

DESIGN REVIEW BOARD

Monday, October 5, 2020

7:30 p.m.

Virtual Meeting using Zoom

Meeting ID: 845-1987-6965

(Instructions for accessing below)

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

APPLICANTS:

(Items for which a specific time has not been assigned may be taken out of order.)

1. Daniel Sheehan, StretchMed Studios Inc. applying for signage for StretchMed Studios located at 1093 Great Plain Avenue.
2. Phill Naffah, Harvey Signs representing PetCo and VetCo Total Care and applying for signage at 163 Highland Avenue.
3. Tiffany Suddarth, One Stop Signs representing TD Bank and applying for signage at 95 Highland Avenue.

Review Minutes of 9/14/2020 Meeting.

Next Public Meeting – October 19, 2020 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: 1093 Great Plain Avenue **Date:** 9/29/2020

Owner: Philnorstan Realty LLC

Address: 10 Newbury Street Boston MA 02116
Street City State Zip

Telephone: 310-795-1520

Applicant: Stretch Med Studios

Address: 1201 Highland Ave Needham MA 02494
Street City State Zip

Telephone: 774-231-1300

Designer/Installer: Custom Logo Signs, LLC / Matt Tibbe

Address: 1305 Monmouth Ave Cincinnati OH 45225
Street City State Zip

Telephone: 888-338-7446

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:

Basic sign installation for a new franchisee "Stretch Med Studios
Needham" here in the town of Needham at 1093 Great
Plain Avenue.

Please email completed application to elitchman@needhamma.gov

Please submit electronic (pdf) versions of all applications and proposals by email to Elisa Litchman (elitchman@needhamma.gov) in the Planning Department: Please include:

1. Sign plan, section, and elevation. Scaled drawings of proposed sign, including:

1. All dimensions clearly labeled.



2. Photo example of materials, style, description, and any other pertinent information.



Below is a description of the sign:

22" diameter Aluminum box pan, circular shape, non-illuminated, Aluminum face with 2" welded return, cut vinyl

graphics applied (Oracal 8500-016 Crimson Red), painted satin White, mounted flush to custom backer.

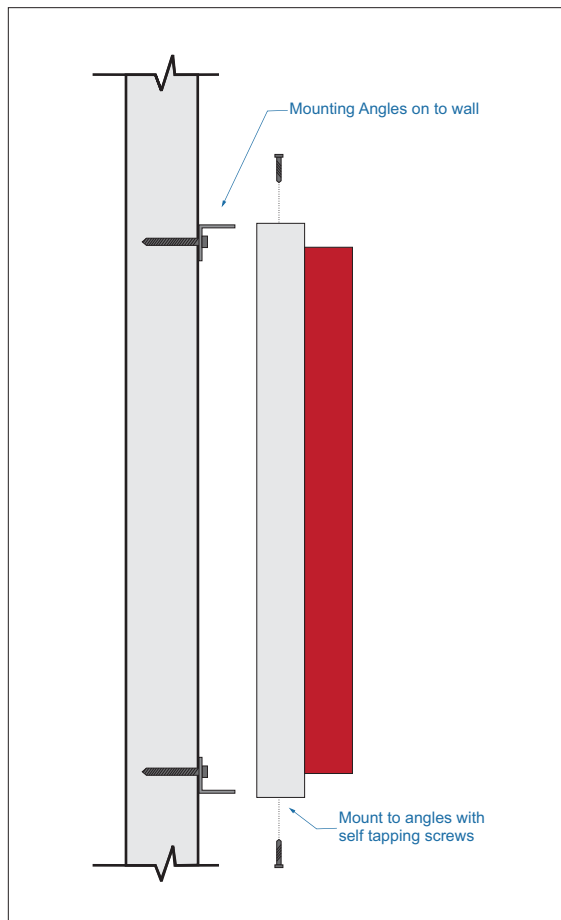
7" Reverse channel letters spelling "STRETCHMED" in block style font, non-illuminated, aluminum faces with 2" welded returns, NO backs, painted black for "STRETCH" and the faces painted 8500-016 Crimson Red and letter returns Black for "MED", mounted flush to custom backer.

Minimum stroke required for these channel letters is 1.5", please adjust font accordingly.

Letter cut-outs/centers will be solid, given their small size.

24" x 84" x 2" Custom backer with 1.5" angles for mounting, rectangular shape, painted Pantone: 427C gray.

3. Mounting detail shown in cross-section.



3.

4. Lighting detail with light source (if non-illuminated, provide note on drawings).

22" diameter Aluminum box pan, circular shape, non-illuminated, Aluminum face with 2" welded return, cut vinyl

2. Please send by USPS the Design Review Board fees in the form of a check for \$25 for **each** sign or awning application, payable to the "Town of Needham"- see instructions for payment above.

Needham Design Review Board Procedural Rules & Instructions



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 163 Highland AVE **Date:** 9/25/20

Owner: 163 Highland Owner LLC c/o Acadia Realty Trust

Address: 411 Theodore Fremd Ave Lye Ny 10580
Street City State Zip

Telephone: _____

Applicant: Harvey Signs Co.

Address: 30 Osgood St Methuen MA 01844
Street City State Zip

Telephone: 978 794 2071

Designer/Installer: Harvey Signs Co.

Address: 30 Osgood St. Methuen MA 01844
Street City State Zip

Telephone: 978 794 2071

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SIGNA

Brief description of sign or project:

(1) SET individual channel letters to read "VEICO TOTAL CARE"
internally illuminate with LEDs

Please email completed application to elitchman@needhamma.gov



Needham, MA

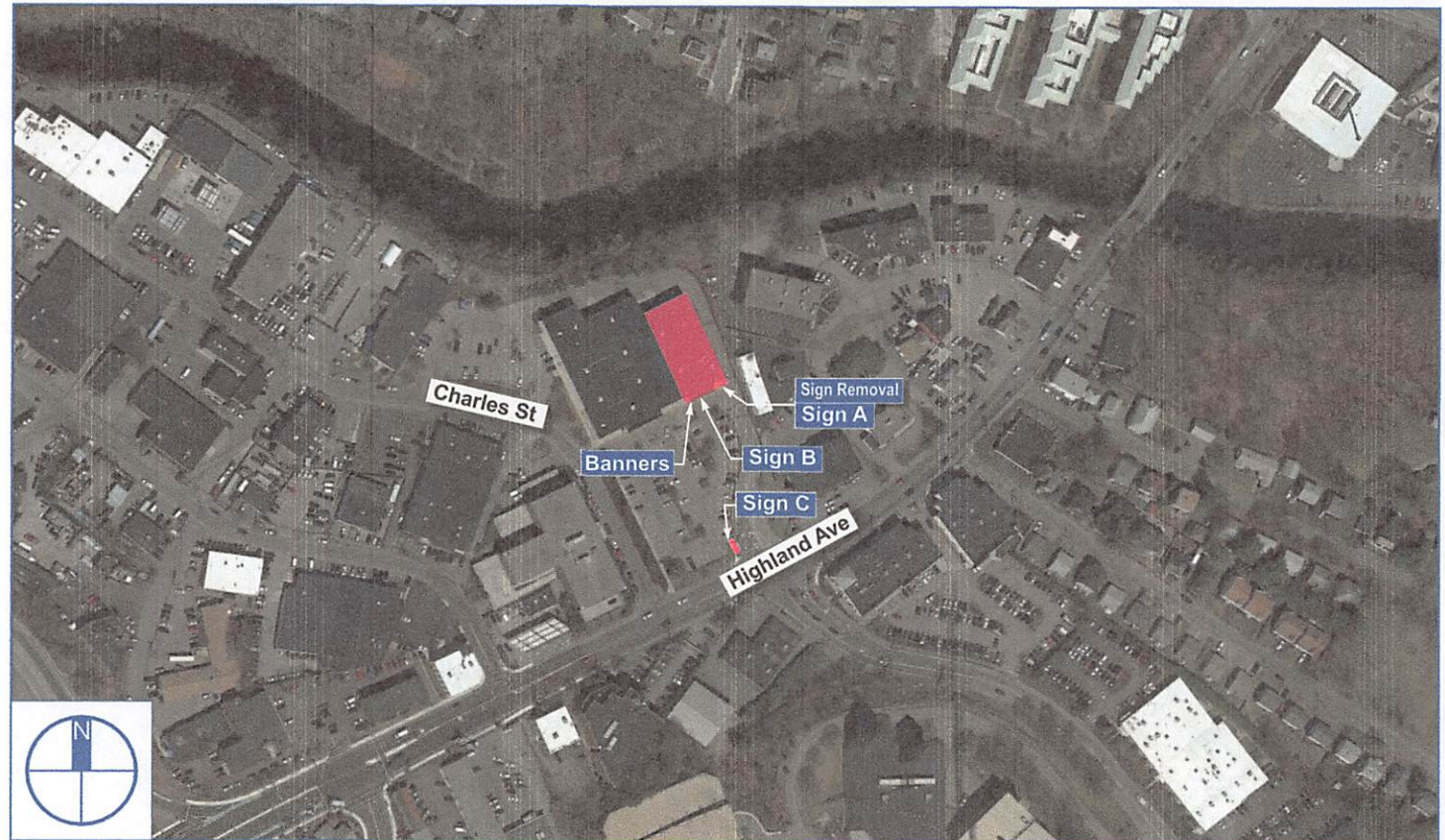
SIGN A	15" Vetco Total Care
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	31.93
To Grade:	Top of sign to grade = 19'-1 1/2" Bottom of sign to grade = 15'-11 1/2"

SIGN B	6 3/8" exterior FCO copy
Type:	Individual Non-Illuminated FCO Letters
Illumination:	Non-Illuminated
Square Footage:	16.50
To Grade:	Top of sign to grade = 9'-6 3/8" Bottom of sign to grade = 6'-6 3/4"

SIGN C	Petco replacement panel
Type:	Lexan Panels with applied vinyl
Actual Size:	30" x 168"
Viewable Size:	27" x 162"
Square Footage:	35.00

Banner	Vetco (Now Open & Coming Soon)
Type:	D/F White Banner w/ Applied Digital Graphics
Size:	48" x 120"
Square Footage:	40.00

Sign Removal	Grooming Sign Removal
Type:	Existing Set Of Letters To Be Removed



Client: Petco
Site #: PC-284
Address: 163 Highland Avenue
Needham, MA 02494

REVISION INFO

08/04/2020

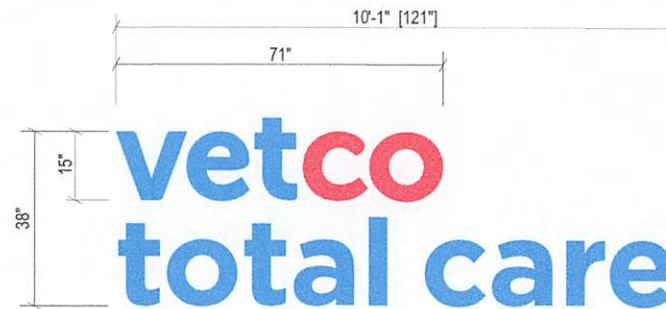
Original Renderings

KB

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.

AnchorSign
1.800.213.3331

SIGN A	15" Vetco Total Care
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	31.93
To Grade:	Top of sign to grade = 19'-1 1/2" Bottom of sign to grade = 15'-11 1/2"



Sign Layout Detail

Scale: 3/8" = 1'-0"

Color Specifications:

- Pantone 200 C Red
- Pantone 306 C Blue

Electrical Detail:

GE Tetra Max LEDs (White GEMX2471-W1 & Red GERD24-W1 LEDs)
(1) GEPS 24-100
Total Amps: 1.1
(1) 20 amp 120V Circuit Req.



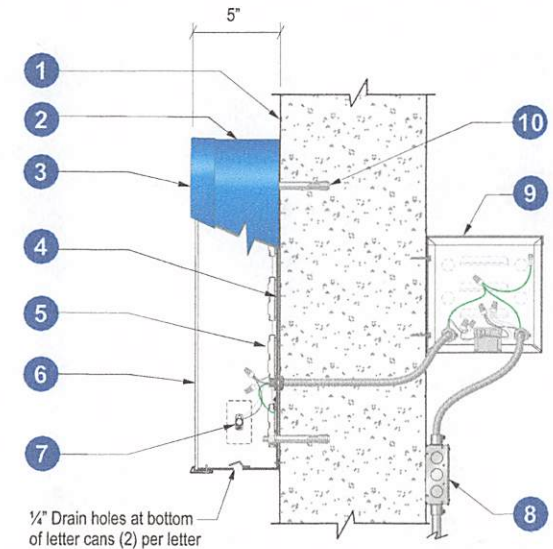
General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
 - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - 3) Sign is to be UL listed per NEC 600.3
 - 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

1. Existing Facade: Concrete Block
2. 0.040" Aluminum letter returns painted to match ■ Pantone 299 C Blue (painted to match ■ Pantone 200 C Red for "CO")
3. 1" Jewelite trimcap (■ Pantone 299 C Blue and ■ Pantone 200 C Red for "CO") bonded to face, #8 pan head screws to returns
4. 0.080" Aluminum backs (interior of sign to be painted white for maximum illumination)
5. White LEDs (Red LEDs for "CO")
6. 3/16" Optix White 2406 LD Acrylic w/ applied vinyl:
■ 3M 3630-57 Blue vinyl
■ 3M 3630-53 Cardinal Red vinyl
7. Disconnect switch UL outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: 1/2" Sleeve Anchors



**Section @ LED Channel Letter
Front-Lit (Remote)**

Scale: N.T.S.



Client: Petco
Site #: PC-284
Address: 163 Highland Avenue
Needham, MA 02494

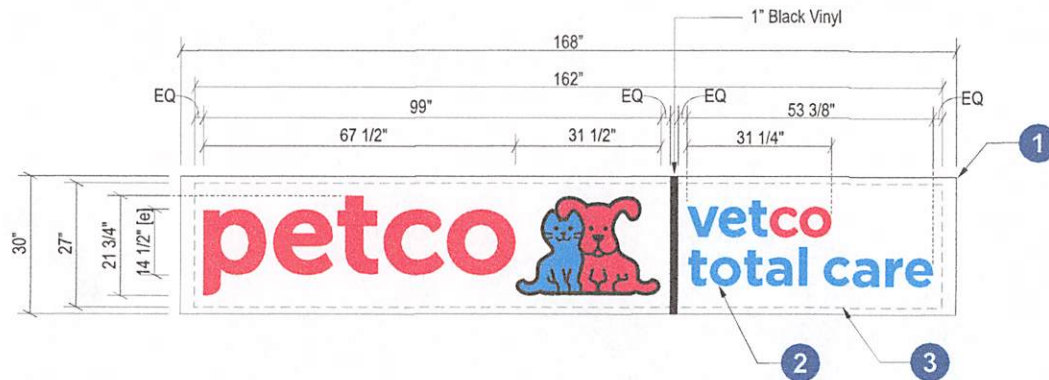
REVISION INFO 08/04/2020 Original Renderings

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AnchorSign
1.800.213.3331

SIGN C	Petco replacement panel
Type:	Lexan Panels with applied vinyl
Actual Size:	30" x 168"
Viewable Size:	27" x 162"
Square Footage:	35.00



New Replacement Panel - Existing D/F Pylon
QTY 2 (1 SET) Scale: 3/8" = 1'-0"

Specifications:

1. New 3/16" white lexan panel
2. 3/16" White lexan backer panel w/ applied vinyl;
 - Dog and "petco"- 3M #3630-53 Cardinal Red
 - Cat- 3M #3630-57 Blue
 - Dog/Cat Outline- 3M #7725-22 Black
3. Existing Aluminum Retainers



Multi-Tenant Pylon Elevation

Scale: N.T.S.



Client: Petco
Site #: PC-284
Address: 163 Highland Avenue
Needham, MA 02494

REVISION INFO

08/04/2020

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1.800.213.3331



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Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

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Owner: 163 Highland Owner LLC c/o Acadia Realty Trust

Address: 411 Theodore Fremd Ave Rye NY 10580
Street City State Zip

Telephone: _____

Applicant: Harvey Signs Co.

Address: 30 Osgood St Methuen MA 01844
Street City State Zip

Telephone: 978 794 2071

Designer/Installer: Harvey Signs Co.

Address: 30 Osgood St. Methuen MA 01844
Street City State Zip

Telephone: 978 794 2071

Type of Application
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☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

SIGNB

Brief description of sign or project:

Flat cut letters to read "Grooming" "dog training" "VET CARE"

Please email completed application to elitchman@needhamma.gov

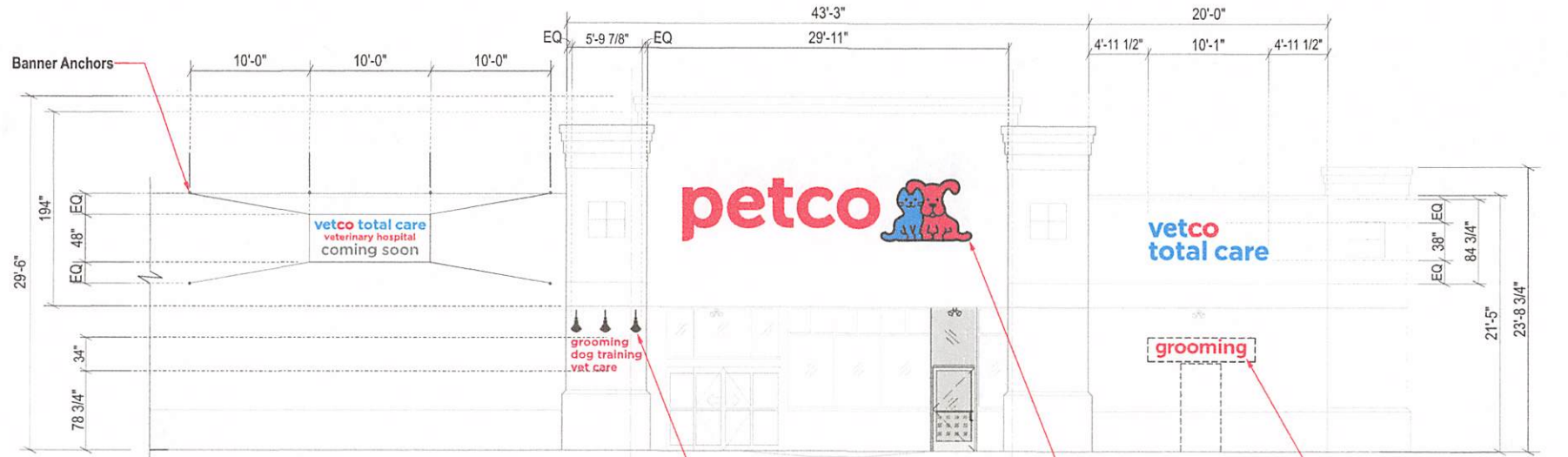
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SIGN B	6 3/8" exterior FCO copy
Type:	Individual Non-Illuminated FCO Letters
Illumination:	Non-Illuminated
Square Footage:	16.50
To Grade:	Top of sign to grade = 9'-6 3/8" Bottom of sign to grade = 6'-6 3/4"

Banner	Vetco (Now Open & Coming Soon)
Type:	D/F White Banner w/ Applied Digital Graphics
Size:	48" x 120"
Square Footage:	40.00
Sign Removal	Grooming Sign Removal
Type:	Existing Set Of Letters To Be Removed



Existing



Front Elevation (Southeast)

Scale: 3/32" = 1'-0"

Goose neck lamp for illumination

Existing Petco Letters & Logo

Existing "grooming" sign is to be removed. Patch and paint after removal.



Client: Petco
Site #: PC-284
Address: 163 Highland Avenue
Needham, MA 02494

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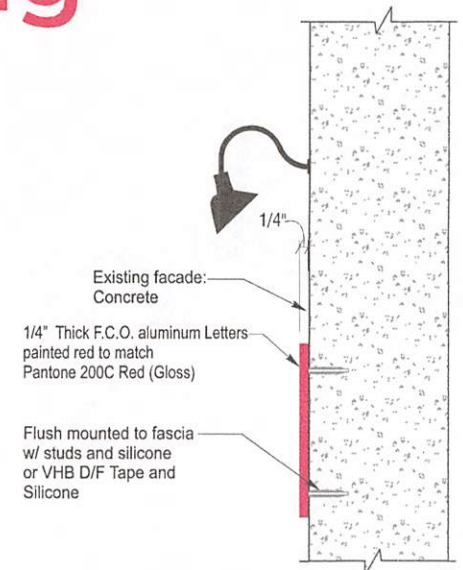


SIGN B	6 3/8" exterior FCO copy
Type:	Individual Non-Illuminated FCO Letters
Illumination:	Non-Illuminated
Square Footage:	16.50
To Grade:	Top of sign to grade = 9'-6 3/8" Bottom of sign to grade = 6'-6 3/4"



FCO Letters Detail Layout

Scale: 3/4" = 1'-0"



Section @ F.C.O. Letters

Scale: N.T.S.



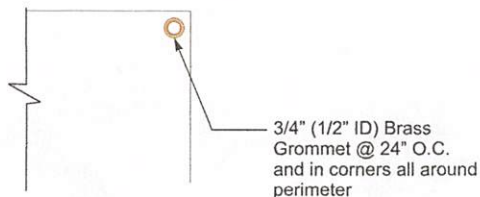
Client: Petco
Site #: PC-284
Address: 163 Highland Avenue
Needham, MA 02494

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Banner	Vetco (Now Open & Coming Soon)
Type:	D/F White Banner w/ Applied Digital Graphics
Size:	48" x 120"
Square Footage:	40.00



Vinyl Banner Detail

Scale: N.T.S.

Specifications:

1. Double sided 13 oz White banner material w/ applied digital printed graphics.
2. Grommets to be evenly spaced all the way around banner. Grommets will be in (4) corners and @ 24" O.C. all around perimeter. hemmed edges.

Color Specifications:

- | | |
|------------------------------|---------------------------|
| White vinyl Banner Substrate | Black (CMYK: 0, 0, 0, 69) |
| Pantone 299 Blue | Pantone 1795 Red |



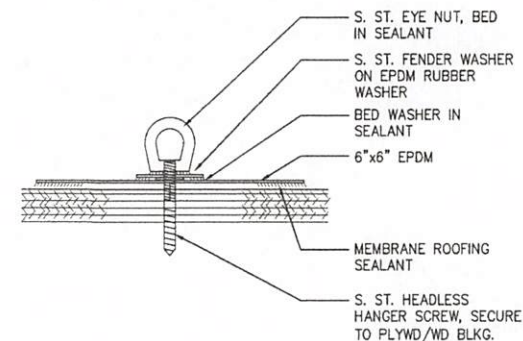
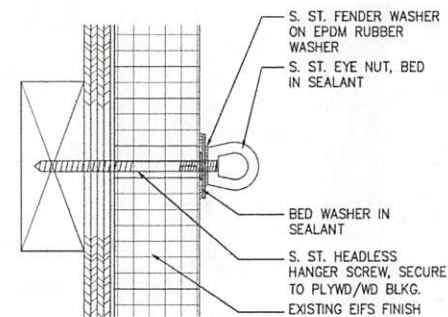
Vetco total care — Now Open! (Side1)



Vetco total care — Coming Soon! (Side2)

D/F Banner Detail Layout

Scale: 3/8" = 1'-0"



Banner Anchor Layout Detail

Scale: N.T.S.

	Client: Petco	REVISION INFO 08/04/2020 Original Renderings 	KB This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.	 1.800.213.3331
	Site #: PC-284			
	Address: 163 Highland Avenue			
	Needham, MA 02494			

E01



TOWN OF NEEDHAM

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

Property Location: 95 Highland Ave. Date: 10-1-20

Owner: AIR Realty LLC c/o Bovarnick, Jon

Address: 56 Kearney Rd. Needham MA 02494
Street City State Zip

Telephone: 513-678-5485

Applicant: Tiffany Suddarth

Address: 2502 St. Rt. 131 Goshen, OH 45122
Street City State Zip

Telephone: 513-722-7867

Designer/Installer: One Stop Signs

Address: 2502 St. Rt. 131 Goshen OH 45122
Street City State Zip

Telephone: 513-722-7867

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:

face change on illuminated monument sign
Going from dark green vinyl to a light green
4'-1 1/8" tall 5'-9 1/8" wide 24.05 sq. ft.

Please email completed application to elitchman@needhamma.gov



Site Name: Needham - 95 Highland Avenue Property ID: 2463
Address: 95 Highland Avenue City/ST: Needham, MA



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E01

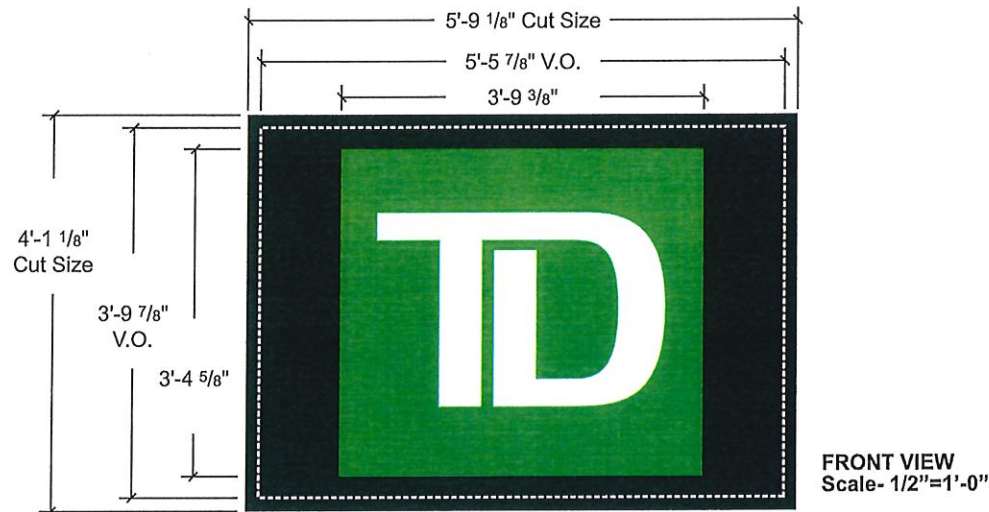
Existing Signage:

D/F Illuminated Monument
Sign Face: 4'-2" tall 5'-9 1/2" wide
Square Footage: 24.13 sq.ft.

SPECIAL CONDITIONS

Measurements for face replacement confirmed.

LAMPING Technical Survey Required prior to manufacture: Cap on top of sign LED modules to be checked and replaced as needed.

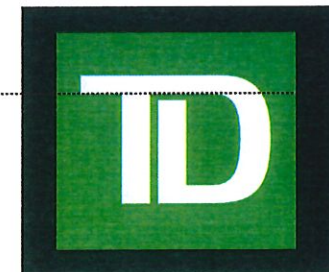


TDB-RP-FS.0002

Qty 2

24.05 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Background to be 3M 3630-6513 Translucent Dark Green Vinyl applied to first surface. Logo to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



MFG NOTE
Any seams in vinyl to be located at bottom of T Crossbar



EXISTING SITE PHOTOGRAPH



Site Recommendation Book

Needham - 95 Highland Avenue ID #: 2463
95 Highland Avenue
Needham, MA

Preliminary Recommendations

December 03, 2019

Revisions

May 28, 2020

July 30, 2020

September 21, 2020



BRINGING DESIGN TO REALITY

130 Pinnacle Point Ct., Columbia, SC 29223, P: 803-790-2121 F: 803-790-2125

Company Website: www.imageresourcegroup.com

Project Management Website: www.irgpm.com



Project Policies and Procedures

You are a valued asset to this project's success - please take a moment to review the guidelines listed, below because your safety and reputation matter.

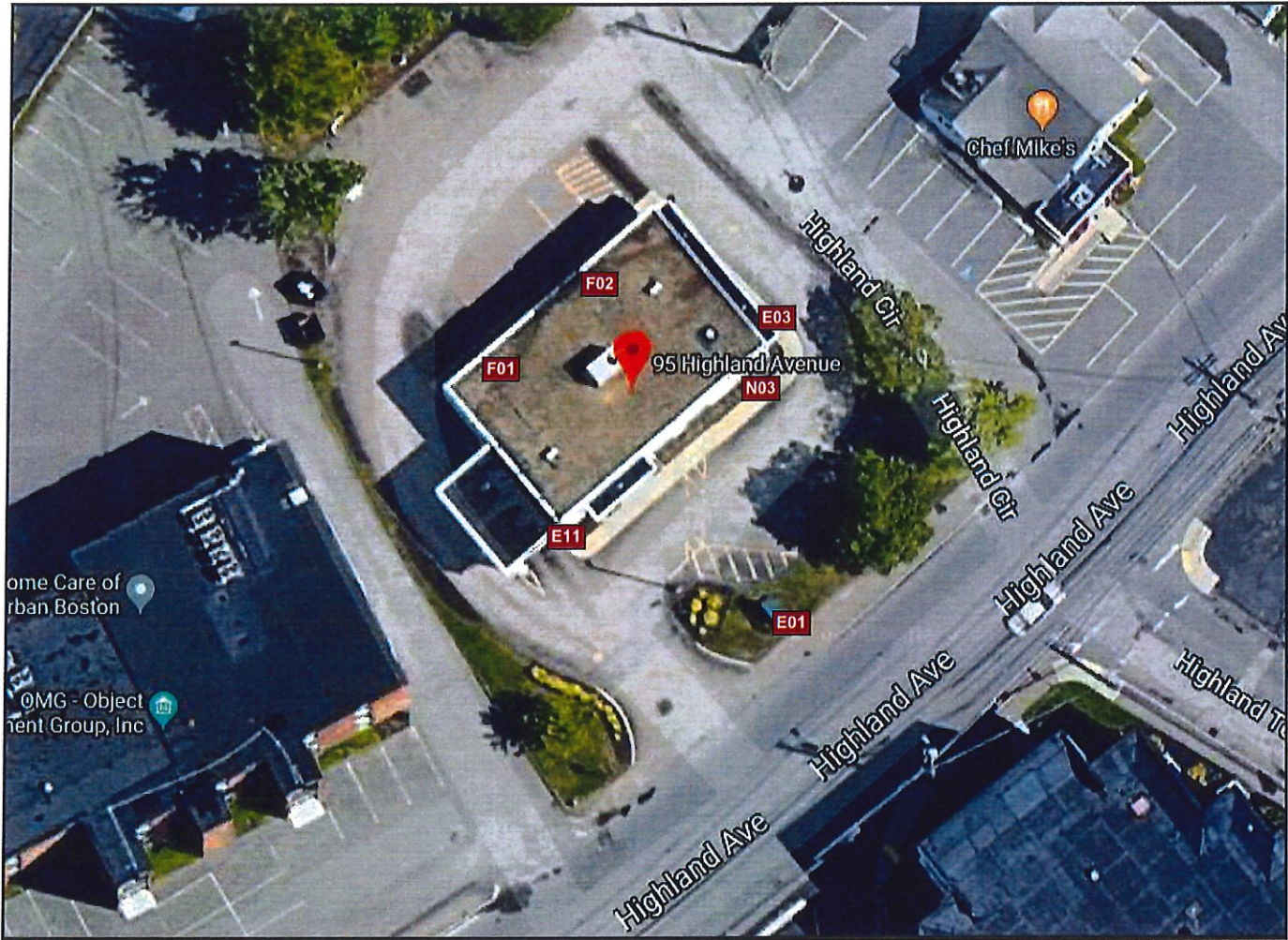
Standard Onsite Code of Conduct Expectations

- IRG Project Manager must be aware of your presence while on site. Crew Lead must present letter of authorization to the store management prior to the start of work.
- Vehicles and equipment are to be staged as far from customer entrances & parking as possible.
- Crew members' attire should clearly identify the company with which they are working. Please do not interact with customers unless life safety concerns apply.
- Standard Protocol for working overhead is to properly block the walk space beneath the work area with cones when working on sign faces and to have a full flag crew when cabinets and heavy items are being lifted. Be mindful of potential debris dropping onto pedestrians & customers walking below, especially when removing old sign faces that may break during removal.
- No Project related trash (bulbs, faces, signs, screws, crating, etc.) shall be left on site in any trash bin or containers NOT owned by the respective vendor. All waste to be recycled/disposed offsite.
- All signs installed must be level and in pristine condition upon completion. Touch up paint will be provided to address scratched cabinets.
- Photographs: All signs installations and punch-related revisit work must be photographed to include exterior, and interior to confirm that signs light properly prior to leaving the site. Please note that by photographing the interior and exterior of the sign, you will capture the installation, and relieve yourself of potential liability for damages that may occur after leaving a site.

Sign Type- Specific Instructions

- Refacing Monuments & Pylons: If new damage is discovered on site, immediately notify IRG to include landscaping issues found or created by sign removal/installation. Ensure sign is properly lighting.
- Refacing Channel Letters: Confirm lettersets lights properly. Wipe down all letter cabinets and "BANK" letter faces.
- Replacing Wall Signs: All holes from previous sign should be sealed and water tight, without excess of sealants left behind. Every attempt to cover as many existing holes with the new sign as possible should be made, especially where new signs are smaller. The IRG Project Manager must be notified of any holes, ghosting, or damage still visible following the installation of a new sign.
- Directional Signs: All directional signs are to coordinate with any marking on the pavement, If new directional signage counteracts the current flow of traffic, remain on site until you have reviewed next steps with your IRG Project Manager. Any existing electrical must be powered down and made safe, then hidden below ground level consistent with regulations. Immediately notify IRG of damaged landscaping found or created by sign removal/installation
- Acrylic/Plate Lettersets: Retained letters are to be wiped down, and completion photos should include the entire letterset.
- Awnings: Completion photos are to include all recovered awnings, applied graphics, and enough surrounding area to confirm the location of each.
- Restoration & Painting: Completion photos are to include close up photos and enough surrounding area to confirm the location of the impacted area.





Site Plan



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Telephone: 513-678-5485

Applicant: Tiffany Suddarth
Address: 2502 St. Rt. 131 Goshen, OH 45122
Telephone: 513-722-7867

Designer/Installer: One Stop Signs
Address: 2502 St. Rt. 131 Goshen OH 45122
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☐	Residential Compound

Brief description of sign or project:

face change on non-illuminated wall sign
Going from dark green vinyl to a light green
2'-6" tall 2'-9 9/16" wide 6.88 sq. ft

Please email completed application to elitchman@needhamma.gov



Site Name: Needham - 95 Highland Avenue Property ID: 2463
Address: 95 Highland Avenue City/ST: Needham, MA



ORIGINAL PHOTOGRAPH

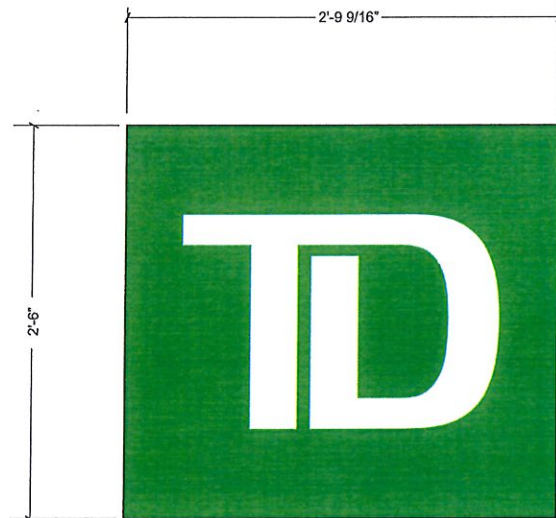


COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E03

Existing Signage:

Non-Illuminated Wall Sign
Overall: 2'-1 1/4" tall 3'-0 1/4" wide Deep: 1"
Square Footage: 6.31 sq.ft.



FRONT VIEW



SIDE VIEW

TD-NIS.0002

N/I Break form sign with acrylic letters.

6.88 sq.ft.

SPECIAL CONDITIONS

No Special Conditions.



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Address: 56 Hearn Rd. Needham, MA 02494

Telephone: 513-678-5485

Applicant: Tiffany Suddarth

Address: 2502 St. Rt. 131 Goshen, OH 45122

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Designer/Installer: One Stop Signs

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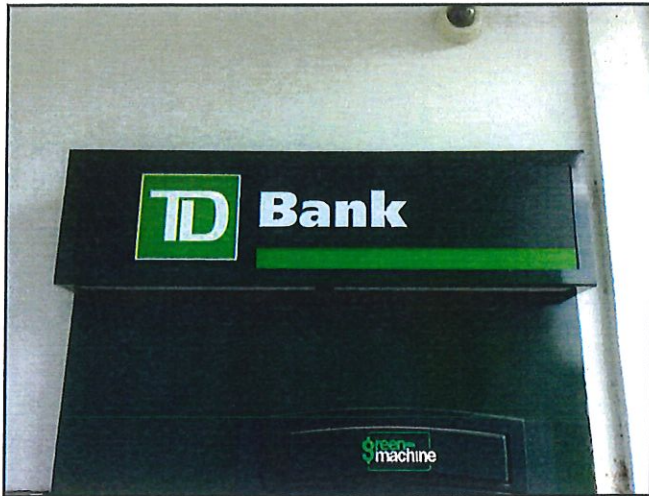
Gang from dark green to a light green

1'-2 1/2" tall 4'-7" wide 5.54 sq. ft

Please email completed application to elitchman@needhamma.gov



Site Name: Needham - 95 Highland Avenue Property ID: 2463
Address: 95 Highland Avenue City/ST: Needham, MA



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E11

Existing Signage:

Illuminated Wall Sign
Overall: 1'-2 1/2" tall 4'-7" wide
Square Footage: 5.54 sq.ft.

SPECIAL CONDITIONS

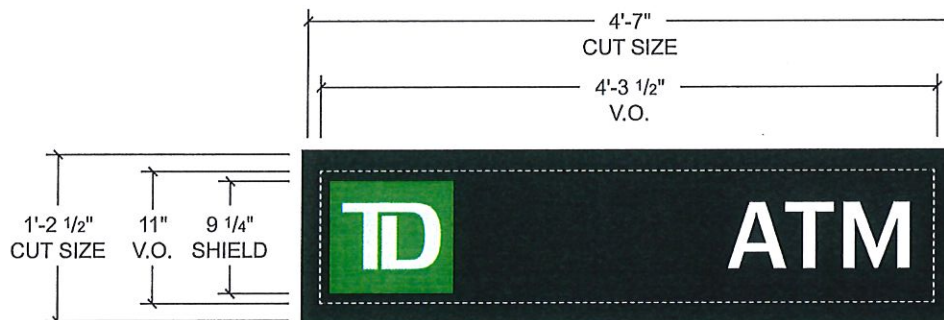
Lamping information required prior to ordering

Lighting

Please photograph inside of sign during technical survey

Lamp Size: _____" Qty: _____

Power Supply Qty: X



FRONT VIEW Scale- 3/4"=1'-0"

TDB-CRP-14.5X55

5.54 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Background to be 3M 3632-6513 Translucent Dark Green Vinyl applied to first surface. Logo to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 95 Highland Ave. Date: 10-1-20

Owner: AIR Realty LLC C/O Bovarnick, Jon

Address: 56 Hearney Rd Needham MA 02494
Street City State Zip

Telephone: 513-678-5485

Applicant: Tiffany Suddarth

Address: 2502 St. Rt. 131 Goshen OH 45122
Street City State Zip

Telephone: 513-722-7867

Designer/Installer: One Stop Signs

Address: 2502 St. Rt. 131 Goshen, OH 45122
Street City State Zip

Telephone: 513-722-7867

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:

face change on illuminated Channel letters
no work to be done on letters - retain as is
2'-0" tall 6'-4" wide sq. ft. 12.67

Please email completed application to elitchman@needhamma.gov



Site Name: Needham - 95 Highland Avenue Property ID: 2463
Address: 95 Highland Avenue City/ST: Needham, MA



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

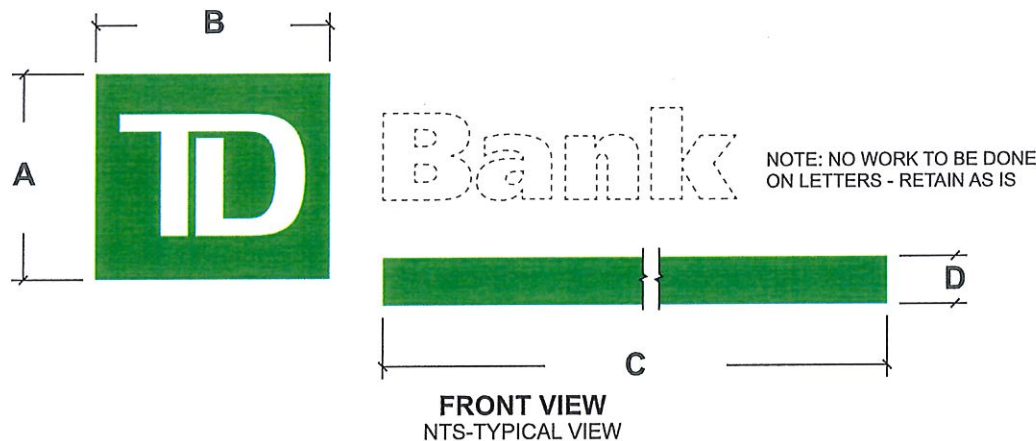
N03

Existing Signage:

Illuminated Channel Letters
Overall: 2'-0" tall 6'-4" wide
Square Footage: 12.67 sq.ft.

SPECIAL CONDITIONS

No Special Conditions.



Technical Survey
Dimensions

A	B	C	D
2'-0"	2'-2 3/4"	4'-0 3/8"	5 3/8"

TDB-CRP-CL

.177" Thk W7328 White Acrylic Face with Translucent Light Green Vinyl Applied First Surface Of Face. "TD" Dropped Out To Show White. Entire Face To Be Laminated With 3M Overlamine Vinyl. 1" trim cap adheared to face, trim cap and hardware painted Light Green.

FOI



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 95 Highland Ave Date: 10-1-20

Owner: AIR Beality LLC C/O Bouarnick, Jon

Address: 516 Kearney Rd. Needham, MA 02494
Street City State Zip

Telephone: 513-678-5485

Applicant: Tiffany Suddarth

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Street City State Zip

Telephone: 513-722-7867

Designer/Installer: One Stop Signs

Address: 2502 St. Rt. 131 Goshen, OH 45122
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Telephone: 513-722-7867

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:

face change on illuminated Channel letters
no work to be done on letters - retain as is
2'-2" tall 7'-4" wide 14.67 sq. ft

Please email completed application to elitchman@needhamma.gov



Site Name: Needham - 95 Highland Avenue Property ID: 2463

Address: 95 Highland Avenue City/ST: Needham, MA



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

F01

Existing Signage:

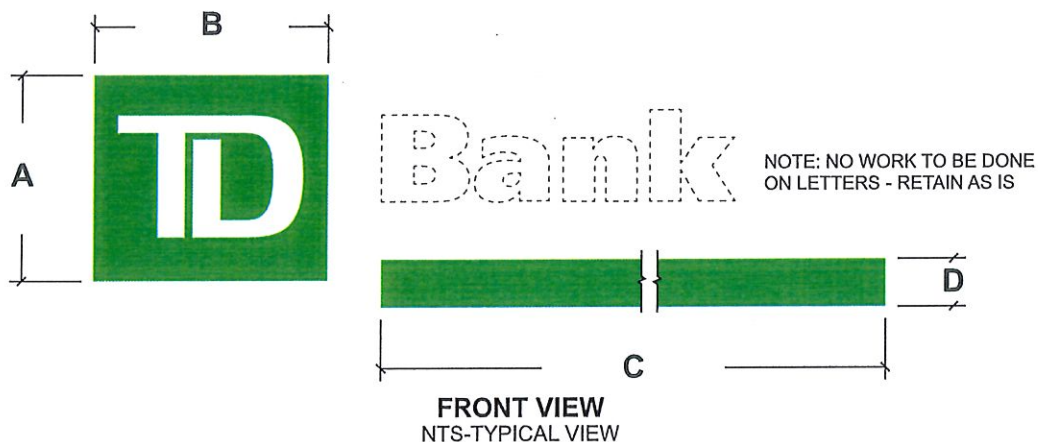
Illuminated Channel Letters

Overall: 2'-2" tall 7'-4" wide

Square Footage: 14.67 sq.ft.

SPECIAL CONDITIONS

No Special Conditions.



Technical Survey
Dimensions

A	B	C	D
2'-1 7/8"	2'-4 7/8"	4'-4 1/2"	5 3/4"

TDB-CRP-CL

.177" Thk W7328 White Acrylic Face with Translucent Light Green Vinyl Applied First Surface Of Face. "TD" Dropped Out To Show White. Entire Face To Be Laminated With 3M Overlamine Vinyl. 1" trim cap adheared to face, trim cap and hardware painted Light Green.



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 95 Highland Ave Date: 10-1-20Owner: AIR Realty LLC C/o Bovarnick, JonAddress: 56 Kearney Rd. Needham MA 02494
Street City State ZipTelephone: 513-678-5485Applicant: Tiffany SuddarthAddress: 2502 St. Rt. 131 Goshen OH 45122
Street City State ZipTelephone: 513-722-7867Designer/Installer: One Stop SignsAddress: 2502 St. Rt. 131 Goshen OH 45122
Street City State ZipTelephone: 513-722-7867

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:

face change - existing awning to be recovered
like for like materials4'-10" tall 12'-0" wide 58 sq. ft.Please email completed application to elitchman@needhamma.gov



ORIGINAL PHOTOGRAPH

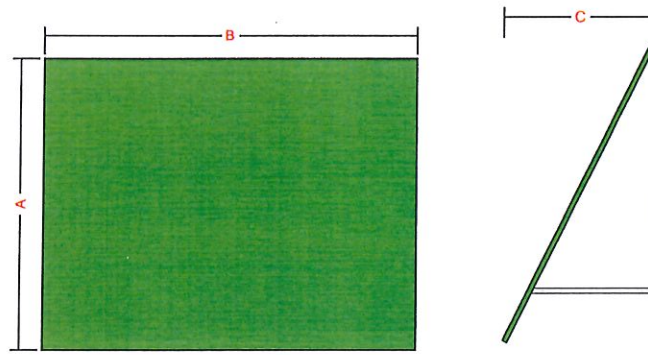


COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

F02

Existing Signage:

Awning
Overall: 4'-10" tall 12'-0" wide
Square Footage: 58 sq.ft.



FRONT VIEW
NTS

SIDE VIEW
NTS

SPECIAL CONDITIONS

No special conditions.

Technical Survey
Dimensions

TD-A.RF

Existing awning to be recovered like for like materials.

A	B	C	FACE STYLE
4'-10"	12'-0"	2'-6"	FLEX FACE ☒ FABRIC ☐
58 sq.ft.			METHOD OF ATTACHMENT
			TBD



E01 / Side A / East



E01 / Side B / West



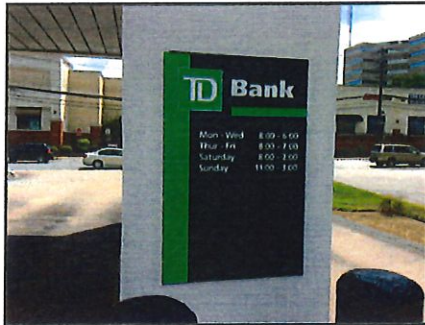
E03 / Side A / North



E04 / Side A / East



E11 / Side A / South



N02 / Side A / West



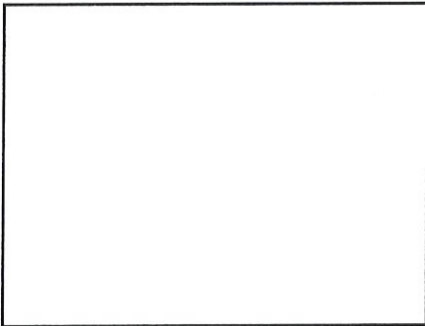
N03 / Side A / East



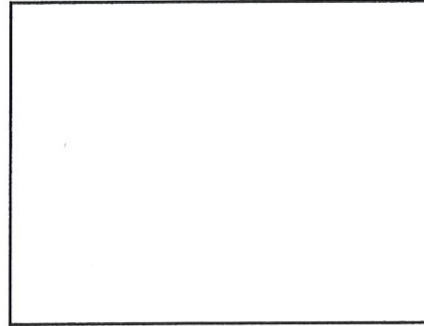
F01 / Side A / West



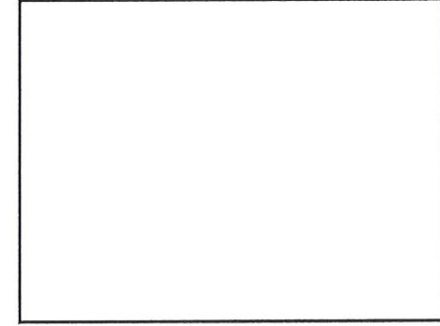
F02 / Side A / West



/ /



/ /



/ /



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 recover 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	

Agenda Item 2: (Site Plan Review)

Boston Children’s Hospital applying for Site Plan Review located at 380 First Avenue. - 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	

Approval of Minutes:

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	

Motion to Adjourn:

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