



Design Review Board Meeting Minutes
Monday, January 29, 2024
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Bob Dermody, Board Member (P)
Steve Dornbusch, Board Member (P)
Felix Zemel, Board Member (P)
Clay Hutchinson Conservation Specialist (P)

Applicants & Attendees:

1. Mehmet Sahin – Falcon Graphics, representing Union Pharmacy
2. Marie Mercier, SignDesign representing Clear Steps Recovery

Chair Gluesing called the meeting to order on January 29, 2024, at 7:30 p.m. He reviewed the remote meeting procedures.

HEARINGS:

Public notice is hereby given that Union Pharmacy to be located at 1004 Great Plain Avenue, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.5.3.1 seeking approval for 3 wall signs each being 24 square feet in area when only one sign is normally allowed and any other applicable sections of the By-law.

Mehmet Sahin, Falcon Graphics, explained that the proposal is for a box sign, 24"x140", with a blue background with white letters. This will be smaller than the existing sign. The same size, materials, and colors are also proposed for a sign at the front entrance.

Chair Gluesing explained that the proposal is for three signs in similar locations as existing signs on the property. By right, the applicant is allowed two signs, one for each street the property is on.

Mr. Dornbusch asked if lights will be incorporated. Mr. Sahin stated that the signs will not be illuminated at all.

Mr. Dermody questioned the need for the word "Needham" to be incorporated below the signs. The signs on Great Plain Avenue and Chestnut Street should both be centered over the existing windows. The top of the sign should align with the soldier course. Chair Gluesing noted that the signs may not fit if they are aligned with the top soldier course. Mr. Dermody suggested leaving a standard horizontal course below the signs above to the window.

Mr. Zemel agreed with the comments made by his colleagues.

Mr. Sahin stated that the height of the lettering is 12."

The Board reviewed the proposed over the front door sign. Chair Gluesing questioned the need for this sign, as the other signs are visible from this location and the traffic volume is not high at this spot. Mr.

Dornbusch stated that, if a third sign is approved, he would like for it to be smaller. Mr. Dermody suggested that simple graphic lettering could be contained within the glass span above the door, eliminating the need for a third sign. There was agreement that, if approved, the sign should be smaller than the other two. Mr. Sahin suggested a smaller sign at this location without a logo. He expressed concern with placing this on the glass above the door due to it being a recessed entrance area. Chair Gluesing stated that he is unclear if this proposed location does anything more than the other two proposed signs. He believes the lighting in the portico area would make a sign on the glass appropriate.

Mr. Sahin suggested that the two by right signs be the Chestnut Street sign and the sign over the entrance.

Mr. Zemel suggested continuing this item in order for the representative to speak with the business owner.

The Board agreed to continue this item to February 12, 2024.

Agenda Item 1:

Marie Mercier, SignDesign representing Clear Steps Recovery located at 392 Chestnut Street and applying for signage.

Marie Mercier, SignDesign, explained that the main entrance for this applicant is at the rear of the building. The proposal is to add vinyl graphic letters for Clear Steps Recovery on the front door to the street under the Elliot Physical Therapy sign, indicating that the entrance is to the rear of the building. The main door at the rear of the building is proposed to have vinyl graphic letters for Clear Steps Recovery on the right window side of the entrance. To the front left of the building, there is a 19.66 s.f. non-illuminated pan sign proposed. The existing Elliot Physical Therapy sign on the front right of the building is 120"x 24", slightly smaller than the proposed sign.

Mr. Dermody asked that the proposed sign be centered similarly to the Elliot Physical Therapy sign. He asked about the contrast between the word "Recovery" and the sign background. Ms. Mercier stated that she would speak to the applicant regarding potentially darkening the word color. The applicant noted the size of the sign is essentially the same as the Elliot sign.

Upon motion duly made by Mr. Dermody and seconded by Mr. Zemel, it was voted to approve the wall sign on Chestnut Street and the three window graphics, as submitted. Bob Dermody – aye; Steve Dornbusch - aye; Felix Zemel – aye; Chair Gluesing – aye. Motion passed 5-0.

Minutes:

Minutes from the 01/08/2024 meeting.

Upon motion duly made by Mr. Dermody and seconded by Mr. Zemel, it was voted to approve the meeting minutes of January 8, 2024, as presented. Bob Dermody – aye; Steve Dornbusch - aye; Felix Zemel – aye; Chair Gluesing – aye. Motion passed 4-0.

Upon motion duly made by Mr. Dermody and seconded by Mr. Zemel, it was voted to adjourn at 8:10 p.m. Bob Dermody – aye; Steve Dornbusch - aye; Felix Zemel – aye; Chair Gluesing – aye. Motion passed 4-0.

Next Public Meeting – February 12, 2024 at 7:30pm via Zoom Webinar