



Design Review Board Meeting Minutes
Monday, February 10, 2025
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Steve Dornbusch, Board Member (P)
Susan Opton, Board Member (P)
Milee Pradhan, Board Member (P)
Felix Zemel, Board Member (P) [7:35pm]
Alex Clee, Planning & Community Development (P)

Mark Gluesing, Chair, called the meeting to order on February 10, 2025, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Mehmet Sahin, Falcon Graphics representing Monsoon Indian Kitchen
2. Carol Fournier, Boston Sign Installation LLC, representing In Focus Eyecare
3. Brian DiGiando, DiGiando Corp. representing Dedham Savings Bank
4. Maria Whack / Jeremy Satram - Architectural Sign Group representing Digital Realty

Agenda Item 1:

Mehmet Sahin, Falcon Graphics representing Monsoon Indian Kitchen located at 324 Chestnut Street and applying for signage.

Felix Zemel joined the meeting at 7:35pm.

Mehmet Sahin, Falcon Graphics representing Monsoon Indian Kitchen, explained that the proposed sign will have 3D Komacel white plastic letters and be a similar size to the existing sign. The existing frame will be used for the sign and painted to match the mansard roof color behind it.

Mr. Dornbusch asked if any lighting is proposed. Mr. Sahin stated that there are existing lights under the letters.

Ms. Opton stated that the size of the "Indian Kitchen" lettering may be difficult to see. Chair Gluesing stated that the letter coloring will help it stand out.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the signage for 324 Chestnut Street as proposed. Steve Dornbusch – aye; Milee Pradhan – aye; Mark Gluesing – aye; Susan Opton – aye; Felix Zemel – aye; Motion passed 5-0-0.

Agenda Item 2:

Carol Fournier, Boston Sign Installation LLC, representing In Focus Eyecare located at 1211 Highland Avenue and applying for signage.

Carol Fournier, Boston Sign Installation LLC, representing In Focus Eyecare, explained that there is a rebranding proposed for this business. The existing door sign will be removed and replaced with new die cut lettering with the new name, In Focus Eyecare. The front door logo sign will include the businesses' hours at the bottom. The main sign will have an acrylic panel swap only and the structure will otherwise remain the same. The existing bright white color will be changed to a gray. The rear door is proposed to have the new name included on the door for those in the back parking lot.

Ms. Pradhan stated that she likes the proposed color contrast between the letters and sign. She suggested making the "In Focus" lettering on the main sign a bit heavier to stand out further.

Mr. Zemel stated that he prefers this new proposal to the existing signage. He agreed with increasing the line width a bit on the "In Focus" letters on the main sign. He asked if the main sign is internally illuminated. Ms. Fournier stated that the existing sign is internally illuminated, and this will not change. The smaller box sign underneath is also internally illuminated. Mr. Zemel stated that the proposed design fits in with the nearby businesses.

Chair Gluesing asked if the steel framework will be repainted. Ms. Fournier stated that, due to the weather, it can likely not be painted anytime soon, but she will pass along the recommendation.

Chair Gluesing expressed concern that the small box beneath the main sign was not originally approved but noted that the Board did not seem to express concern with approving it. Ms. Opton agreed with the concern expressed with the smaller, added on sign. Mr. Zemel noted that, if the sign has been there for more than ten years and has not been complained about, the Board could consider it a preexisting, nonconforming item similar to in zoning law. The applicant's proposal seems to improve this sign overall. Chair Gluesing stated that the Sign Bylaw specifically does not allow for grandfathering.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the signage package for 1211 Highland Avenue, with the condition that the steel frame of the main sign be repainted by July 1, 2025. Steve Dornbusch – aye; Milee Pradhan – aye; Mark Gluesing – aye; Susan Opton – aye; Felix Zemel – aye; Motion passed 5-0-0.

Agenda Item 3:

Brian DiGiando, DiGiando Corp. representing Dedham Savings Bank located at 1077 Great Plain Avenue and applying for exterior façade changes.

Brian DiGiando, DiGiando Corp. representing Dedham Savings Bank, explained that the proposal is to replace rotted wood trim around 11 existing windows of the Dedham Savings Bank. The proposal includes replacement of the rotting pilasters at the back of the building, with PVC AZEK. There is concern with water penetrating into the building with the rotting items. The window and soffits will be replaced essentially in-kind, but the rosettes will not be replaced

as they cannot be made out of AZEK. The rosettes are embedded and could cause water leakage in the future. The existing trim will be replaced with PVC trim as closely as possible. The proposal also includes replacing the trim molding pilasters around the front and rear entrances with PVC trim to match the detailing to the greatest extent possible. Bright white paint will be applied to all of the new trim and moldings.

Chair Gluesing asked if there will be a recess where the rosettes are removed. Mr. DiGiando stated that it would be a flat panel.

Mr. Zemel stated that cleaning up the building is a good idea and AZEK is good for maintenance. He expressed some concern regarding the proposed bright white color. Chair Gluesing noted that the existing trim is already white.

Ms. Opton asked about AZEK collecting mildew in shady areas. Mr. DiGiando stated that a mold-resistant paint could be utilized. The mildew could easily be removed with cleaning.

Ms. Pradhan asked if the overall size of the trim will be kept. Mr. DiGiando agreed that it would be kept the same.

Chair Gluesing stated that he has no objections to the project as presented.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the façade repair changes for 1077 Great Plain Avenue, as presented. Steve Dornbusch – aye; Milee Pradhan – aye; Mark Gluesing – aye; Susan Opton – aye; Felix Zemel – aye; Motion passed 5-0-0.

Agenda Item 4:

Maria Whack / Jeremy Satram - Architectural Sign Group representing Digital Realty at 128 First Avenue and applying for signage.

Maria Whack, Architectural Sign Group representing Digital Realty, explained that the proposal is for a 13 s.f. directional sign, to be located 165' off the existing right of way. There is an existing sign in this location which is unpermitted. The proposal is for an aluminum-based sign with cover panels. This will not be illuminated. All of the letters will be acrylic.

Chair Gluesing stated that there is a requirement that the sign not block the driveway entrance, which will be reviewed by the Building Commissioner. He suggested a site plan for the sign that includes the distance to the street. After review of the site plan, he noted it is located in the parking lot driveway and was not an issue with the street.

Ms. Pradhan suggested choosing a different text size for the lettering of “Digital Realty” to increase legibility. Ms. Whack explained that the intention is to point people toward the address but not necessarily the direct business.

Mr. Zemel expressed appreciation for this applicant coming before the Board to have the sign permitted.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the signage package for 128 First Avenue, as presented. Steve Dornbusch – aye; Milee Pradhan – aye; Mark Gluesing – aye; Susan Opton – aye; Felix Zemel – aye; Motion passed 5-0-0.

REVIEW

Minutes of 01/13/2025 meetings.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the meeting minutes of January 13, 2025, as presented. Steve Dornbusch – aye; Milee Pradhan – aye; Mark Gluesing – abstain; Susan Opton – abstain Felix Zemel – aye; Motion passed 3-0-2.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to adjourn at 8:16 p.m. Steve Dornbusch – aye; Milee Pradhan – aye; Mark Gluesing – aye; Susan Opton – aye; Felix Zemel – aye; Motion passed 5-0-0.

Next Public Meeting – March 24, 2025, at 7:30pm via Zoom Webinar