Design Review Board Meeting Minutes
Monday, September 14, 2020
7:30 PM

Board Members:
Mark Gluesing, Chair (P)
Nelson Hammer, Board Member (P)
Chad Reilly, Board Member (P)
Deborah Robinson, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (P)
Elisa Litchman, Administrative Assistant, Planning & Community Development (P)

Applicants & Attendees:

1. Tim Parker, Fast Signs applying for awning, and lighting update for Laser MD, Med Spa located at 922 Highland Avenue.

2. Robert Smart, representing Boston Children's Hospital applying for Site Plan Review located at 380 First Avenue.
   - Glenn Dougherty of Tetra Tech (On behalf of Boston Children's Hospital)
   - Lisa Hogarty (On behalf of Boston Children's Hospital)
   - Scott Parker of Payette Architects (On behalf of Boston Children's Hospital)
   - Tim Sullivan of Goulston & Storrs (On behalf of Boston Children's Hospital)
   - Gerald Topping, Senior Project Manager (On behalf of Boston Children's Hospital)

Mr. Chair called the meeting to order on September 14, 2020 at 7:30 PM EST.
Mr. Chair notified attendees of new public meeting orders issued by the governor of Massachusetts.

Agenda Item 1: (Awning & Lighting update)

Laser MD, Med Spa located at 922 Highland Avenue applying for awning, and lighting update. - Tim Parker, Fast Signs.

Mr. Parker presented new awning and lighting proposal at 922 Highland Avenue. He is looking to re-cover the same existing awning frame with black Sunbrella fabric and white text. His client is also looking to install a small logo on either end of the awning.

Mr. Parker is also proposing a change to the gooseneck light fixtures currently installed at the property. They are red and faded. The proposal is to paint them black.

Ms. Robinson indicated she has no objections to the proposal.

Mr. Hammer said he concurs with Ms. Robinson. He is in favor of the black fabric for the new awning.

Mr. Reilly said he would prefer if the small "r" for the trademarked logo be removed for aesthetic purposes. Mr. Parker said that would not be a problem.

During the discussion Mr. Chair ran a check on the square footage for the small side panels, they are small enough that they are classified as a by-right sign.

Mr. Chair asked if the same frame will be used. Mr. Parker said the same frame will be used but will be repainted due to some rust stains.

Motion to approve the façade changes- changing the color of the awning and painting of the light fixtures without conditions made by Ms. Robinson.

Motion was seconded by Mr. Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	

Motion to approve the signage applied to the awning with the condition to remove the "® registration logo" made by Mr. Reilly.

Motion was seconded by Mr. Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	

<u>Agenda Item 2: (Site Plan Review)</u>

<u>Boston Children's Hospital applying for Site Plan Review located at 380 First Avenue.</u> - Robert Smart, Esq.

Mr. Sullivan of Goulston & Storrs presented a slideshow to the Board to give a brief overview of what Boston Children's Hospital has been doing in Needham so far.

Ms. Hogarty of Boston Children's Hospital explained to the Board that the hospital had been looking to build a surgical subspecialty facility for about 4 years. In Boston it had proven difficult to find a location with the capacity for procedural space and operating rooms.

Over the last 18 months the Boston Children's Hospital team identified the 380 First Avenue location in Needham. Ms. Hogarty briefly went over the types of services they would provide at this location which would include Orthosport Medicine, Gastroenterology, and other specialized services only Boston Children's Hospital provides in the New England region.

Mr. Sullivan talked to the Board about the site where the facility will be located. The site is in the New England Business Center zoning district. Initially the location was not zoned for a medical facility. The Boston Children's Hospital team has spent a lot of time working to modify the zoning for this area, and changes were approved by Town Meeting.

Mr. Sullivan went over the site plan explained what is currently built there, and what they are proposing. The overall site has been approved for four office buildings, a hotel and 2 parking structures. Some of these buildings have been built, the site currently includes the TripAdvisor HQ, a hotel, and a parking garage

The current proposal is for the construction of a pediatric medical facility and an expansion of the parking garage, as well as on grade parking. They are proposing to amend the special permit site plan approval currently in existence to build the newly allowed use of the facility. The facility will not have an ER or overnight beds.

Mr. Sullivan also went over some changes in square footage of the buildings. They are not changing the overall square footage that has been approved for the overall site plan.

Mr. Sullivan discussed the parking requirements, and the anticipated trip generation, as related to the original study for the current special permit.

Mr. Parker of Payette Architects shared a slideshow of the proposed design of the facility and the parking structure. He went over the design of the building, materials that will be used, and the landscaping.

Mr. Hammer noted that the project is lushly developed as far as landscaping. He finds this a positive, but this would be expensive to maintain. If the hospital has the budget, then he has no objections. The applicant stated an irrigation system would be installed.

Mr. Reilly wanted to note that he appreciates the thought and the design that went into the project. He is concerned that the proposed design is very modern. He recalls that during the master plan approval there was mention of utilizing the first building constructed in that area as a template. He would like that the original document is reviewed and for any changes or deviation from that document to be noted.

Mr. Reilly also discussed the garage façade area. There was a lot of unity over creating a pedestrian mall and plaza in that area. He wants to encourage thought about the quality of that space and how it will be utilized.

He also wanted to note that signage on the building from the Route 128 side. The signage looks rather large. He would like the team to keep signage bylaws in mind as they move forward with the project.

Mr. Chair asked for confirmation that the second built garage will not be built now. Mr. Sullivan said that is correct. Mr. Chair said the Board will review this garage when they are ready to build it.

Mr. Chair also advised the team to schedule a time for an informal meeting to discuss signage.

Ms. Robinson asked if the glass on the building will be clear. Mr. Sullivan confirmed that the glass is clear. Ms. Robinson said that she likes the brick proposed for the building.

Ms. Robison wanted to discuss the mechanical screen in the rendering. The screen looks dark and monolithic. She asked if the team would consider a different screen that is more unique to the building.

Mr. Chair said he agreed with Ms. Robinson regarding the screen. The applicant stated they were trying to match the screen on the adjacent TripAdvisor building. Mr. Chair said he would prefer a lighter screen material be used.

He asked the team if they had considered introducing different materials on the building. Mr. Parker said they came to the final design after trying out different variations because it was the cleanest and simplest design. The Chair also was concerned about the scale visual weight of the upper portion of the building.

Mr. Chair indicated the only requirement the Board has is that the mechanical screen be a lighter color.

Motion to approve providing comment to the Planning Board made by Mr. Reilly.

Motion was seconded by Mr. Hammer

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	

<u>Approval of Minutes:</u>

Motion to approve the minutes of August 24th made by Mr. Hammer.

Motion was seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Deborah Robinson	Aye	

<u>Motion to Adjourn:</u>

Motion to adjourn the Design Review Board meeting was made by Mr. Reilly.

Motion was seconded by Mr. Hammer.

Meeting adjourned at 8:23 PM.

Name	Aye	Nay
Mark Gluesing	Aye	
Nelson Hammer	Aye	

Chad Reilly	Aye
Deborah Robinson	Aye

Future Meetings

October 5, 2020	Via Zoom
October 19, 2020	Via Zoom
November 2, 2020	Via Zoom
November 16, 2020	Via Zoom
December 7, 2020	Via Zoom
December 21, 2020	Via Zoom