

DESIGN REVIEW BOARD

Monday, January 11, 2021

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. Carol Fournier, Fast Signs representing Winters Home Service located at 33 Highland Avenue and applying for signage.
2. Bob Thompson, Jim Did It Signs & Awnings representing FixItGuy.com located at 25 Central Avenue and applying for signage.
3. Evans Huber representing North Hill located at 865 Central Avenue and applying for site plan review of fire lane expansion and additional parking.

REVIEW Minutes of 12/7/2020 meeting.

Next Public Meeting – February 1, 2021 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: 33 Highland Ave Date: 12/9/20

Owner: Robert Shriberg

Address: 6003 Milani St Lake Worth FL 33467
Street City State Zip

Telephone: 617 633 8419

Applicant: Winters Home Service

Address: 33 Highland Ave Needham Ma 02492
Street City State Zip

Telephone: 617 592 4263

Designer/Installer: Fastsigns of Waltham

Address: 922 Main St Waltham Ma 02451
Street City State Zip

Telephone: 781 642 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:

Replacing existing Lexan insert with current
tenants info.

Please email completed application to elitchman@needhamma.gov

Lexan | 166.50in x 28.25in | Qty: 1



Current



Proposed



FASTSIGNS
More than fast. More than signs.™

FASTSIGNS
922 Main Street
Waltham, MA 02451
Tel: 781-642-7446
Fax: 781-642-7171

CUSTOMER:
Winters Home Service

PROJECT :
New Lexan Panels and Pylon Sign

DATE:
12/08/20

SCALE:
As Noted

DRA WN BY:
Mike

WORK ORDER:
401-27417

DRA WING NO:
Version 1

FILE:

REVISIONS:

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FastSigns 401.

S1
SHEET 1 OF 3



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 25 CENTRAL AVENUE Date: 1/5/2021

Owner: JUSTIN ORIEL FixITGuy.COM

Address: 25 CENTRAL AVE. NEEDHAM MA 02494
Street City State Zip

Telephone: 617-719-7171

(SAME)
Applicant: JUSTIN ORIEL FixITGuy.COM

Address: 25 CENTRAL AVE NEEDHAM MA 02494
Street City State Zip

Telephone: 617-719-7171

Designer/Installer: ROBERT THOMPSON JIMDIDITSIGNCO

Address: 10 DRAPER ST #11 WOBURN MA 01801
Street City State Zip

Telephone: 617-308-5712

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: OVERALL SIZE OF SIGN: 32.5" x 170" x 4" DEEP,
PROPOSE TO INSTALL INDIVIDUALLY ILLUMINATED CHANNEL LETTERS, 4"

DEEP + 18.5" HIGH READING "FIXITGUY.COM". LETTERS MOUNTED ON
BLACK
ILLUMINATED CABINET 14" HIGH: "APPLIANCE PARTS & SERVICE"

Please email completed application to elitchman@needhamma.gov

FixItGuy.com

FIXITGUY.COM

Justin Oriel

25 Central Avenue

Needham, MA

Phone: 617-719-7171



Propose to install individually illuminated channel 3D letters, 4" deep and 18.55" high reading FIXITGUY.COM. Letters are mounted on illuminated cabinet below measuring 14" high by 170" long with white illuminated letters reading "APPLIANCE PARTS & SERVICE" on black background.

Monday, January 4, 2021

Jim Did It Sign Co.

Salesperson: Bob Thompson

Jim Did It Signs & Awnings

10 Draper Street Unit 11

Woburn, MA 01801

Phone: 781-933-1865

Fax: 781-933-1864

E-Mail: bthompson@jimdidit.com

FixitGuy.com
Justin Oriel
25 Central Avenue
Needham, MA
Phone: 617-719-7171

14'-2"
(170")

SIGN
LENGTH



*
32 1/2
*

Propose to install individually illuminated channel 3D letters, 4" deep and 18.55" high reading FIXITGUY.COM. Letters are mounted on illuminated cabinet below measuring 14" high by 170" long with white illuminated letters reading "APPLIANCE PARTS & SERVICE" on black background.

Tuesday, January 5, 2021
Jim Did It Sign Co.

Salesperson: Bob Thompson
Jim Did It Signs & Awnings
10 Draper Street Unit 11
Woburn, MA 01801
Phone: 781-933-1865
Fax: 781-933-1864
E-Mail: bthompson@jimdidit.com

FixItGuy.com

FIXITGUY.COM

Justin Oriel

25 Central Avenue

Needham, MA

Phone: 617-719-7171



Propose to install individually illuminated channel 3D letters, 4" deep and 18.55" high reading FIXITGUY.COM. Letters are mounted on illuminated cabinet below measuring 14" high by 170" long with white illuminated letters reading "APPLIANCE PARTS & SERVICE" on black background.

Tuesday, January 5, 2021

Jim Did It Sign Co.

Salesperson: Bob Thompson

Jim Did It Signs & Awnings

10 Draper Street Unit 11

Woburn, MA 01801

Phone: 781-933-1865

Fax: 781-933-1864

E-Mail: bthompson@jimdidit.com

LETTER SPECIFICATIONS
& DIMENSIONS

170"

ALUMINUM (WHITE RETURNS)
4" DEEP CHANNEL LETTERS

FIXITGUY.COM

18.55"

APPLIANCE PARTS & SERVICE

14"

170"

BLACK CABINET & FACE
4" DEEP - WHITE
TRANSLUCENT LETTERS

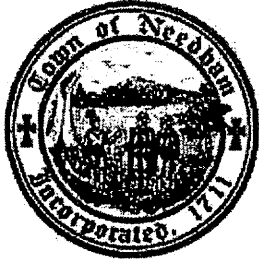
- WALL & PYLON SIGNS
- INTERIOR & EXTERIOR
- FLEXIGLAS & LEXAN
- FLEXIBLE FACES
- CHANNEL LITS
- SURVEYS & PERMITS
- FREE ESTIMATES
- CUSTOM DESIGN
- CORPORATE
- INSTALLATION
- TIME & TEMP. LITS
- CONSTRUCTION
- MAINTENANCE
- WOOD SPECIALTIES
- MESSAGE CENTERS



Jim Did It Signs & Awnings
10 Draper Street Unit 11
Woburn, MA
01801

CLIENT	FIXITGUY.COM	DESIGNER	
ADDRESS	25 CENTRAL ST	SCALE	
SALES EXEC	NEEDHAM	CATEGORY	
DRAW NO		DATE	REVISIONS
DATE	1/4/21		

THIS DESIGN/ENGINEERING PROPOSAL IS TO REMAIN EXCLUSIVE PROPERTY



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 865 Central Avenue **Date:** 12/28/2020

Owner: North Hill Needham, Inc.

Address: 865 Central Avenue Needham MA 02492
Street City State Zip

Telephone: 781-454-5197

Applicant: North Hill Needham, Inc.

Address: 865 Central Avenue Needham MA 02492
Street City State Zip

Telephone: 781-454-5197

Designer/Installer: VHB

Address: 101 Walnut Street Watertown MA 02471
Street City State Zip

Telephone: 617-924-1770

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:

Applicant proposes to construct 75 new parking spaces along a portion of the existing fire lane, widen the fire lane, and

Undertake associated sitework, all as more particularly shown on the plans filed herewith.

Please email completed application to elitchman@needhamma.gov

Site Plans

Issued for: **Permitting**

Date Issued: June 17, 2011

Revised: 7/28/11, 12/3/12, 4/1/13, 5/28/14, 7/8/14, 7/30/15, 8/9/16, 1/4/21

Sheet Index

Number	Drawing Title	Latest Issue
C1	Legend and General Notes	6/17/2011
* C2	Key Plan	1/4/2021
* C3	Overall Site Master Plan	1/4/2021
* C3.1	Phasing Site Plan	1/4/2021
C4.1.1	Permitting Layout and Materials Plan	5/28/2014
+ C4.1.2	Bayview Road Layout and Materials Plan	1/4/2021
C4.2.1	Permitting Layout and Materials Plan	12/3/2012
+ C4.2.2	Bayview Road Layout and Materials Plan	1/4/2021
C4.3.1	Permitting Layout and Materials Plan	7/14/2016
+ C4.3.2	Bayview Road Layout and Materials Plan	1/4/2021
C4.4.1	Permitting Layout and Materials Plan	7/30/2014
C4.5.1	Permitting Layout and Materials Plan	12/3/2012
C5.1.1	Permitting Grading and Drainage Plan	5/28/2014
+ C5.1.2	Bayview Road Grading and Drainage Plan	1/4/2021
C5.2.1	Permitting Grading and Drainage Plan	12/3/2012
+ C5.2.2	Bayview Road Grading and Drainage Plan	1/4/2021
C5.3.1	Permitting Grading and Drainage Plan	8/9/2016
+ C5.3.2	Bayview Road Grading and Drainage Plan	1/4/2021
C5.4.1	Permitting Grading and Drainage Plan	7/30/2014
C5.5.1	Permitting Grading and Drainage Plan	5/28/2014
C6.1.1	Permitting Utilities Plan	5/28/2014
+ C6.1.2	Bayview Road Utilities Plan	1/4/2021
C6.2.1	Permitting Utilities Plan	12/3/2012
+ C6.2.2	Bayview Road Utilities Plan	1/4/2021
C6.3.1	Permitting Utilities Plan	8/9/2016
+ C6.3.2	Bayview Road Utilities Plan	1/4/2021
C6.4.1	Permitting Utilities Plan	7/30/2014
C6.5.1	Permitting Utilities Plan	5/28/2014
* C7	Emergency Vehicle Access Plan	1/4/2021
C8.1	Site Details	12/3/2012
C8.2	Site Details	7/14/2016
C8.3	Site Details	8/9/2016
C8.4	Site Details	5/28/2014
+ C8.5	Bayview Road Site Details	1/4/2021

Reference Drawings

Number	Drawing Title	Latest Issue
SV-1-5	Existing Conditions Plan of Land	6/17/2011
L1	Key Plan	7/30/2014
L2.1	Materials Plan	12/3/2012
L2.2	Materials Plan	12/3/2012
L2.3	Materials Plan	7/30/2014
L2.3.1	Materials and Grading Plan (New IL)	7/14/2016
L2.4	Materials Plan	10/15/2014
L3.1	Planting and Irrigation	12/3/2012
L3.2	Planting and Irrigation	12/3/2012
L3.3	Planting and Irrigation	7/30/2014
L3.3.1	Planting Plan (New IL)	7/14/2016
L3.4	Planting and Irrigation	7/30/2014
L3.5	Main Entry Modifications	12/3/2012
L3.6	Main Entry Modifications	12/3/2012
+ L3.7	Bayview Road Stairway & Path Improvements	1/4/2021
+ L3.8	Bayview Road Bioretention Basin Planting Plans	1/4/2021
L4.1	Site Details	12/3/2012
L4.2	Site Details	12/3/2012
L4.3	Site Details	12/3/2012
L4.4	Site Details	12/3/2012

Reference Drawings (continued)

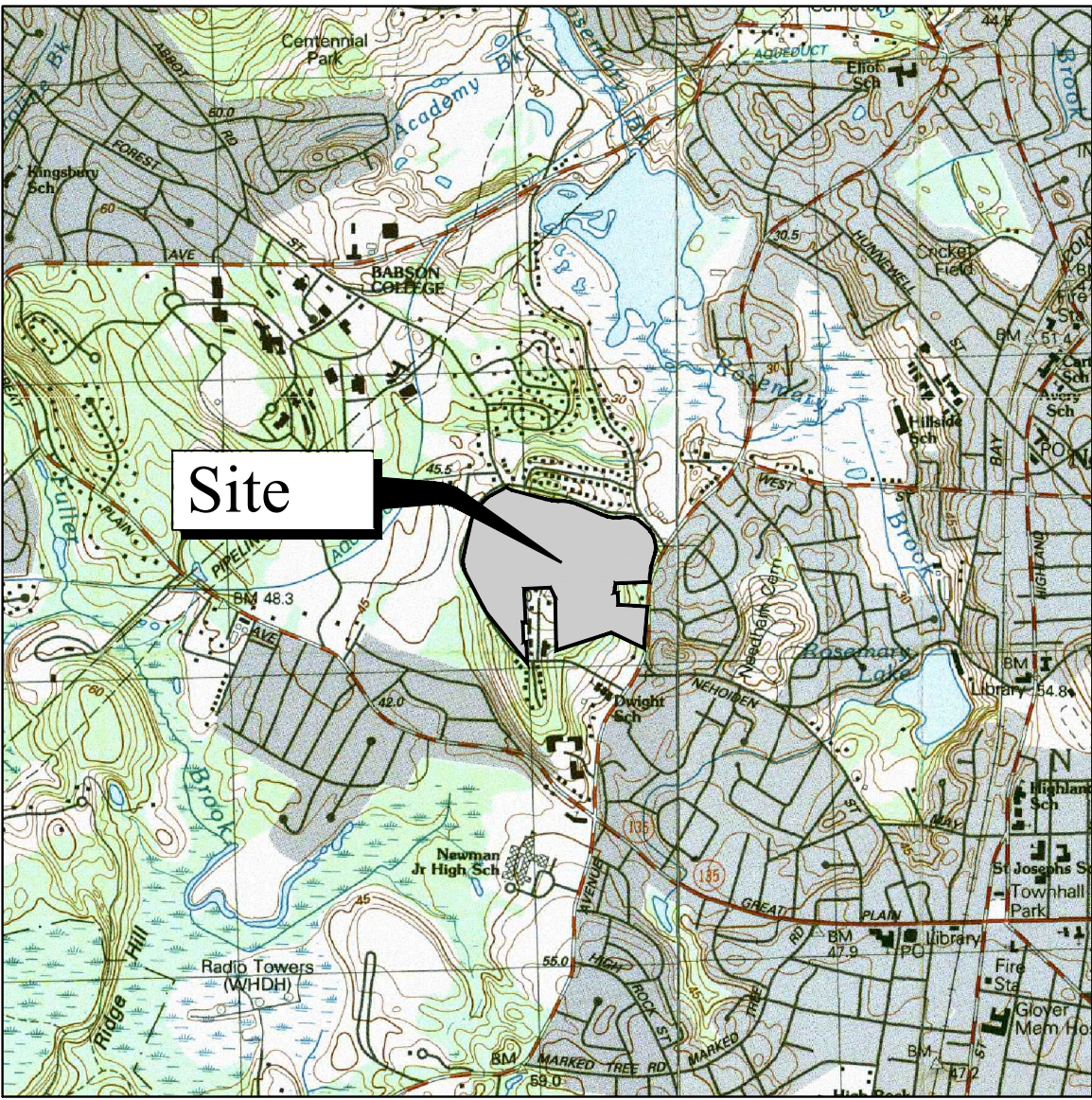
Number	Drawing Title	Latest Issue
L4.5	Site Details	12/3/2012
L4.6	Site Details	12/3/2012
PH1.01	Photometric Lighting Plan	5/28/2014
+ PH1.02	Bayview Road Lighting Photometric Plan	1/4/2021
ES1.01A	Site Distribution Plan - Part "A"	7/12/2012
ES1.01B	Site Distribution Plan - Part "B"	7/12/2012
+ ES1.02	Bayview Road Site Distribution Plan	1/4/2021
A-1	Entry Addition (IL Commons)	6/6/2011
A-2	Canyon Addition (IL Commons)	6/6/2011
A-3	Green House Addition & Repurposing Facade (IL Commons)	12/3/2012
A-4	C & E Wing Entry Elevation	5/11/2012
A-5	Lower Floor (IL Commons)	6/17/2011
A-6	First Floor (IL Commons)	6/17/2011
A-7	Second Floor (IL Commons)	6/17/2011
A-8	Third Floor (IL Commons)	6/17/2011
A-9	Fourth Floor (IL Commons)	6/17/2011
A-10	Fifth Floor (IL Commons)	6/17/2011
A-11.1	Level 1 Floor Plan (New IL)	5/28/2014
A-12.1	Level 2 Floor Plan (New IL)	5/28/2014
A-13.1	Level 3 Floor Plan (New IL)	5/28/2014
A-14.1	Level 4 Floor Plan (New IL)	5/28/2014
A-15.1	Level 5 Floor Plan (New IL)	5/28/2014
A-16.1	Exterior Elevations (New IL)	5/28/2014
A-17	Plan & Elevations (Maintenance Building)	12/3/2012
A-18	Level One Floor Plan (SNF)	12/3/2012
A-19	Level Two Floor Plan (SNF)	12/3/2012
A-20	Level Three Floor Plan (SNF)	12/3/2012
A-21	Level Four Floor Plan (SNF)	12/3/2012
A-22	Exterior Elevations (SNF)	5/8/2014
A-23	Level Three Floor Plan (EIL)	12/3/2012
A-24	Level Four Floor Plan (EIL)	12/3/2012
A-25	Exterior Elevations (EIL)	12/3/2012
A26	Floor and Roof Plan (Farley)	12/3/2012
A27	Exterior Elevations (Farley)	12/3/2012
A-5	Lower Floor (Commons Interior Phasing)	6/27/2011
A-6	First Floor (Commons Interior Phasing)	6/27/2011
A-7	Second Floor (Commons Interior Phasing)	6/27/2011
A-8	Third Floor (Commons Interior Phasing)	6/27/2011
A-9	Fourth Floor (Commons Interior Phasing)	6/27/2011
A-10	Fifth Floor (Commons Interior Phasing)	6/27/2011
A1.05	Sitework and Canopy Detail	10/5/2011
9 Sheets	6'-0" x 8'-0" Aluminum Building	2/29/2012 (Unchanged, Not Submitted)

NOTE:

- * DENOTES PLAN REVISED IN PLANSET
- + DENOTES PLAN ADDED TO PLANSET

North Hill Life Care Facility

865 Central Avenue
Needham, Massachusetts 02492



Site Location Map



Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286



Applicant:
North Hill Needham, Inc.
865 Central Avenue
Needham, MA 02492

VHB Project No. 11369.00
865 Central Avenue, Needham, MA
Issued for: Permitting - 1/4/21



1/4/21	Bayview Road Improvements
7/14/16	Permitting Modifications
5/28/14	Permitting Modifications
12/3/12	Permitting Modifications
7/28/11	Parking Revisions

Revisions:

Scale: 1" = 120'
Date: June 17, 2011

Drawn By: Checked By: Reviewed By:

North Hill Life Care Facility

865 Central Avenue
Needham, MA 02492

Permitting

Not Issued for Construction

Key Plan

C2

Zoning Summary Chart

Zoning District(S):	Apartment A-2				
Overlay District(S):	N/A				
Zoning Regulation Requirements	Required	Provided			
		New Independent Living	Maintenance Building	Enhanced Independent Living	Skilled Nursing Facility
MINIMUM LOT AREA	43,560 SF	2,592,674± SF (59.5± ACRES)			
FRONTAGE	150 FT	>> 150 FT			
FRONT YARD SETBACK	40 FT	515 FT	216 FT	406 FT	205 FT
SIDE YARD SETBACK	40 FT	492 FT	41 FT	41 FT	41 FT
REAR YARD SETBACK	40 FT	226 FT	41 FT	41 FT	41 FT
MAXIMUM FLOOR AREA RATIO	0.30	0.29			
MAXIMUM BUILDING HEIGHT	3 STORIES/40 FT*	3 STORIES/<40 FT**	1 STORY/20 FT	2 STORIES/29 FT	3-4 STORIES/47 FT**
MINIMUM PARKING AREA LANDSCAPING PERCENTAGE	10%	>> 10%			
MINIMUM INTERIOR PARKING AREA LANDSCAPING PERCENTAGE	2.5%	>> 2.5%			

* 4 STORIES/50-FT. IF UTILIZED AS A CONVALESCENT OR NURSING HOME W/ RESTRICTIONS, PER SECTION 4.3.1 OF THE ZONING BY-LAW
** SNF BUILDING HEIGHT (46.9') = ROOF ELEVATION (271.7') - AVERAGE ADJOINING GRADE (224.8)
*** REFER TO ARCHITECTURAL PLANS

Parking Summary Chart

Description	Size		Spaces		
	Required	Provided	Existing	Required	Provided
PROPOSED RELOCATED STANDARD 90° SPACES (SITE)	9 x 18.5	9 x 18.5	--	--	276
PROPOSED RELOCATED STANDARD PARALLEL SPACES (SITE)	9 x 22	9 x 22	--	--	64
PROPOSED RELOCATED STANDARD ACCESSIBLE SPACES (SITE)	8 x 18*	9 x 18.5	--	--	4
PROPOSED RELOCATED VAN ACCESSIBLE SPACES (SITE)	8 x 18*	9 x 18.5	--	--	5
PROPOSED RELOCATED GARAGE SPACES**			--	--	49
TOTAL PROPOSED RELOCATED SPACES					398
TOTAL SPACES			478***	478***	587****
LOADING BAYS			N/A	N/A	2

* ADA/AAB REQUIREMENTS
** PROPOSED RELOCATED GARAGE SPACES INCLUDE 2 STANDARD ACCESSIBLE SPACES
*** INCLUDES 6 EXISTING NON-CONFORMING SPACES
**** PER SPECIAL PERMIT
***** TOTAL SPACES INCLUDES 189 EXISTING SPACES WHICH ARE TO REMAIN, 6 OF WHICH ARE NON-CONFORMING SPACES, 12 OF WHICH ARE ACCESSIBLE SPACES AND 80 OF WHICH ARE EXISTING GARAGE PARKING SPACES, AND 398 PROPOSED/RELOCATED SPACES

Key Plan

(P) - EXISTING PARKING SPACES TO REMAIN (189 TOTAL)
(#) - PROPOSED PARKING SPACES (398 TOTAL) #1
- AREA OF GREENROOF (SEE ARCHITECTURAL PLANS)

Notes

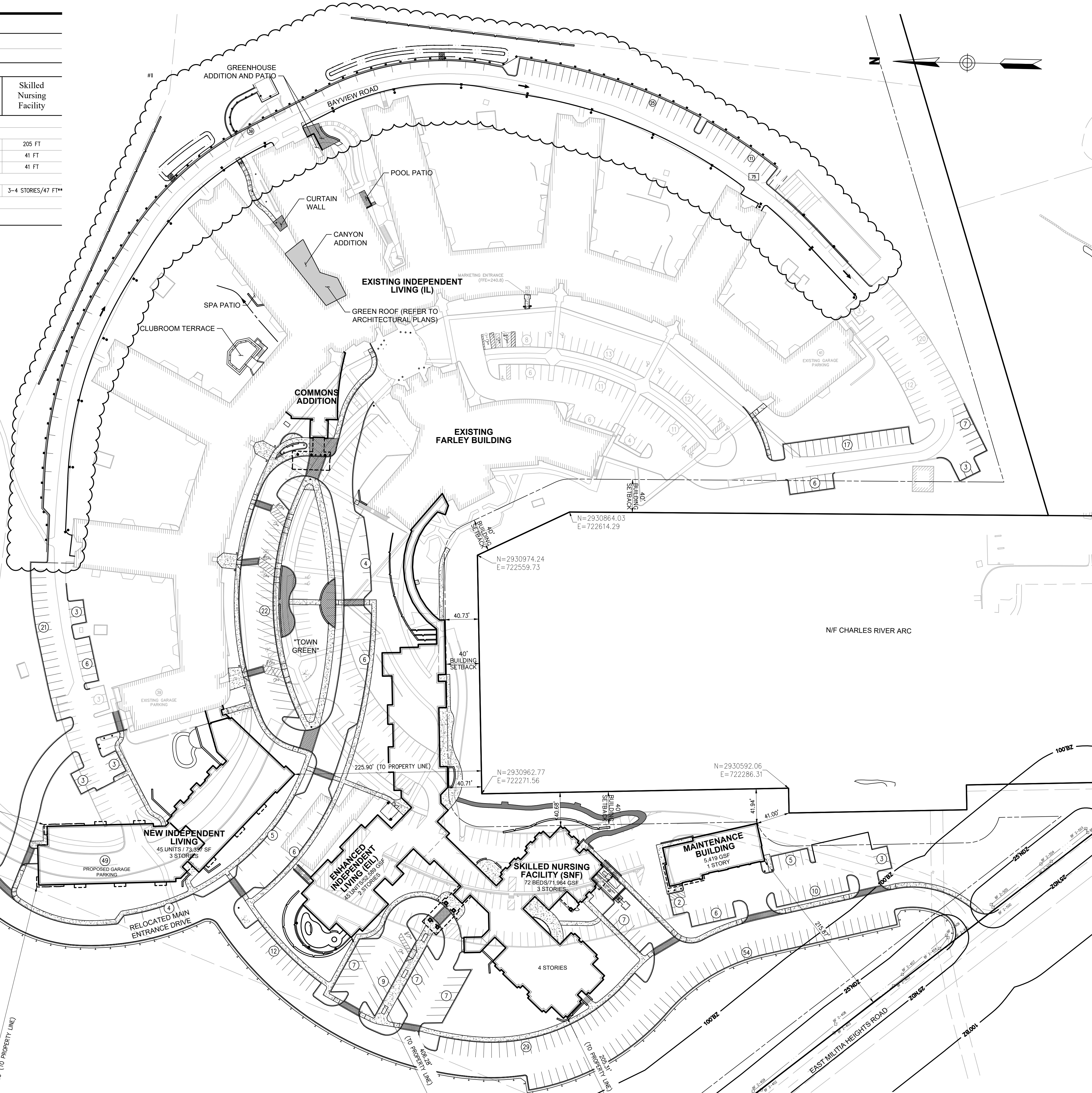
1. PARKING AREAS WILL COMPLY WITH ALL PARKING PLAN AND DESIGN REQUIREMENTS SET FORTH IN SECTION 5.1.3 OF THE NEEDHAM ZONING BYLAWS EXCEPT THAT A WAIVER IS REQUESTED FROM THE PROVISIONS OF SECTION 5.1.3(g) ("PARKING LOT ILLUMINATION"), SO THAT EACH PARKING AREA SHALL PROVIDE AN AVERAGE ILLUMINATION LEVEL OF AT LEAST ONE FOOTCANDLE.

Sign Summary

M.U.T.C.D.	Specification		Desc.
Number	Width	Height	
R1-1	30"	30"	
R6-1R	12"	18"	
R6-1L	12"	18"	
R5-1	30"	30"	
R7-1	12"	18"	
R7-8 (REVISED)	12"	18"	
R7-8A	12"	6"	

Sign Summary

M.U.T.C.D.	Specification		Desc.
Number	Width	Height	
SP-1	12"	18"	CAUTION WATCH FOR EXISTING VEHICLES
SP-2	12"	18"	NO LOADING OR DELIVERIES



Civil:



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

North Hill

877.736.4371

Bayview Road Improvements Project Team:

Landscape Architect
Hammer + Walsh Design Inc 617.439.0125

Electrical
Bard, Rao & Athanas Consulting, Inc. 617.254.0016

New 45 IL Residences Project Team:

Architect
DiMella Shaffer 617.426.5004

Structural
L.A. Fuess Partners, Inc. 617.948.5700

MEP/Code
R.W. Sullivan Engineering 617.523.8227

Landscape Architect
Hammer + Walsh Design Inc 617.439.0125

Interiors
Wellesley Design Consultants, Inc. 978.965.8185

Commons / SNF / EIL / Maint. Bldg. Project Team:

Architect
JSA 603.436.2551

Structural
Engineers Design Group 781.396.9007

Mechanical/Plumbing/Fire
R.W. Sullivan Engineering 617.523.8227

Electrical
VAD, Inc. 781.255.9754

Landscape Architect
Copley Wolff Design Group 617.654.9000

Interiors
Wellesley Design Consultants, Inc. 978.965.8185

Food Service and Laundry
Crabtree McGrath Associates 978.352.8500



1/4/21 Bayview Road Improvements
7/14/16 Permitting Modifications
5/28/14 Permitting Modifications
12/3/12 Permitting Modifications
7/28/11 Parking Revisions

Revisions:

Scale: 1" = 60'
Date: June 17, 2011

Drawn By: **Checked By:** **Reviewed By:**

North Hill Life Care Facility

865 Central Avenue
Needham, MA 02492

Permitting

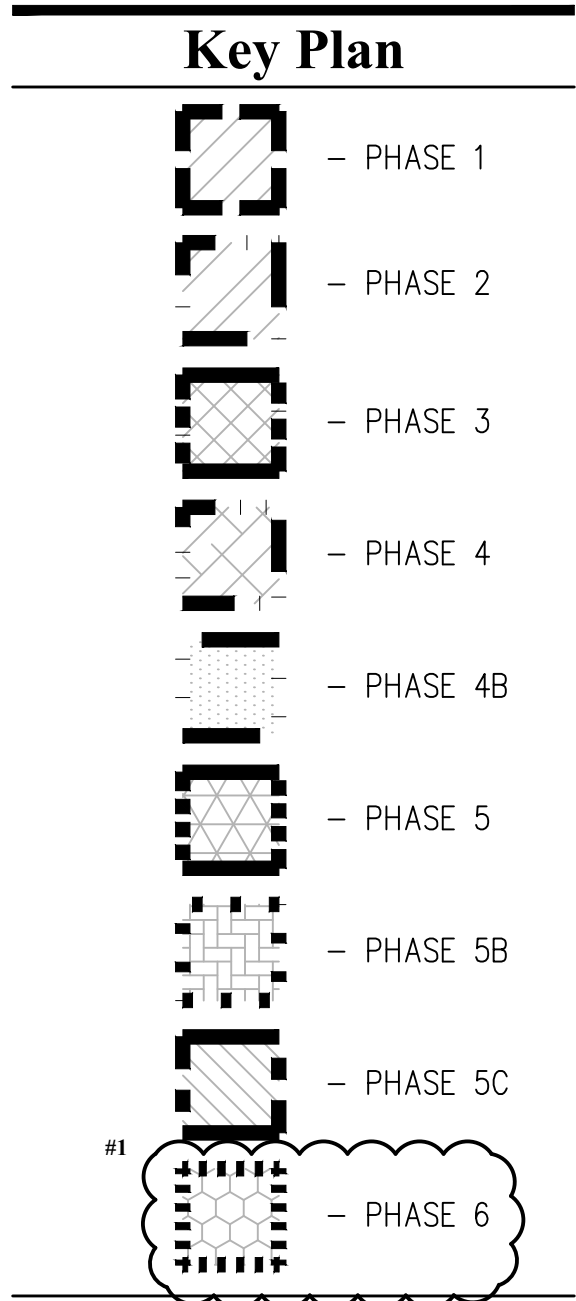
Not Issued for Construction

Overall Site Master Plan

C3

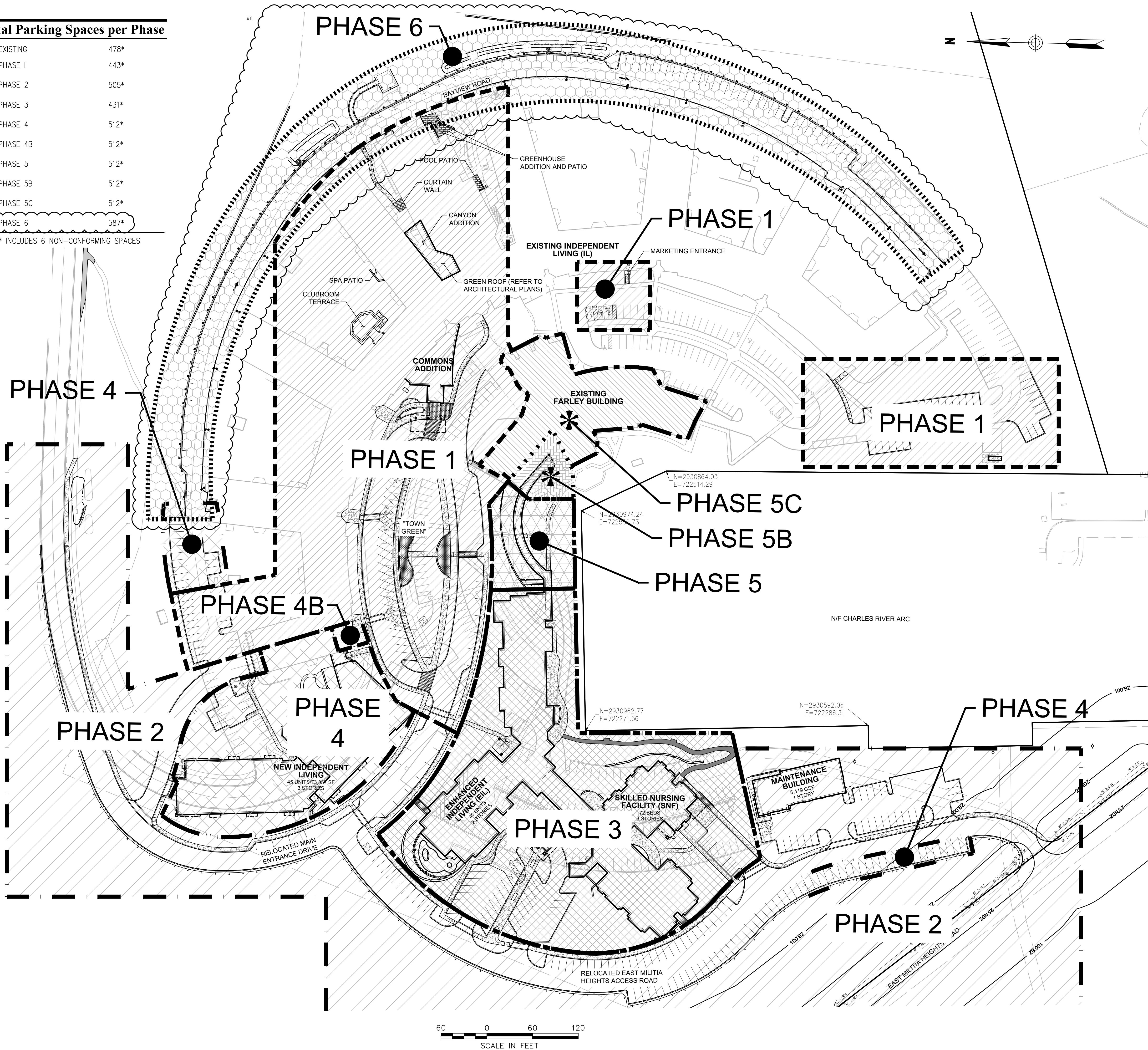
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Total Parking Spaces per Phase		
EXISTING	478*	
PHASE 1	443*	
PHASE 2	505*	
PHASE 3	431*	
PHASE 4	512*	
PHASE 4B	512*	
PHASE 5	512*	
PHASE 5B	512*	
PHASE 5C	512*	
PHASE 6	587*	

* INCLUDES 6 NON-CONFORMING SPACES



vhb
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

North Hill
877.736.4371

Bayview Road Improvements Project Team:

Landscape Architect Hammer + Walsh Design Inc	617.439.0125
Electrical Bard, Rao & Athanas Consulting, Inc.	617.254.0016

New 45 IL Residences Project Team:

Architect DiMella Shaffer	617.426.5004
Structural L.A. Fuess Partners, Inc.	617.948.5700
MEP/Code R.W. Sullivan Engineering	617.523.8227
Landscape Architect Hammer + Walsh Design Inc	617.439.0125
Interiors Wellesley Design Consultants, Inc.	978.965.8185

Commons / SNF / EIL / Maint. Bldg. Project Team:

Architect JSA	603.436.2551
Structural Engineers Design Group	781.396.9007
Mechanical/Plumbing/Fire R.W. Sullivan Engineering	617.523.8227
Electrical VAD, Inc.	781.255.9754
Landscape Architect Copley Wolff Design Group	617.654.9000
Interiors Wellesley Design Consultants, Inc.	978.965.8185
Food Service and Laundry Crabtree McGrath Associates	978.352.8500



1/4/21	Bayview Road Improvements
7/14/16	Permitting Modifications
7/8/14	Permitting Modifications
5/28/14	Permitting Modifications
12/3/12	Permitting Modifications
7/28/11	Parking Revisions

Revisions:

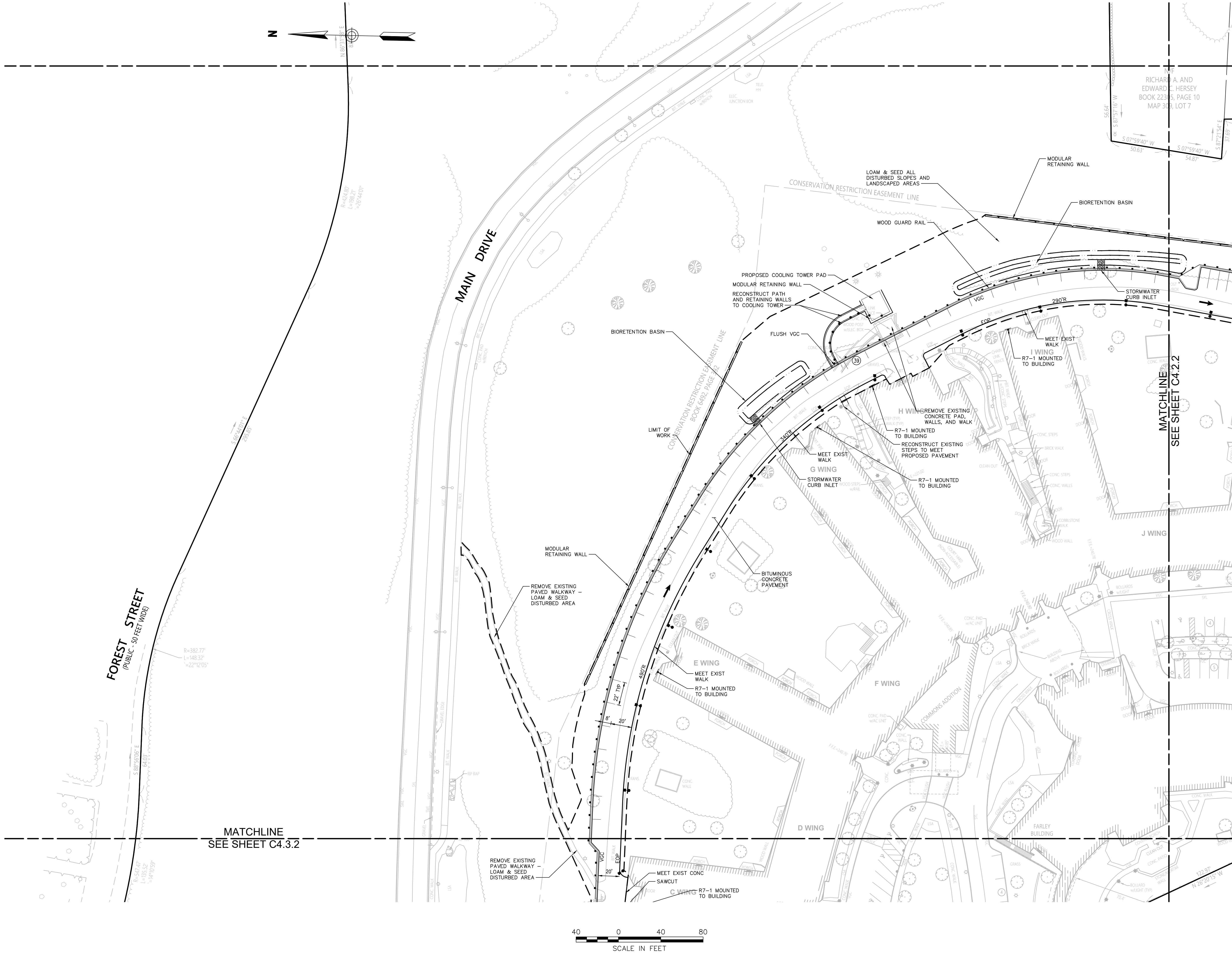
Scale: 1" = 60'	Date: June 17, 2011
Drawn By:	Checked By: Reviewed By:

**North Hill
Life Care Facility**
865 Central Avenue
Needham, MA 02492

Permitting
Not Issued for Construction

Phasing Site Plan

C3.1



Civil: **vhb**
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

North Hill 877.736.4371

Bayview Road Improvements Project Team:

Landscape Architect
Hammer + Walsh Design Inc 617.439.0125
Electrical
Bard, Rao & Athanas Consulting, Inc. 617.254.0016

New 45 IL Residences Project Team:

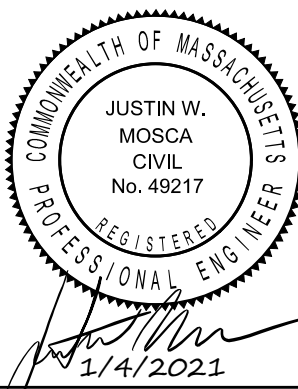
Architect
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Landscape Architect
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Interiors
Wellesley Design Consultants, Inc. 978.965.8185

Commons / SNF / EIL / Maint. Bldg. Project Team:

Architect
JSA 603.436.2551
Structural
Engineers Design Group 781.396.9007
Mechanical/Plumbing/Fire
R.W. Sullivan Engineering 617.523.8227
Electrical
VAD, Inc. 781.255.9754
Landscape Architect
Copley Wolff Design Group 617.654.9000
Interiors
Wellesley Design Consultants, Inc. 978.965.8185
Food Service and Laundry
Crabtree McGrath Associates 978.352.8500



Site Key



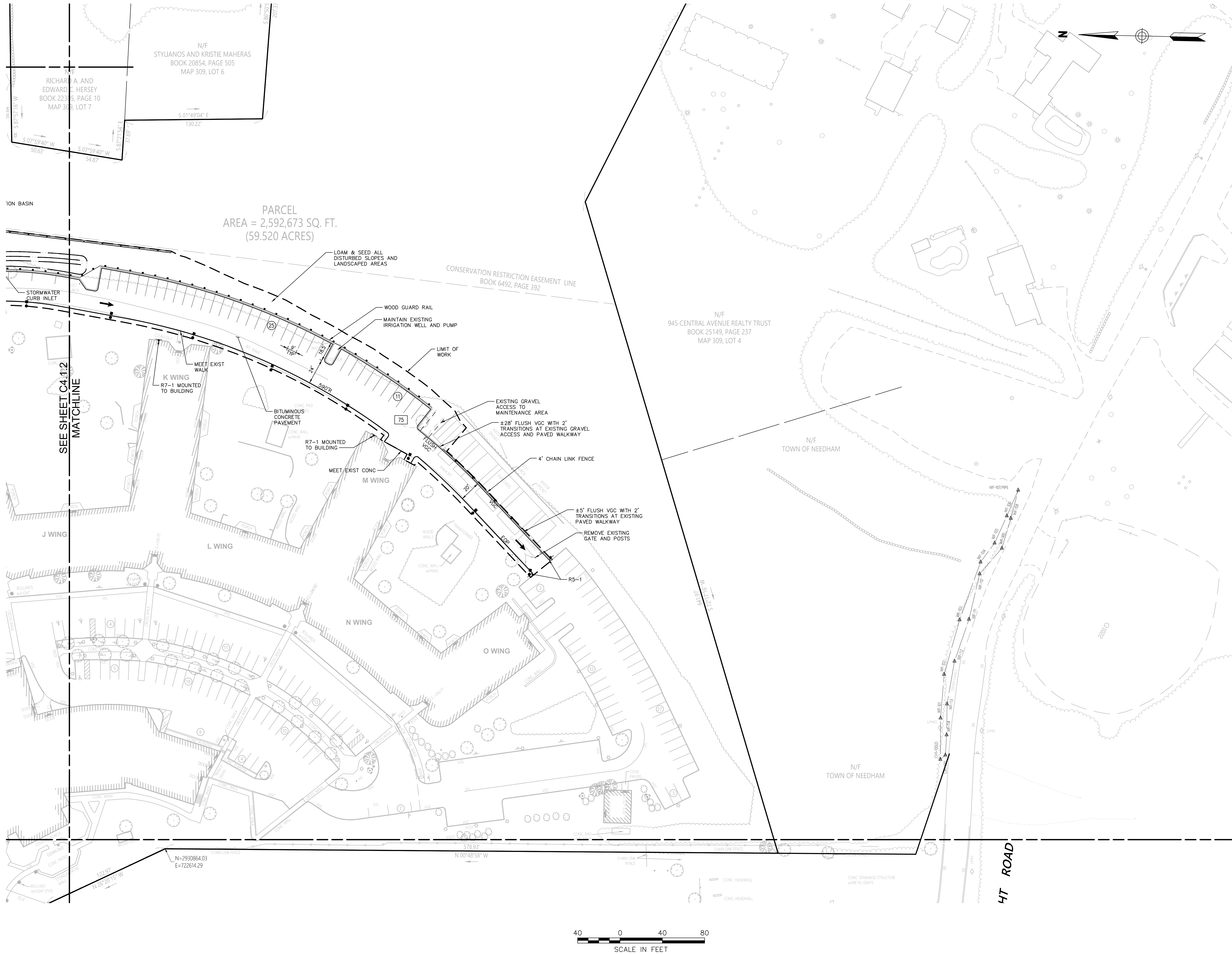
Revisions:
Scale: 1" = 40'
Date: January 4, 2021
Drawn By: **Checked By:** **Reviewed By:**

North Hill
Life Care Facility
865 Central Avenue
Needham, MA 02492

Permitting
Not Issued for Construction

Bayview Road
Layout & Materials Plan

C4.1.2



Bayview Road Improvements Project Team:

Landscape Architect Hammer + Walsh Design Inc	617.439.0125
Electrical Bard, Rao & Athanas Consulting, Inc.	617.254.0016

New 45 IL Residences Project Team:

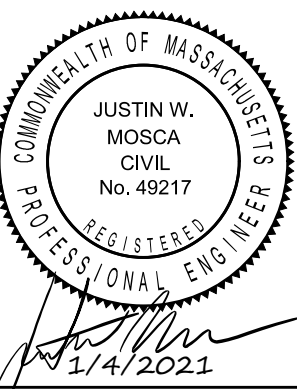
Architect DiMella Shaffer	617.426.5004
Structural L.A. Fuess Partners, Inc.	617.948.5700
MEP/Code R.W. Sullivan Engineering	617.523.8227
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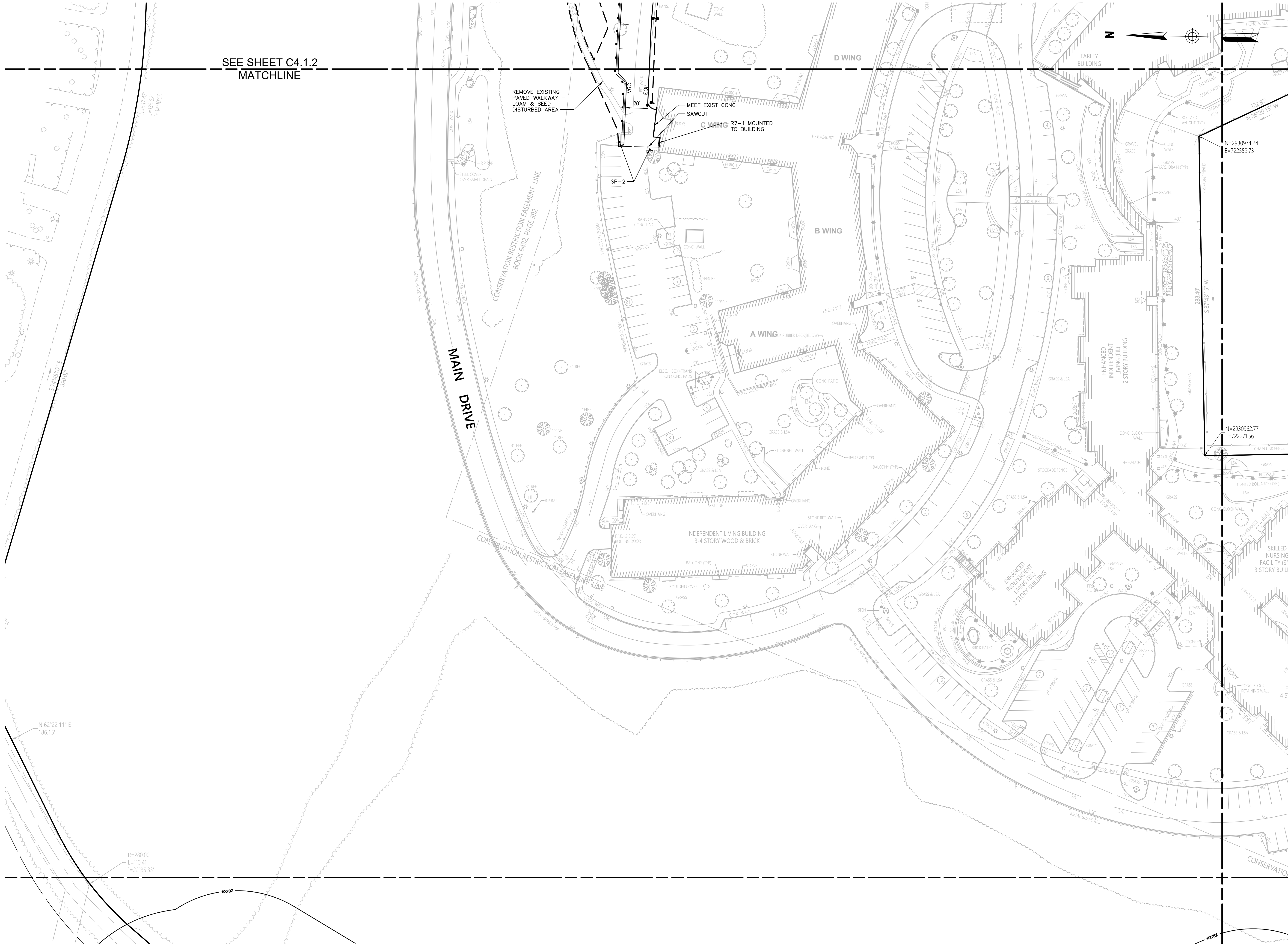
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**North Hill
Life Care Facility**
865 Central Avenue
Needham, MA 02492

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#1 **C4.2.2**



Civil: 
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

North  Hill 877.736.4371

Bayview Road Improvements Project Team:

Landscape Architect
Hammer + Walsh Design Inc 617.439.0125
Electrical
Bard, Rao & Athanas Consulting, Inc. 617.254.0016

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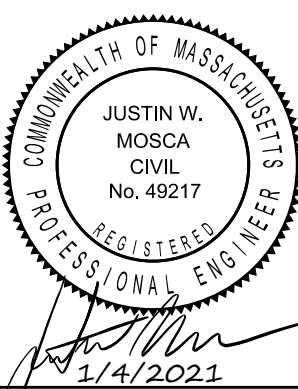
Architect
DiMella Shaffer 617.426.5004
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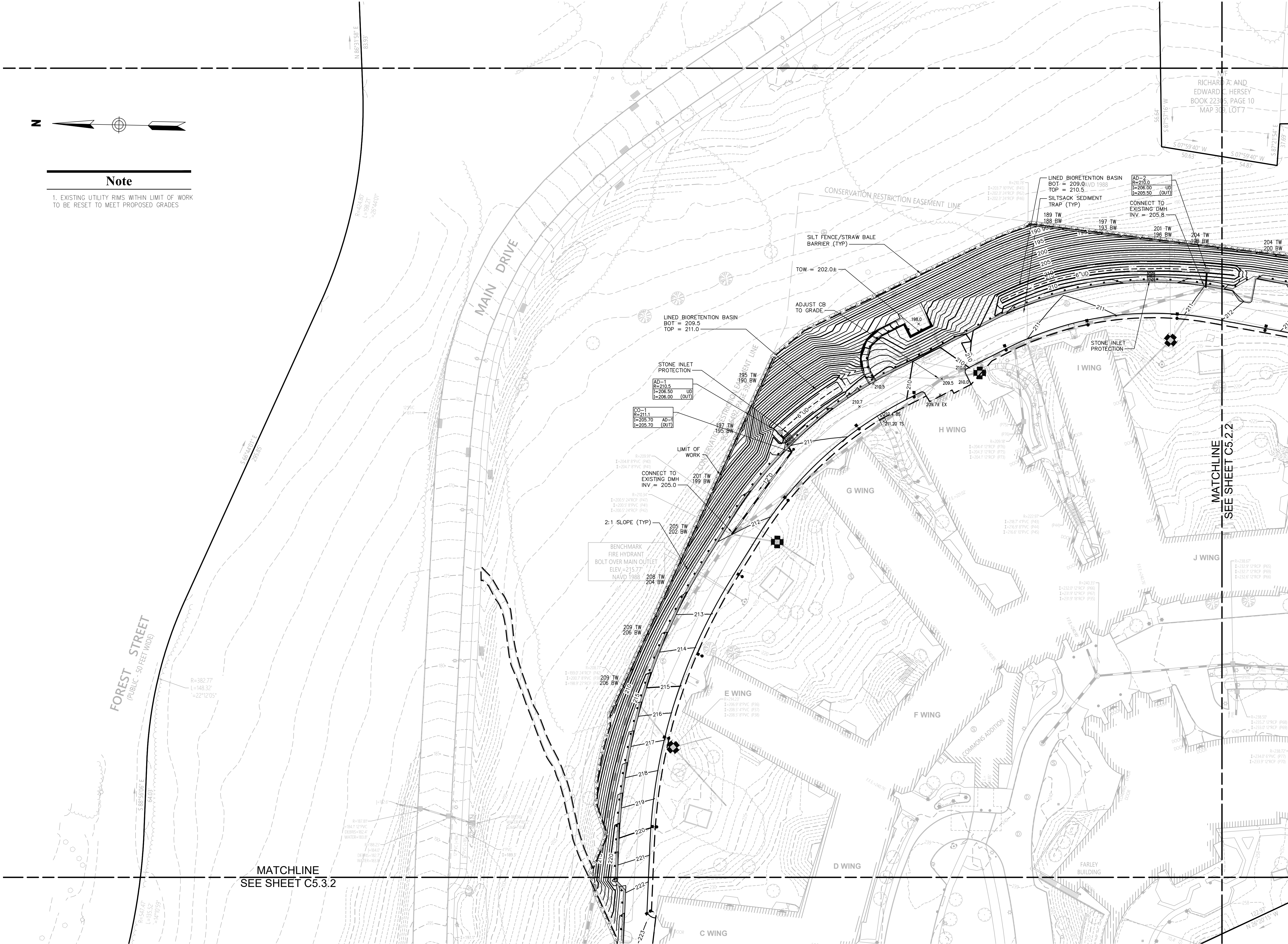


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North Hill
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#1 **C4.3.2**





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Mechanical/Plumbing/Fire
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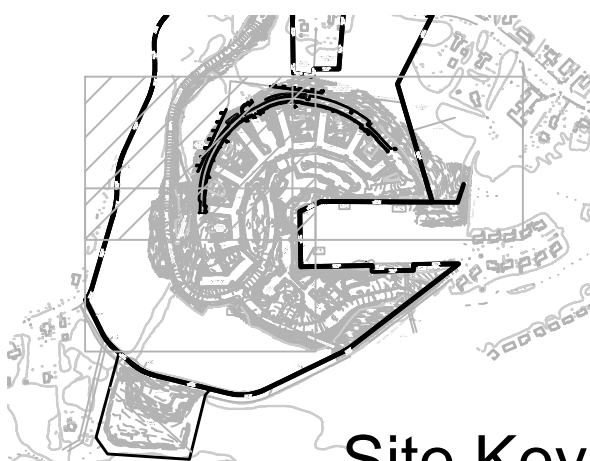
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Interiors
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Crabtree McGrath Associates 978.352.8500

Site Key



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Life Care Facility

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Permitting

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Bayview Road
Grading & Drainage Plan

C5.1.2



Civil:  101 Walnut Street
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North  Hill 877.736.4371

Bayview Road Improvements Project Team:

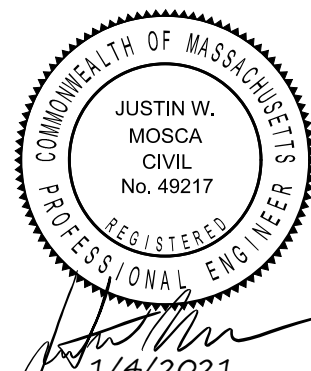
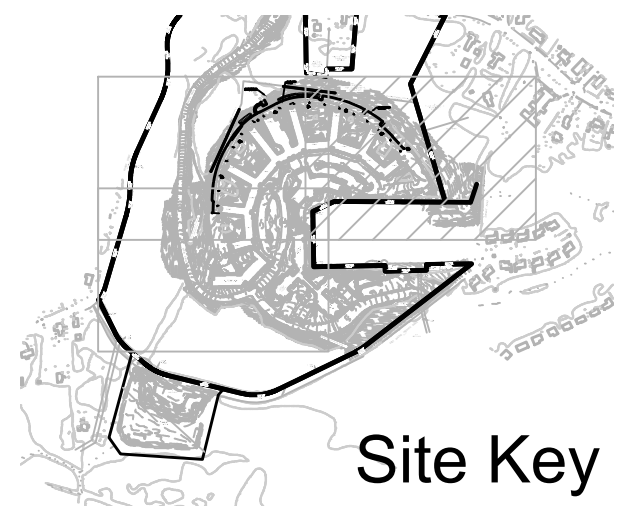
Landscape Architect Hammer + Walsh Design Inc	617.439.0125
Electrical Bard, Rao & Athanas Consulting, Inc.	617.254.0016

New 45 IL Residences Project Team:

Architect DiMella Shaffer	617.426.5004
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MEP/Code R.W. Sullivan Engineering	617.523.8227
Landscape Architect Hammer + Walsh Design Inc	617.439.0125
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Landscape Architect Copley Wolff Design Group	617.654.9000
Interiors Wellesley Design Consultants, Inc.	978.965.8185
Food Service and Laundry Crabtree McGrath Associates	978.352.8500



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#1 **C5.2.2**



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Bayview Road Improvements Project Team:

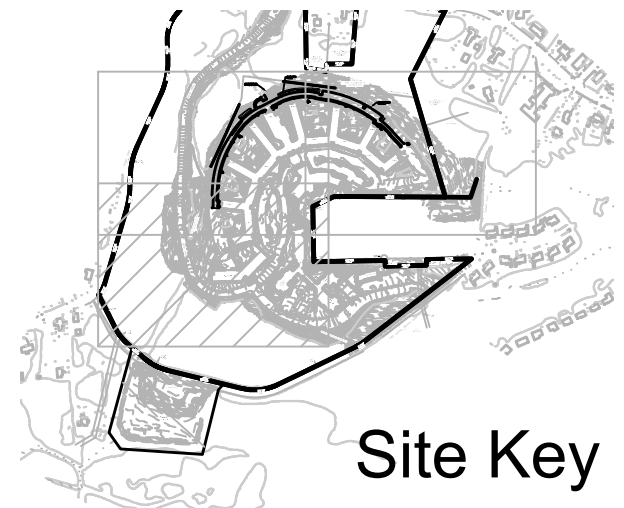
Landscape Architect
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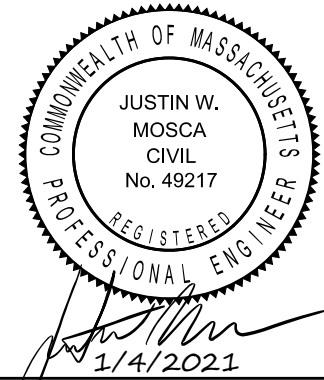
Architect
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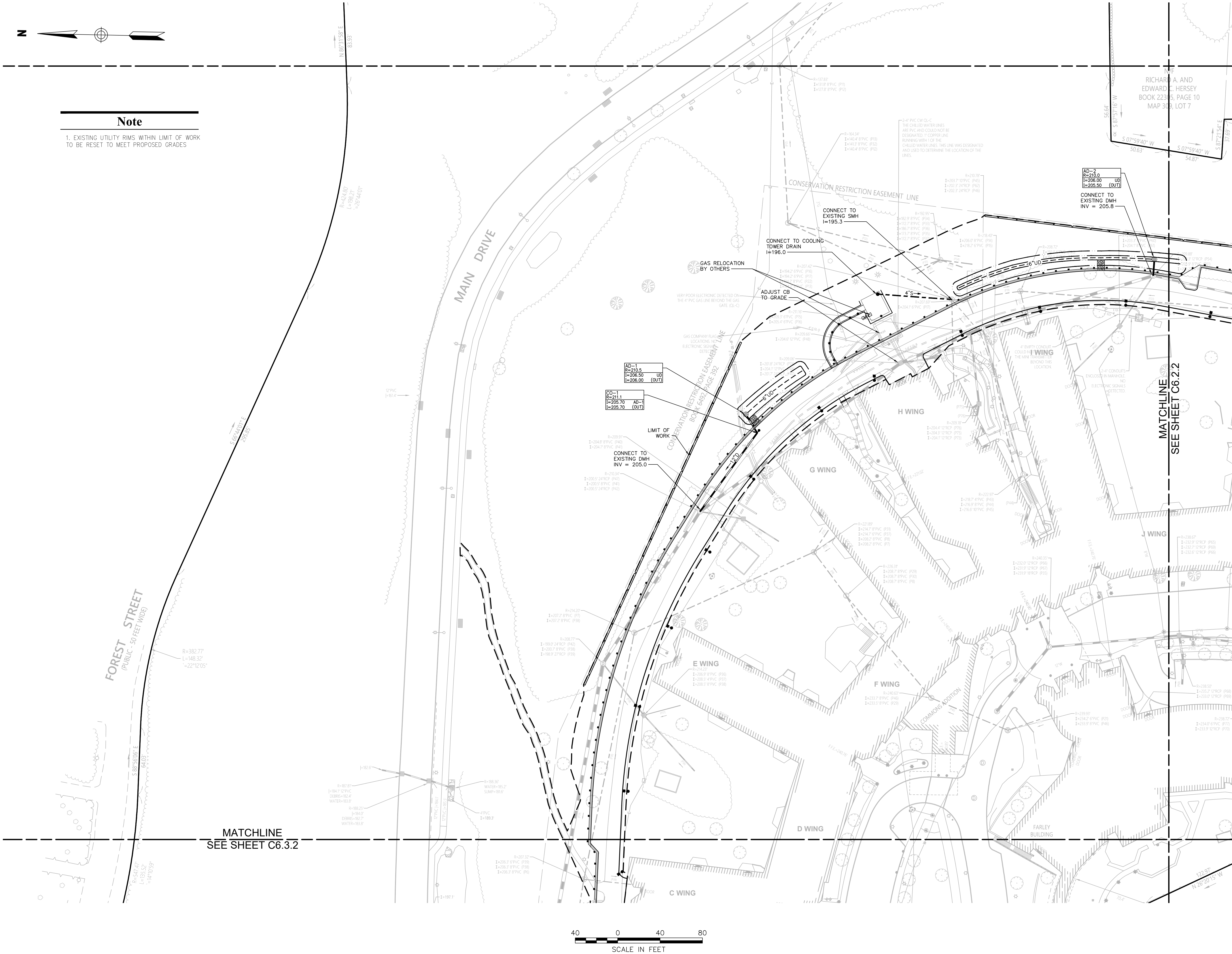
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Date: January 4, 2021
1/4/2021

North Hill
Life Care Facility
865 Central Avenue
Needham, MA 02492

Permitting
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Bayview Road
Grading & Drainage Plan

#1 **C5.3.2**



Civil: **vhb**
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North Hill 877.736.4371

Bayview Road Improvements Project Team:

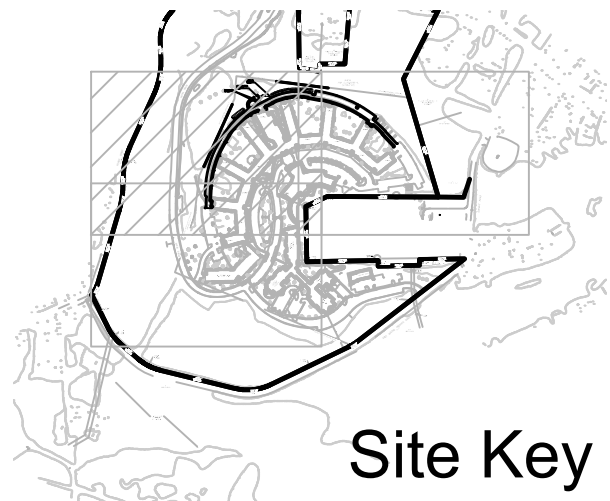
Landscape Architect
Hammer + Walsh Design Inc 617.439.0125
Electrical
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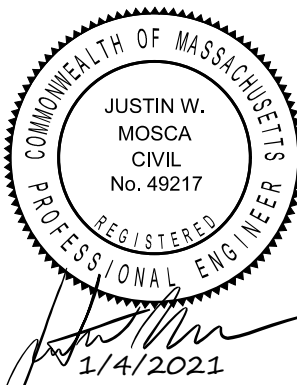
Architect
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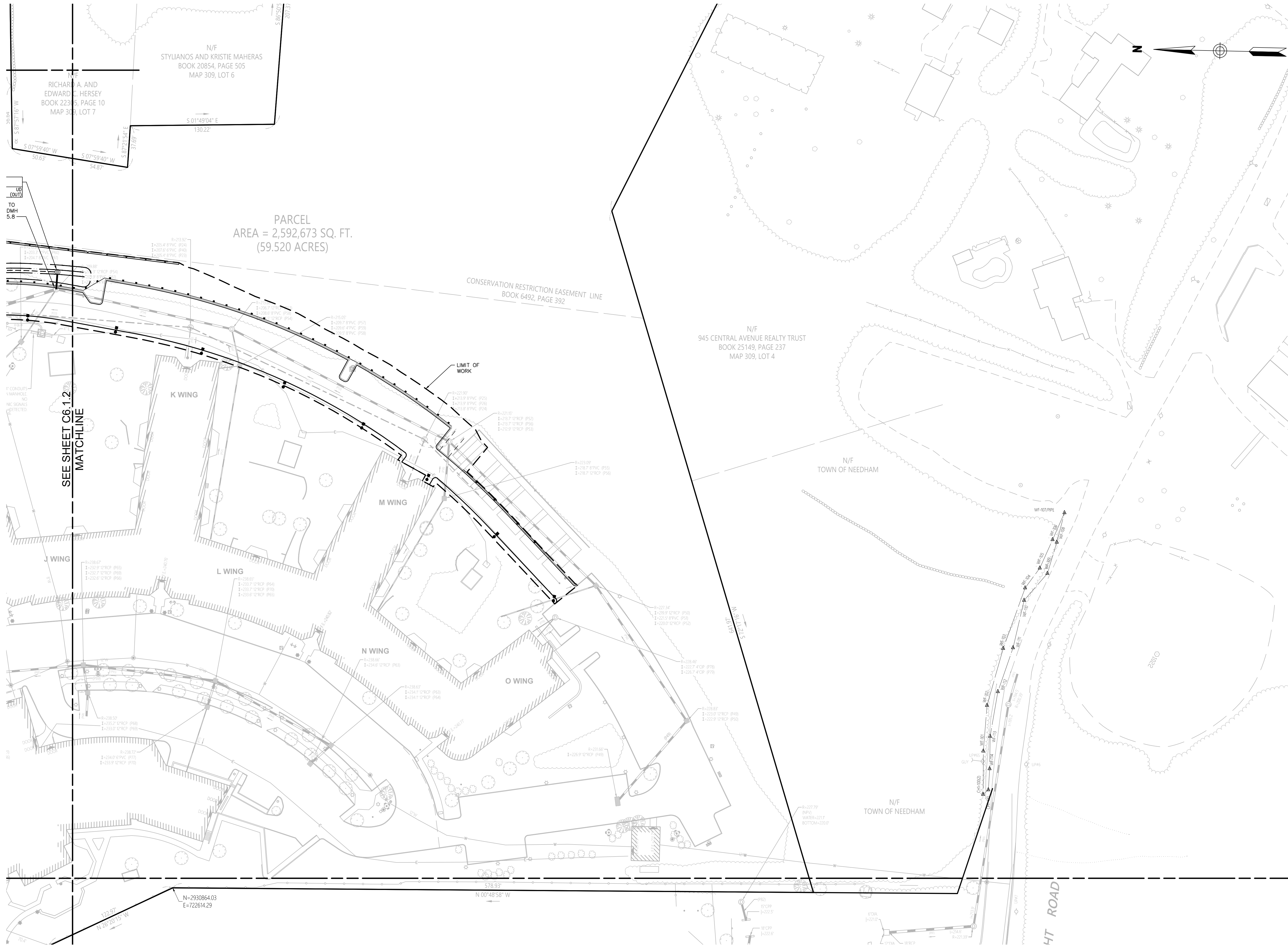
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North Hill
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Needham, MA 02492

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Bayview Road
Utilities Plan

C6.1.2



Civil:

vhb

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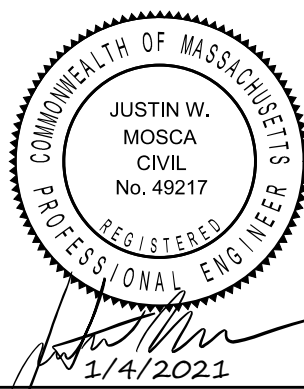
Landscape Architect
Copley Wolff Design Group 617.654.9000

Interiors
Wellesley Design Consultants, Inc. 978.965.8185

Food Service and Laundry
Crabtree McGrath Associates 978.352.8500



Site Key



Revisions:

Scale: 1" = 40'

Date: January 4, 2021

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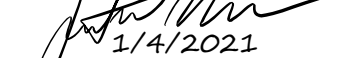
North Hill
Life Care Facility
865 Central Avenue
Needham, MA 02492

Permitting
Not Issued for Construction

Bayview Road
Utilities Plan

#1

C6.2.2



Revisions:  1/4/2021

Scale: 1" = 40' **Date:** January 4, 2021

Drawn By: **Checked By:** **Reviewed By:**

North Hill Life Care Facility

865 Central Avenue
Needham, MA 02492

Permitting

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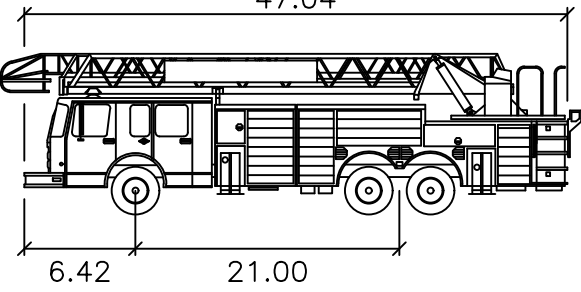
Bayview Road Utilities Plan

#1 C6.3.2

Legend

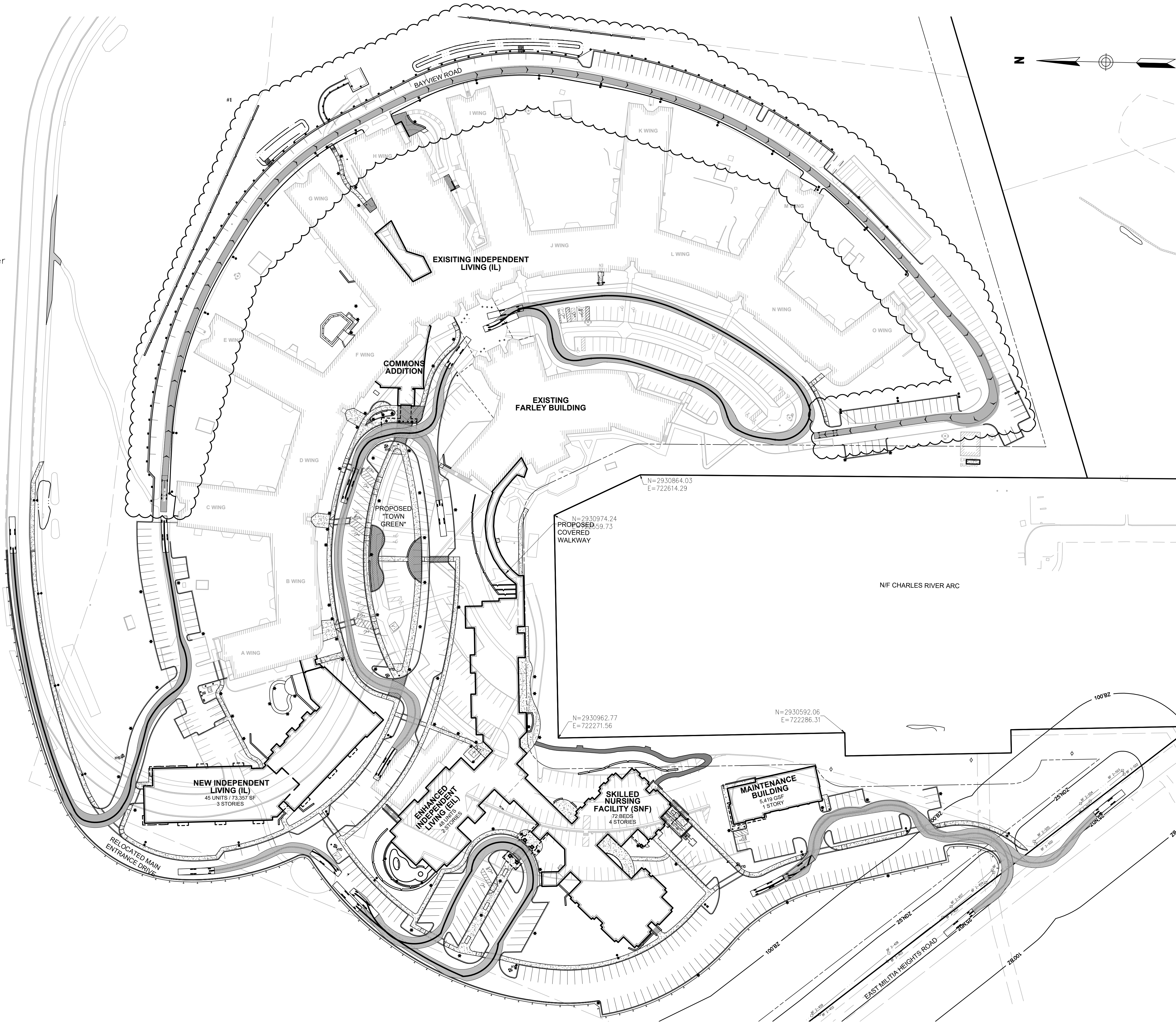
- EXISTING HYDRANT
PROPOSED HYDRANT

PROFILE:
NEEDHAM FIRE TRUCK
LADDER 1
SUTPHEN 1500/300 104' MMA
47.04



Needham Fire – 104' Aerial Ladder

Width : 7.83
Track : 6.54
Lock to Lock Time : 6.0
Steering Angle : 32.8



Civil:
vhb
101 Walnut Street
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North Hill

877.736.4371

Bayview Road Improvements Project Team:

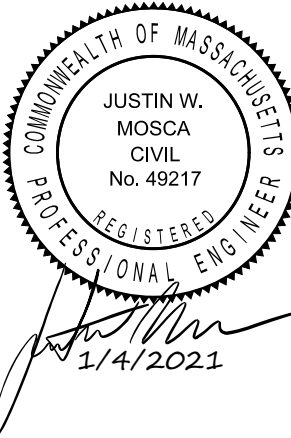
Landscape Architect
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1/4/21 Bayview Road Improvements
5/28/14 Permitting Modifications
12/3/12 Permitting Modifications
7/28/11 Parking Revisions

Revisions:

Scale: 1" = 40'
Date: June 17, 2011

Drawn By: Checked By: Reviewed By:

North Hill
Life Care Facility

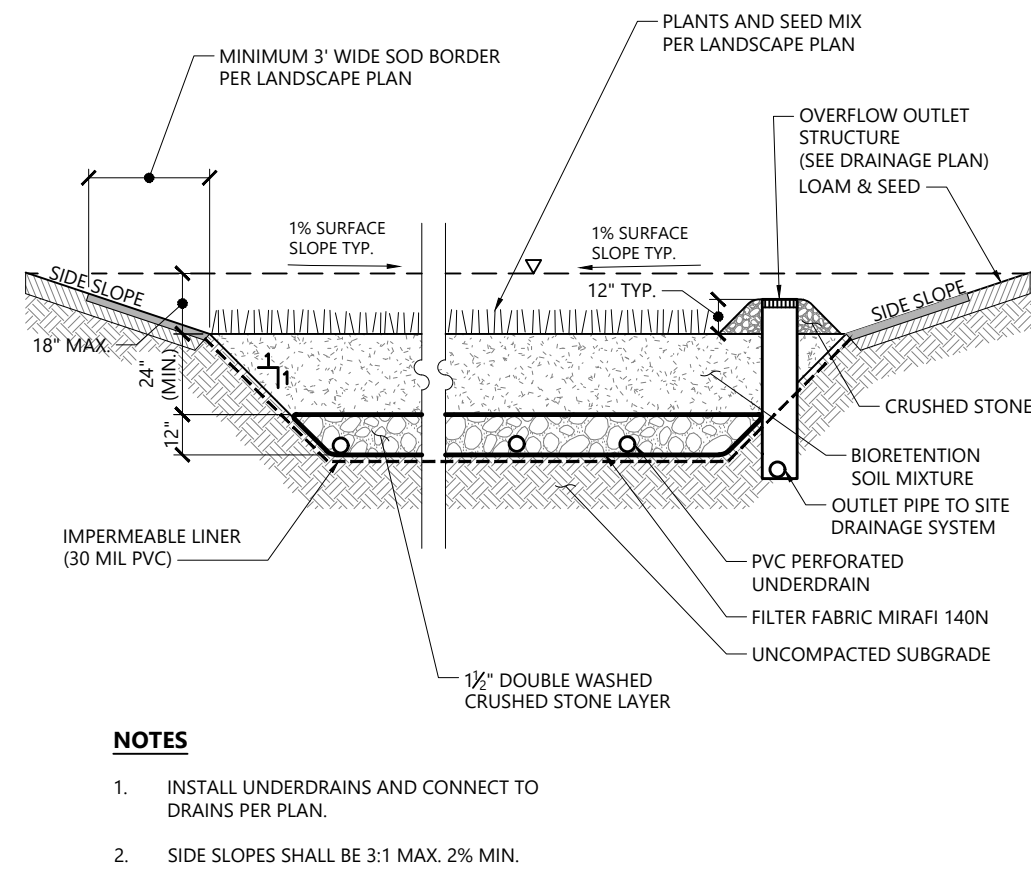
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Needham, MA 02492

Permitting

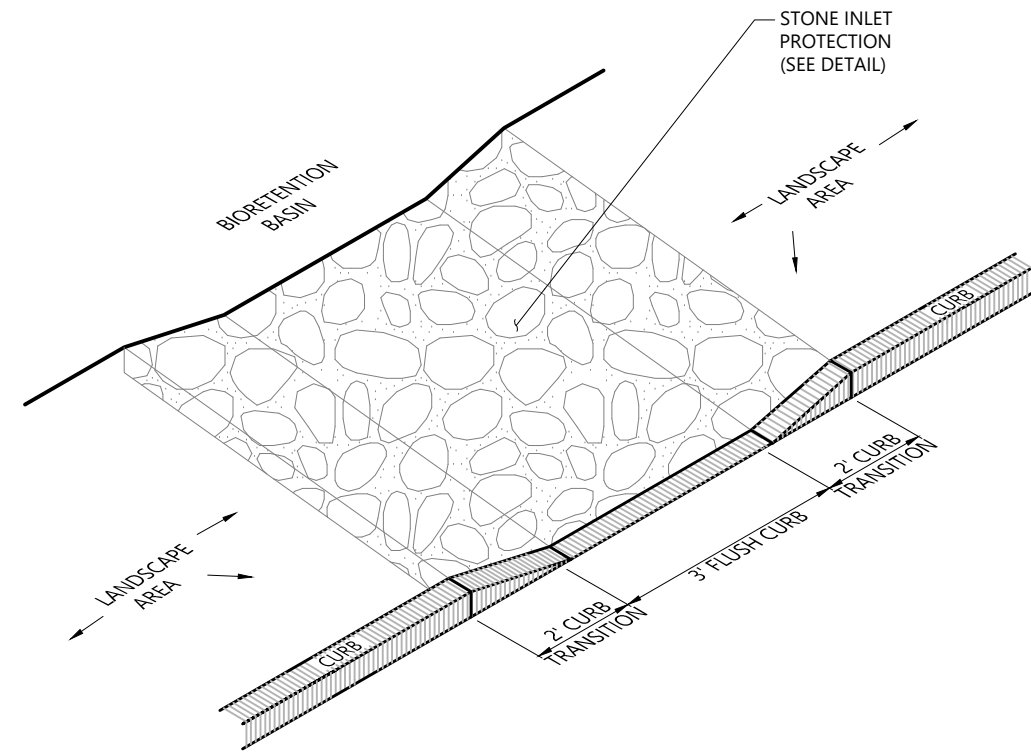
Not Issued for Construction

Emergency Vehicle
Access Plan

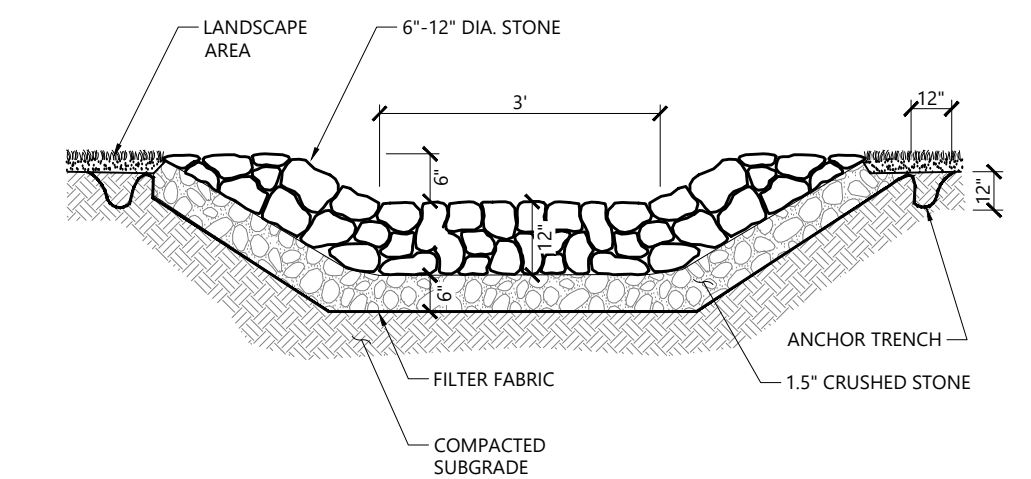
C7



Bioretention Basin 3/20
 N.T.S. Source: VHB REV LD_199



Stormwater Curb Inlet 1/16
 N.T.S. Source: VHB REV LD_512



Stone Inlet Protection 1/16
 N.T.S. Source: VHB REV LD_170



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Scale: NTS Date: January 4, 2021

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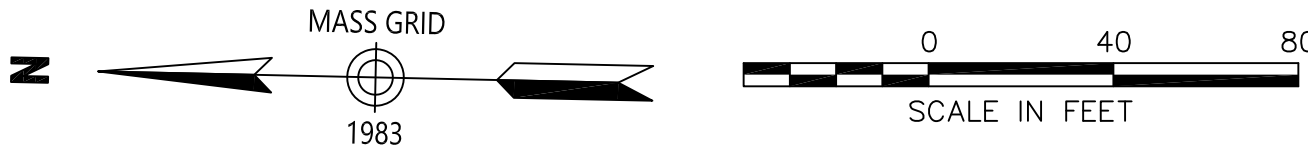
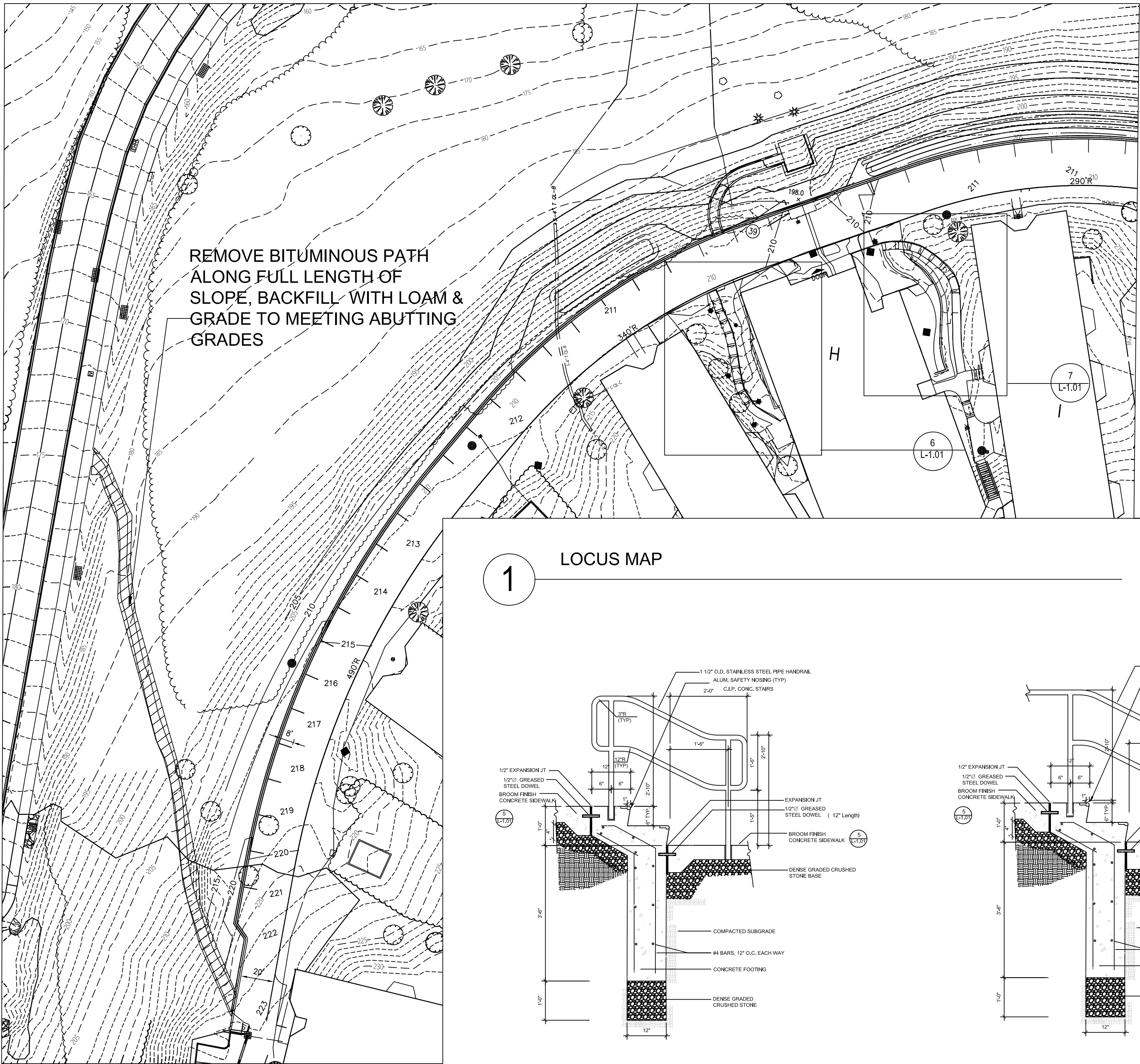
Permitting

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Bayview Road Site Details

#

C8.5



GENERAL NOTES

Concrete Paving Notes:

- Concrete shall be 4,000 psi compressive strength, 5-7% air entrained.
- Extend the depth of the concrete slab to accommodate handrail post footings as detailed.
- Expansion joints shall be spaced a maximum of 25' O.C. and shall be radial to the curves of the walk.
- Install steel dowels at all expansion joints to prevent differential settling between pours. Provide 3 dowels per expansion joint.
- Tool joints shall be equidistantly spaced between tool joints, between 5' and 6' O.C., typ.
- Finish shall be a medium broom finish swept perpendicular to the direction of the walkway.

Handrail notes:

- Handrails shall be Grade 304 stainless steel pipe, 1 1/2" O.D., as detailed.
- For both existing and new concrete walkways, core holes in the concrete as detailed.
- Place handrails in center of coring and support in a plumb position.
- Fill voids with exterior grade non-shrink grout such as Super Por-Rok.
- Maintain plumb support until grout has cured.
- Remove excess grout from the base of each post.

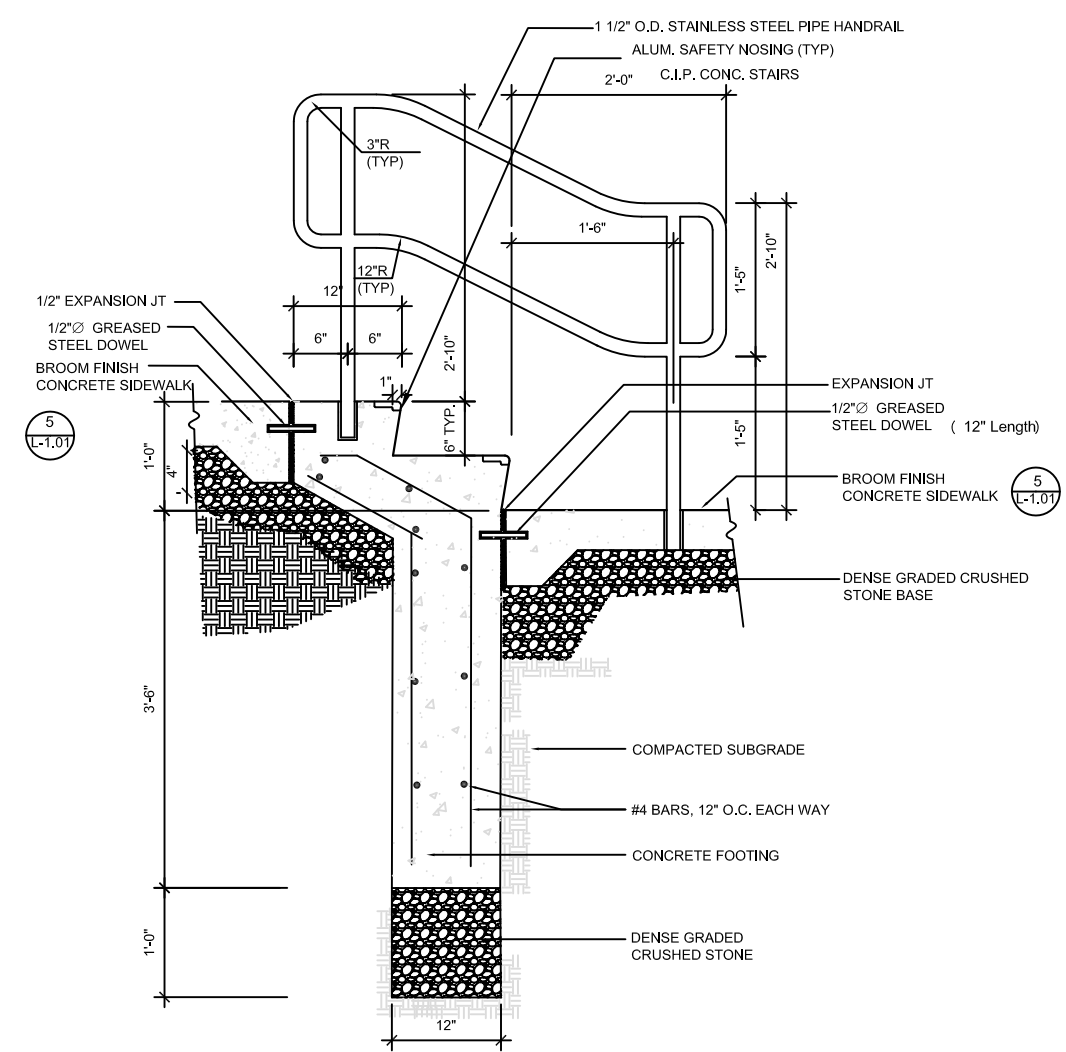
Sodding notes:

- Prior to topsoiling, the existing finish grade shall be cultivated to a depth of 6" to 8"
- Topsoil for sod shall have a pH of between 5.8 and 7.0 and shall contain not less than 4% nor more than 20% organic matter. Topsoil shall be provided to a depth of 6".
- Sod shall be provided by a recognized supplier/distributor and shall be machine cut at a uniform thickness of 1 1/2" (1 1/4" - 1 3/4") at the time of cutting.
- Immediately before sod is installed, the ground shall be scarified, harrowed, raked and broomed until the surface is smooth, friable, and of uniformly fine texture.
- Soil moistening: After all grading has been completed, the soil shall be irrigated 12-24 hours prior to laying the sod. Sod should not be laid on soil that is dry and powdery.
- Starter strip: The first row of sod shall be laid in a straight line, with subsequent rows placed parallel to and tightly against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Care shall be exercised to ensure that the sod is not stretched or overlapped and that all joints are butted tightly to prevent voids that would cause drying of the roots.

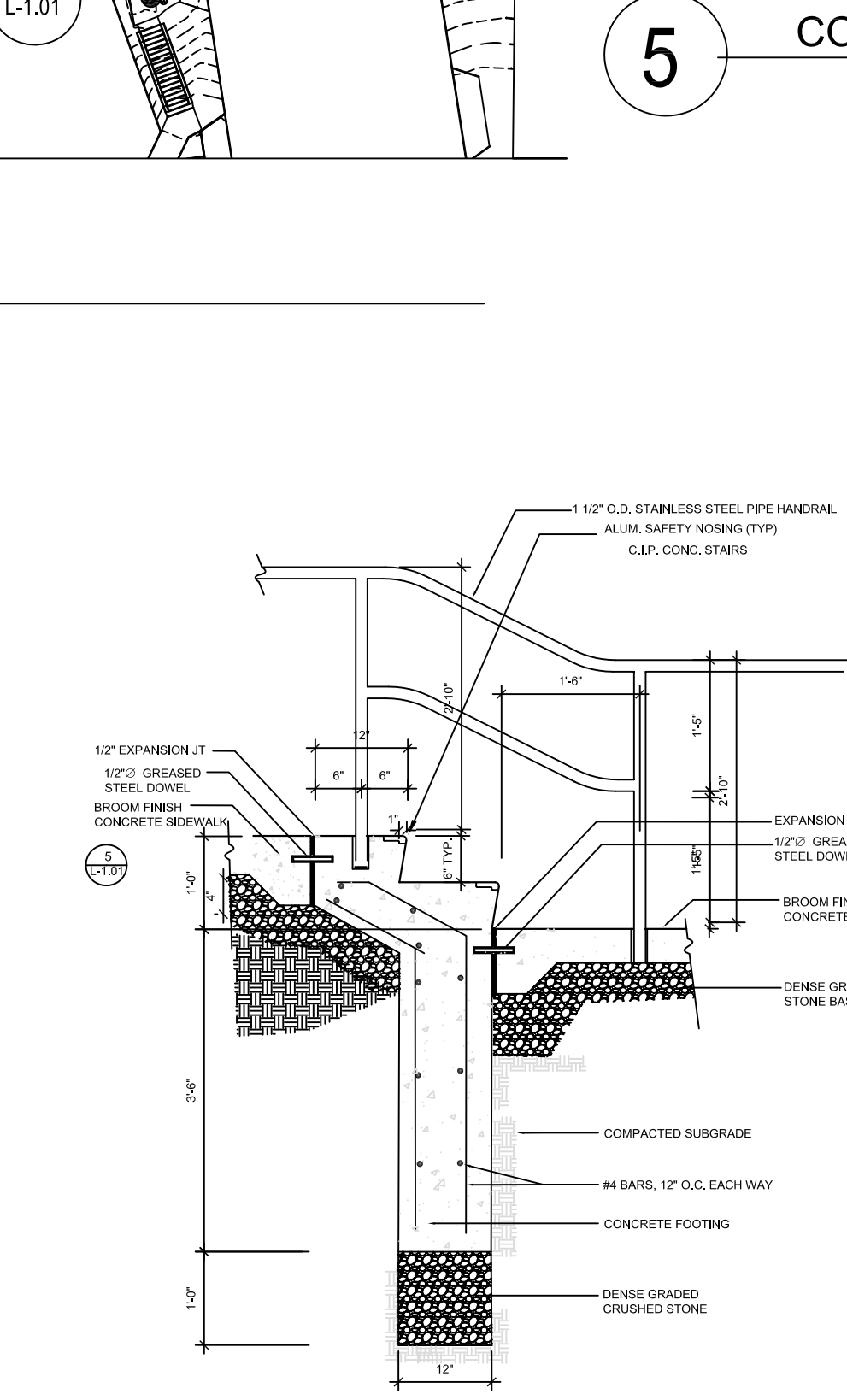
Planting notes:

- In the event of a discrepancy between the planting plan and the plant list, the planting plan shall take precedence.
- In the event of a discrepancy on the planting plan between the number of circles representing plants and the number of plants identified in a plant call-out, the number of circles on the plan shall take precedence.
- Substitutions: In the event the specified species cannot be found prior to the required planting schedule, substitutions shall be allowed, provided they are reviewed and approved by the Landscape Architect prior to purchase, and can be provided in the specified size (one gallon) and quantities.

1 LOCUS MAP

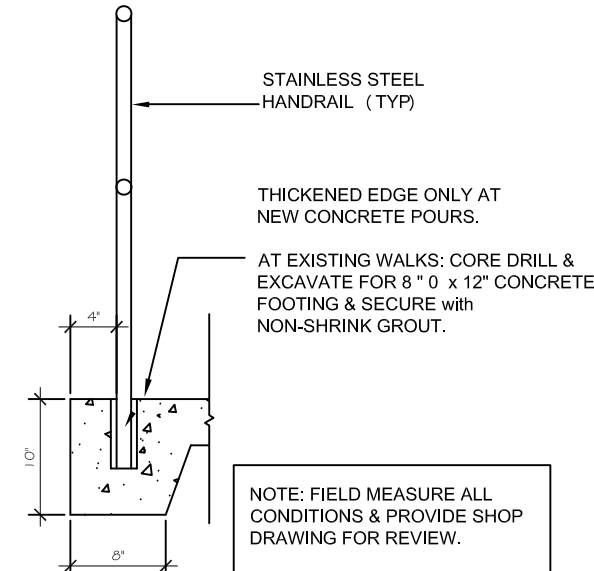


2 STAND ALONE HANDRAIL

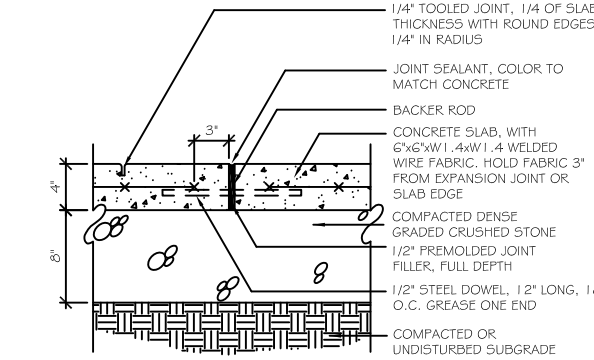


3 CONTINUOUS HANDRAIL

4 POST OFFSET AT CONCRETE EDGE

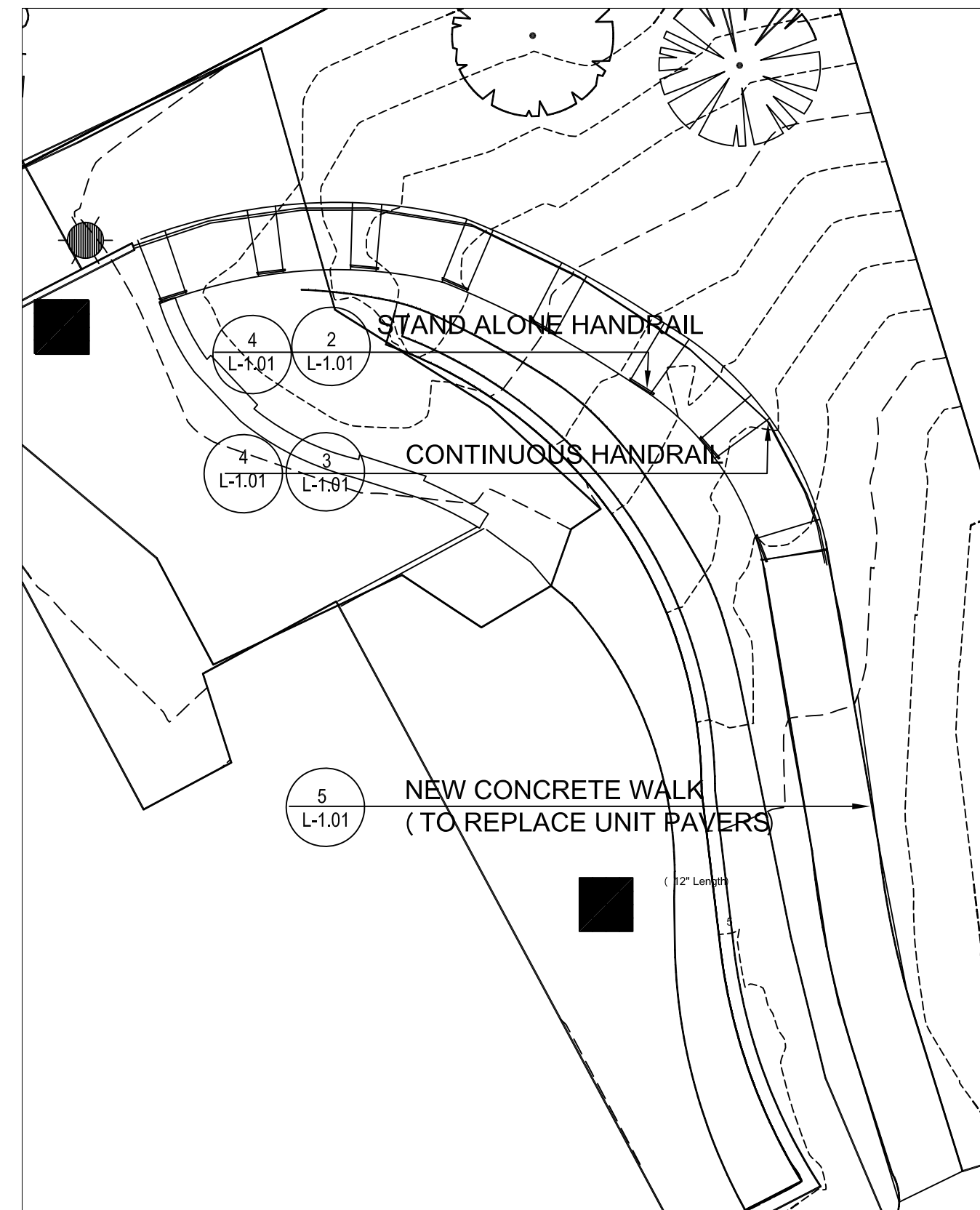
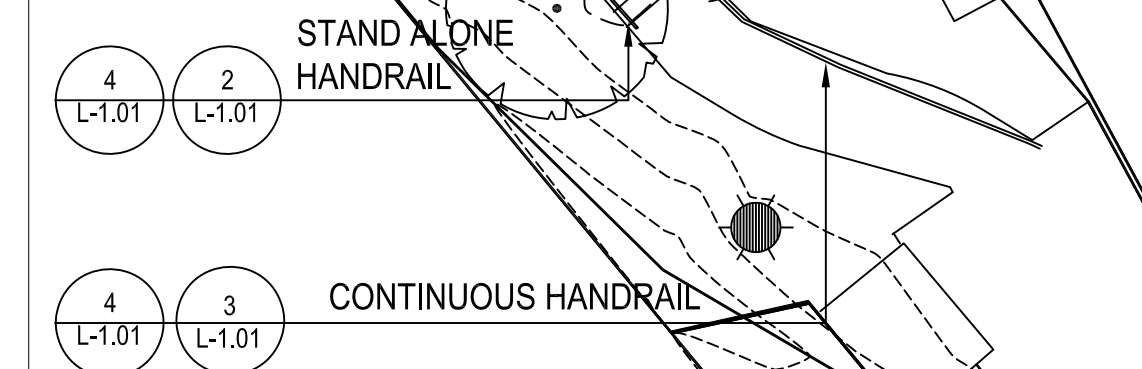


5 CONCRETE WALK



- NOTES:
- CONTROL JOINTS EVERY 25' UNLESS OTHERWISE SHOWN ON PLAN.
 - EXPANSION JOINTS EVERY 30' UNLESS OTHERWISE SHOWN ON PLAN.
 - WHERE NEW CONCRETE MEETS EXISTING CONCRETE, CORE DRILL EXISTING CONCRETE TO RECEIVE STEEL DOWEL.

6 EXISTING WALKWAY NORTH OF BLDG "H"



7 REBUILT WALKWAY SOUTH OF BLDG "H"

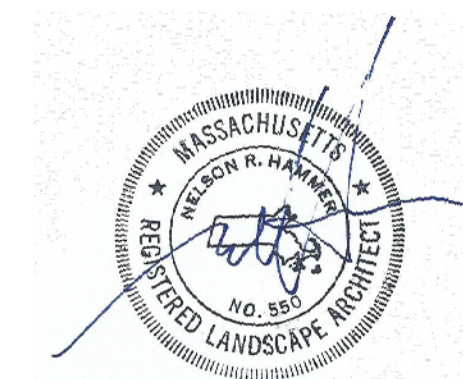
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Landscape Architect

**Hammer
+ Walsh
Design Inc.**

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Revisions:

Scale: Date: **January 4, 2021**

Drawn By: Checked By: Reviewed By:

North Hill Life Care Facility

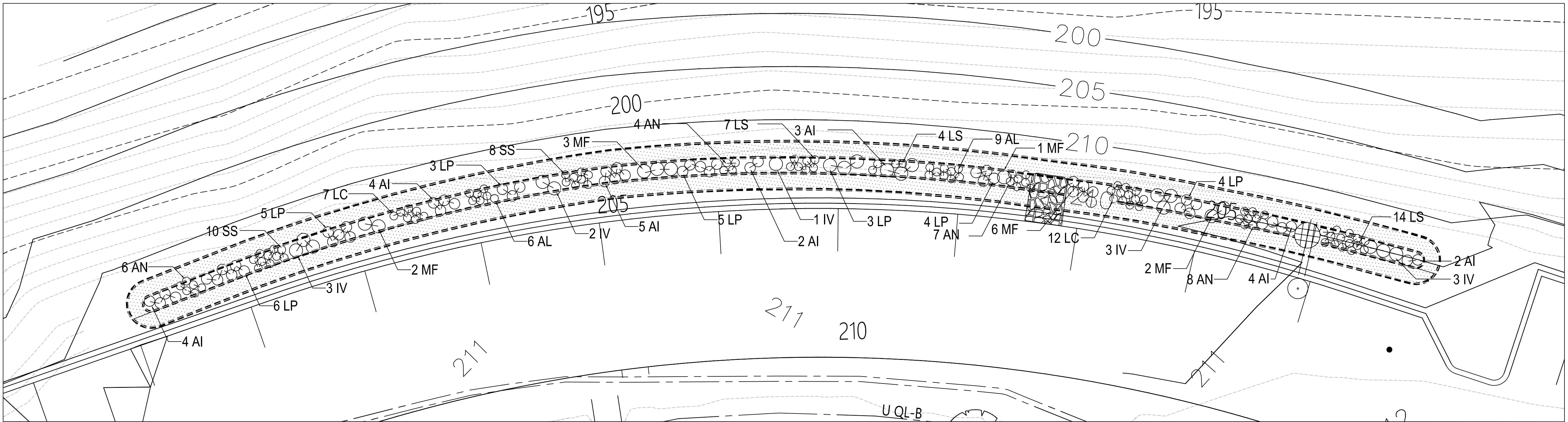
865 Central Avenue
Needham, MA 02492

Permitting
Not Issued For Construction

Bayview Road
Stairway & Path Improvements

#1
L 3.7

D:\2 SHARED DRIVE (TS5200DS64-2)\ACTIVE PROJECTS\NORTH HILL- BAY VIEW ROAD\DRAWINGS\CURRENT\1 3.8 12-31-20.dwg

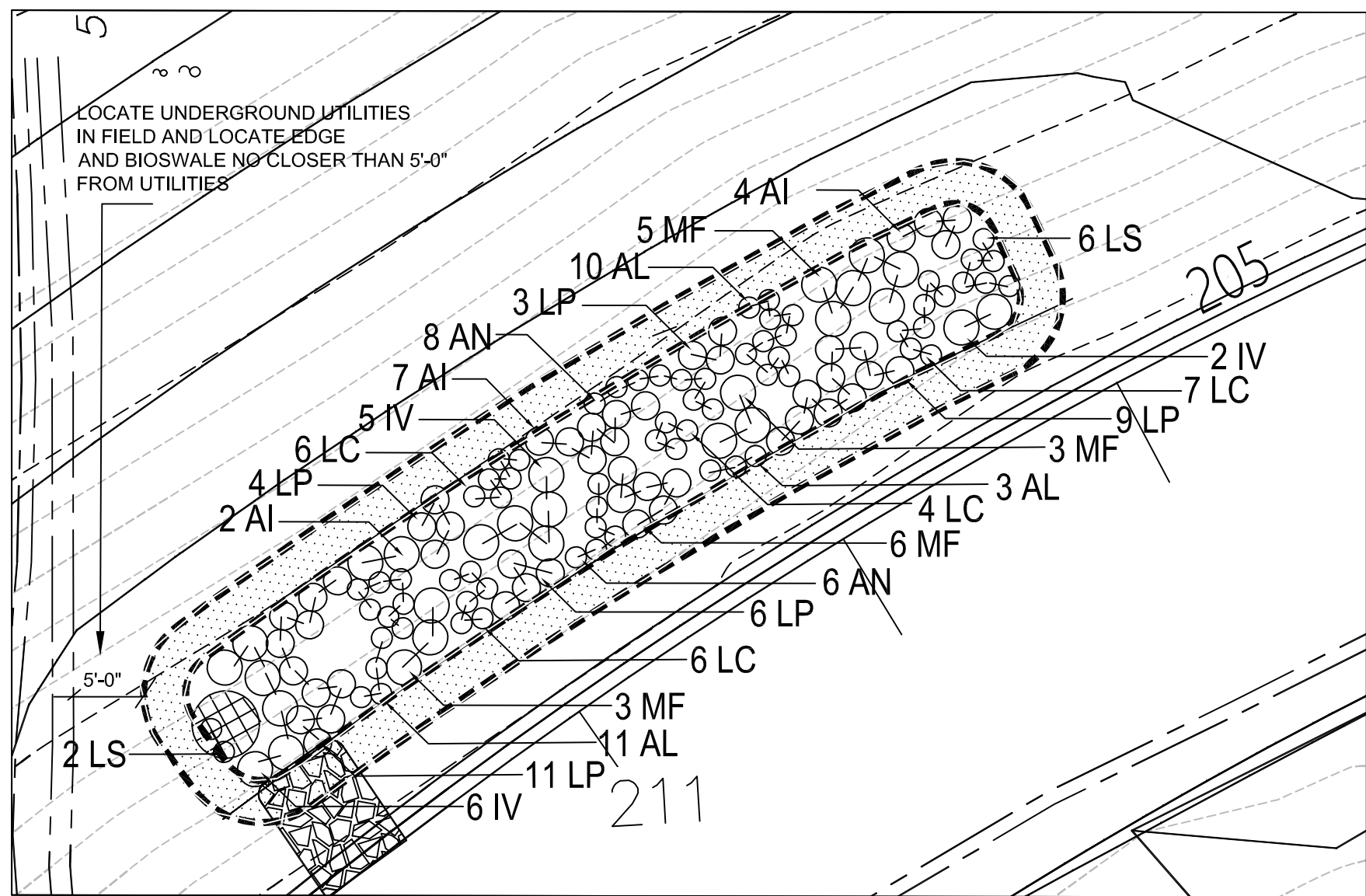


1 SOUTH BIOSWALE

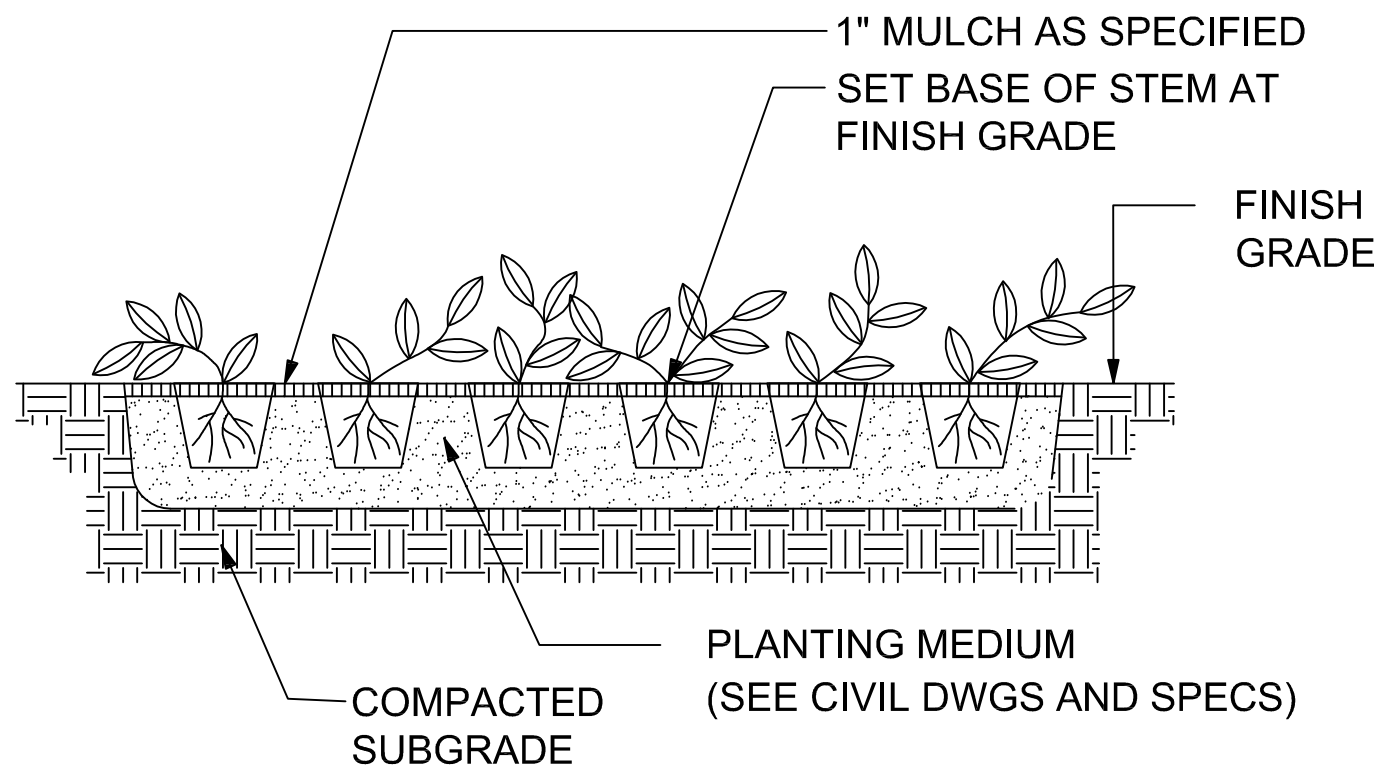
NORTH HILL RETIREMENT COMMUNITY
BAY VIEW ROAD IMPROVEMENTS

BIOSWALE PLANT LIST

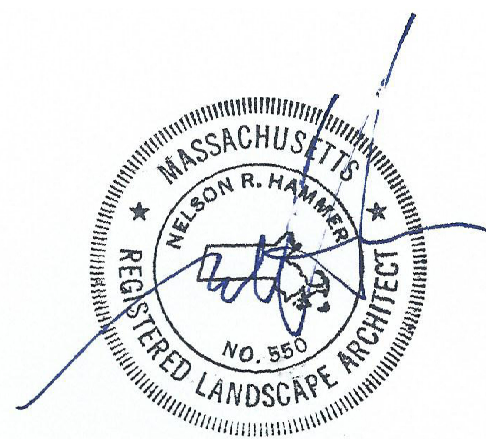
QUANTITIES			KEY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	SPACING	SIZE
NORTH	SOUTH	TOTAL						
13	20	33	AI	Asclepias incarnata	Swamp Milkweed	36"-48"	24"	4" PLUGS
24	19	43	AL	Aster laevis	Bluebird	36"-48"	18"	4" PLUGS
14	25	39	AN	Aster novae-angliae	New England Aster	up to 48"	18"	4" PLUGS
13	26	39	IV	Iris versicolor	Blue Flag Iris	24"-36"	30"	4" PLUGS
28	58	86	LP	Liatris spicata	Blazing Star	up to 24"	24"	4" PLUGS
23	42	65	LC	Lobelia cardinalis	Cardinal Flower	12"-72"	18"	4" PLUGS
6	29	35	LS	Lobelia siphilitica	Great Blue Lobelia	24"-36"	18"	4" PLUGS
17	31	48	MF	Monarda fistulosa	Wild Bergamot	48"-50"	30"	4" PLUGS
	18	18	SS	Schizyachyrium scoparium	Little Bluestem	24"-48"	18"	4" PLUGS



2 NORTH BIOSWALE



3 PLANTING DETAIL



Revisions:
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Drawn By: Checked By: Reviewed By:

**North Hill
Life Care Facility**
865 Central Avenue
Needham, MA 02492

Permitting
Not Issued For Construction

Bayview Road
Bioretention Basin Planting Plans

#1
L 3.8

8/19/2020 2:07:42 PM



LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP DATA			NOTES
				NB	WATTS	TYPE	
P1	POLE	BEACON	URB-CAP-21-24L-55-4K7-UNV-2-PCU	1	27	LED	UNV
S1	STEP LIGHT	KIM LIGHTING	EL807/3L3KUV	1	3.6	LED	UNV
W1	WALLPACK	BEACON	TRV-3-241-27-4K7-4V-UNV-MDB-PCU-BLT	1	27	LED	UNV
B1	BOLLARD	BEACON	BRP42-AC-24N8-55-3K-UNV-INDS-AB-CES-BLT	1	55	LED	UNV REPLACE EXISTING WALKWAY BOLLARDS

ABBREVIATIONS (LIGHTING PLANS)

CU	COPPER
DCR	DEPARTMENT OF CONSERVATION AND RECREATION
FC	FOOTCANDLES
HH	HANDHOLE
LED	LIGHT EMITTING DIODE
LM	LUMEN
MH	MOUNTING HEIGHT
PB	PULLBOX
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
RMC	RIGID METAL CONDUIT
RMC/V	RIGID METAL CONDUIT, PVC COATED

LINE LEGENDS

UES	UNDERGROUND ELECTRICAL SERVICE FEEDER, ONE (1) 3" RIGID STEEL CONDUIT (120/240V, SINGLE PHASE)
	UNDERGROUND ELECTRICAL CONDUIT, ONE (1) 2" PVC SCH 80, UON, WIRING AS INDICATED.
	SURFACE MOUNTED ELECTRICAL CONDUIT, 3/4" PV COATED RIGID STEEL WITH 2#10 AWG, 1#10 AWG GROUND. CONDUCTORS SHALL BE TYPE XHHW-2 WITH XLP JACKET.
HH	LIGHTING HANDHOLE
	LED WALLPACK FIXTURE WITH FACTORY BACKBOX, BLACK.
	LED STEP LIGHT FIXTURE WITH FACTORY BACKBOX, BLACK.
	JUNCTION BOX, NEMA 3R GALVANIZED STEEL, WITH THREADED, SEALED HUBS.
	DISCONNECT SWITCH, NEMA 3R GALVANIZED STEEL, WITH THREADED, SEALED HUBS.
TC	TIME CLOCK WITH CONTACTORS

ABBREVIATIONS

ETR	EXISTING TO REMAIN
ETD	EXISTING TO BE DEMOLISHED
ETRL	EXISTING TO BE RELOCATED
ENL	EXISTING NEW LOCATION



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Bayview Road Improvements Project Team:

Landscape Architect
Hammer + Walsh Design Inc 617.439.0125
Electrical
Bard, Rao & Athanas Consulting, Inc. 617.254.0016



Revisions:		
Scale:	Date:	
	January 04, 2021	
Drawn By:	Checked By:	Reviewed By:

North Hill
Life Care Facility
865 Central Avenue
Needham, MA 02492

Permitting
Not Issued for Construction

Bayview Road
Site Distribution Plan

#1
ES1.02



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

Board Members:

Mark Gluesing, Chair (P)
Bob Dermody, Board Member (P)
Nelson Hammer, Board Member (P)
Chad Reilly, Board Member (P)
Deborah Robinson, Board Member (Exited the meeting)
Steve Tanner, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (P)
Elisa Litchman, Administrative Assistant, Planning & Community Development (P)

Applicants & Attendees:

1. Paul Good, Revitalization Trust, applying for two murals within the Downtown Center.
 - a. 1450 Highland Avenue south facing wall with mural of Ridge Hill.
 - Jake Bronner, Boylston Properties, owner of 1450 Highland Avenue
 - b. 1013 Great Plain Avenue east facing wall towards Town Common with changeable mural called "Needham to the World".
 - Betsy Heffernan, property owner of 1013 Great Plain Avenue
2. Tim Parker, Fast Signs applying for signage representing LEVO LABS located at 292 Reservoir Street.
3. George Giunta, Jr. attorney, representing Hunnewell Needham LLC applying for site plan review of development at 400 Hunnewell Street.
 - James MacDonald, Project Architect
 - Kent Duckham, Project Architect
 - John Grenier, Project Engineer

Mr. Chair called the meeting to order on December 7, 2020 at 7:30 PM EST.

Mr. Chair notified attendees of new public meeting orders issued by the governor of Massachusetts.

Agenda Item 1:

Revitalization Trust applying for south facing wall with mural of Ridge Hill at 1450 Highland Avenue. - Paul Good

Mr. Good came before the board request to install a mural of Ridge Hill at 1450 Highland Ave. on the south facing wall. The goal of this mural is to bring a sense of greenery to this space as the wall is in the Walgreens parking lot and there is no green space there at all. The project also aims to highlight the beauty of Ridge Hill, raise awareness of it so that more people remember to go there to enjoy the trails, wildlife and to take advantage of it.

Mr. Good said they will be using a material from 3M that is stretchable and conforms to the grooves and indentations of cement block walls. This allows them to get around the problems that come from traditional mural application through painting it on the wall. Problems such as artist availability to fix it, peeling, etc.

On the wall where the mural is proposed to go there is a window, the material that will be used will conform to the window and cuts will be made in the material to allow light into the building. At the bottom, a tile bullnose will be added so water, dirt and debris don't damage the bottom edge of the mural.

Mr. Reilly asked are the handicapped parking signs to remain?

Mr. Good said he had a conversation with Engineering Division of DPW regarding the placement of the handicapped parking signage. There is an option to cut down the metal poles and then run a chain through them and attach the signs.

Mr. Reilly said he knew 3M can wrap busses, but he did not know they had material made for block walls.

Mr. Tanner said he agreed with Mr. Reilly. The composition and the layout of the mural is genuinely nice.

He said that the Handicapped signs are regulated by law and they need to be six feet above the ground. You may have to live with them as is. Mr. Tanner suggested changing the signs from a white background to a blue background, it would still meet code and it would blend in better with the mural.

Mr. Hammer asked how quickly the vinyl wrap adheres to the building's block wall. He is concerned about vandals attempting to peel it off during the curing process.

Mr. Good said the bonding is strong, there is nothing he could do however if someone decided to physically damage the mural. 3M does provide a 5-year warranty and he has negotiated that with them. If anything were to happen to the mural, he can replace sections of it.

Mr. Dermody asked what the life expectancy for the project is and if Mr. Good can go over how the film works over the mullions on the windows.

Mr. Good said that they are in the process of negotiating a 5-year warranty with 3M. In general, the life expectancy is usually double the warranty.

As for the mullions the vinyl is stretchy and will wrap and conform no problem, it is also removable.

Motion to approve the mural at 1450 Highland Ave. as submitted moved by Mr. Reilly.

Motion was seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Revitalization Trust applying for east facing wall towards Town Common located at 1013 Great Plain Avenue with changeable mural called "Needham to the World". -Paul Good

Mr. Good present this mural to the Board as a uniquely different project that would be big enough for a wall mural, but it would be changeable. A graphic would be created and then installed onto a snap cap frame that fits within that area. It will be attached to the wall and the frame itself pops open on all four sides. The vinyl goes into the frame and the sides of which snap down and the mural is held in place for however long you intend it to.

The mural presented to the Board for review is a dedication to Bob Larson, a Needhamite who has made an impact on the community

Mr. Tanner asked what are the dimensions of the mural? Mr. Good said it is about fourteen by seven.

Mr. Tanner said he thought it is too big and should be scaled down as it may pose a distraction for drivers.

Mr. Hammer said in a counter point to Mr. Tanner that the video screen on the GBH building has not caused any accidents that he is aware of. He does not think it would cause a distraction and that it will be a great addition.

Mr. Reilly asked if there is a sagging risk for the vinyl? Mr. Good said the manufacturer said no, there is no sagging risk.

Mr. Reilly then asked when it is time to change the mural what sort of process will be in place to review the graphics.

Mr. Good said Speed Pro Graphics would be responsible for changing it over.

Mr. Dermody commented that the example proposed here for Mr. Larson is too busy and the existing awning on the façade needs to be considered as it blocks some of the graphics, in this case Mr. Larson's name.

Mr. Chair said it is a nice tribute to residents of Needham and their contributions. The graphics of each of the proposed panels will need to be approved by the Board. The example of Mr. Larson has too much information on it.

Mr. Reilly suggested that a template be created that has a visual similarity for each panel.

Motion to approve the installation of the changeable vinyl panel frame with the condition that the DRB will review each installation before it is fabricated moved by Mr. Reilly.

Motion seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Agenda Item 2:

Fast Signs representing LEVO LABS applying for signage located at 292 Reservoir Street. -Tim Parker

Mr. Parker came before the Board asking to install a sign. The sign is will be installed onto a standard aluminum bar frame. The sign will have black 3D letters on a white base.

The garage door is 144 inches wide so, he is centering the sign at 72 inches mark above the door. The sign is 72 by 24.

Mr. Tanner asked what color the sign is. Mr. Parker said the sign is black and white and the building is gray and cream. The color of the area the sign sits in is a light tan.

Mr. Dermody asked why the sign is on top of the garage door. Mr. Parker said that their entrance is a small door. So, this sign will be a little more exposed. Mr. Dermody asked about the upper band in which the sign is supposed to reside has some pronounced vertical dividers, he asked if those can be cut up, and have the whole sign band as one. Mr. Parker said that is possible.

Mr. Dermody said he thinks the white is too white as far as the color scheme. Mr. Parker said he can tone it down to a lighter gray. Mr. Dermody said that would be better.

Mr. Hammer said he agrees that a different colored background would be better. He is fine with the sign in general.

Motion to approve the sign with the condition that rather than cutting out a portion of the vertical band elements that the dividers be removed top to bottom within the sign location and that the background color be a light gray moved by Mr. Tanner.

Motion seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Agenda Item 3:

Hunnewell Needham LLC applying for site plan review of development at 400 Hunnewell Street. - George Giunta, Jr.

400 Hunnewell Street is currently a two-story office building about 8500 square feet. The new owner is proposing tearing down the building and replacing it with a new two-story building containing a total of eight residential units with a total square footage of 14,000 sq. ft.

There will be 16 parking spaces, in an underground garage, 5 parking spaces in the back of the building, and two spaces along the side near the main public entrance.

Mr. Reilly asked what is the side yard setback and do they get a relief because it is an existing building. Mr. Giunta said there is no side yard setback. The only setback they have is the 20-foot front setback which they're keeping and the balconies are at the 20 feet.

Mr. Reilly said his understanding that the setback used to include any projections so if there is a gutter or anything else that may intrude on that 20 foot. He asked him to be mindful of that.

Mr. Hammer said he is concerned about the steepness of the driveway into the garage. He would suggest pulling the curb back towards the building to make the turn a little grander. He asked if they knew what the slop is for this driveway. He also suggested to erect a retaining wall where the curb is where the contour is very tight.

Mr. Giunta said that this area must be kept flat because it is a shared entryway. The grades cannot be changed in a meaningful way in that area.

Mr. John Grenier, the Project Engineer said the slope is within the 8% range.

Mr. Dermody asked what the height difference is between the existing building and the proposed building. Mr. Grenier said it is about 3 or 4 feet.

The proposed building is 29 feet high. The elevator tower in the center is about 8 feet above.

Mr. Chair said that it is going to be a buyer beware situation for people dealing with that driveway. 8% is steep, however not as steep as it looked in the photos.

Mr. Dermody asked if there are architectural pediments above each unit. Mr. Grenier said yes, there are. There will be a metal roofing material on top of that, and it is mostly flat with a pitch to drain off water.

Mr. Reilly said they also have another buyer beware situation because a lot of the windows are eight feet away from the property line facing onto some other houses.

For the landscaping they are installing a mixture of shrubs and trees all around. They also have a privacy fence proposed for the entire property. They did get some feedback already from the Engineering Department, so they are removing one tree at a corner that hinders visibility for the driveway and drivers on the street.

Mr. Hammer asked how wide the spread is of the four crab apples proposed on the lower right corner of the site. They have a very low crown and if they extend into the sidewalk it will prevent people from walking past. Mr. Hammer recommended considering a different species for that area. He said he is fine with the rest; it is a good mixture of plants. The Chair noted that those trees are in a raised planter and the driveway slopes along the side of it, raising their height.

Mr. Chair asked if there are other exterior lighting expected at this site besides the bollard lights. Mr. Giunta said most likely some accent lighting. Mr. Hammer suggested lighting to the garage for safety.

Mr. Chair asked what is the material of the railings proposed at the site. Mr. Grenier said it will be stainless steel. And for the handicap rail it will be pipe rail. For the balconies it will be a cable rail, as thin as possible.

Mr. Tanner asked if the garage doors are electronically or are they open permanently. Mr. Grenier said they will open and close electronically.

Motion to approve the design as submitted by Mr. Hammer.

Motion seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	

Chad Reilly	Aye
Steve Tanner	Aye

Approval of Minutes:

Motion to approve the minutes of November 16, 2020 moved by Mr. Dermody.

Motion seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Motion to Adjourn:

Motion to adjourn the Design Review Board meeting by Mr. Dermody.

Motion seconded by Mr. Reilly.

Meeting adjourned at 9:12 PM

Future Meetings:

February 1, 2021	Via Zoom
February 22, 2021	Via Zoom
March 8, 2021	Via Zoom
March 22, 2021	Via Zoom
April 12, 2021	Via Zoom
May 3, 2021	Via Zoom
May 24, 2021	Via Zoom
June 7, 2021	Via Zoom
June 28, 2021	Via Zoom