



Design Review Board Meeting Minutes
Monday, April 8, 2024
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Susan Opton, Board Member (P)
Felix Zemel, Board Member (P)
Steve Dornbusch, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Steve Dornbusch, Acting Chair, called the meeting to order on April 8, 2024, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Evans Huber, attorney representing Beth Israel Deaconess Hospital
2. Paul Good, Needham Community Revitalization Trust Fund

Agenda Item 1:

Evans Huber, attorney representing Beth Israel Deaconess Hospital located at 148 Chestnut Street and applying for site plan review of temporary trailer to be located at the Lincoln Street circle.

Evans Huber explained that the Hospital needs to complete a renovation and revitalization of its Nuclear Medicine suite. In order to be able to continue medical imaging services while that renovation is ongoing, the Hospital needs to place a temporary trailer in the circular driveway on Lincoln Street. The proposal is to remove an existing canopy over the steps in this location and install a trailer during the renovations, which could last for approximately six months. The trailer will be connected to the building using a temporary canopy shelter. This requires an amendment to the existing special permit.

John Fowler, project manager, showed a rendering of the proposed trailer. There will be a simple canvas structure to keep rain off patients moving between the building and trailer. Some existing landscaping will be removed to create a path for the trailer. This will then be replaced once the project is complete. A couple of existing concrete walls will be cut back and/or removed.

In response to a question from Mr. Gluesing, Attorney Huber stated that the applicant will be going before the Planning Board seeking an amendment to the existing Special Permit.

Mr. Gluesing stated that he would like to see the final landscape plan for the site. He noted that this proposal was acceptable to him. It is not necessarily the Board's purview, but he asked about the noise of the proposed heating/cooling units. Mr. Fowler stated that he could pass along this information.

Ms. Opton stated that, due to the length of time for the proposed project, she has no issue with the proposal.

Mr. Zemel recused himself from this item.

Michael Kluchman, landscape architect, explained that the landscape plan would be a replacement and improvement to some of the existing landscaping. This will be a mostly native plant palette.

Ms. Opton stated that she believes the proposed landscaping will look better than what currently exists.

Upon motion duly made by Mr. Gluesing and seconded by Ms. Opton, it was voted to approve the application as submitted, and that this Board would submit a memo to the Planning Board stating such. Steve Dornbusch - aye; Susan Opton – aye; Mark Gluesing – aye; Felix Zemel - abstain. Motion passed 3-0-1.

Agenda Item 2:

Paul Good, Needham Community Revitalization Trust Fund applying for street banners in Needham Heights to identify the offerings in the area.

Paul Good explained that the Revitalization Trust Fund operates the banner and flag program throughout Town. The group noticed that in Needham Heights there is a public parking lot with no real signage that designated it as a public parking area. There are many banner poles in this area and there could be a chance to bring color to the area and recognition to the general public about this area. The proposed street banners follow the model being used on Chapel Street, which are blue with white lettering. The second piece of the project will highlight elements of Needham Heights on the banners.

Mr. Dornbusch stated that he believes this project will help establish Needham Heights as its own neighborhood. This is also a great way to promote the Arts Community in Needham Heights. The proposed banners are clean and simple.

Mr. Zemel asked about making the white lettering gold instead, in order to incorporate Needham colors. He asked about including the Center in the Heights onto the banner. Mr. Good explained that the idea is to keep the amount of information on the banner minimal and large enough to be able to be read at a distance. The information chosen was selected as it seemed to best encapsulate the area.

Mr. Dornbusch agreed with limiting the number of graphics on the banners and keeping them simple. He suggested that the information listed could be swapped at future times.

Ms. Opton expressed her appreciation for Mr. Good's work around Town. She agreed with the four locations proposed to be listed on the banner. Mr. Good explained that this coloring and material proposed for the banners is incredibly durable and well visible.

Mr. Gluesing agreed with the coloring proposed.

Upon motion duly made by Ms. Opton and seconded by Mr. Zemel, it was voted to approve the Needham Heights and parking banners, as submitted, in the locations as described. Felix Zemel – aye; Steve Dornbusch - aye; Susan Opton – aye; Mark Gluesing – aye. Motion passed 4-0-0.

Minutes:

Minutes from the 03/25/2024 meeting

Upon motion duly made by Mr. Gluesing and seconded by Mr. Zemel, it was voted to approve the meeting minutes of March 25, 2024, as presented. Felix Zemel – aye; Steve Dornbusch - aye; Susan Opton – aye; Mark Gluesing – aye. Motion passed 4-0-0.

Upon motion duly made by Mr. Gluesing and seconded by Mr. Zemel, it was voted to adjourn at 8:25 p.m. Felix Zemel – aye; Steve Dornbusch - aye; Susan Opton – aye; Mark Gluesing – aye. Motion passed 4-0-0.

Next Public Meeting – April 29, 2024 at 7:30pm via Zoom Webinar