DESIGN REVIEW BOARD
Monday, August 19, 2024
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 extended several times again through 2025, meeting of public bodies could be conducted virtually provided that adequate access is provided to the public.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 845-1987-6965 Link: https://us02web.zoom.us/j/84519876965

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click "Join a Meeting" and enter the following ID: 845-1987-6965

HEARINGS: None.

APPLICANTS:

Continued: Mehmet Sahin, Falcon Graphics representing Uniq Laser located at 922 Highland Avenue and applying for signage.

Anna Haluch, Pro Sign Service LLC representing Ayr Wellness located at 29 Franklin Street and applying for signage.

Bryan Bonina, Signarama-Walpole representing The Run House to be located at 943 Great Plain Avenue and applying for signage.

Reginald Foster, Needham Housing Authority and Bargmann Hendrie + Archetype design presenting Linden Chambers Redevelopment Project.

REVIEW
Minutes of 7/29/2024 meeting.

Next Public Meeting – September 9, 2024 at 7:30pm via Zoom Webinar

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 922 Highland Ave Needham MA 02494 *Date:* 08.12.24

Owner: Highland Montrose LLC

Address: 159 Cambridge Street | Allston | MA | 0234
Street | *City* | *State* | *Zip*

Telephone: 617.254.5576

Applicant: Falcon Graphics and Uniq Laser LLC

Address: 922 Highland Ave | Needham | MA | 02494
Street | *City* | *State* | *Zip*

Telephone: 617.974.4168

Designer/Installer: Falcon Graphics

Address: 1151R Mass Ave Arlington | MA 02476
Street | *City* | *State* | *Zip*

Telephone: 617.306.7749

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:
Pan Sign and Channel Letters. 24"x 144" Colors: Black and white. Aluminum base and acrylic

Channel Letters

Please email completed application to elitchman@needhamma.gov

EXISTING SIGNAGE AND NEIGHBORHOOD



PROPOSED SIGNAGE PLACEMENT



ADDRESS

922 Highland Ave
Needham MA 02494

EXISTING SIGNAGE AND NEIGHBORHOOD



SIGNAGE DIMENSIONS



SIGNAGE DETAIL

Pan Sign and Channel Letters

24" x 144"

Colors:

Black and white

SIGNAGE MATERIAL

Aluminum fabricated Letters and Acrylic Faces

FALCON GRAPHICS

1151 R Mass Ave
Arlington, MA 02476

Date 06/28/2024

Project Title

UNIQ LASER

General Sign Specifications

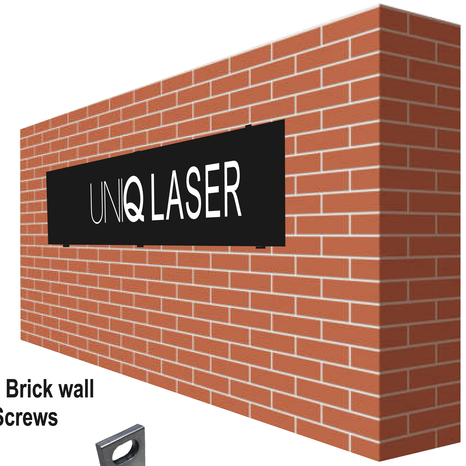
- ☐ Interior ■ Exterior
- ☐ Single Faced ☐ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated

Location Exterior Facade

Windload _____

Drawing Revisions	Drawn By	Date
	RMB	

SIGN INSTALLATION



Sign will install at the Brick wall with L Brackets and Screws



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 29 Franklin St *Date:* 07/29/23

Owner: Mad Dog Realty Trust

Address: 55 Franklin St, Needham, MA 02494
Street *City* *State* *Zip*

Telephone: _____

Applicant: Anna Haluch/ AYR Wellness

Address: 29 Franklin Street, Needham, Ma 02494
Street *City* *State* *Zip*

Telephone: (910)5536814

Designer/Installer: Pro Sign Service LLC

Address: 110 Forge River Parkway, Raynham, MA 02767
Street *City* *State* *Zip*

Telephone: (910)5536814

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:

Install (1) 35SF Channel letter set above main entrance

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

Stratus™

stratusunlimited.com
888.503.1569

LOCATION NUMBER:

6727

SITE ADDRESS:

29 Franklin Street,
Needham, MA 02494

View in Google Maps

AYR dispensary

Infinite possibilities, ideal solutions.

SITE PLAN

NTS - Not to Scale



stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: AYR dispensary

ADDRESS: 29 Franklin Street, Needham, MA 02494

PAGE NO.: 2

ORDER NUMBER: 1209597

PROJECT NUMBER: 87685

SITE NUMBER: 6727

PROJECT MANAGER: Mary Beth Terriaco

ELECTRONIC FILE NAME: G:\ACCOUNTS\A\AYR WELLNESS\2024\MA\6727_Needham\6727_Needham_R8

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	465921	03/06/24 JE		Rev 7	484508	07/10/24 KF	
Rev 1	466797	03/07/24 JE		Rev 8	485907	07/18/24 Z-MH	
Rev 2	466910	03/11/24 AS					
Rev 3	468284	03/19/24 JE					
Rev 4	477918	05/23/24 Z-KA					
Rev 5	480923	06/17/24 HP					
Rev 6	483421	07/05/24 KF					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E01 FRONT ELEVATION

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

CUSTOM

EXISTING SIGN SF:	±75.1
PROPOSED SIGN SF:	35

EXISTING CONDITIONS



EXISTING ±5'-6" x ±13'-8" SIGNAGE TO BE REMOVED & REPLACED; WALL TO BE REPAIRED AS REQUIRED.



PROPOSED

stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: AYR dispensary

ADDRESS: 29 Franklin Street, Needham, MA 02494

PAGE NO.: 3

ORDER NUMBER: 1209597

PROJECT NUMBER: 87685

SITE NUMBER: 6727

PROJECT MANAGER: Mary Beth Terriaco

ELECTRONIC FILE NAME: G:\ACCOUNTS\A\AYR WELLNESS\2024\MA\6727_Needham\6727_Needham_R8

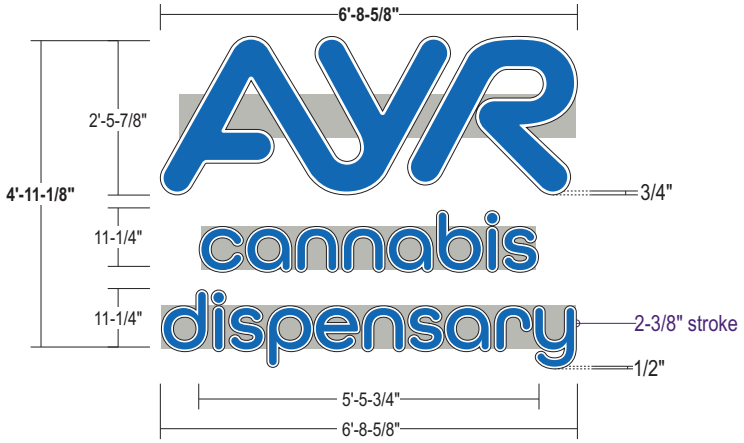
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	465921	03/06/24 JE		Rev 7	484508	07/10/24 KF	Revised per notes
Rev 1	466797	03/07/24 JE		Rev 8	485907	07/18/24 Z-MH	Added raceway
Rev 2	466910	03/11/24 AS	Added option				
Rev 3	468284	03/19/24 JE	Updated logo				
Rev 4	477918	05/23/24 Z-KA	Added option				
Rev 5	480923	06/17/24 HP	Removed options; updated SOW				
Rev 6	483421	07/05/24 KF	Updated graphics				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E01 FACE LIT CHANNEL LETTERS ON RACEWAY — CUSTOM

Scale: 1/2"=1'-0" — 35 square feet

NOTE: AYR RESPONSIBLE FOR RUNNING ELECTRIC TO WITHIN (6) FEET OF PROPOSED CHANNEL LETTERSET



FACES:	3/16" #2447 white acrylic with surface applied translucent blue vinyl leaving a white keyline border as shown
TRIMCAP:	1" jewelite trimcaps painted blue
RETURNS:	3" deep .040 aluminum returns painted blue
BACKS:	.063 aluminum backs - insides pre-finished white
ILLUM.:	White LEDs as required by manufacturer; **Remote power supplies**
WALL MAT.:	Not available at this time
RACEWAY:	Extruded low profile aluminum raceway 8.5" H x 7" D painted to match sign band
INSTALL:	Thru bolted using all thread into blocking as required; 12" standard length of threaded rod will be supplied unless otherwise noted; 3/8" threaded rod into blocking or Stratus approved equivalent
QUANTITY:	**(1) ONE CHANNEL LETTER SET REQUIRED FOR STOREFRONT ELEVATION**

ISOMETRIC VIEW



SIMULATED NIGHT VIEW



COLOR PALETTE

PMS 300 C Blue
3M 3630-127 Intense Blue

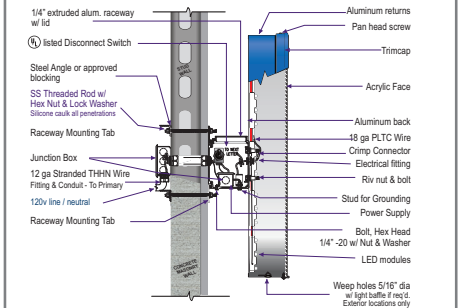
RACEWAY:
Color To Be Verified

All paint finishes to be Satin unless otherwise noted

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT | RACEWAY, CENTER | GENERIC INSTALL



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

SIGN TO BE U.L. LISTED AND SHALL MEET U.L. STANDARDS
Underwriters Laboratories Inc.
ELECTRIC SIGN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4.
ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250.
ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 20.1.1
AND INSTALLED AND BONDED PER N.E.C. 300-5(f), 410-74, 410-75, 410-76, 410-77, 410-78, 410-79, 410-80.
MANUFACTURE PER ELECTRICAL SIGNS
GROUNDING & BONDING
AS PER N.E.C. 250-95 & MCC 590-7

stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: AYR dispensary

ADDRESS: 29 Franklin Street, Needham, MA 02494

PAGE NO.: 4

ORDER NUMBER: 1209597

PROJECT NUMBER: 87685

SITE NUMBER: 6727

PROJECT MANAGER: Mary Beth Terriaco

ELECTRONIC FILE NAME: G:\ACCOUNTS\A\AYR WELLNESS\2024\MA\6727_Needham\6727_Needham_R8

Rev #	Req #	Date/Artist	Description
Original	465921	03/06/24 JE	
Rev 1	466797	03/07/24 JE	
Rev 2	466910	03/11/24 AS	Added option
Rev 3	468284	03/19/24 JE	Removed Option A; Updated logo
Rev 4	477918	05/23/24 Z-KA	Added option
Rev 5	480923	06/17/24 HP	Updated layout & face color
Rev 6	483421	07/05/24 KF	
Rev 7	484508	07/10/24 KF	Revised per notes
Rev 8	485907	07/18/24 Z-MH	Added raceway

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

ABUTTING BUILDINGS

Left side



Right side



Across



Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: AYR dispensary

ADDRESS: 29 Franklin Street, Needham, MA 02494

PAGE NO.:

ORDER NUMBER: 1209597

PROJECT NUMBER: 87685

SITE NUMBER: 6727

PROJECT MANAGER: Mary Beth Terriaco

ELECTRONIC FILE NAME: G:\ACCOUNTS\A\AYR WELLNESS\2024\MA\6727_Needham\6727_Needham_R8

Rev #	Req #	Date/Artist	Description
Original	465921	03/06/24 JE	
Rev 1	466797	03/07/24 JE	
Rev 2	466910	03/11/24 AS	
Rev 3	468284	03/19/24 JE	
Rev 4	477918	05/23/24 Z-KA	
Rev 5	480923	06/17/24 HP	
Rev 6	483421	07/05/24 KF	
Rev 7	484508	07/10/24 KF	
Rev 8	485907	07/18/24 Z-MH	

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 943 Great Plain Ave *Date:* 8/2/2024

Owner: Dan Darcy

Address: 15 west st walpole MA 02081
Street *City* *State* *Zip*

Telephone: 781 413 5861

Applicant: Signarama walpole

Address: 458 high plain st walpole MA 02081
Street *City* *State* *Zip*

Telephone: 508 660 1231

Designer/Installer: Signaramn walpole

Address: 458 high Plain st walpole MA 02081
Street *City* *State* *Zip*

Telephone: 508 660 1231

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:

Fabricate & install New hanging sign for new business to Replace previous sign

Please email completed application to elitchman@needhamma.gov

1/2" PVC (D/S) / Qty 1







Letter Size:

9.591in

5.873 in

Colors Used:

C: 100%
M: 89.5%
Y: 35%
K: 30.5%

C: 7.804%
M: 67.3%
Y: 79.6%
K: 0.439%

WALPOLE Signarama

508-660-1231
signarama-walpole.com

sales@signarama-walpole.com

458 High Plain St. Intersection Rts 1 & 27
Walpole, MA 02081

- Proof colors may vary from monitors & actual sign materials.
- A pdf proof is not a correct representation of printer output color.
- Resolution & Color from files provided by customer are the customers responsibility.
- Hard Proofs can be printed to ensure color satisfaction at a cost to be determined.
- Additional design charges may apply if customer does not proceed with all or part of project

PROOF 1	PROOF 2	PROOF 3	PROOF 4	PROOF 5
FREE	FREE	$20.00	$25.00	$30.00

This proof is for conceptual use - actual sizes / colors / proportions may slightly vary.

CLIENT APPROVAL

- **Client signature ensures all spellings & specifications for signage are correct.**
- **All errors are your responsibility once final approval is received.**
- **Additional charges apply if you wish to make changes once artwork has been printed, fabricated and/or installed.**

Customer: Run House

Date:

Approved By:

THIS DESIGN IS EXCLUSIVE PROPERTY OF SIGNARAMA WALPOLE.
IT MAY NOT BE REPRODUCED, COPIED, EXHIBITED OR UTILIZED FOR ANY PURPOSE, IN PART OR IN WHOLE, WITHOUT WRITTEN CONSENT.

TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 0 Linden Street, Needham, MA 02492 *Date:* 8/15/24

Owner: Needham Housing Authority

Address: 21 Highland Circle, Suite 10, Needham. MA 02494
Street *City* *State* *Zip*

Telephone: 781 444 3011 x218

Applicant: Needham Housing Authority

Address: 21 Highland Circle, Suite 10, Needham. MA 02494
Street *City* *State* *Zip*

Telephone: 781 444 3011 x218

Designer/Installer: Bargmann Hendrie + Archetype, Inc

Address: 9 Channel Center Street, Suite 300, Boston, MA 02210
Street *City* *State* *Zip*

Telephone: 617 350 0450

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:

Redevelopment of Needham Housing Authority Linden Street elderly/disable apartments. Project includes demolishing 18 free standing one-story buildings consisting of 72 studio apartments and replacing with 4 story elevator building with 128 one-bedroom units and 8 two bedroom units. Site improvement includes new utilities, increased parking, vehicular drop off, and landscape enhancements for residents including community garden plots, garden/park area, and meandering pedestrian walkways and seating areas.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020



NEEDHAM HOUSING AUTHORITY

Redevelopment of
Linden and Chambers Streets

DRB – Pre-Read: 8/5/24

Design Review Board
August 19, 2024

Bargmann Hendrie+Archetype Inc.

Agenda

- Introduction and Project Background
- Site Layout and Flow
- Landscape Design
- Building Exterior Design - materials & neighborhood context

Introduction and Project Background

Timeline

NHA Facilities Masterplan	February, 2019
Concept Phase	June, 2023
Design Review Team	August, 2023
Schematic Design	November, 2023
Spring Town Meeting - Affordable Housing District	May, 2024
Design Review Team	July 25, 2024
Design Review Board	August 19, 2024
Site Plan Review Submission	August 23, 2024
Planning Board Hearing	September 24, 2024

Town Engagement – 2023 - 2024





Number of Presentations/Meetings:

• Planning Board	7
• Residents	5
• Neighbors	5
• State and Federal Reps	5
• Select Board	4
• Finance Committee	4
• Conservation Committee	4
• Public Hearings	3
• Town Meeting Members	3
• TCHOC	3
• Board of Health	2
• League of Women Voters	2
• Town Department Heads	1
• School Department	1
• EOHLC	1

Existing Conditions

- Built between 1959 and 1962 (Linden) and 1972 (Chambers)
- 152 studio units of state public housing for low-income elderly / disabled households
- Poor physical conditions (Site and Buildings)
- Accessibility compliance issues
- Undersized units
- Lack adequate parking
- Wetland and environmental challenges








Existing Linden/Chambers Community – 152 Studios



Zoning

Zoning Relief Approved -- Spring 2024 Town Meeting

In December 2023 the Needham Planning Board agreed to sponsor the zoning relief that's required to build the Linden Redevelopment Project as currently designed.[19] After analysis of the options, the zoning by-law amendments took the form of a 1) defining new Affordable Housing District (AHD) with the dimensional metrics required to accommodate the Project as currently designed; and 2) applying the new AHD to a map consisting of the metes and bounds of the ~11 acre Linden/Chambers Site. The AHD was approved at Spring 2024 Town Meeting by near-unanimous vote.

The following figure 3 shows table summarizing key dimensional metrics for the new Affordable Housing District[20]:

	CURRENT DISTRICT REQUIREMENTS	EXISTING CONDITIONS	PROPOSED ZONING
ZONING DISTRICT	**SRB, GR District**	Non-Conforming, approved by variance 1959-1970	**Affordable Housing District (AHD)**
USES	Detached single family or duplex housing	Elderly & disabled housing	Affordable Multi-Family
ZONING DIMENSIONAL ANALYSIS			
Gross Lot Area	-	-	-
Minimum Lot Size	10,000 sq. ft.	479,254 sq. ft.	20,000 sq. ft.
Frontage	80 ft	898 ft	150 ft
# 0f Dwelling Units	-	152	-
Front yard	20 ft	20 ft	40 ft
Side Yard	14 ft	35 ft	25 ft
Rear Yard	20 ft	30 ft	25 ft
Height	35 ft	25 ft	58 ft
Mechanical Height	NR	none	15 ft
Mechanical Roof Coverage	NR	none	25%
Stories	2.5	2	4
FAR	0.36-0.38	0.22	0.5
Units per Acre	NR	13.8	25
Lot Coverage	25-35%	16%	20%
Parking			
Parking Spaces	1.5/unit	.55/unit	0.5/unit
Parking Lot Illumination	1 fc	-	per 5.1.3 (a)
Loading Requirement	Off-Street Loading	-	per 5.1.3 (b)
Handicapped Parking	per MAAB	6	per 5.1.3 (c)
Driveway Openings	Minimize conflict with Street Traffic	-	per 5.1.3 (d)
Compact Cars	Up to 50% maybe compact	-	per 5.1.3 (e)
Parking Space Size	9'x18.5'	9'x18.5'	per 5.1.3 (f)
Bumper Overhang	1 ft Front and Rear	-	per 5.1.3 (g)
Parking Space Layout	No Movement of other vehicles required	-	per 5.1.3 (h)
Width of Maneuvering Aisle	see 5.1.3(j)	-	per 5.1.3 (i)
Parking Setbacks	20 ft front, 5 ft side and rear	14 to 30	per 5.1.3 (j)
Landscape Areas	4' wide planting strip; 10% landscape	<5%	per 5.1.3 (k)
Trees	1 per 10 parking spaces	7	per 5.1.3 (l)
Location	same lot	same lot	per 5.1.3 (m)
Bicycle Racks	1 per 20 parking spaces	none	per 5.1.3 (n)

152 Units

Phasing – Phase 1A Only (76 New Units)



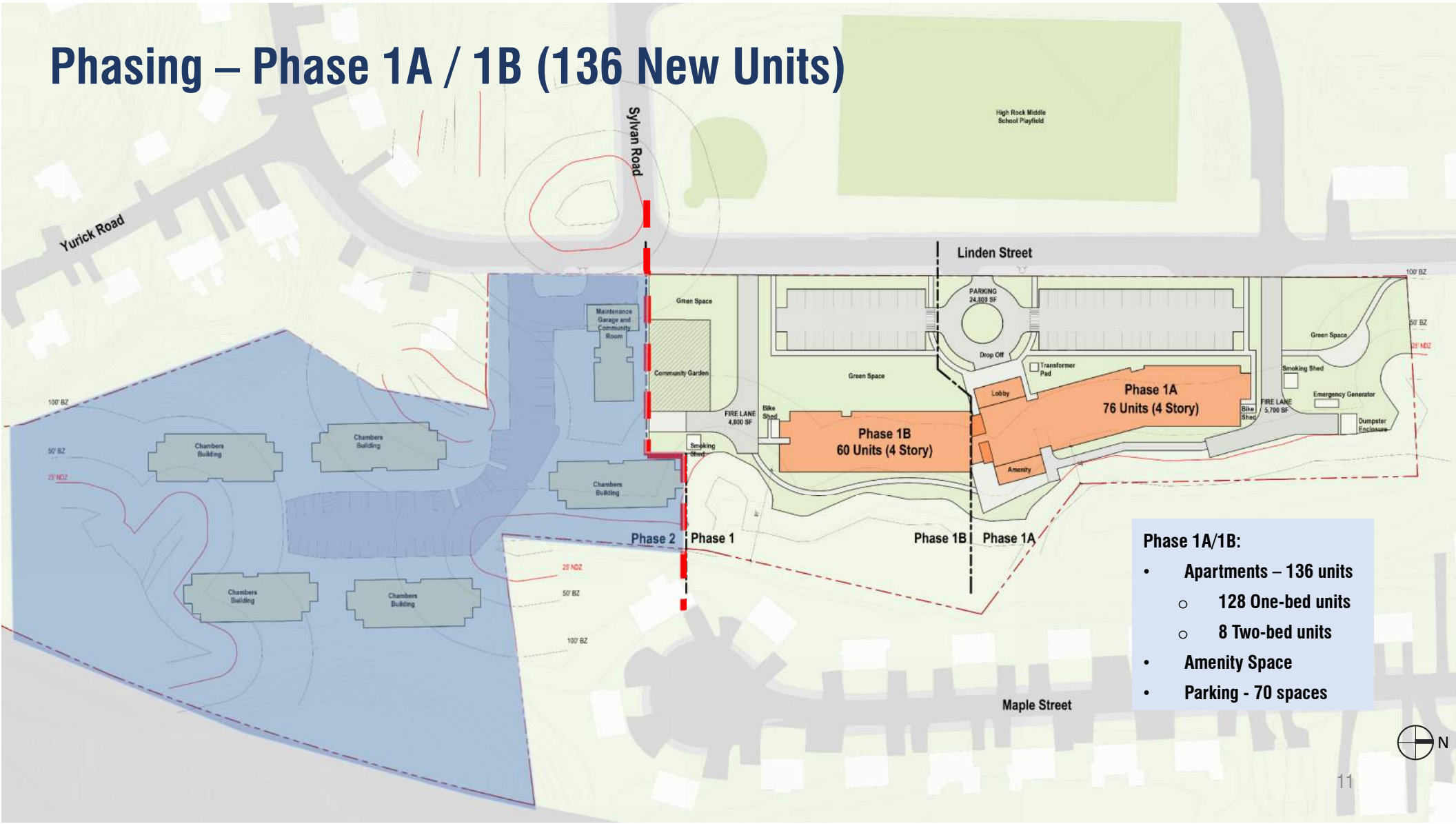
Phase 1A:

- Apartments – 76 units
  - 72 One-bed units
  - 4 Two-bed units
- Amenity Space
  - Community Room
  - Kitchen
  - Distributed laundry
- Parking - 41 spaces

Phasing – Phase 1B (60 New Units)



Phasing – Phase 1A / 1B (136 New Units)



Phase 1A/1B:

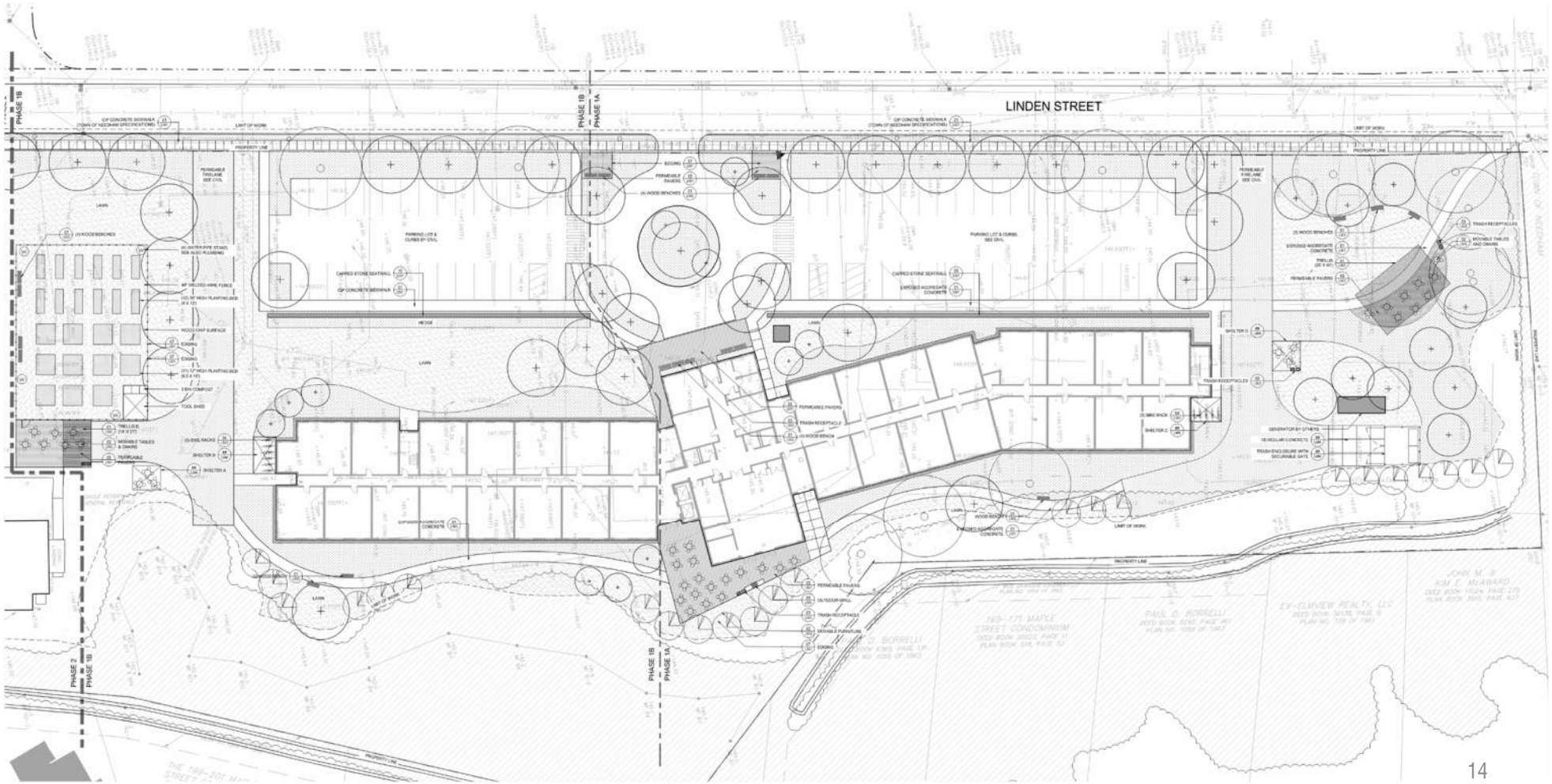
- **Apartments – 136 units**
  - **128 One-bed units**
  - **8 Two-bed units**
- **Amenity Space**
- **Parking - 70 spaces**

Site Layout and Flow

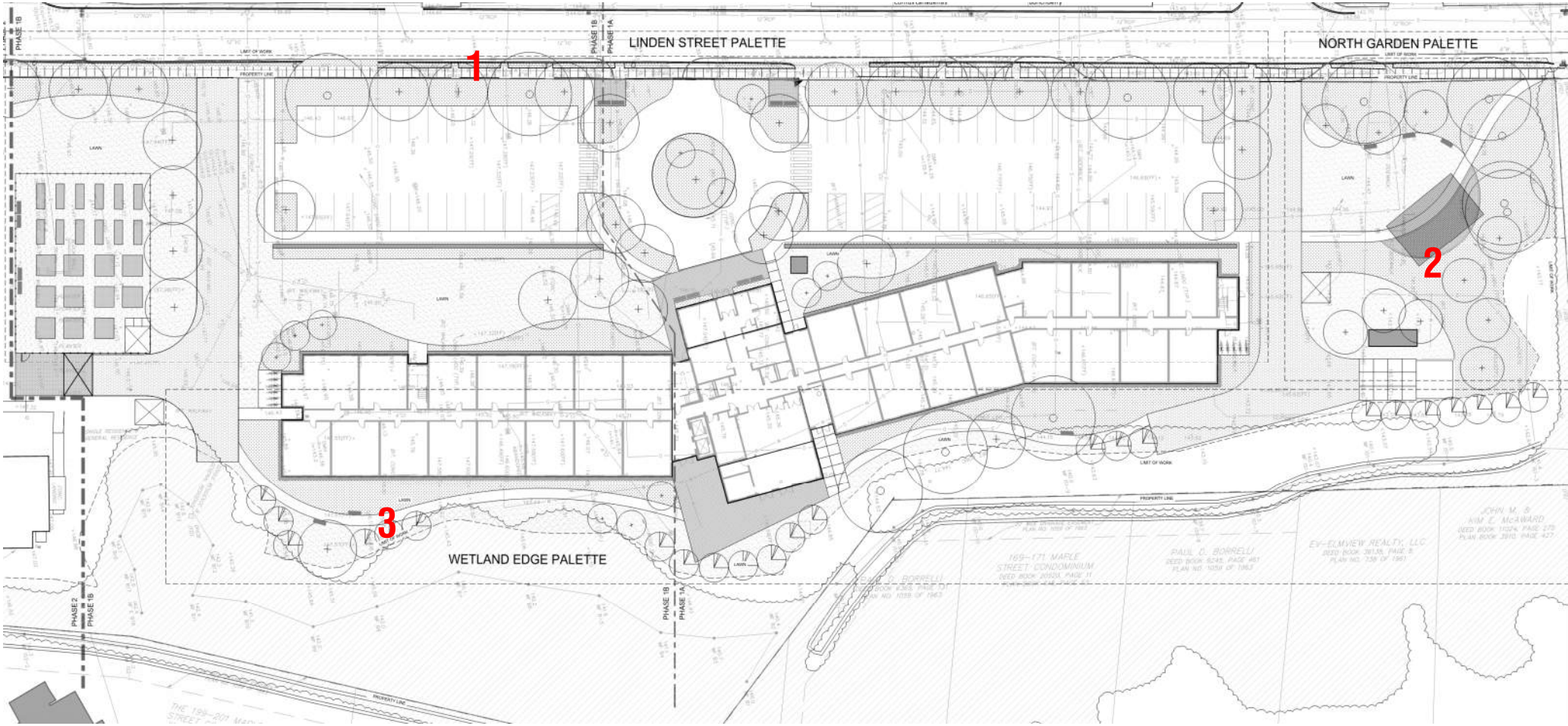
Phase 1A / 1B – Site Redevelopment



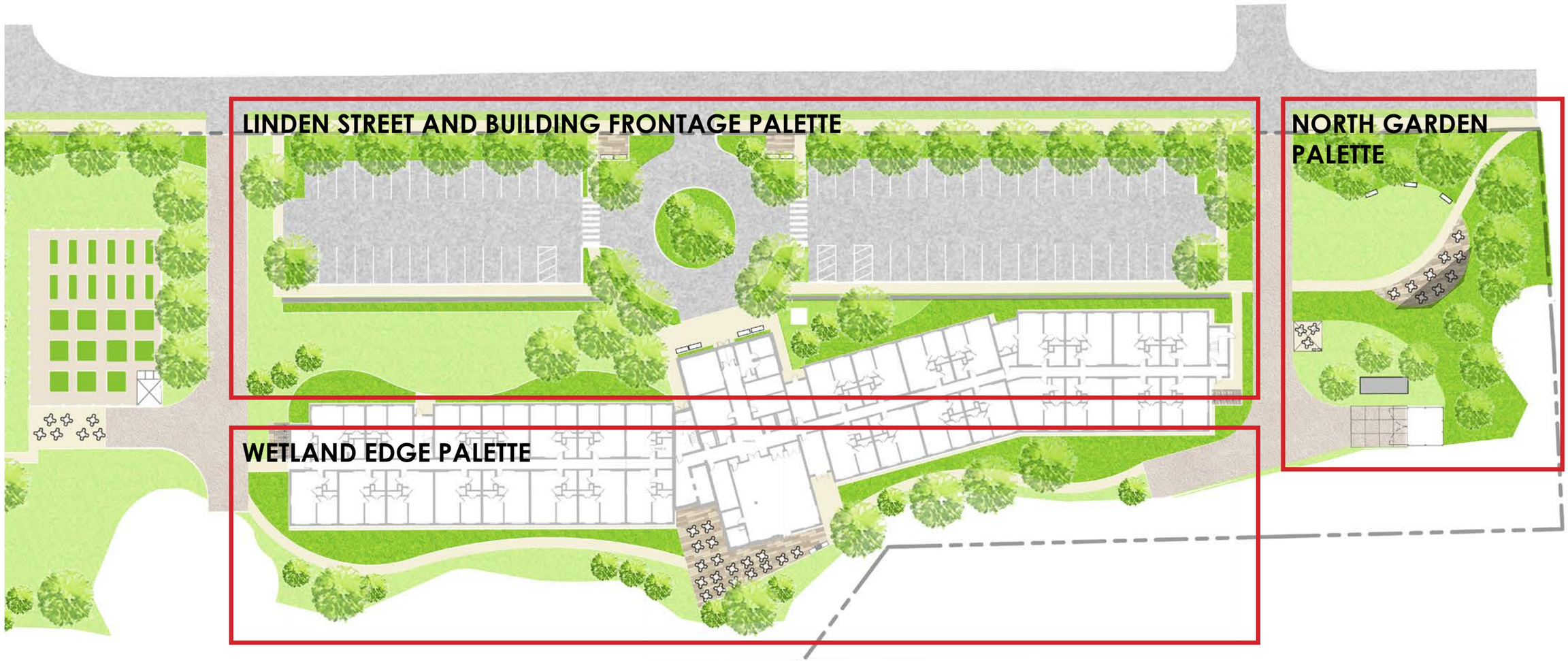
Landscape - Materials Plan



Landscape – Planting Plan



PLANTING PALETTES



LINDEN STREET PALETTE



Endless Summer Rhododendron



Cunningham White Rhododendron



Dwarf Fountain Grass



Eastern Wild Ginger



Red Maple



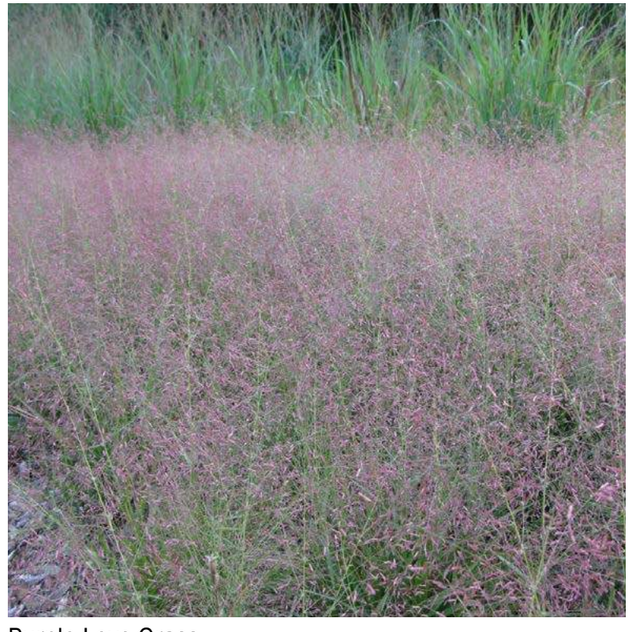
BUILDING FRONTAGE PALETTE



Sweetpepper Bush



Rhododendron English Roseum



Purple Love Grass



Apricot Drift Rose



Amalanchier



WETLAND EDGE (NATIVE) PALETTE


Sweetpepper Bush


Sensitive Fern


Mapleleaf Viburnum


Bunchberry


Pennsylvania Sedge


Red Osier Dogwood


Steeplebush


Anemone


Hayscented Fern


Eastern Wild Ginger


River Birch



NORTH GARDEN PALETTE


Cardinal Flower


Stella D'Oro Daylily


Inkberry Holly

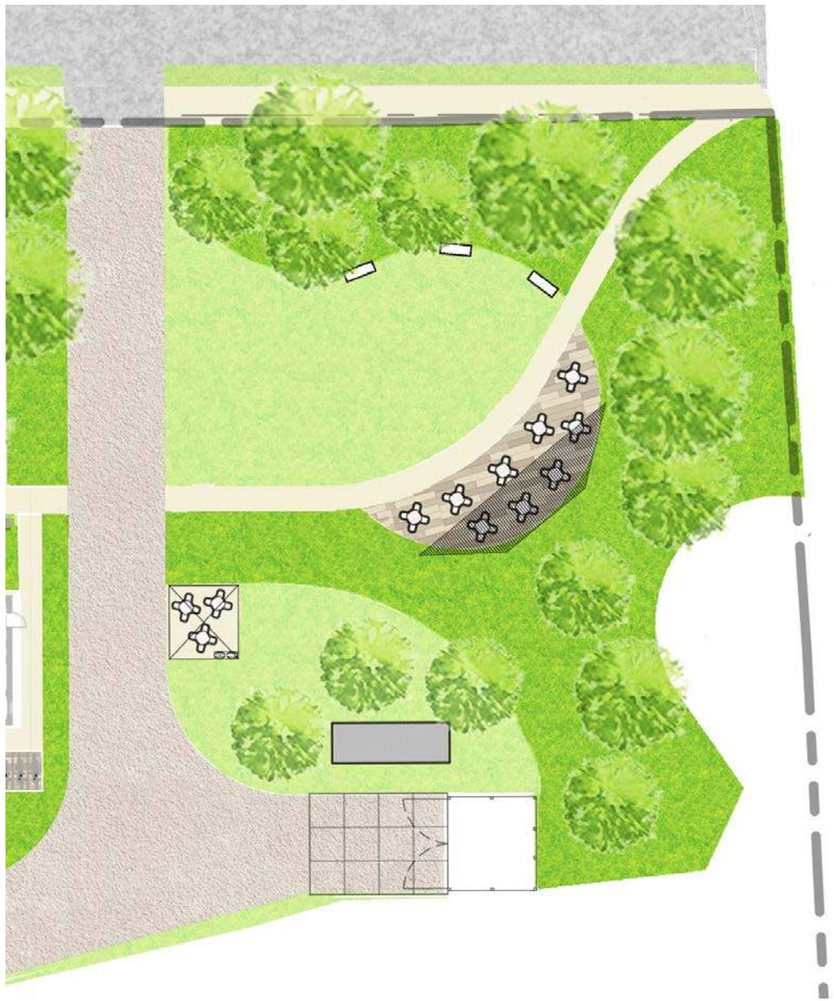

Shasta Daisy

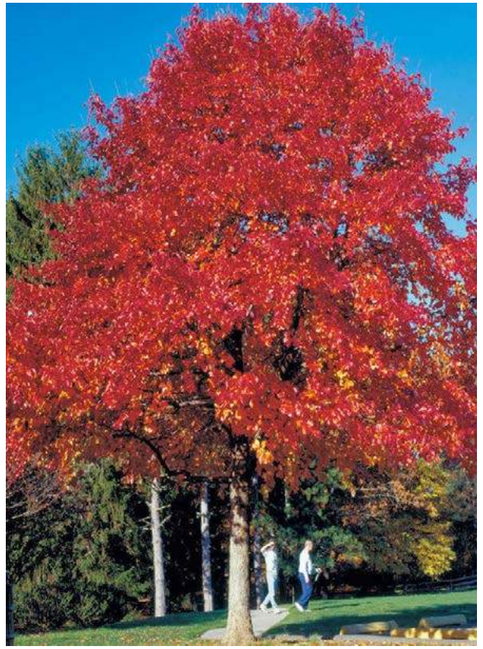

Arrowwood Viburnumn


New England Aster


Blushing knockout Rose


Black Eyed Susans

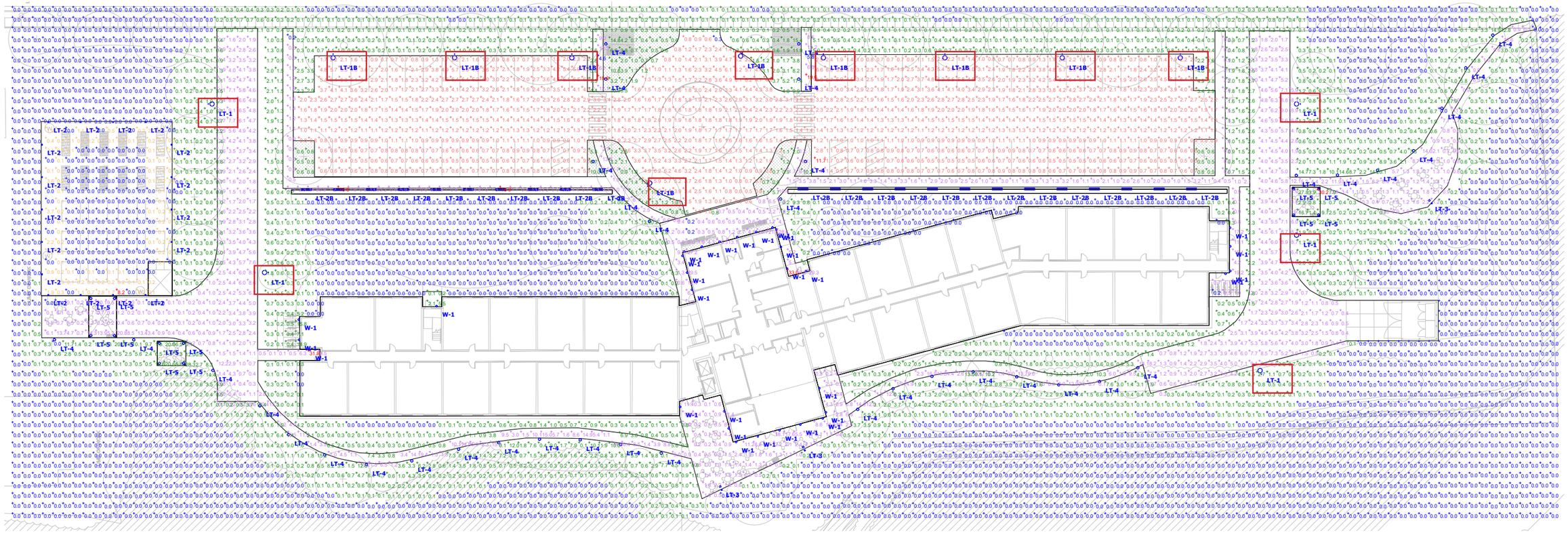



Red Oak


Tulip Tree


Pagoda Dogwood

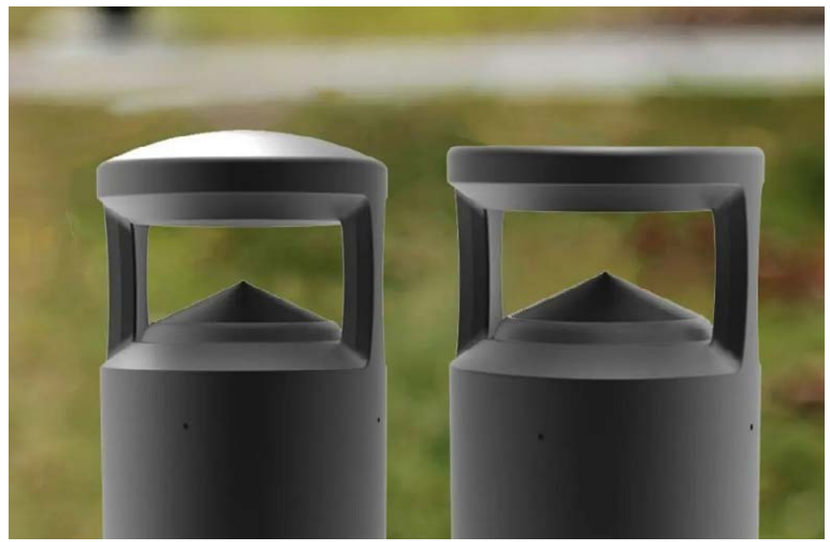
Lighting



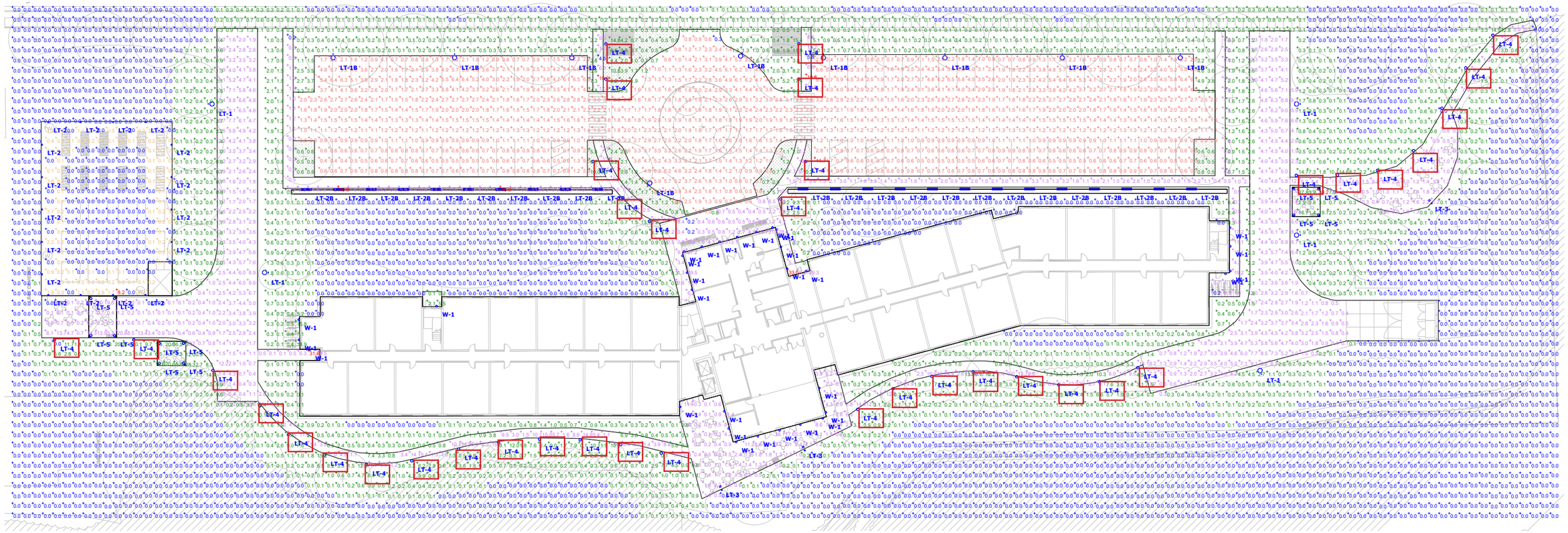
Parking and Drive



Paths & Walks



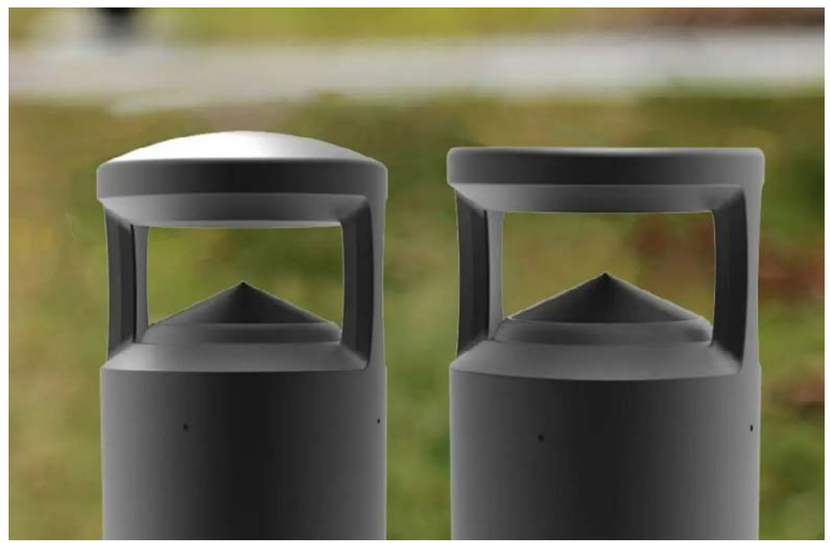
Lighting



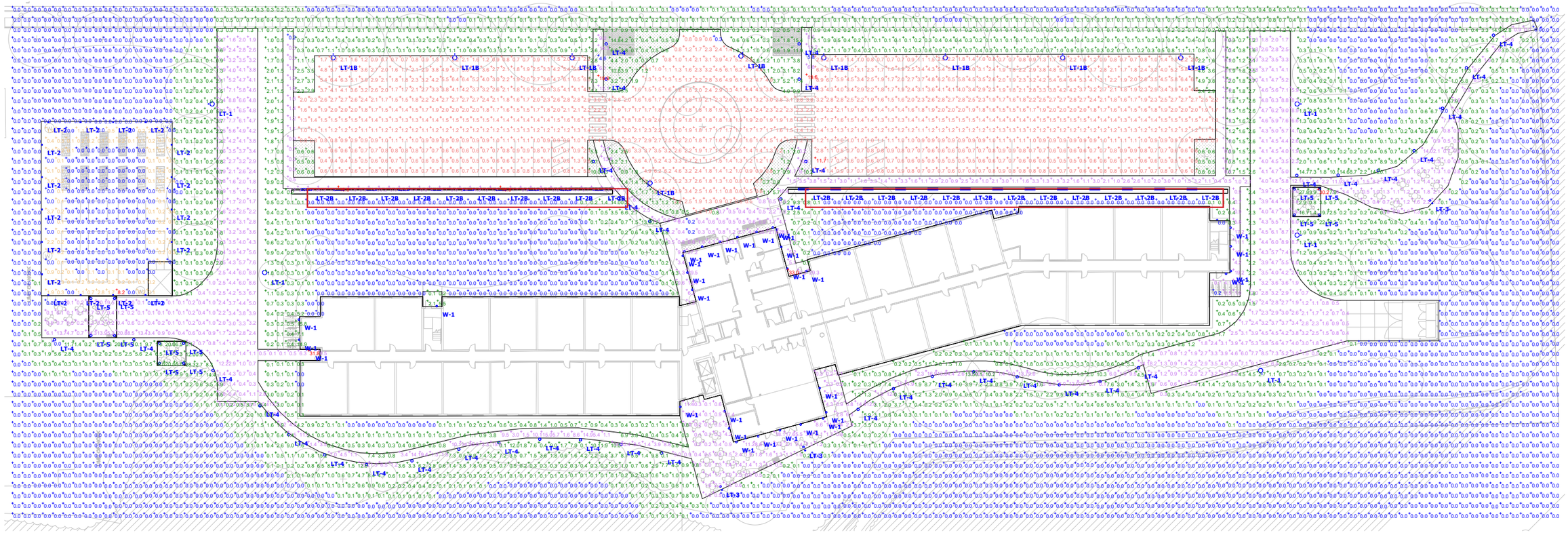
Parking and Drive



Paths & Walks



Lighting



Wall Light

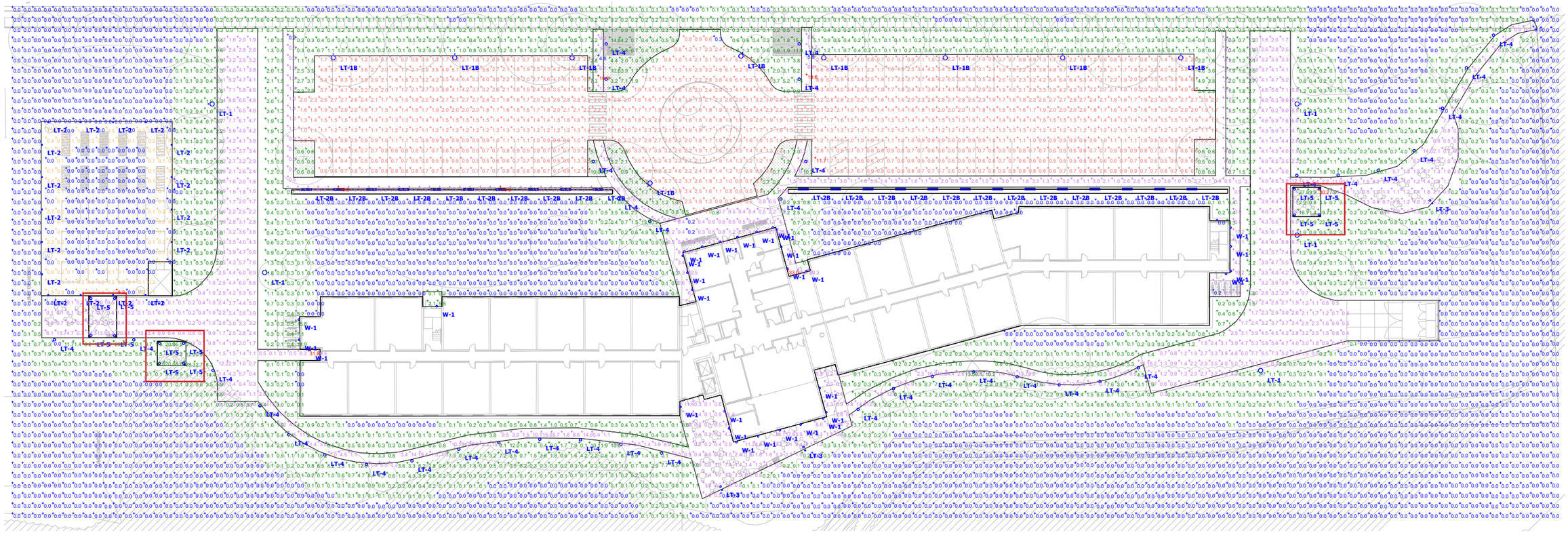


Structure downlights



ground

Lighting



Wall Light



Structure downlights



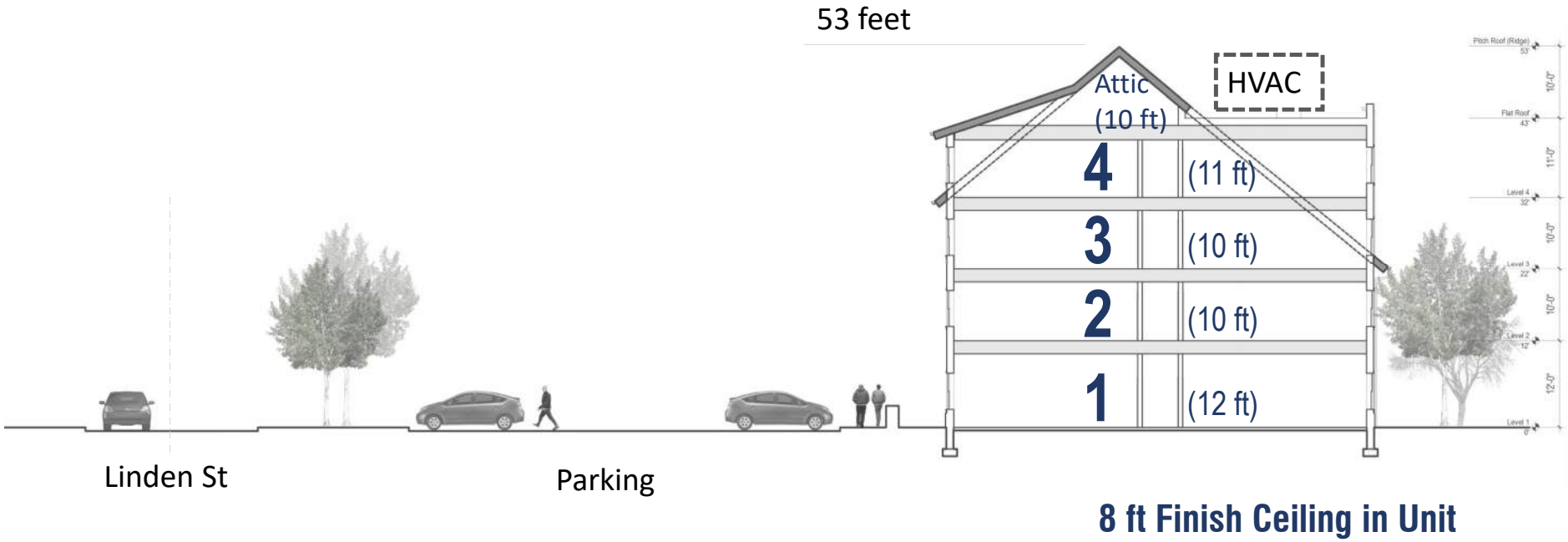
ground

Building Exterior Design

Building Plans



Building / Site Section



8 ft Finish Ceiling in Unit

Building Elevations



Phase 1 West Elevation

1/32" = 1'-0"



Phase 1 East Elevation

1/32" = 1'-0"



Phase 1 South Elevation

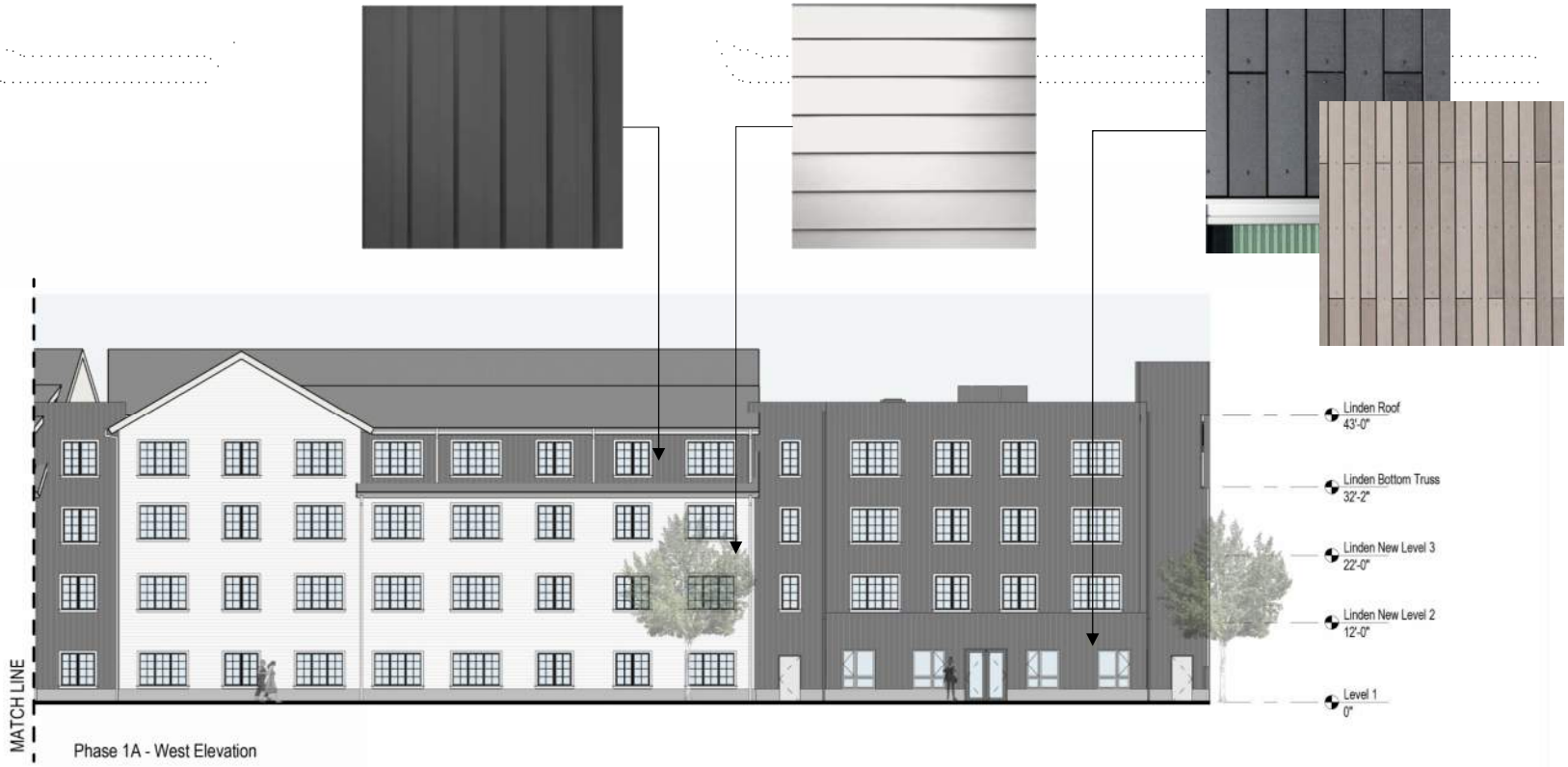
1/32" = 1'-0"



Phase 1 North Elevation

1/32" = 1'-0"

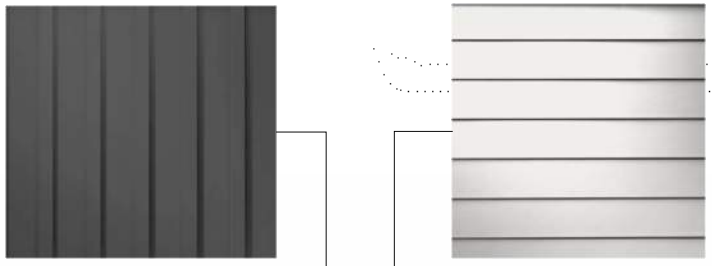
Building Elevations





Facing Linden Street

Building Elevations





East Elevation



Linden Street

Facing Maple Street

Neighborhood Context













Exterior Finish Precedents













Materials



Cement Fiber Board - Board & Batten and Panels

Manufacture and Product: James Hardie

Color: Night Gray

Finish: Smooth



Cement Fiber Board - Lap Siding

Manufacture and Product: James Hardie

Color: Arctic White

Finish: Smooth



Cement Fiber Board - Trim (Varying Widths)

Manufacture and Product: James Hardie

Color: Arctic White

Finish: Smooth



Chisel Face Masonry Units at Wall Base

Manufacture and Product: Echelon, Franklin

Color: Liberty Gray



Asphalt Roof Shingles

Manufacture and Product: Certainteed Landmark

Color: Crystal Grey



Membrane Roof

Manufacture and Product: Firestone UltraPly TPO

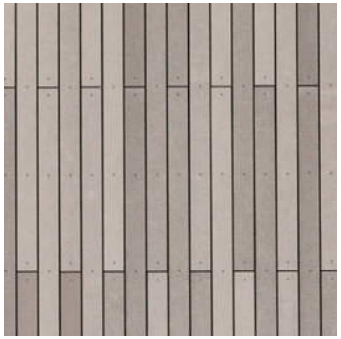
Color: Grey



Fiberglass Window

Manufacture and Product Alpen Zenith ZR-6

Color: Black



Cement Fiber Board – Slats Siding

Manufacture and Product: Rieder, Oko

Color: Greyscale



Maple Street – Aerial View



Linden Street – Aerial View



Corner at Linden and Blake Street



Linden Street / Sylvan Road



Corner at Linden and High Rock Middle School Road


Questions / Comments
Thank you

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

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

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

Applicants & Attendees:

1. Apirak Chuenprapa, owner of Little Spoon restaurant
2. Mehmet Sahin, Falcon Graphics representing Uniq Laser
3. Richard Biggins, Ardon Visual Communications, representing Acrisure (Insurance)

Agenda Item 1:
Apirak Chuenprapa, owner of Little Spoon restaurant located at 952 Great Plain Avenue applying for outdoor dining.

The Board tabled discussion of this item to later in the meeting.

Agenda Item 2:
Mehmet Sahin, Falcon Graphics representing Uniq Laser located at 922 Highland Avenue and applying for signage.

Mehmet Sahin, Falcon Graphics, explained that his client recently submitted a proposed change to the plan, showing a sign with a white background with black letters. The size of the uppercase letters is proposed to be 22" and the smaller letters will be 6.5." The revised drawings were submitted to E. Litchman one hour prior to the meeting.

Mr. Dornbusch asked if the existing awning and gooseneck lighting will remain. Mr. Sahin stated that neither will remain. The sign will be placed directly on the building and the letters will be backlit.

Mr. Dornbusch stated that the proposed sign is very clean and simple. He would like to make sure it fits the size requirements of the space. He is concerned that the height of this proposed sign will be different from those adjacent to it.

Mr. Zemel stated that the original sign, with a black background and white lettering, seemed to fit with the motif of the existing area. With the newly proposed coloring and backlit letters, there will be too much lighting at this intersection, and it will be difficult to maintain the white

DRAFT

background. This is too much of a clash for this area. The proposed scale will not match the adjacent signs. He prefers the original design over the new one proposed.

Chair Gluesing stated that, on a dark background building, such as a red brick building like this one, a white background would be glaring. He would like this background to be a different color, such as a beige or grey. The sign itself, as it is proposed on a panel, is 38 s.f., which is too large. The proposed 22" lettering will not align with the adjacent signage. He would prefer a sign the size of Vinodivino's sign and mounted the same way, over the top of the glazing on the building.

Mr. Sahin asked if the background could be made a brick red color, with black lettering. Chair Gluesing stated that this color, or a beige or grey color could be acceptable.

Mr. Dornbusch agreed that the newly proposed colors should be amended (he was unaware of the last minute change made prior to the meeting), along with the proposed proportions. Mr. Zemel agreed and suggested continuing this discussion to allow for a revised plan to be submitted. Chair Gluesing stated that he is willing to place conditions on the approval during this hearing, such as the uppercase letters being 14" high and the panel being reduced proportionately, with the sign mounted over the top of the glazing sitting on the window, and the color of the background changed to a grey or beige. However, this would leave a large amount of conjecture, and he would also be okay with continuing this hearing. Mr. Zemel stated that, due to the high-profile location of this building, he would like to see a revised plan submitted prior to approval. Mr. Dornbusch agreed and stated that he would like to see a rendering showing the signs on both sides of this business as well.

The Board continued the review for Uniq Laser to August 19, 2024.

Agenda Item 3:

Richard Biggins, Ardon Visual Communications, representing Acrisure (Insurance) located at 950 Highland Avenue and applying for signage.

Richard Biggins, Ardon Visual Communications, explained that the proposal is removal of the existing channel letter set from the prior business. The newly proposed sign includes a one logo line of text with standard face lit channel letters. The proposed sign is to match the surrounding signs. The height of the proposed letters is 22".

Chair Gluesing explained that this building has an EIFS façade, which is a foam panel with a stucco finish. He asked if the letters are set off from the building slightly. Mr. Biggins stated that the drawing shows 1.5" spaces, but typically face lit channel letters will be mounted flush to the building.

Mr. Zemel stated that he is okay with the proposed sign. It fits with this area. Mr. Dornbusch agreed.

Chair Gluesing asked if the existing sign is on a raceway. Mr. Biggins stated that they are individually mounted letters. Chair Gluesing asked that any holes be patched and painted.

DRAFT

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the sign for Acrisure (Insurance) located at 950 Highland Avenue with the condition that any existing holes be patched and painted. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Motion passed 3-0-0.

Agenda Item 1:

Apirak Chuenprapa, owner of Little Spoon restaurant located at 952 Great Plain Avenue applying for outdoor dining.

Apirak Chuenprapa, owner of Little Spoon restaurant, explained that the proposal is for outdoor dining at the restaurant. There will be umbrellas over the tables.

Mr. Dornbusch stated that the seating already exists on the site. He would like to make sure that the space to access this area meets the regulations.

Mr. Zemel asked about the different drawings presented. Chair Gluesing explained that the applicant must have at least one handicap table with at least 3' aisles to access it. He believes this is shown on one of the drawings.

Mr. Zemel stated that the width of the pinch point between the planter and the stanchion is a couple of inches shy of the 4' required for the handicap access. He noted that he pointed this out to the owner, and it was fixed, but he wants to make sure this is maintained. Chair Gluesing stated that the Building Commissioner will review this as part of his process.

Ms. Litchman stated that the applicant does not need to go before the Planning Board as long as the seating is under 30% of what was approved for indoors. This is all on public property and the process goes through the Select Board review.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the outdoor dining for Little Spoon restaurant located at 952 Great Plain Avenue with the condition that a correction be made by Chair Gluesing to the drawing, showing that there is a planter where a plastic barricade strip is currently shown. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Motion passed 3-0-0.

Minutes:

Minutes from the 07/08/2024 meeting

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the meeting minutes of July 08, 2024, as presented. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – abstain; Motion passed 2-0-1.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to adjourn at 8:17 p.m. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Motion passed 3-0-0.

Next Public Meeting – August 19, 2024 at 7:30pm via Zoom Webinar

DRAFT