



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.

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.

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

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 patten 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.

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	

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