasciculata), Paniceledleaf Tick Trefoil (Desmodium paniculatum), Indian Grass (Sorghastrum nutans), Blue Vervain (Verbena hastata), Butterfly Milkweed (Asclepias tuberosa), Black Eyed Susan (Rudbeckia hirta), Common Sneezeweed (Helenium autunale), Heath Aster (Asterpilosus/Symphyotrichum pilosum), Early Goldenrod (Solidago juncea), Upland Bentgrass (Agrostis perennans).

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	ITEM		
	ai	360	ASCLEPIAS INCARNATA SWAMP MILKWEED	FLAT 20 MIN.			18" o.c.
	an	841	ASTER NOVAE-ANGLIAE NEW ENGLAND ASTER	FLAT 20 MIN.			18" o.c.
	cs	640	CAREX X 'SILVER SCEPTRE' SILVER SCEPTRE SEDGE	1 GAL			8" o.c.
	ej	354	EUPATORIUM FISTOLOSUM JOE PYE WEED	1 GAL			18" o.c.
	gp	185	GAULTHERIA PROCUMBENS WINTERGREEN	FLAT 20 MIN.			12" o.c.
	oc	326	OSMUNDA CINNAMOMEA CINNAMON FERN	1 GAL			18" o.c.
	rg	477	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL			24" o.c.
	vn	397	VERNONIA NOVEBORACENSIS COMON IRONWEED	FLAT 20 MIN.			18" o.c.
	wf	714	WALDSTEINIA FRAGARIOIDES APPALACHIAN BARREN STRAWBERRY	FLAT 20 MIN.			12" o.c.

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NATIVE
PG	22	PICEA GLAUCA WHITE SPRUCE	B & B	10-12' HT	NATIVE
PS	20	PINUS STROBUS WHITE PINE	B & B	10-12' HT	NATIVE
TS	42	THUJA OCCIDENTALIS ARBORVITAE	B & B	7-8' HT.	NATIVE

ORNAMENTAL	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NATIVE
CK	9	CORNUS KOUSA KOUSA DOGWOOD	B & B	3"CAL	
MS	15	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	B & B	3"CAL	

SHADE TOLERANT	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NATIVE
AC	17	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY	B & B	7-8' HT.	NATIVE
HV	27	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	B & B	6-7' HT	NATIVE

SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NATIVE
AA2	3	ACER X FREEMANII 'ARMSTRONG' ARMSTRONG FREEMAN MAPLE COLUMNAR	B & B	3-4" CAL.	NATIVE
BN	9	BETULA NIGRA `HERITAGE' HERITAGE RIVER BIRCH	B & B	3-4" CAL.	NATIVE
BP	5	BETULA POPULIFOLIA GRAY BIRCH	B & B	3-3.5" CAL	NATIVE
GI	10	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST	B & B	3-4" CAL.	NATIVE
LS	12	LIQUIDAMBAR STYRACIFLUA SWEET GUM	B & B	3-4" CAL.	NATIVE
NS	9	NYSSA SYLVATICA TUPELO	B & B	3-4" CAL.	NATIVE
QB	7	QUERCUS BICOLOR SWAMP WHITE OAK	15 GAL	3-4" CAL.	NATIVE
QP	11	QUERCUS PALUSTRIS PIN OAK	B & B	3-4" CAL.	NATIVE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NOTES
Co	78	CORNUS SERICEA 'VARIEGATA' VARIEGATED RED TWIG DOGWOOD	5 GAL	24"-36"	
Hg2	36	HYDRANGEA MACROPHYLLA 'GLOWING EMBERS' GLOWING EMBERS HYDRANGEA	3 GAL		
HI	92	HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT PANICLE HYDRANGEA	5 GAL	24"-36"	
Iv	15	ILEX VERTICILLATA 'JIM DANDY' JIM DANDY WINTERBERRY	3 GAL	18"-24"	
Ir	118	ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY	5 GAL	24"-36"	
Rk	102	ROSA SHRUB 'KNOCK OUT' KNOCK OUT ROSE	5 GAL		
Sm	64	SYRINGA MEYERI 'PALIBIN' DWARF KOREAN LILAC	3 GAL		
Sk	6	SYRINGA PUBESCENS PATULA 'MISS KIM' MISS KIM KOREAN LILAC	5 GAL	18"-24"	
Va	134	VACCINIUM ANGUSTIFOLIUM LOWBUSH BLUEBERRY	2 GAL	12"	
Vl	45	VIBURNUM CASSINOIDES 'SMNVCDD' LIL' DITTY® VIBURNUM	3 GAL		

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NOTES
Ig	142	ILEX GLABRA `SHAMROCK' SHAMROCK INKBERRY HOLLY	5 GAL	24"-36"	
Ip	5	ILEX X MESERVEAE 'BLUE PRINCE' BLUE PRINCE HOLLY	5 GAL	3-4' HT	
Ib	43	ILEX X MESERVEAE 'BLUE PRINCESS' BLUE PRINCESS HOLLY	5 GAL	3-4' HT	
Jc	130	JUNIPERUS CONFERTA SHORE JUNIPER	3 GAL	12"	
Pg2	9	PICEA PUNGENS 'GLAUCA GLOBOSA' BLUE GLOBE COLORADO SPRUCE	5 GAL	24"-36"	
Rc	81	RHODODENDRON X 'CUNNINGHAM'S WHITE' CUNNINGHAM'S WHITE RHODODENDRON	5 GAL	24"-36"	
Tm	180	TAXUS X MEDIA 'HICKSII' HICKS ANGLO-JAPANESE YEW	5 GAL	3-4' HT	

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NOTES
Ce	287	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO' EL DORADO FEATHER REED GRASS	3 GAL		
Pn	164	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	2 GAL		
Ps	50	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	2 GAL		

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NOTES
hh	64	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	2 GAL		
rh	61	RUDBECKIA HIRTA BLACK-EYED SUSAN	2 GAL		

Stantec
Stantec Architecture and Engineering P.C.
40 Wantor Street - 3rd Floor
Providence, RI 02903
Tel: (617) 234-3100 • www.stantec.com

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Consultant
pfa
Landscape Architects - Planners
Urban Designers - Preservationists
PAUL FINGER ASSOCIATES
14 Story Street
Boston, MA
617 482 8020
www.paulfingerassociates.com

Issued/Revision	By	Appvd
PROJECT RELEASE PACKAGE		2022.07.01
DESIGN REVIEW PACKAGE		2022.06.17
DRB SUBMISSION		2022.05.13
DESIGN REVIEW PACKAGE		2022.04.15
PERMIT SUBMISSION		2022.03.25

Permit/Seal
COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. FINGER
REGISTERED LANDSCAPE ARCHITECT

NORTH
SOUTH
KEY PLAN

SPECIAL PERMIT PACKAGE R1
09/07/2022

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER
557 Highland Ave
Needham, MA 02494

Project No.: 218421343
File Name: S-PLANTING PLAN.DWG
Scale: 1" = 30'-0"
Dwn. Dsgn. Chkd. YYYY.MM.DD

Title
SITE PLANTING PLAN

Revision:
Drawing No.
L-3.0

ORIGINAL SHEET - ARCH E

EVERGREEN TREES



PG: WHITE SPRUCE
EVERGREEN TREE



PS: WHITE PINE
EVERGREEN TREE



TS: ARBORVITAE
EVERGREEN TREE

ORNAMENTAL TREES



CK: KOUSA DOGWOOD
ORNAMENTAL



MS: SPRING SNOW CRABAPPLE
ORNAMENTAL

SHADE TOLERANT TREES



AC: CANADIAN SERVICEBERRY
SHADE TOLERANT



HV: COMMON WITCH HAZEL
SHADE TOLERANT

SHADE TREES



AA2: ARMSTRONG MAPLE COLUMNAR
SHADE TREE



BN: HERITAGE RIVER BIRCH
SHADE TREE



BP: GREY BIRCH
SHADE TREE



GI: THORNLESS HONEY LOCUST
SHADE TREE



LS: SWEET GUM
SHADE TREE



NS: TUPELO
SHADE TREE



QB: SWAMP WHITE OAK
SHADE TREE



QP: PIN OAK
SHADE TREE

DECIDUOUS SHRUBS



Co: VAR. RED TWIG DOGWOOD
SHRUB



Hg2: GLOWING EMBERS HYDRANGEA
SHRUB



Hl: LIMELIGHT PANICLE HYDRANGEA
SHRUB



Iv: JIM DANDY WINTERBERRY
SHRUB



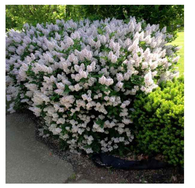
Ir: RED SPRITE WINTERBERRY
SHRUB



Rk: KNOCK OUT ROSE
SHRUB



Sm: DWARF KOREAN LILAC
SHRUB



Sk: MISS KIM KOREAN LILAC
SHRUB



Va: LOWBUSH BLUEBERRY
SHRUB



VI: LIL' DITTY VIBURNUM
SHRUB

EVERGREEN SHRUBS



Ig: SHAMROCK INKBERRY HOLLY
EVERGREEN SHRUBS



Ip: BLUE PRINCE HOLLY
EVERGREEN SHRUBS



Jc: SHORE JUNIPER
EVERGREEN SHRUBS



Pg2: BLUE GLOBE COLORADO SPRUCE
EVERGREEN SHRUBS



Rc: CUNNINGHAM'S WHITE RHODODENDRON
EVERGREEN SHRUBS



Tm: HICKS ANGLO-JAPANESE YEW
EVERGREEN SHRUBS

GRASSES



Ce: EL DORADO FEATHER REED GRASS
GRASSES



Pn: NORTHWIND SWITCH GRASS
GRASSES



Ps: SHENANDOAH SWITCH GRASS
GRASSES

PERENNIALS



hh: HAPPY RETURNS DAYLILY
PERENNIALS



rh: BLACK-EYED SUSAN
EVERGREEN SHRUBS

GROUNDCOVERS



ai: SWAMP MILKWEED
EVERGREEN SHRUBS



an: NEW ENGLAND ASTER
EVERGREEN SHRUBS

GROUNDCOVERS



cs: SILVER SCEPTRE SEDGE
GRASSES



ej: JOE PYE WEED
GRASSES



gp: WINTERGREEN
GRASSES



oc: CINNAMON FERN
PERENNIALS



rg: GRO-LOW GRAGRANT SUMAC
EVERGREEN SHRUBS



vn: COMMON IRONWEED
EVERGREEN SHRUBS



wf: APPALACHIAN BARREN STRAWBERRY
EVERGREEN SHRUBS

ORIGINAL SHEET - ARCH E

Stantec
Stantec Architecture and Engineering P.C.
40 Wantz Street, 3rd Floor
Rockland, MA 02370
Tel: (617) 534-3100 • www.stantec.com

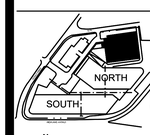
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Consultant

Landscape Architects - Planners
Urban Designers - Environmental Consultants
PAUL FINGER ASSOCIATES
14 Story Street
Boston, Massachusetts 02445-4429
617 492 4600
FAX 617 492 4610

Issued/Revision	By	Appvd	YYYY.MM.DD
DESIGN REVIEW PACKAGE			2022.05.27
SPECIAL PERMIT PACKAGE R1			2022.07.13
DRB SUBMISSION			2022.07.27
SPECIAL PERMIT PACKAGE			2022.09.30

Permit/Seal



KEY PLAN

SPECIAL PERMIT
PACKAGE R1
09/07/2022

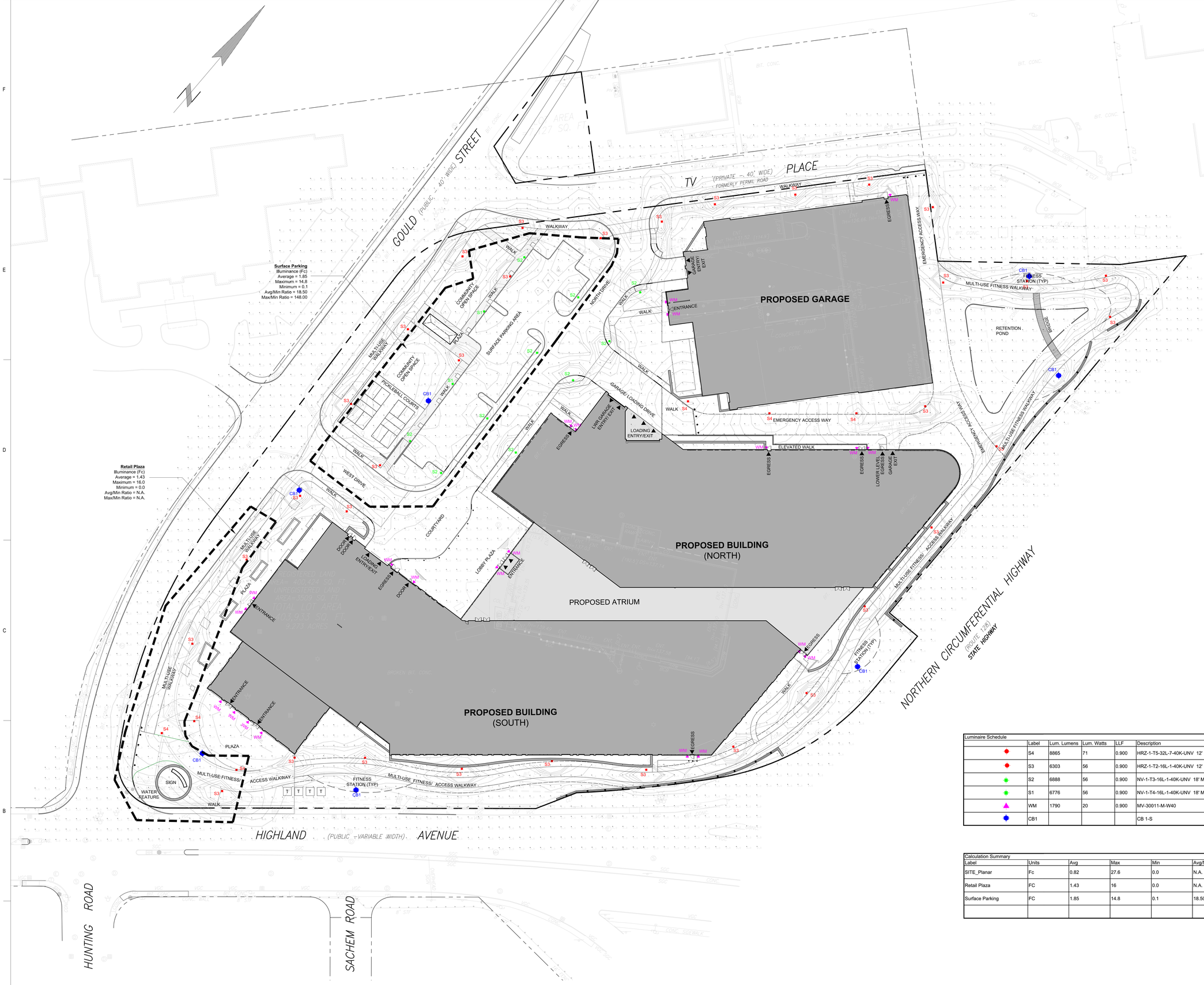
Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER
557 Highland Ave.
Needham, MA 02494

Project No.: 218421343
File Name: SPL-5.0-SITE DETAILS.dwg
Scale: As Specified

Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
PLANTING IMAGES

Revision:
Drawing No.
L-3.1



Luminaire Schedule						
	Label	Lum. Lumens	Lum. Watts	LLF	Description	Qty
	S4	8865	71	0.900	HRZ-1-T5-32L-7-40K-UNV 12' MH	6
	S3	6303	56	0.900	HRZ-1-T2-16L-1-40K-UNV 12' MH	34
	S2	6888	56	0.900	NV-1-T3-16L-1-40K-UNV 18' MH	10
	S1	6776	56	0.900	NV-1-T4-16L-1-40K-UNV 18' MH	2
	WM	1790	20	0.900	MV-30011-M-W40	22
	CB1				CB 1-S	5

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE_Planar	Fc	0.82	27.6	0.0	N.A.	N.A.
Retail Plaza	FC	1.43	16	0.0	N.A.	N.A.
Surface Parking	FC	1.85	14.8	0.1	18.50	148.00

METERS 0 5 10 20
FEET 0 15 30 60 90
GRAPHIC SCALE 1"=30'

Stantec
Stantec Architecture and Engineering P.C.
40 Wantor Street - 3rd Floor
Providence, RI 02903
Tel: (401) 354-3100 • www.stantec.com

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Consultant

pfa
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Urban Designers - Preservationists
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Issued/Revision	By	Appvd
2022.09.27		
2022.10.14		
2022.11.15		
2022.03.30		TYP.MM.DD
DESIGN REVIEW PACKAGE		
SPECIAL PERMIT PACKAGE R1		
DRB SUBMISSION		
SPECIAL PERMIT PACKAGE R2		
SPECIAL PERMIT PACKAGE		

Permit/Seal



KEY PLAN

SPECIAL PERMIT PACKAGE R1
09/07/2022

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER
557 Highland Ave
Needham, MA 02494

Project No.: 218421343
File Name: SLT-LIGHTING PLAN.DWG
Scale: 1" = 30'-0"

EFJ	LH	EFJ	2022.03.30
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
SITE LIGHTING PLAN

Revision:
Drawing No.
L-4.0

ORIGINAL SHEET - ARCH E

CB 1-S SIGNATURE HELP POINT®

Code Blue



Product Description

The CB 1-s is our most-popular pedestal Help Point. Highlighted by a high intensity area light that provides added visibility, this blue light emergency tower provides direct contact with first responders and is an excellent choice for walkways, parking lots, open campus areas and more.

Popular Applications: Open Spaces, Entry Points, Infrastructure

Standard Features

- Durable quarter-inch steel construction
- Trademarked cylindrical design
- 9 feet tall
- 12.75" diameter
- LED faceplate light

Popular Upgrades

Public Address | Overhead Camera Mount | Dual Faceplates

Mounting Rings | AED Housing

Get It Customized

We know your installation is unique. From paint and graphics to height and mountings, if you dream it, we can make it. Contact Customer Service at customerservice@codeblue.com or 800-205-7186 to learn more.



Technical Features

Specifications
- Height: 9' (274.32 cm)
- Weight: 330 lbs. (149.69 kg)
- Diameter: 12.75" (32.38 cm)
- Material & thickness: 0.25" steel
- Access doors: 15.88" x 9.64" (40.34 x 24.49 cm)

Power
- Standard: 12-24V AC/DC
- Optional: 120, 240, 277V AC
  - Hardwire
  - NightCharge®
  - PoE

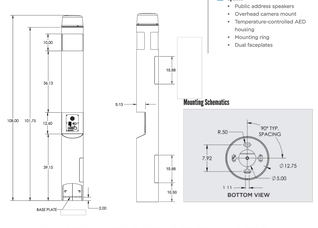
Communication
- Speakerphone Options
  - IP5000: Full duplex, SIP compatible VoIP phone.
  - IA4100: Analog full duplex phone.
- Hardwire
- Cellular
- IP wireless

Lighting
- LED faceplate light
- Beacon/strobe
- Area light

Style
- Standard wet coat colors: Dark Bronze, Gloss White, Gloss Black, Safety Blue, Safety Red, Safety Yellow, Bright Silver
- Graphics text: Assistance, Emergency
- Graphics colors: Black, Blue, White

Compliance
- UL 2017
- UL 60950-1
- NEMA 3S
- ADA

Options
- Public address speakers
- Overhead camera mount
- Temperature-controlled AED housing
- Mounting ring
- Dual faceplates



Mounting Schematics

Note: Specifications subject to change without notice or obligation on the part of Code Blue Corporation.

CODE BLUE LIGHTS (CB1)
NOT TO SCALE

NV-1
AREA LIGHTING

NLS LIGHTING

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate® mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate® standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.



LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

Made in the USA

LED WATTAGE CHART	16L	32L	48L	64L
350 milliamps	16w	-	-	-
530 milliamps	25w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	58w	108w	156w	205w

Project Name: Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2)	16 ▲ (16L)	350 (35)	2700K, 80 CRI (2700) ●	120-277 ▲▲ (UNV)	Direct Pole 3" Arm Single (1/32) (DP32) ●	Bronze Textured (BRZ)	Bird Spikes (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Photocell (PC) Receptacle + Receptacle (PER) Receptacle + Shorting Cap (PER) PSP-211 with Motion Sensor (Universal Voltage) (FSP-48) ● 11'-48' Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adapter 3"-4" Pole (RPA4) Round Pole Adapter 5"-6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) ●
	Type 3 (T3)	32 (32L) ▲▲	530 (53)	3000K, 80 CRI (3000) ●	347-480 (HV)	Direct Pole 7" Arm 0180, 090, 092, 1120, Quad (DP57) ●	White Textured (WHT)	
	Type 4 (T4)	48 (48L)	700 (7)	3500K, 80 CRI (3500) ●		Knuckle Mount (NM)	Smooth White Gloss (SWT)	
	Type 5 ▲▲ (T5)	64 (64L)	1050 ▲▲ (1)	4000K, 70 CRI (40K7)		Wall Mount Limit (WM)	Silver (SVR)	
	Nema 2 24" Narrow Beam (N2)			4000K, 80 CRI (4000) ●		Trunnion Mount (TM) ▲▲	Black Textured (BLK)	
	Nema 3 30° Narrow Beam (N3)			5000K, 70 CRI (50K7)		Tenon Arm (TA) ▲▲	Smooth Black Gloss (SBK)	
				5000K, 80 CRI (5000) ●		Mast Arm (MA)	Graphite Textured (GPH)	
							Grey Textured (GRY)	
							Custom (CS)	

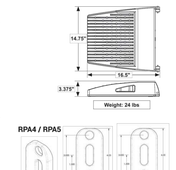
Notes:
- Consult Factory for Lead Time. Consult Factory for RI ON Requests.
- ▲ Standard on Nema 3 Optics
- ● Standard finish is stainless steel. Can be painted to match fixture
- ▲▲ Standard voltage 120-277
- (48) not applicable with Nema 3 Nema 3 Optics

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ 95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplies as standard.

OPTIONS
- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**— When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4' round poles, and RPA5 when installing on 5"-6' round poles.

CONTROLS
- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 9-20 feet
  - FSP-40 mounting heights 21-40 feet.
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

OPTICS
Silicone optics high photothermal stability and light output provides higher powered LEDs with maximized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types



RPA4 / RPA5

HOUSE SIDE SHIELD | AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211



TYPE II (T2) | TYPE III (T3) | TYPE IV (T4) | TYPE V (T5) | NEMA 3 (N3)

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746 Call Us Today (310) 341-2037 nlslighting.com

LUMENS																								
PART NUMBER	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
NV1-16L-35-30K	2016	113	2106	117	P	2106	117	P	1134	63	2227	116	P	1206	63	1116	63	2221	116	P	18
NV1-16L-35-40K	2068	116	2256	126	P	2286	127	P	1295	67	2232	125	P	1368	76	1188	66	2304	128	P	18
NV1-16L-35-50K	2184	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
NV1-16L-53-30K	3136	112	3192	114	P	3220	115	P	1704	63	3119	113	P	2016	72	1736	62	3248	116	P	28
NV1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
NV1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
NV1-16L-7-30K	4033	113	3960	110	P	3960	110	P	2268	63	3973	109	P	2592	72	2352	62	3906	111	P	36
NV1-16L-7-40K	4176	116	4428	123	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
NV1-16L-7-50K	4320	120	4644	129	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
NV1-16L-9-30K	5272	112	5160	110	S	5364	114	P	3528	63	5232	112	P	4032	72	3472	62	5440	115	P	56
NV1-16L-9-40K	5499	116	5922	125	S	5688	120	P	3528	67	5733	121	P	4284	76	3696	66	5824	123	P	56
NV1-16L-9-50K	5712	120	6132	129	S	5976	126	P	3752	71	5976	126	P	4536	80	3920	70	6048	128	P	56
NV1-32L-7-30K	7952	112	7810	110	S	7914	111	S	4473	63	7710	109	S	5112	72	4402	62	7881	111	S	71
NV1-32L-7-40K	8226	116	8017	113	P	8449	119	S	4757	67	8067	113	P	5396	76	4686	66	8529	120	P	71
NV1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	71	8733	123	P	5680	80	4970	70	8945	126	P	71
NV1-32L-9-30K	11872	112	11660	110	S	12084	114	S	6678	63	11600	112	S	7632	72	6572	62	11760	113	S	106
NV1-32L-9-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
NV1-32L-9-50K	12720	120	13668	129	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
NV1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11544	111	S	104
NV1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	13168	127	P	7904	76	6864	66	13480	130	P	104
NV1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7384	71	12782	123	P	8320	80	7280	70	13104	126	P	104
NV1-48L-9-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17640	113	S	156
NV1-48L-9-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
NV1-48L-9-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20286	130	P	156
NV1-64L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14824	109	S	9792	72	8432	62	15096	111	S	136
NV1-64L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	17238	127	P	10336	76	8976	66	17544	129	P	136
NV1-64L-7-50K	16320	120	17680	130	P	17000	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
NV1-64L-9-30K	22960	112	22550	110	S	23370	114	S	12910	63	22960	112	S	14760	72	12718	62	23575	115	S	205
NV1-64L-9-40K	23760	116	25010	122	P	25215	123	P	13710	67	24805	121	P	15560	76	13538	66	25420	124	P	205
NV1-64L-9-50K	24600	120	26240	128	P	26440	129	P	14550	71	26035	127	P	16400	80	14350	70	26650	130	P	205

*DLC S= Standard P= Premium

BUG RATINGS						
PART NUMBER	T2	T3	T3 HSS	T4	T4 HSS	T5
NV1-16L-35-30K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV1-16L-35-40K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV1-16L-35-50K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV1-16L-53-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV1-16L-53-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV1-16L-53-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV1-16L-7-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV1-16L-7-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV1-16L-7-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV1-16L-9-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B4-U0-G2
NV1-16L-9-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B4-U0-G2
NV1-16L-9-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B4-U0-G2
NV1-32L-7-30K	B2-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B4-U0-G2
NV1-32L-7-40K	B2-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B4-U0-G2
NV1-32L-7-50K	B2-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B4-U0-G2
NV1-32L-9-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV1-32L-9-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV1-32L-9-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV1-48L-7-30K	B2-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B4-U0-G2
NV1-48L-7-40K	B2-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B4-U0-G2
NV1-48L-7-50K	B2-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B4-U0-G2
NV1-48L-9-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV1-48L-9-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV1-48L-9-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV1-64L-7-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV1-64L-7-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV1-64L-7-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV1-64L-9-30K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV1-64L-9-40K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV1-64L-9-50K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3

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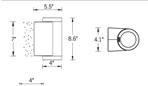
PARKING AREA LIGHTS (S1 - * & S2 - ** : MOUNTING HEIGHT 18' POLE MOUNTED)
NOT TO SCALE

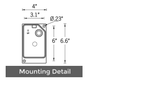
UMV-30041
Marvik 5 Surface Up/Downlight

LIGMAN LIGHTING USA



2x15w COB 2x1245 Lumens
IP65 - Suitable For Wet Locations
IK08 - Impact Resistant (Vandal Resistant)
Weight 6 lbs





Mounting Detail

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent heat dissipation properties - clean detailed products) fins and excellent heat dissipation.

Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive Silicon Gasket
Precision engineered and computer modeled "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
Thermal design optimized for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Lignan ensures optimum thermal path for heat dissipation to keep the critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppressor
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G2

Finishing
All Lignan products go through an extensive finishing process that includes fetching to improve paint adherence.

Paint
UV Stabilized 4.5Mil thick powder coat paint and baked at 200 Deg. C. This process ensures that Lignan products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Lignan Wood Grain Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transforms the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, stone and exotic granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire coating layer, so that the wood grain pattern cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder coating is then cured in an oven to provide a durable finish of corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a period of time under heat and pressure to ensure a permanent bond. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a wood timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products that are far more durable and environmentally friendly currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. Lignan's wood grain finishing processes exceed standard of performance excellence and design innovation.

Added Benefits:
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Resistant to UV, Xenon, Humidified, Acid Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Salsa Screw Holes
Tapped holes are infused with a special anti salsa compound that prevents salt water penetration and corrosion due to the electrolytes from food, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and maximum efficiency of light.
LED CRI > 80

Lumen - Maintenance Life
L80: 50% at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical, single or double-sided wall family. Compact and decorative appearance belies powerful outputs and technical optics for perfect task illumination

A stunning new waterproof & dust proof wall cylinder range, designed with no visible fasteners, a one-piece body and integrated driver housing.
This smart mechanical modern designed luminaire with cylindrical body provides a stylish solution to wall mounted cylinders.

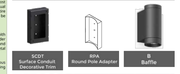
This innovative design houses a variety of COB wattages to suit designer's specific requirements as well as a selection of field interchangeable reflector optics, that include narrow, medium, wide and very wide distributions. This series is available in 3 different diameters, namely 3", 4" & 6" to suit lighting design requirements.

These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4" from the wall, making this product suitable for ADA applications.

This luminaire range can be provided with a bayonet lock baffle to reduce glare, as well as a frosted lens option. The SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit entry.

Ligman can also provide custom made boxes to fit on a round pole, square pole, gillar or pole.

Additional Options (Consult Factory For Pricing)



SCDT Surface Conduit Decorative Box | RPA Round Pole Adapter | B Baffle



Lignan Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the natural improvements in LED technology data and components may change without notice.

WALL MOUNTED LIGHTS (WM-Downlight Only)
NOT TO SCALE

HORIZON PT
ARCHITECTURAL LIGHTING

NLS LIGHTING

Horizon Post Top luminaire is a blend of beautiful luminaire design which is a compliment to commerical or recreational pathways. It is named the Horizon because the luminaire is intended to be a vehicle of which the horizon can be viewed through the inside and around the luminaire without obstruction.

This Dark Sky Friendly Full Cutoff luminaire utilizes silicone Micro Optics to distribute light uniformly as its LEDs are recessed and hidden. Its performance exceeds IES minimum foot candle levels at lower wattage and extends maintenance cycles throughout its lifetime. Horizon MA is available in (warm) 3000, (neutral) 4000 and (cool) 5000 Kelvin temperatures and a range of 18 to 205 watts.

Built to conform to the strictest Made in America standards. Designed, tooled, fabricated and assembled in the USA.



MICRO OPTIC SYSTEM

Our new cell-inclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

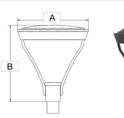
	16L	32L	48L	64L
350 milliamps	16w	-	-	-
530 milliamps	28w	56w	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	58w	108w	156w	205w

Project Name: Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Horizon 1 (HRZ-1)	Type 2▲ (T2)	16 (16L)▲	350 (35)	3000 (30K)	120-277▲▲ (UNV)	Post Top Over 3' OD (PT2)	Bronze (BRZ)	Dome Top (DT)
	Type 3 (T3)	32 (32L)▲▲	*16L only 530 (53)	4000▲▲ (40K)	347-480 (HV)	Post Top ▲▲ Over 3' OD (PT3) *Standard	White (WHT)	Marine Grade Finish (MGF)
	Type 4 (T4)	48 (48L)	700▲▲ (7)	5000 (50K)		Post Top Over 3-1/2' OD (PT312)	Silver (SVR)	House Side Shield (HSS)
	Type 5▲▲ (T5)	64 (64L)	1050▲ (1)				Hunter Green (HGN)	Nema 7-Pin Receptacle (PE7)
							Black (BLK)	Receptacle + Short Cap (PER)
							Graphite (GPH)	Photocell (PC) *Universal Voltage 120-277
							Grey (GRY)	Surge Protector (10K)
							Custom (CS)	FSP-211 with Motion Sensor (Universal Voltage) (FSP-9) *For 9' + Below (FSP-20) *For 9'-20' (FSP-40) *For 21' to 40'

DIMENSION	HRZ-1
A	24.00 in
B	25.75 in

EPA	STD TOP	DOME TOP
HRZ-1	1.15	1.40



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PATHWAY LIGHTS (S3 - * & S4 - ** : MOUNTING HEIGHT 12'-POST TOP MOUNTED)
NOT TO SCALE

PRODUCT SPECIFICATIONS

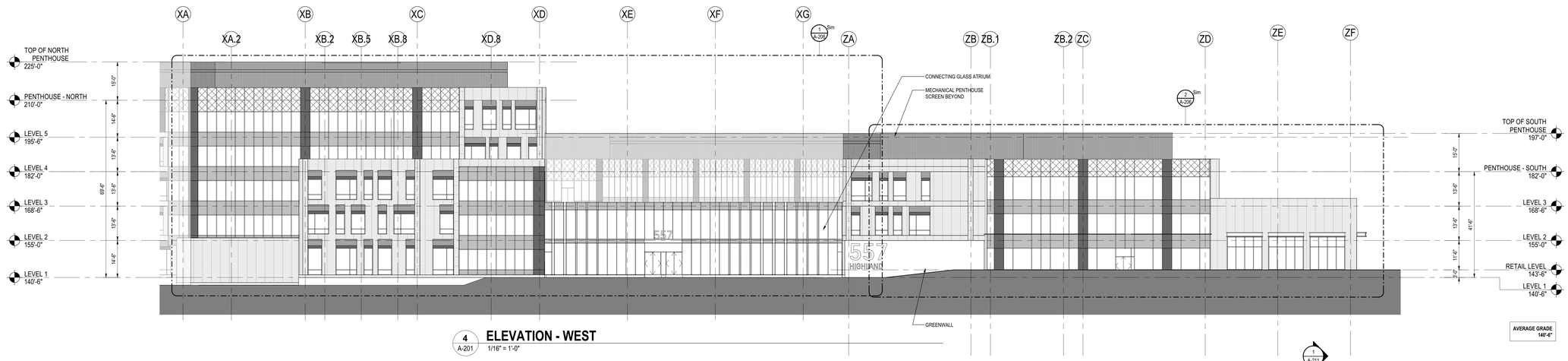
Housing: Low Profile Cast, Spun Aluminum Housing + Frame
LED: Lumileds Luxeon MX, CRI 70
Optics: Micro Optics; T2, T3, T4 and T5
Watts: 18-205
L70 Depreciation: 483,000 Hours (@77°F/ 25°C)
LSG: 70,000
Listings: Conforms to UL 1598 Standards

Driver: 0-10V Dimming driver as standard by Philips Advance
THD @ Max Load < 15%
Power Factor @ Max Load < 0.95
Kelvin: 3000, 4000, or 5000
Finish: 3-5 mils Powder Coat
Warranty: Standard Warranty is 5 years for Driver and LEDs

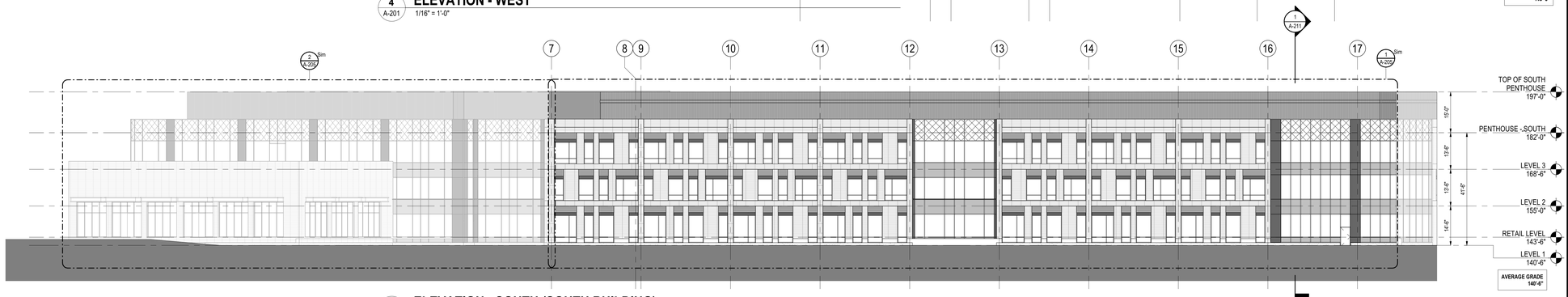
PRODUCT DIMENSIONS

LUMEN DATA CHART

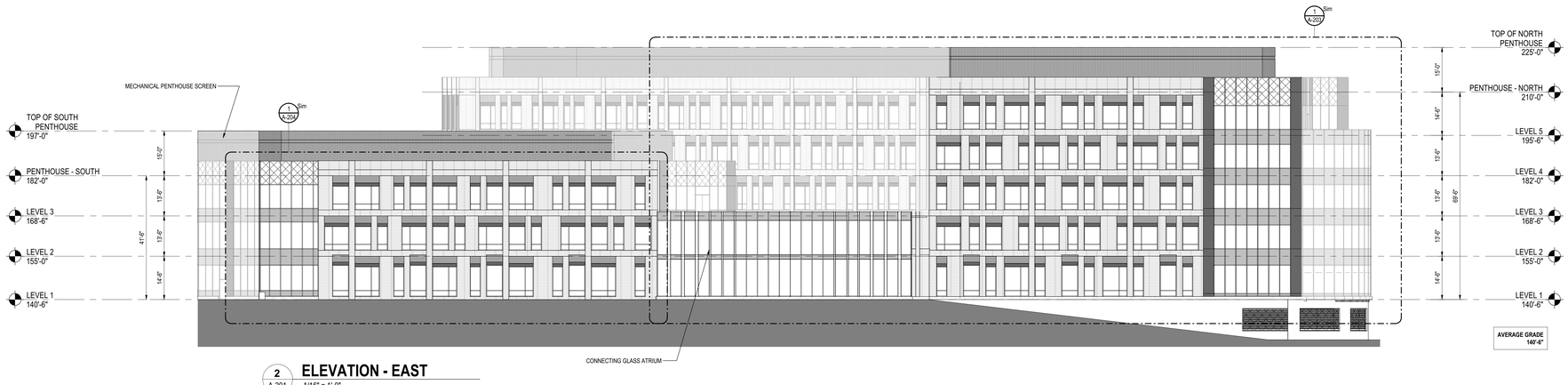
PART NUMBER	T2 LUMENS	T2 LM/W	T3 LUMENS	T3 LM/W	T3-HSS LUMENS	T3-HSS LM/W	T4 LUMENS	T4 LM/W	T4-HSS LUMENS	T4-HSS LM/W	T5 LUMENS	T5 LM/W	Watts
HRZ-1-16L-35-30K	2142	119	2088	116	1044	58	2070	115	1026	57	2160	120	18
HRZ-1-16L-35-40K	2305	128	2247	125	1116	62	2227	124	1098	61	2322	129	18
HRZ-1-16L-35-50K	2356	131	2297	128	1188	66	2277	127	1170	65	2376	132	18
HRZ-1-16L-53-30K	3375	117	3192	114	1624	58	3185	113	1596	57	3304	118	28
HRZ-1-16L-53-40K	3524	126	3435	123	1736	62	3405	122	1708	61	3556	127	28
HRZ-1-16L-53-50K	3603	129	3511	125	1848	66	3482	124	1820	65	3640	130	28
HRZ-1-16L-7-30K	4100	114	4115	111	2080	58	4003	111	2052	57	4176	116	36
HRZ-1-16L-7-40K	4411	123	4305	119	2232	62	4308	120	2196	61	4500	125	36
HRZ-1-16L-7-50K	4510	125	4396	122	2376	66	4404	122	2340	65	4608	128	36
HRZ-1-16L-9-30K	5995	105	5712	102	3240	58	5661	101	3192	57	5880	105	56
HRZ-1-16L-9-40K	6303	113	6146	110	3472	62	6091	109	3416	61	6328	113	56
HRZ-1-16L-9-50K	6441	115	6283	112	3696	66	6227	111	3640	65	6496	116	56
HRZ-1-32L-53-30K	5858	105	5712	102	3248	58	5661	101	3192	57	5880	105	56
HRZ-1-32L-53-40K	6303	113	6146	110	3472	62	6091	109	3416	61	6328	113	56
HRZ-1-32L-53-50K	6443	115	6283	112	3696	66	6227	111	3640	65	6496	116	56
HRZ-1-32L-7-30K	7427	105	7881	111	4118	58	7896	111	4547	64	8295	116	71
HRZ-1-32L-7-40K	7991	113	8490	119	4402	62	8496	120	4331	61	8875	125	71
HRZ-1-32L-7-50K	8186	115	8689	122	4686	66	8685	122	4615	65	9082	128	71
HRZ-1-32L-9-30K	11069	106	10812	102	6148	58	10715	101	6042	57	11130	105	106
HRZ-1-32L-9-40K	11628	110	11554	110	6572	62	11529	109	6466	61	11978	113	106
VSH-1-32L-1-50K	12195	115	11993



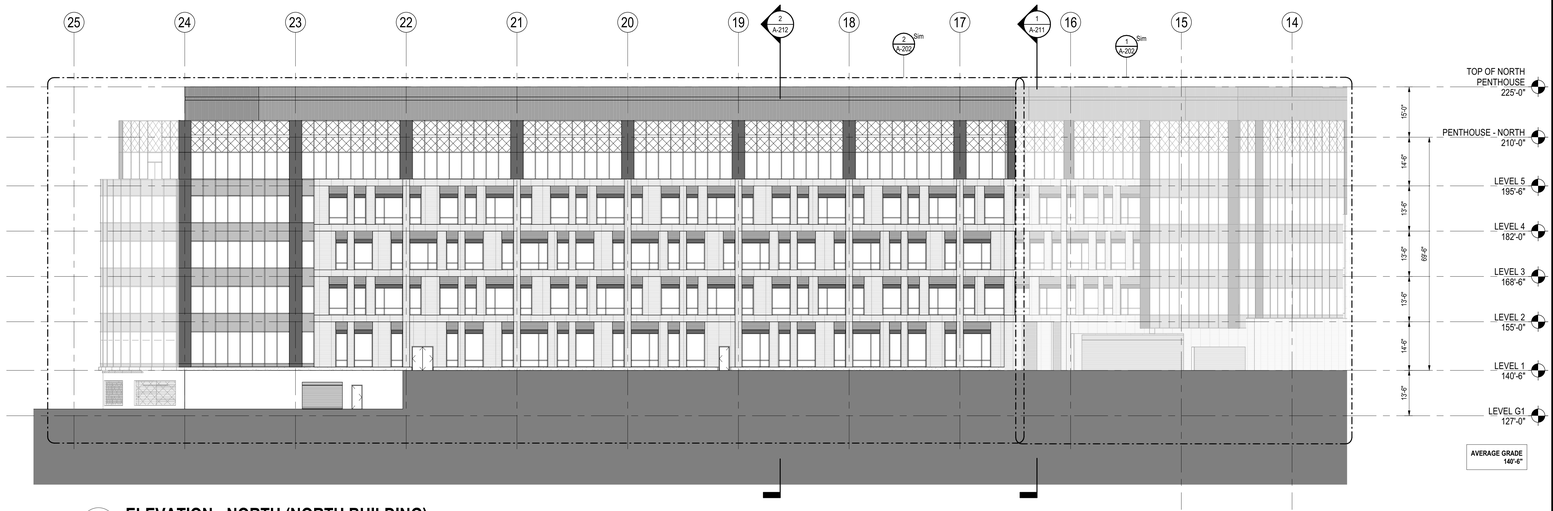
4 A-201 ELEVATION - WEST
1/16" = 1'-0"



3 A-201 ELEVATION - SOUTH (SOUTH BUILDING)
1/16" = 1'-0"



2 A-201 ELEVATION - EAST
1/16" = 1'-0"



1 A-201 ELEVATION - NORTH (NORTH BUILDING)
1/16" = 1'-0"

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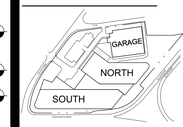
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1	SPECIAL PERMIT PACKAGE R1			2022.08.15
2	DEIR SUBMISSION			2022.07.15
3	SPECIAL PERMIT PACKAGE			2022.03.30
4	SPECIAL PERMIT PACKAGE R1			2022.06.24

Permit/Seal

REGISTERED ARCHITECT
No. 30550
THOMAS LUEK
COMMONWEALTH OF MASSACHUSETTS



KEY PLAN

SPECIAL PERMIT PACKAGE R1
08/15/2022
(FOR 09/07/2022 PLANNING BOARD SPECIAL PERMIT PUBLIC HEARING)

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER
557 Highland Ave
Needham, MA 02494

Project No.:218421343
File Name: N/A
Scale: 1/16" = 1'-0"

Author	Designer	Checker	2022.06.24
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

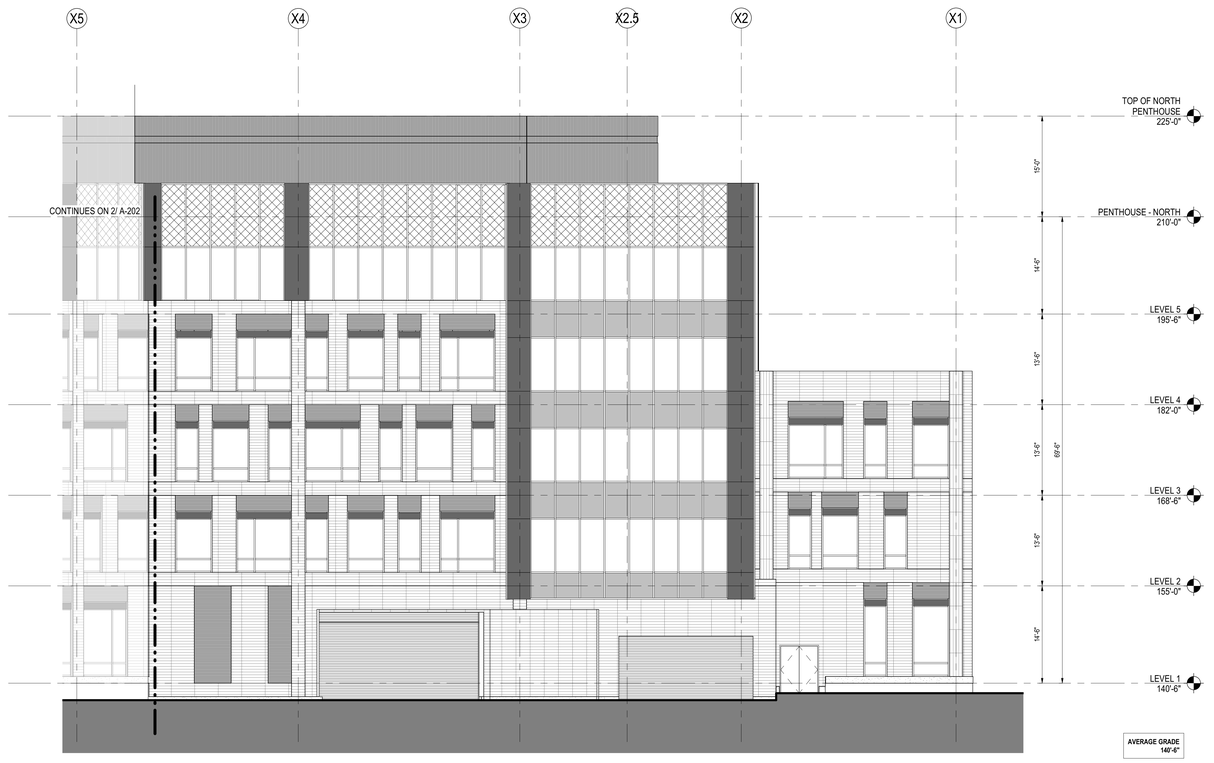
Title
BUILDING ELEV - LOCATOR ELEVATIONS

Revision:
Drawing No.
A-201

<Title on Project Information>
1/10/2022 3:44:11 PM
ORIGINAL SHEET - ARCH E



2 A-202 ENLARGED ELEVATION - NORTH BUILDING - NORTH
1/8" = 1'-0"



1 A-202 ENLARGED ELEVATION - NORTH BUILDING - NORTH (ANGLED WALL)
1/8" = 1'-0"

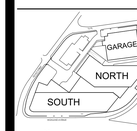
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DEP SUBMISSION			2022.07.15
30% SPECIAL PERMIT PACKAGE			2022.03.30
60% SPECIAL PERMIT PACKAGE			2022.06.24

Permit/Seal



KEY PLAN

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08/15/2022
(FOR 09/07/2022 PLANNING BOARD SPECIAL PERMIT PUBLIC HEARING)

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER
557 Highland Ave
Needham, MA 02494

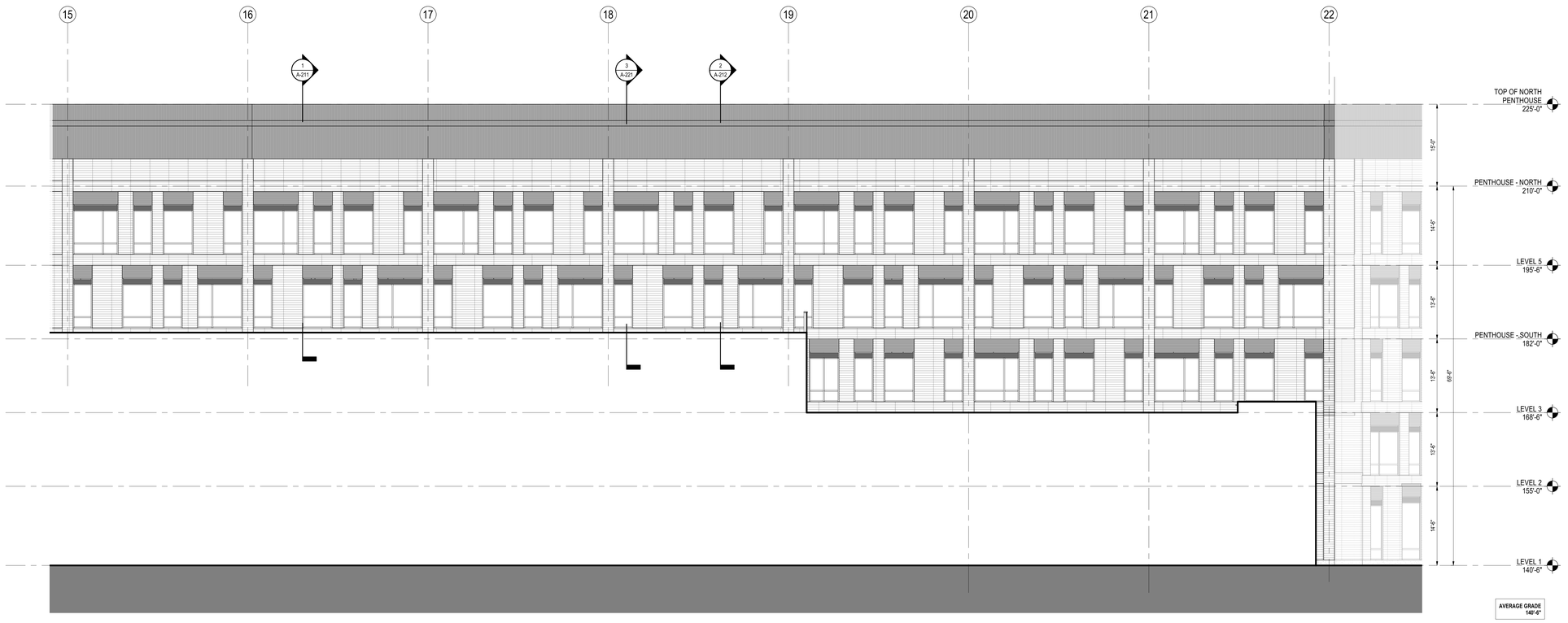
Project No.:218421343
File Name: N/A
Scale: 1/8" = 1'-0"

Author	Designer	Checker	2022.06.24
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING ELEV - NORTH BLDG - NORTH

Revision:
Drawing No.
A-202

ORIGINAL SHEET - ARCH E



2 A-203 **ENLARGED ELEVATION - NORTH BUILDING - SOUTH**
1/8" = 1'-0"



ENLARGED ELEVATION - ATRIUM - EAST (HIDDEN) AT GRID 19
3 A-203 1/8" = 1'-0"

1 A-203 **ENLARGED ELEVATION - NORTH BUILDING & ATRIUM - EAST**
1/8" = 1'-0"

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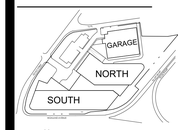
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1	2ND FL REMOVED AT ATRIUM	DSR	DSR	2022.08.15
2	SITE DEVELOPMENT	DSR	DSR	2022.03.31
3	SITE DEVELOPMENT	DSR	DSR	2022.05.27

Permit/Seal

REGISTERED ARCHITECT THOMAS M. LISTER No. 30500 COMMONWEALTH OF MASSACHUSETTS



KEY PLAN

SPECIAL PERMIT PACKAGE R1
08/15/2022
(FOR 09/07/2022 PLANNING BOARD SPECIAL PERMIT PUBLIC HEARING)

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER
557 Highland Ave
Needham, MA 02494

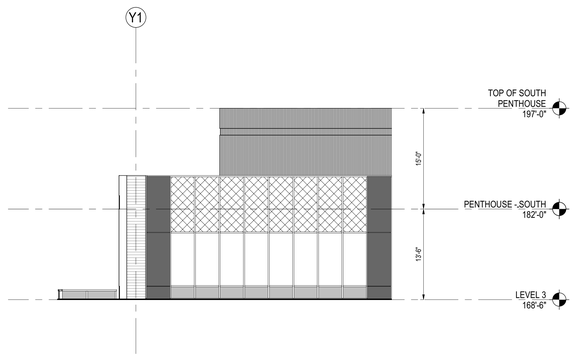
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Author	Designer	Checker	2022.04.24
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

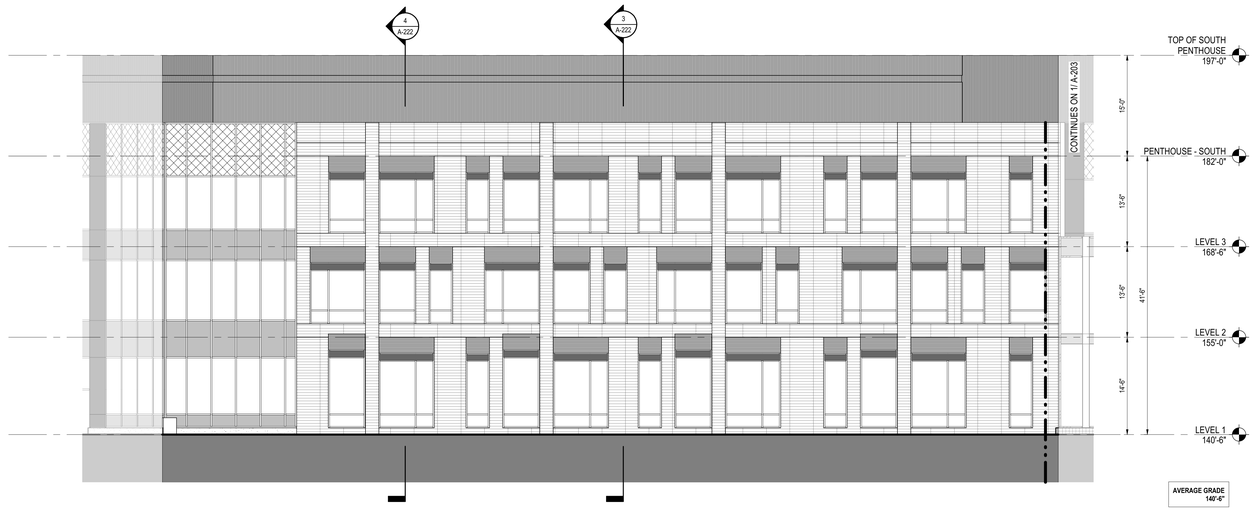
Title
BUILDING ELEV - NORTH BLDG - SOUTH & EAST

Revision:
Drawing No.
A-203

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8/12/2022 3:54:52 PM
ORIGINAL SHEET - ARCH E



2 A-204 **ENLARGED ELEVATION - SOUTH BUILDING - NORTH CORNER**
1/8" = 1'-0"



1 A-204 **ENLARGED ELEVATION - SOUTH BUILDING - EAST**
1/8" = 1'-0"

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	By	Appd	YYYY.MM.DD
SPECIAL PERMIT PACKAGE R1			2022.08.15
2ND SUBMISSION FOR SPECIAL PERMIT			2022.07.13
SPECIAL PERMIT PACKAGE R1			2022.06.24

Permit/Seal





KEY PLAN

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER
557 Highland Ave
Needham, MA 02494

Project No.:218421343
File Name: N/A
Scale: 1/8" = 1'-0"

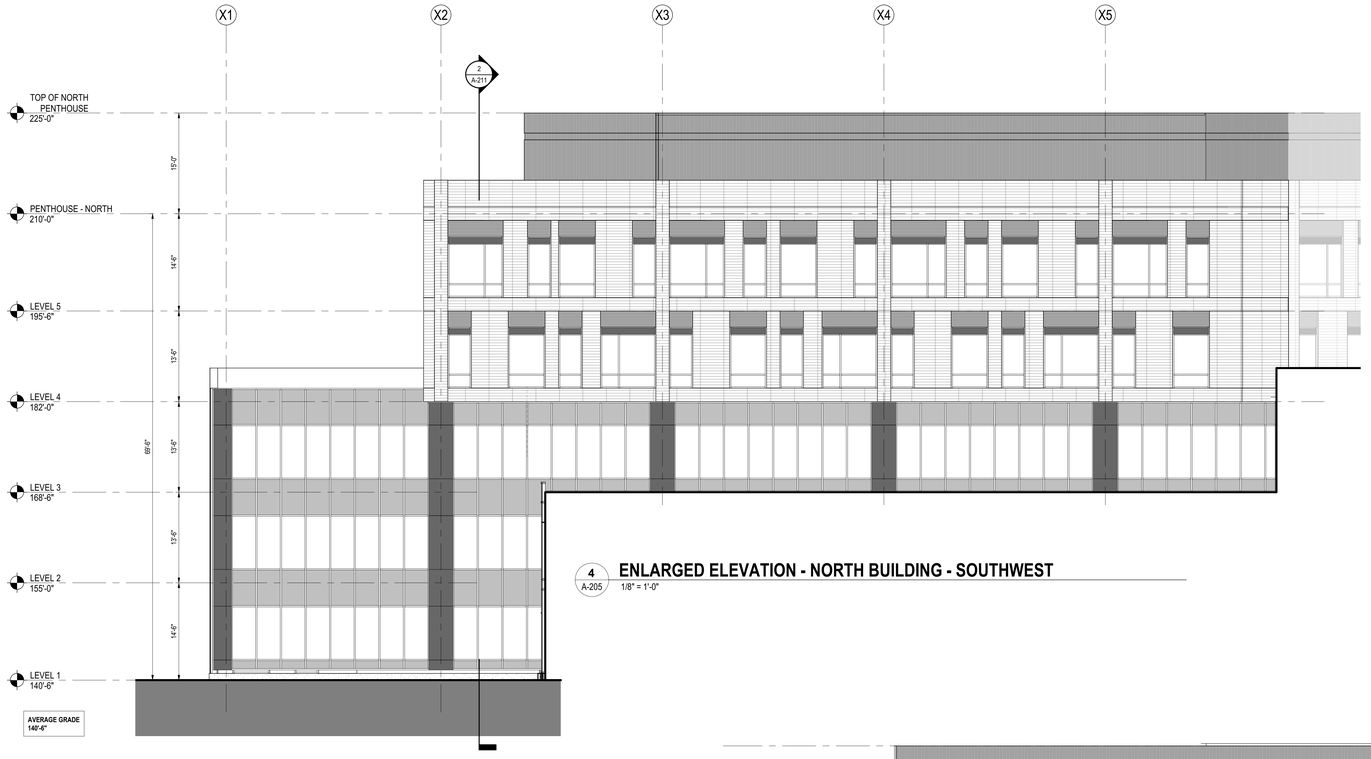
Author	Designer	Checker	2022.06.24
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING ELEV - SOUTH BLDG - SOUTH EAST

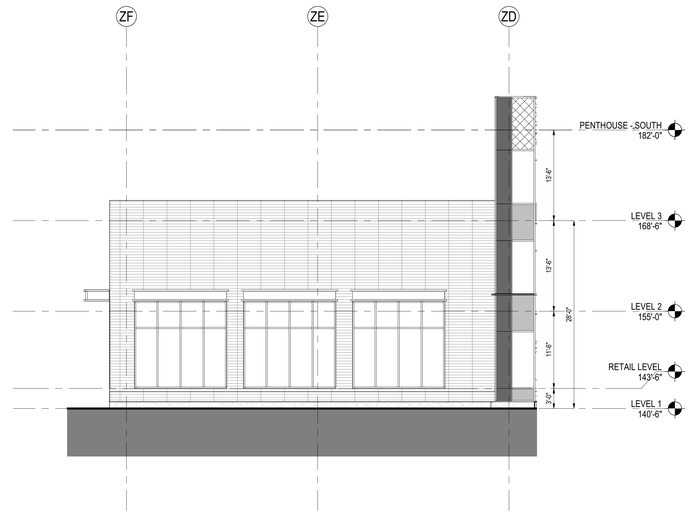
Revision:

Drawing No.
A-204

ORIGINAL SHEET - ARCH E



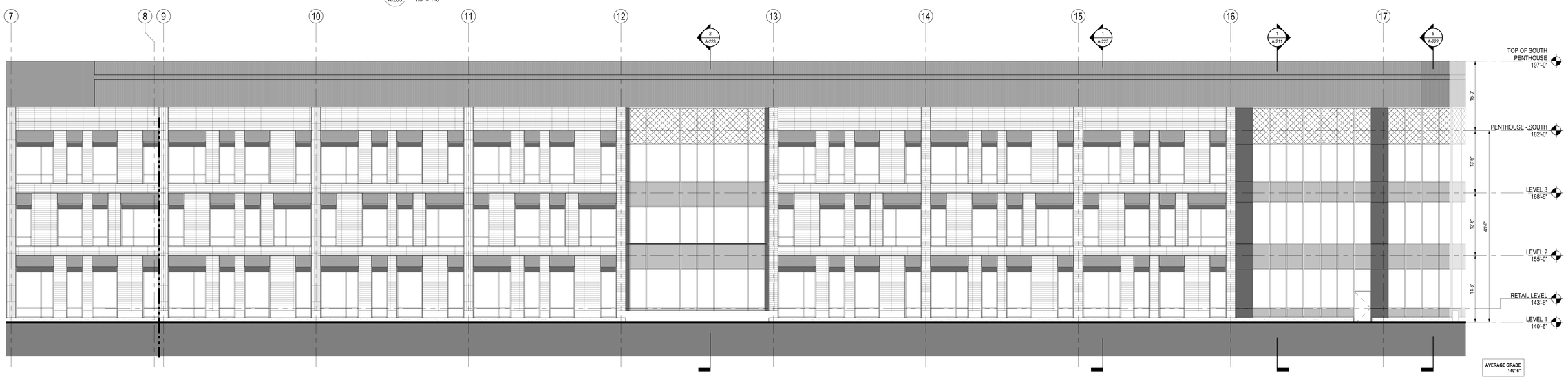
4 A-205 **ENLARGED ELEVATION - NORTH BUILDING - SOUTHWEST**
1/8" = 1'-0"



3 A-205 **ENLARGED ELEVATION - SOUTH BUILDING - RETAIL SOUTHEAST**
1/8" = 1'-0"



2 A-205 **ENLARGED ELEVATION - SOUTH BUILDING - RETAIL SOUTHWEST**
1/8" = 1'-0"



1 A-205 **ENLARGED ELEVATION - SOUTH BUILDING - SOUTHEAST**
1/8" = 1'-0"

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SPECIAL PERMIT PACKAGE R1			2022.08.15
DEIR SUBMISSION			2022.07.15
SPECIAL PERMIT PACKAGE R0			2022.03.30
30% DESIGN SUBMISSION			2021.12.17

Permit/Seal



KEY PLAN

SPECIAL PERMIT PACKAGE R1
08/15/2022
(FOR 09/07/2022 PLANNING BOARD SPECIAL PERMIT PUBLIC HEARING)

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER
557 Highland Ave.
Needham, MA 02494

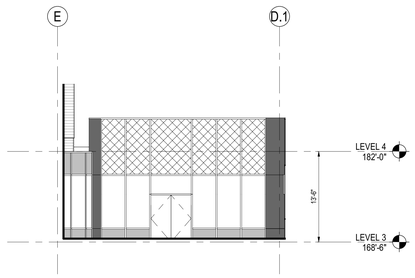
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Author	Designer	Checker	2022.06.24
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING ELEV - NORTH BLDG (SOUTHWEST) & SOUTH BLDG (SOUTH)

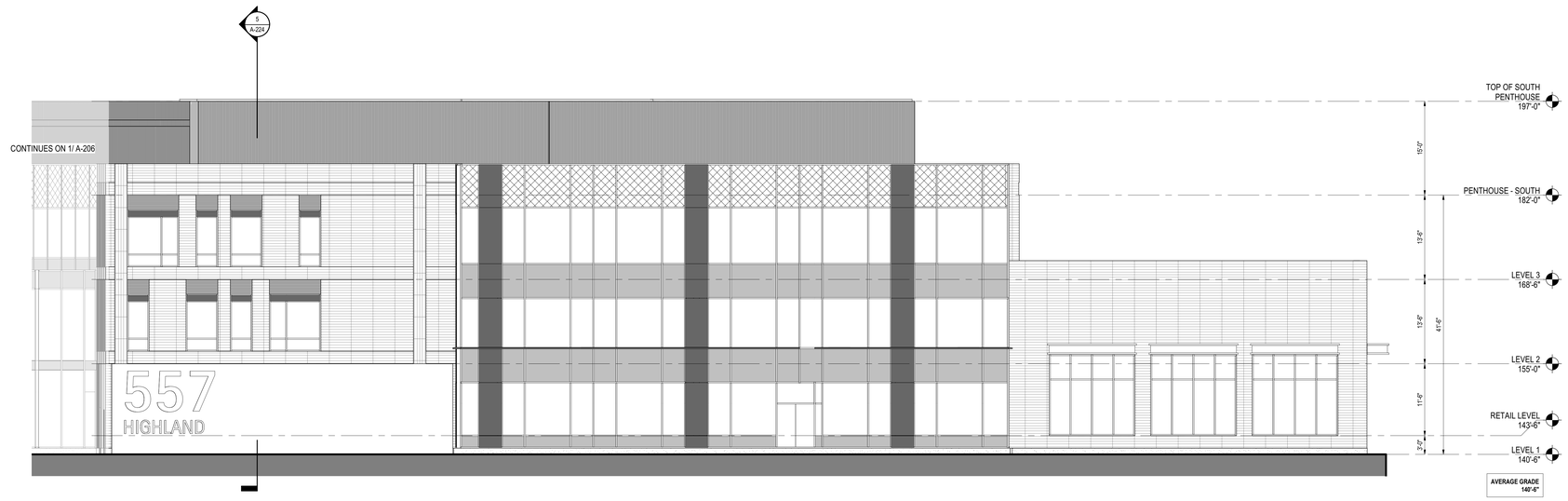
Revision:
Drawing No.
A-205

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1/7/2022 3:55:15 PM
ORIGINAL SHEET - ARCH E



ENLARGED ELEVATION - ATRIUM - EAST (HIDDEN) AT GRID 15

3 A-206 1/8" = 1'-0"



SOUTH BLGD - ELEVATION - GREENWALL

2 A-206 1/8" = 1'-0"



ENLARGED ELEVATION - NORTH BUILDING - WEST

1 A-206 1/8" = 1'-0"

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No.	Issued/Revision	By	Appd	YYYY.MM.DD
1	PROJECT ADDRESS			2022.08.15
2	SPECIAL PERMIT SUBMISSION			2022.09.27
3	SPECIAL PERMIT SUBMISSION R1			2022.10.27

Permit/Seal



KEY PLAN

SPECIAL PERMIT PACKAGE R1
08/15/2022
(FOR 09/07/2022 PLANNING BOARD SPECIAL PERMIT PUBLIC HEARING)

Client/Project
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557 Highland Ave
Needham, MA 02494

Project No.:218421343
File Name: N/A
Scale: 1/8" = 1'-0"

Author	Designer	Checker	2022.06.24
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING ELEV - NORTH BLDG (WEST) & SOUTH BLDG (NORTH & WEST)

Revision:

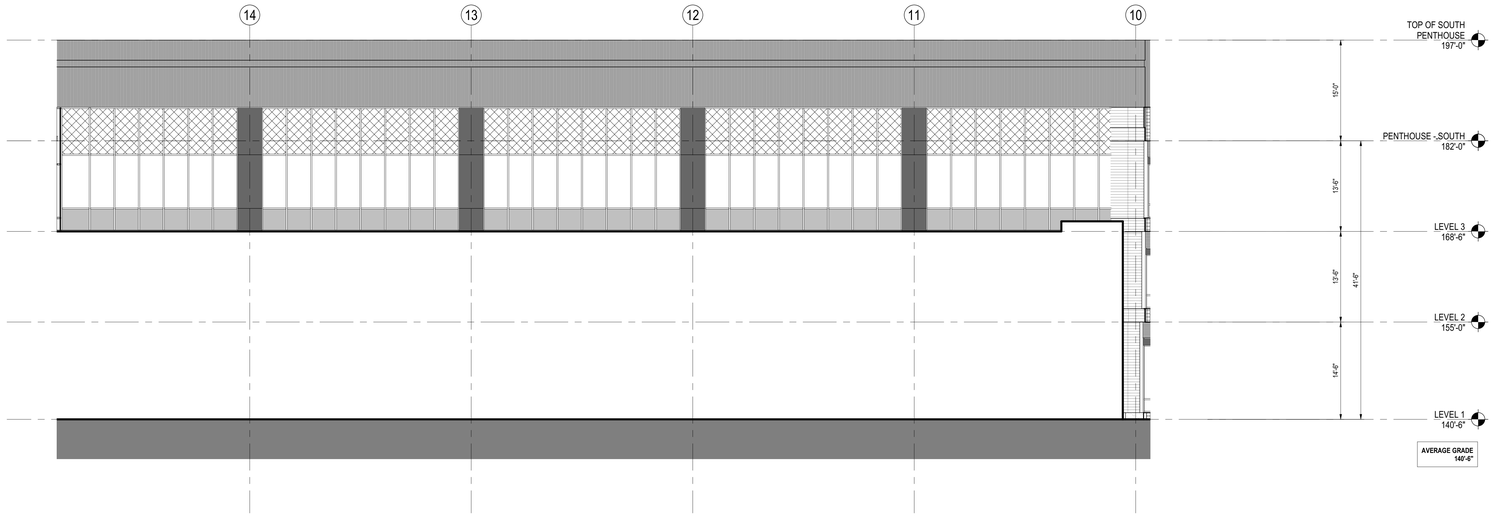
Drawing No.
A-206

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8/30/2022 3:53:24 PM

ORIGINAL SHEET - ARCH E



1 A-207 **SOUTH BLDG - SOUTH ELEVATION LEVEL 1 - LOADING DOCK**
1/8" = 1'-0"



2 A-207 **ENLARGED ELEVATION - SOUTH BUILDING - NORTHWEST**
1/8" = 1'-0"

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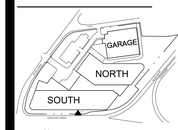
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1	SPECIAL PERMIT PACKAGE R1			2022.08.15
2	100% SUBMISSION			2022.07.13
3	90% SUBMISSION			2022.06.24

Permit/Seal





KEY PLAN

SPECIAL PERMIT PACKAGE R1
08/15/2022
(FOR 09/07/2022 PLANNING BOARD SPECIAL PERMIT PUBLIC HEARING)

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Needham, MA 02494

Project No.:218421343
File Name: N/A
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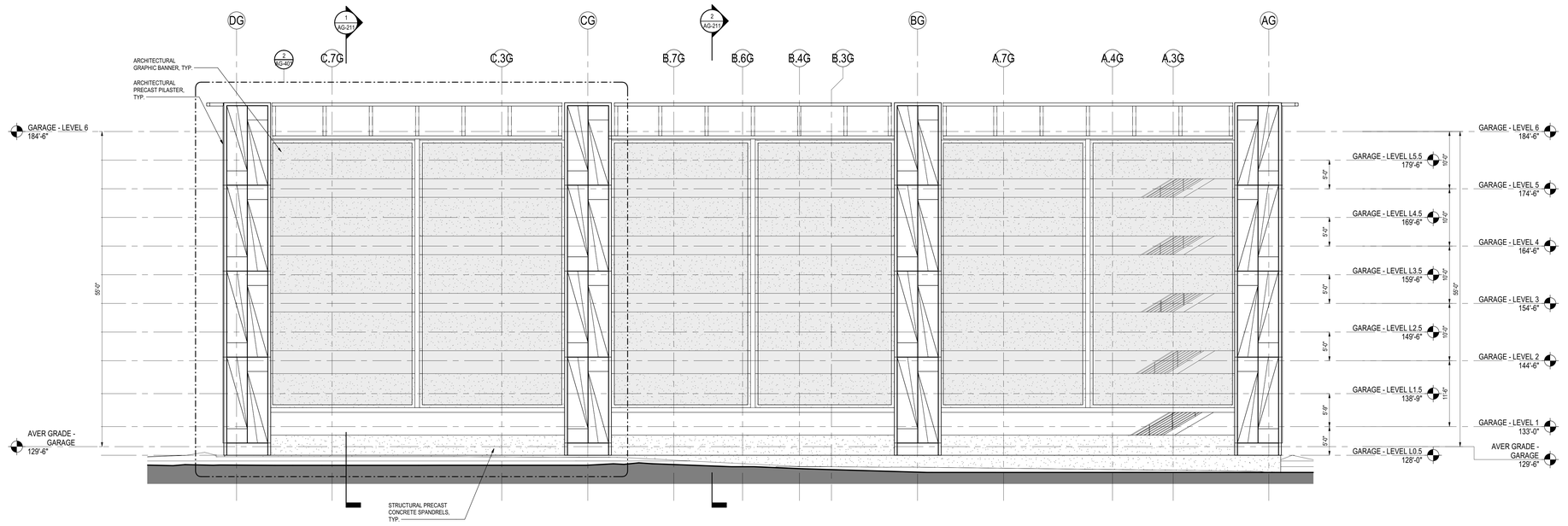
Author	Designer	Checker	2022.06.24
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING ELEV - SOUTH BLDG - NORTH & EAST

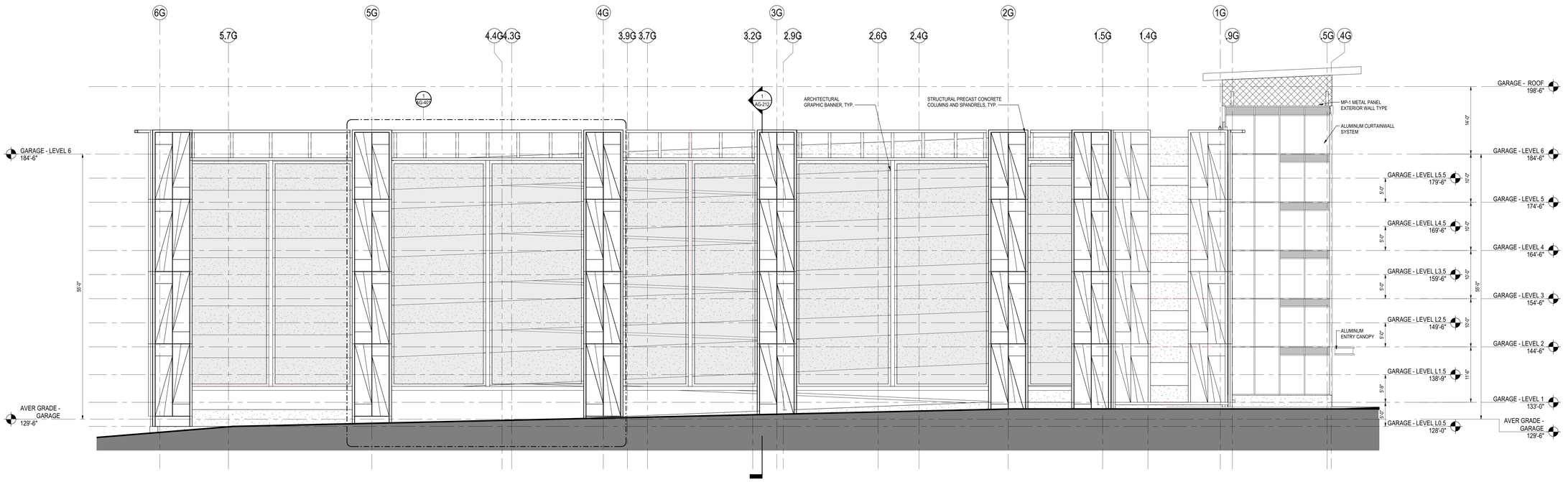
Revision:
Drawing No.
A-207

Plot Scale/Area Information
8/10/2022 3:54:54 PM

ORIGINAL SHEET - ARCH E



2 AG-201 EAST ELEVATION
1/8" = 1'-0"



1 AG-201 NORTH ELEVATION
1/8" = 1'-0"

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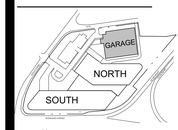
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1	SPECIAL PERMIT PACKAGE R1			2022.08.15
2	SPECIAL PERMIT PACKAGE R2			2022.09.27
3	SPECIAL PERMIT PACKAGE R3			2022.10.27

Permit/Seal





KEY PLAN

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER - GARAGE
557 Highland Ave
Needham, MA 02494

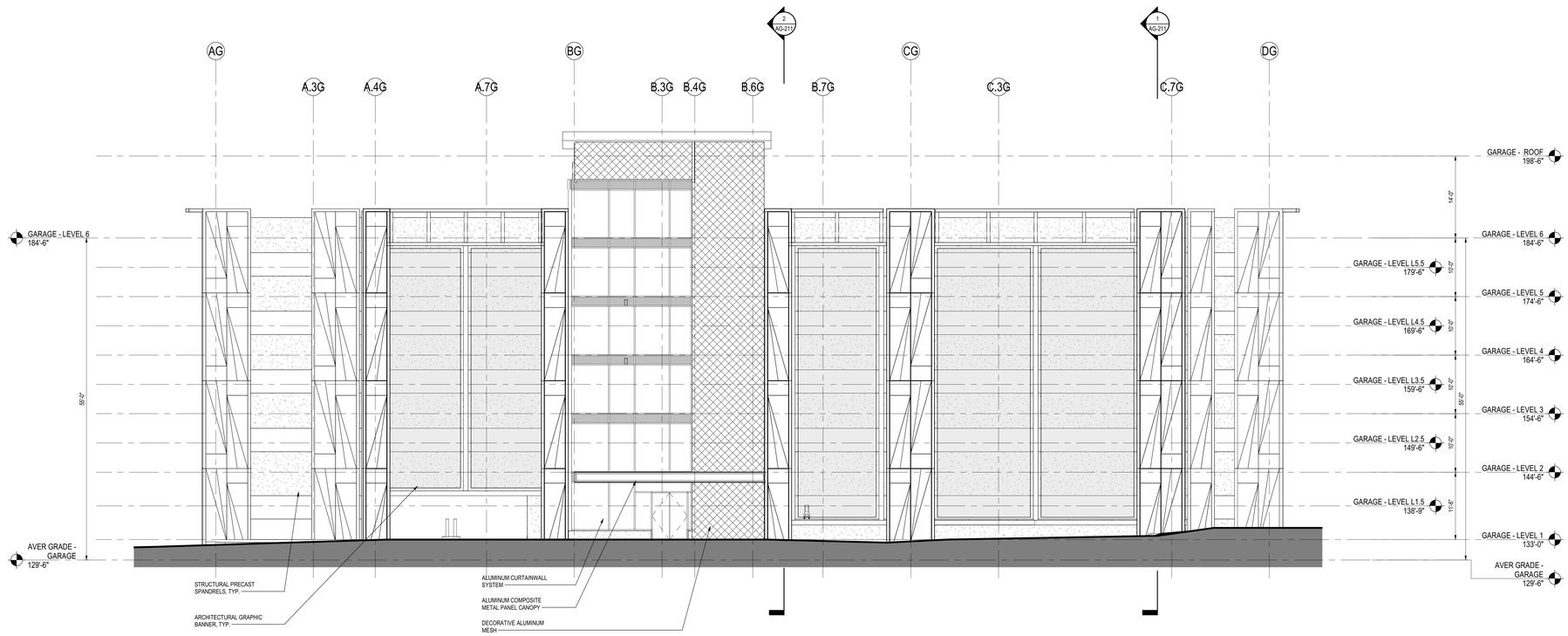
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BS	Designer	TMU	2022.05.27
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

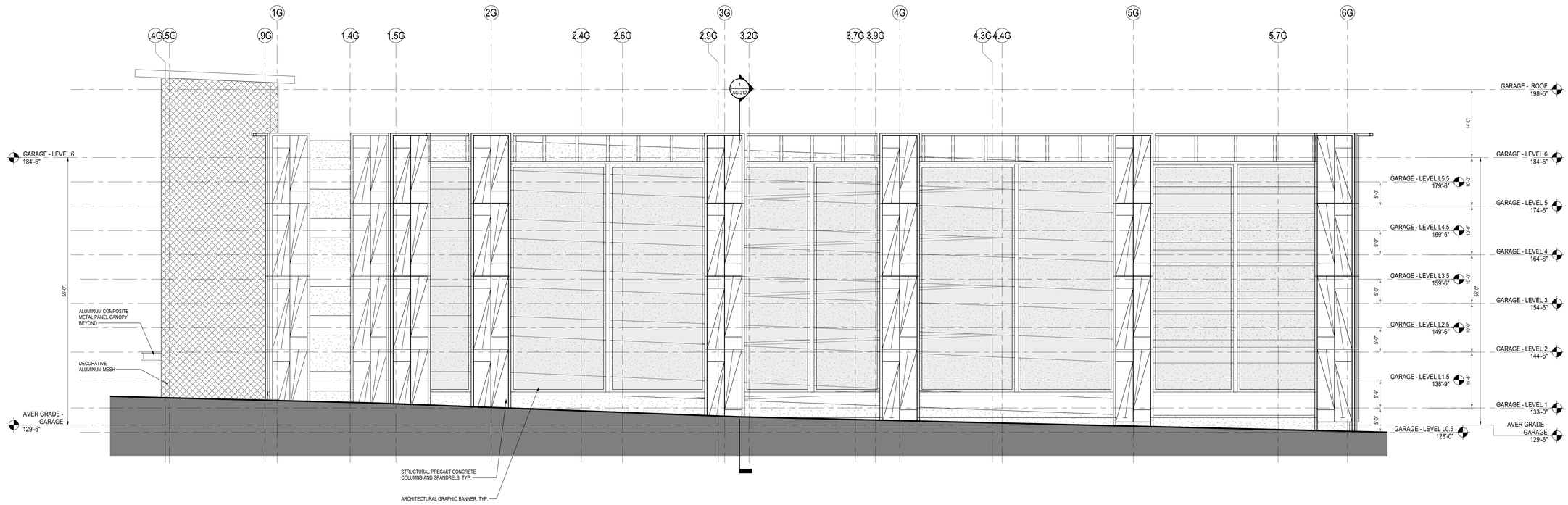
Title
ELEVATIONS - NORTH & EAST

Revision:
Drawing No.
AG-201
GARAGE

<PELOutlook v1Plan1Information>
8/30/2022 3:56:13 PM
ORIGINAL SHEET - ARCH E



2 AG-202 **WEST ELEVATION**
1/8" = 1'-0"



1 AG-202 **SOUTH ELEVATION**
1/8" = 1'-0"

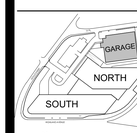
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1	SPECIAL PERMIT PACKAGE R1		2022.08.15	
2	SPECIAL PERMIT PACKAGE R2		2022.09.27	

Permit/Seal



KEY PLAN

SPECIAL PERMIT PACKAGE R1
08/15/2022
(FOR 09/07/2022 PLANNING BOARD SPECIAL PERMIT PUBLIC HEARING)

Client/Project
Bulfinch
HIGHLAND INNOVATION CENTER - GARAGE
557 Highland Ave
Needham, MA 02494

Project No.:218421343
File Name: N/A
Scale: 1/8" = 1'-0"

BS	Designer	TMU	2022.05.27
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
ELEVATIONS - SOUTH & WEST

Revision:
Drawing No.
AG-202
GARAGE

ORIGINAL SHEET - ARCH E

Design Review Board Meeting Minutes
Monday, June 27, 2022
7:30 PM

Board Members:

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

Applicants & Attendees:

HEARINGS:

Continued: Williston Weaves to be located at 56 Brook Road, has made application to the Design Review Board for a Special Permit. The applicant is asking for an additional wall sign not permitted under the By-Law, and any other applicable sections of the By-law.

Chase Bank located at 173 Chestnut Street, has made application to the Design Review Board for a Special Permit pursuant seeking second sign, sign is closer than 15' from a street-line, and any other applicable sections of the By-law.

- Eric Metzger, Project Manager, Philadelphia Sign

APPLICANTS:

1. Gunnar MacCormick, Agnoli Sign Co., Inc. representing Williston Weaves located at 56 Brook Road and applying for signage.
   - John Boyajian, Owner, Williston Weaves-
2. Evans Huber, attorney representing Well Balfour Needham and the assisted living facility to be located at 100 West Street applying for site plan review.
   - Michael Schonbrun, Balfour Care
   - Elizabeth Peabody, The Architectural Team, Inc
   - Bennett LaFrance, Hawk Design, Inc.
3. Ray Thill, Boston Sign Company, Inc. representing EPIC Insurance located at 144 Gould Street and applying for signage.
4. Jonathan Krinsky of Intrum Corp. located at 110-116 Gould Street, 95 -101 Hampton, 45 -55 Kearney Road and applying for a monument sign.

Mr. Chair called the meeting to order on June 27, 2022, at 7:30 PM EST.

DRAFT

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

Agenda Item 1 (Hearing & Sign Application):

Agnoli Sign Co., Inc. representing Williston Weaves located at 56 Brook Road and applying for signage. - Gunnar MacCormick

Mr. MacCormick came before the Board representing Williston Weaves. They are proposing 3 signs, signs A, B & C.

Sign A: 30" high by 96" wide aluminum belt sign to replace the existing sign. The sign has a white background with Williston Weaves centered, and the word "Entrance" with an arrow to direct customers to the front entrance from the parking lot.

Sign B: Aluminum belt sign measuring 30" high by 144" wide, to be installed on the awning.

Sign C: to replace existing sign on the side of the building, also an aluminum belt sign, measuring 48" high by 144" wide.

All the signs are non-illuminated.

Mr. Chair wanted to clarify some details with Mr. MacCormick regarding the signage and which ones are special permit signs.

Mr. Tanner said he thinks sign B and sign C should be the same size, with sign C to be modeled after sign B. For sign A it could be smaller, perhaps reducing the negative space underneath the Williston Weaves before the address.

Mr. Dermody asked if the entrance of the business is closest to sign B, the awning sign. Mr. MacCormick said yes, the front entrance is under sign B. Mr. Dermody suggested two signs A&C, and a much smaller sign could be installed at the door. He does not think sign B is necessary due to the location of the building and the location of the other signs. He does not see a need for all 3 signs.

Mr. Chair agreed with Mr. Dermody that there is no need for the two signs right on the corner, as they are only a few inches apart. He is concerned about the proportions of sign C. It is a different shape, and the proportions are different from the other 2 signs. Mr. MacCormick said the choices were made based on visibility and who is seeing the sign.

Mr. Chair asked what the height of the W's proposed on the signs. Mr. MacCormick said about 10 inches on sign A & C.

Mr. Chair noted that the awning is a façade change not a sign, technically. Mr. Chair asked the Board members if they had any comments on the awning.

Mr. Dermody said that typically applicants in Needham do not put their business address on the sign. He would like the address removed from the signs. Mr. Chair said he is okay with it in this particular case, as Highland Ave while a high paced road, does have a traffic signal and some slowing traffic there.

Mr. Dermody said typically today everyone has a GPS, so the address would be on their phones, and they can also google the company name which will give them an address. Mr. Chair said in this case he does not have an issue with it. Mr. Dermody said he does not want the address to be on all three signs.

Mr. Chair asked if there were any comments from the public on this hearing.

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Ms. Priscilla Chan of 19 Oak Knoll Terrace asked the Board to not remove the addresses from the signs, because not everyone may have a phone that has GPS capabilities or does anything more than accept and receive calls.

Motion to approve the awning change (sheet B) as submitted by Mr. Dermody.

Motion seconded by Mr. Tanner.

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

Motion to approve sign A as submitted by Mr. Dermody.

Motion seconded by Mr. Tanner.

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

Motion to deny sign B by Mr. Dermody.

Motion seconded by Mr. Tanner.

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

Motion to approve sign C as submitted by Mr. Tanner.

Motion seconded by Mr. Dermody.

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

Agenda Item 2 (Hearing):

Chase Bank located at 173 Chestnut Street, Special Permit Application, seeking second sign and sign located closer than 15' from a street-line. - Eric Metzger, Project Manager, Philadelphia Sign

Mr. Metzger representing Chase Bank who proposes replacing the current 4x4 cabinet sign. They are changing the acrylic face only, reusing the existing cabinet, no structural changes proposed. The cabinet is

DRAFT

internally illuminated. The sign will depict Chase Bank's name and logo on the cabinet in their signature white & blue colors, respectively. New cladding will also be added to the post. The cladding is 8 inches wide, and will be made out aluminum, and painted the same color as the background of the sign. The cabinet is 12 inches wide.

Motion to approve Chase Bank sign as submitted by Mr. Tanner.

Motion seconded by Mr. Dermody.

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

Agenda Item 3:

Evans Huber representing Well Balfour Needham and the assisted living facility to be located at 100 West Street applying for site plan review. - Evans Huber

This project had come before the Board in 2021, and former Board member Nelson Hammer did an extensive review of the landscaping, and at the time some design changes were made based on the Board's suggestions.

Mr. Huber said because of the nature of the new spatial program they are applying for, the Planning Board suggested filing a new site plan review instead of an amendment. Mr. Huber also wanted to introduce the new operator from Balfour, Michael Schonbrun, and the rest of the design team. The current proposal includes two programs: assisted living and memory care, the independent living program previously proposed is no longer part of the project.

Ms. Peabody of The Architectural Team, Inc. reviewed the changes proposed which includes the removal of an amenity space penthouse. On the West Street side there is a mechanical enclosure and an elevator overrun. The residential unit penthouse is still the same, there are now 11 units instead of 10. There were some changes to the exterior of the building along Highland Ave, there are now four fewer grade level patios due to the reconfiguration of the spatial program. Another change is the main entry, currently there is an overhang. They are proposing completely rebuilding it, enclosing it and making it into a vestibule and extending the overhang.

The memory care courtyard has been moved from the West Street side to the center of the site because the courtyard required an eight-foot-tall solid fence, and they wanted to provide a more open and neighborly feel towards the West Street side.

The transformer on site is currently in the center of the courtyard, once they engage the utility company, they would like to move the transformer near the trash enclosure, it will be naturally screened by the trash enclosure, and the eight-foot memory care cedar wood fence.

Ms. Peabody went through the rest of her presentation. Most of the changes in the building are internal.

A notable change is the windows of the building, in the previous proposal they were going to keep all the existing windows. In this new proposal they want to change all the windows, these will be high efficiency windows with high STC ratings. They are proposing a 6 over one light patter and a white or light cream color palette. By reducing the munnions they feel that this will help create a more open feel for the

residents on the inside and from the outside maintaining the look of the original building. The penthouse materials will remain the same, but the color palette will have a light and dark right contrast.

Mr. Chair asked on the ground floor on the West Street side, is the plan to stay with the dark color palette, and then the upper floors will have a light color palette?

Ms. Peabody said yes, the intent is to draw attention to certain more important public space, and then blend it out with the lighter color palette for the upstairs windows.

Mr. Dermody asked what is the roofing material right outside the terraces. Ms. Peabody said they are using rubber roofing. The color choice is either lead gold or white. Mr. Dermody expressed a concern for glare for the adjacent terraces and the condition of the roofing over time.

Ms. Peabody explained the location of the dumpster enclosure and transformer box both being screened by the dumpster enclosure and the 8' fence. Mr. Dermody asked that operational consideration be given to the timing of trucks coming to unload the dumpsters with the use of the memory care courtyard.

Mr. LaFrance reviewed the landscaping portion of the project. The planting plan for this application has remained very similar to the previously approved plan. Some quantity changes and some shifts have occurred to coordinate with the revised architecture. The elimination of the patios along Highland Avenue are now to be filled with plantings that were already suggested on the property.

The largest change is on the West Street & Highland Avenue intersection is the removal of the proposed eight-foot memory care fence since the memory care courtyard has been moved elsewhere. To adjust to this some planting is set to take place in the stead of the fence. There is also a proposed patio area for residents to access through the walking paths on the property. The ornamental columns, retaining wall and ornamental metal fence that exists will remain to the corner of the building creating a more open entrance into the parking area.

Lighting for the property is similar to the previous plan however they have been able to reduce the number of site lights from 31 to 26, LED fully dark sky compliant with back shields, and also reduced in height from 16' high to 14'high. Light bollards have also been reduced from 28 to 15 due to the elimination of residents' courtyards

Mr. Chair thought the new proposal is well done. He echoed Mr. Dermody's concerns regarding the color for the roofing material on the upstairs terraces. The potential glare for the residents in those units can be high. Mr. Chair noted a memo with the Board's comments will be sent to the Planning Board.

Agenda Item 4:

Boston Sign Company, Inc. representing EPIC Insurance located at 144 Gould Street and applying for signage. - Ray Thill

EPIC Insurance has changed their name and they are looking to replace the existing lit sign with a similar sign in the same location on the building.

The sign is on two 3.5" raceways, one for "EPIC" and one for "Insurance". "EPIC" is about 26" high, "Insurance" is 15" high, and the total width is 219 inches totaling 39 square feet. Both words are illuminated.

The Board discussed the sign and the raceway, including the color of the raceway.

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Motion to approve the sign with the condition that the raceways match the color of the building behind by Mr. Dermody.

Motion seconded by Mr. Tanner.

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

Agenda Item 5:

Intrum Corp. located at 110-116 Gould Street, 95 -101 Hampton, 45 -55 Kearney Road and applying for a monument sign. - Jonathan Krinsky

Mr. Chair noted that there was some difficulty understanding the location of the signage for this application. The applicant explained that the sign is proposed for the corner of Gould and Kearney.

The applicant is proposing a monument sign, A ¼" corten steel panel with stencil-cut graphics sign that says, "Block 95". The sign will be two foot tall and seven foot wide. The monument concrete base will be one foot tall by seven foot wide. The sign will be up lighted, the front panel will have a blue sloon colorline LED stripe, and the back panel will have a white sloon colorline LED stripe. Total square feet of the sign is 14. The total sign is 3' in height.

Mr. Tanner said he was concerned about the lighting; he does not know if it will effective. Mr. Krinsky said they have used this type of sign with lighting at other properties, and they have been successful.

The Board discussed the attachment of the sign to the concrete, the LED lights, drainage and how they are maintained during the winter season.

Motion to approve the monument sign with the condition that the power connection be attached on the rear side of the concrete support structure by Mr. Dermody.

Motion seconded by Mr. Tanner.

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

Minutes:

Motion to approve the minutes of May 16, 2022 by Mr. Dermody.

Motion seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	

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Bob Dermody	Aye
Steve Tanner	Aye

Motion to Adjourn:

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

Motion was seconded by Mr. Tanner.

Meeting adjourned at 9:03 PM.

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

Future Meetings:

July 25, 2022	Via Zoom
Aug. 8, 2022	Via Zoom
September 12, 2022	Via Zoom
October 3, 2022	Via Zoom
October 17, 2022	Via Zoom
November 7, 2022	Via Zoom
December 5, 2022	Via Zoom
December 19, 2022	Via Zoom

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Design Review Board Meeting Minutes
Monday, July 25, 2022
7:30 PM

Board Members:

Chad Reilly, Board Member acting as Chairman (P)
Len Karan, Board Member (P)
Susan Opton, Board Member (P)
Deborah Robinson, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Applicants & Attendees:

1. Tim Parker, FastSigns representing CODE Wiz located at 333 Chestnut Street and applying for signage.
2. Peter Fallon, Fallon Custom Homes located at 171 Reservoir Street and applying for signage and lighting.

Mr. Chair called the meeting to order on July 25, 2022, at 7:30 PM EST.

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

Agenda Item 1:

FastSigns representing CODE Wiz located at 333 Chestnut Street and applying for signage. - Tim Parker

Mr. Parker came before the Board representing CODE Wiz, a franchise moving into 333 Chestnut Street. They are proposing a sign made up of LED internally lit 3D channel letters mounted onto a raceway painted to match. The sign will also contain a digitally printed face graphic, installed on the raceway. The sign is proposed to be 152 inches wide and 34 inches high.

Ms. Robinson thought the sign is too big for the vertical face, it needs to fit into the height of the grey band between the top of the windows and the roof flashing.

Mr. Karan concurred with the Board members regarding reducing the sign. He asked if the sign is to be centered. Mr. Parker said they had to move the sign to the right because of a large tree obstructing the left window.

There was some discussion about the placement of the words in the sign on the façade. He preferred to center the word “CODE” over the window.

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Motion to reduce the overall height of the sign so that the height of the uppercase letters is no larger 16 ½ inches and the overall site including the face graphic be reduced proportionally and that the overall width of the site would be centered on the center opening of the three windows by Ms. Robinson.

Motion seconded by Mr. Karan.

Name	Aye	Nay
Chad Reilly	Aye	
Susan Opton	Aye	
Deborah Robinson	Aye	
Len Karan	Aye	

Agenda Item 2:

Peter Fallon, Fallon Custom Homes located at 171 Reservoir Street and applying for signage and lighting. - Peter Fallon

Mr. Fallon came before the Board asking to install 3 foot by 15-foot sign on existing brackets at the rear of the building. He would also like to install an exterior light for the signboard.

Mr. Reilly brought to the Board's attention that the original rear sign was never permitted therefore this application needs to be reviewed as new signage not simply replacing an existing properly permitted sign.

Mr. Reilly also pointed out that if a building is visible from Route 128 than the maximum allowable size is 100 sq ft. The sign submitted is too big according to the bylaw and would require relief from the bylaws.

Ms. Robinson said the DRB typically does not allow phone numbers or website information on signs. She does not have a problem with the sign, but she would want the number and website removed.

Mr. Karan asked if the background going to remain white as suggested in the drawings. Mr. Fallon said yes. Mr. Karan said he is worried about the background in terms of how it will look with the contrast of the rusty brackets. He suggested perhaps changing the background color. Mr. Fallon said he plans to clean up the brackets and the rust.

Mr. Reilly said he does not know how long the brackets have been there, he would suggest removing the existing brackets and installing new framing. Mr. Reilly provided some feedback regarding the overall signs, the background color, and the design. He suggested this application be continued to the following meeting.

Mr. Fallon intends to come back before the Board with a new application now that he has this feedback.

Minutes:

There were no minutes to review.

Motion to Adjourn:

Motion to adjourn the Design Review Board meeting by Ms. Opton.

Motion was seconded by Mr. Karan.

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Meeting adjourned at 8:03 PM.

Chad Reilly	Aye
Susan Opton	Aye
Deborah Robinson	Aye
Len Karan	Aye

Future Meetings:

Aug. 22, 2022	Via Zoom
September 12, 2022	Via Zoom
October 3, 2022	Via Zoom
October 17, 2022	Via Zoom
November 7, 2022	Via Zoom
December 5, 2022	Via Zoom
December 19, 2022	Via Zoom

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Design Review Board Meeting Minutes
Monday, August 8, 2022
7:30 PM

Board Members:

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

Applicants & Attendees:

1. Continued Peter Fallon, Fallon Custom Homes located at 171 Reservoir Street and applying for signage and lighting.
2. Rick Feldman, Feldman Development Partners, informal discussion regarding One First Avenue proposal.
   - Jamie McManus, Owner
   - Aksel Solberg, Architect from Harrison French and Associates.
3. Peter Zahka, Attorney representing Needham Bank located at 1063 Great Plain Avenue and applying for site plan review.
   - Nick Kondek, Project Engineer at Highpoint Engineering Inc.
   - Jim White, Chief Administration Officer, Needham Bank
   - Ron Quicquaro, Principal, Studio Q Architecture

Mr. Chair called the meeting to order on August 8, 2022, at 7:30 PM EST.

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

Agenda Item 1:

Continued **Fallon Custom Homes located at 171 Reservoir Street and applying for signage and lighting. -** Peter Fallon

Mr. Fallon came back before the Board after his appearance during the July 25th meeting.

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Mr. Fallon is applying for signage to be installed at the rear of the building. Mr. Reilly gave the Board Chair and members an overview of Mr. Fallon's application and what was discussed at the 7/25 meeting as Mr. Reilly Chaired that meeting.

Mr. Chair said when he first viewed the application, it appeared to be a roof sign because of its height and mounting location. Roof signs are not allowed per the bylaw. Mr. Chair spoke with Mr. Roche the Needham Building Commissioner, who said he would be willing to accept the sign if most of the sign was on the wall and a portion of it was above the roof edge.

Mr. Reilly said the wording looks a bit crowded on the sign, he suggested reducing the lettering.

Mr. Tanner said the sign is 120 square feet, it should be reduced to 100 square feet. He is also interested in seeing the framing that is going to hold the sheets of aluminum. He believes the framing to hold the sign needs to be assessed by an engineer, not a sign company.

Mr. Chair concurred and said he is worried this is not a viable installation as currently proposed.

Mr. Fallon said his hope was to have an agreement from the Board on the sign itself so he can move forward with it, and the structural aspect of the design would be part of his application to the Building Department.

Mr. Chair said the Board likes to see all aspects of the sign including the installation process and materials.

Mr. Dermody concurred with his colleagues regarding the brackets and the installation structure. He finds the sign itself acceptable, but it should be reduced. He is glad to hear the metal frame that sticks out is going to be wire brushed and repainted, he wanted to know what color it will be. He would like the brackets to be hidden by the sign.

Mr. Chair said he finds the colors of the sign are fine. The sign material is acceptable. He would like to reduce the lettering by 5% or so. The bigger issue is lowering the signage because the sign as it currently is proposed is a roof sign, which the Building Commissioner will not approve.

Mr. Fallon said he has no problem with the suggestions from the Board, and he intends to bring in a structural engineer to certify the installation of the sign.

Mr. Chair asked if the sign will still fit between the two windows if the sign was lowered down. Mr. Fallon said the new sign will cover more of the bracket, as the old sign is narrower. Mr. Chair wanted to impress upon Mr. Fallon that the current/old sign was never properly permitted and grandfathering is not allowed, and as far as the Board is concerned the old sign does not exist.

The Board members along with Mr. Fallon discussed the sign, its positioning and its sizing.

Mr. Dermody stated that the Board needs to be consistent with the Bylaw.

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Mr. Tanner said that if the sign is to be an oval shape within 100 square feet allowed it needs to be 13.5' x 7.2'.

Motion to approve the sign with the conditions that the sign is lowered so that top of the lettering aligns with the roof, confirm that the sign does not cover the windows at the new lower position, remove all extra substructure support from previous structure that is not used to support the new sign, and reduce the size to 100 square feet when a rectangle is drawn around the sign, confirm the sign framework from a sign manufacturer, and have the lighting redesigned by the sign manufacturer, by Mr. Dermody.

Motion seconded by Mr. Tanner.

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

Agenda Item 2:

Feldman Development Partners, informal discussion regarding One First Avenue proposal. - Rick Feldman

Mr. Feldman came before the Board for an informal discussion regarding One First Avenue.

They are looking to make an improvement to the site which is tight lot. The applicant has met with Planning Department staff, along with the Building and Engineering Department to get feedback on the site.

They are looking to develop the site to become a retail space. No new tenants have been selected yet.

Mr. Solberg presented the proposed project. They want to use this site as an opportunity with a new gateway into the area. They drew inspiration from nearby existing buildings and the use of masonry veneer, wood plank cladding, and some horizontal corrugated metal, as well as glass store fronts. Mr. Solberg went through the slide deck which included a floor plan of the space, they intend to have three retail spots.

Mr. Dermody asked what are the setbacks. Additionally, Mr. Dermody asked how are the businesses going to function from a back-of-the-house standpoint in terms of dumpsters, trash removal, deliveries, etc.

Mr. Solberg said they have been made aware of the setback requirements and plan to bring it up with the Planning Board. The Highland Ave side of the site is technically the back of the house

for the site, and they intend to provide a sidewalk and a path which leads to a back corner of the site and that is where trash and dumpsters would be located.

Mr. Chair let the applicants know that when they come back before the Board for another review it would be prudent to include information on trash and dumpster enclosures.

Mr. Reilly discussed the façade and suggested that lighter colors might be more appealing to a bank, and darker colors maybe more appealing to a retailer.

Mr. Chair reminded the applicants of their options for signage and suggested to adjust the renderings to meet signage bylaws.

Agenda Item 3:

Highpoint Engineering Inc. representing Needham Bank located at 1063 Great Plain Avenue and applying for site plan review. - Peter Zahka, Attorney

Mr. Peter Zahka the attorney representing Needham Bank presented to the Board the site plan. Needham Bank is modernizing their location at Great Plain Ave.

The bank would like to convert an existing mezzanine are of about 1,365 square feet inside the existing building to executive office, and that will help free up some space within the bank for other private areas for clients.

The site currently has an existing drive-up ATM, they would like to replace that with a drive-up teller building with a drive-up ATM. The applicant presented to the Board the site changes which includes demolition of the existing ATM area and constructing a free-standing drive-up teller building with a double lane drive-up ATM and a canopy over 1+ lanes (and the ATM). The detail to the canopy was also added to the detail of the overall mass. There is a combination of brick and pre-cast with white trim, rusticated base and all intended to be part of this new design and give it more character.

Mr. Reilly thought the building is handsome. The size and functionality are tricky, and they did a good job designing it.

Signage will need to be reviewed separately and consider graphic vs sign. He thought the branding on the east elevation is a bit big, so that might be reduced.

Mr. Dermody concurred with Mr. Reilly. Mr. Dermody asked if the applicant considered a pitched roof. The applicants did consider a pitched roof, but it would not have worked well with the existing architecture.

Mr. Chair asked how the lighting is going to work. The applicant said the majority of the lighting is down lighting. the lighting will be localized to the building, and the sconces are low level accent lighting, and the parking lot existing lighting will be relocated to where it is today.

Mr. Chair asked for clarification on the planting plan, as there were two different documents depicting different plantings. The applicant says the document is just to establish the intent.

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The Chair let the applicants know he will write a memo to the Planning Board with the Board's comments.

Minutes:

Motion to approve the minutes of June 6th, 2022 by Mr. Tanner.

Motion seconded by Mr. Reilly.

Mark Gluesing	Aye
Robert Dermody	Abs.
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. Tanner.

Meeting adjourned at 8:40 PM.

Mark Gluesing	Aye
Robert Dermody	Aye.
Chad Reilly	Aye
Steve Tanner	Aye

Future Meetings:

September 12, 2022	Via Zoom
October 3, 2022	Via Zoom
October 17, 2022	Via Zoom
November 7, 2022	Via Zoom
December 5, 2022	Via Zoom
December 19, 2022	Via Zoom

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