

DESIGN REVIEW BOARD
Monday, December 18, 2023
7:30 p.m.

Virtual Meeting using Zoom
Meeting ID: 845-1987-6965
(Instructions for accessing below)

Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued June 16, 2021, and extended several times again through 2025, meeting of public bodies could be conducted virtually provided that adequate access is provided to the public.

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

HEARINGS:

Continued: Public notice is hereby given that Wingate Way East located at 589 Highland Ave. and Wingate located at 235 Gould Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.3.4 and any other applicable sections of the By-law.

APPLICANTS:

Nicole Handricken, SignDesign, representing Coin & Jewelry Buyers to be located at 317 Chestnut Street and applying for signage.

REVIEW

Minutes of December 4, 2023 meeting.

Next Public Meeting – 1/8/2024 at 7:30pm via Zoom Webinar



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 509 Highland Ave Date: 12-14-2023

Owner: WHC Needham LLC

Address: 123 Kendrick Street, Needham, MA 02494
Street City State Zip

Telephone: _____

Applicant: Signverse

Address: 24 Spencer Street, Stoneham, MA 02180
Street City State Zip

Telephone: 781-438-5280

Designer/Installer: Signverse

Address: 24 Spencer Street, Stoneham 02180
Street City State Zip

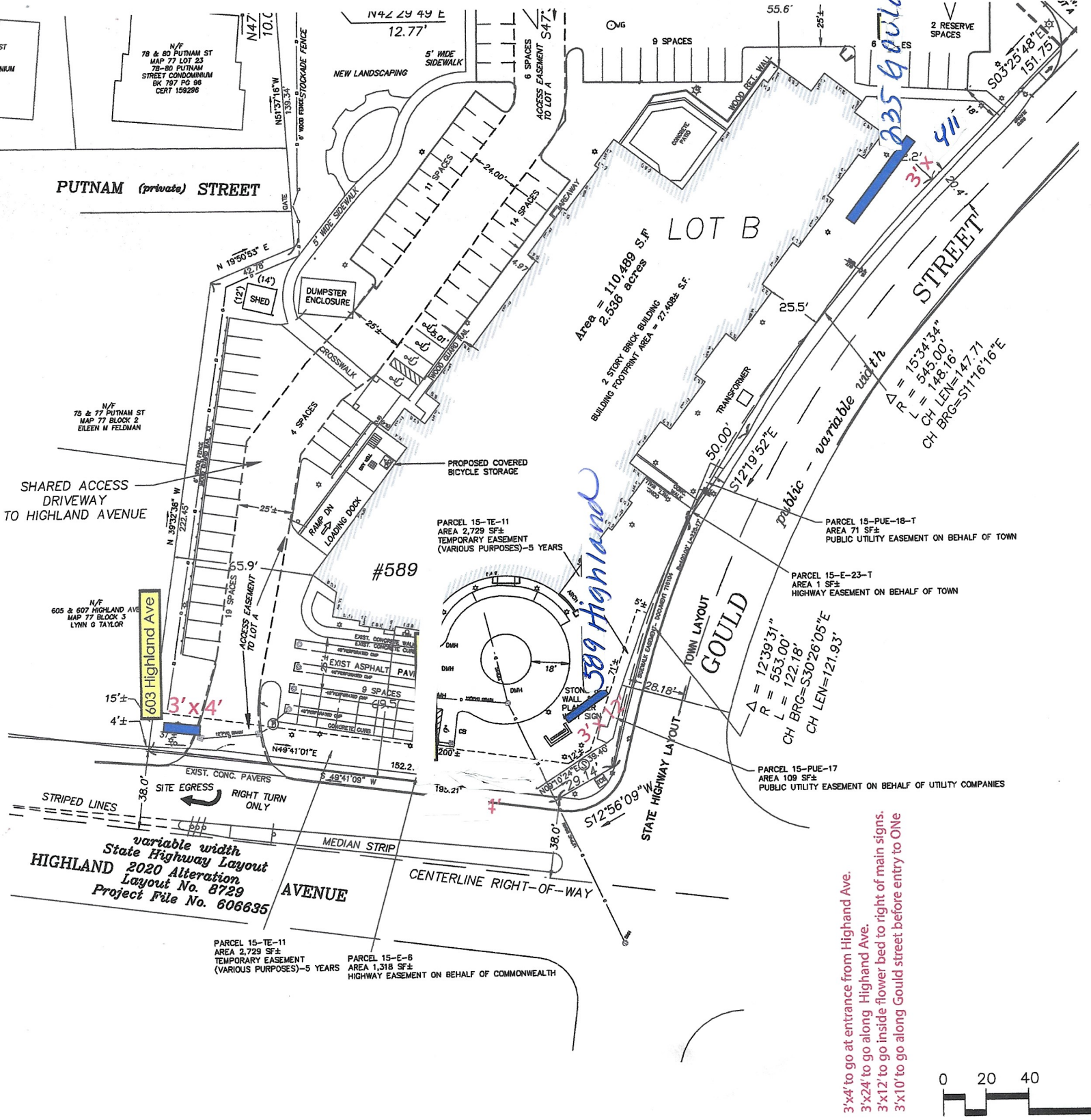
Telephone: 781-438-5280

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:

Custom 12' x 3' single sided 1/8" thick aluminum
composite facing w/ Digitally
Wingate Way East ① printed
face

Please email completed application to elitchman@needhamma.gov



3'x4' to go at entrance from Highland Ave.
 3'x24' to go along Highland Ave.
 3'x12' to go inside flower bed to right of main signs.
 3'x10' to go along Gould street before entry to ONE

①

3 ft



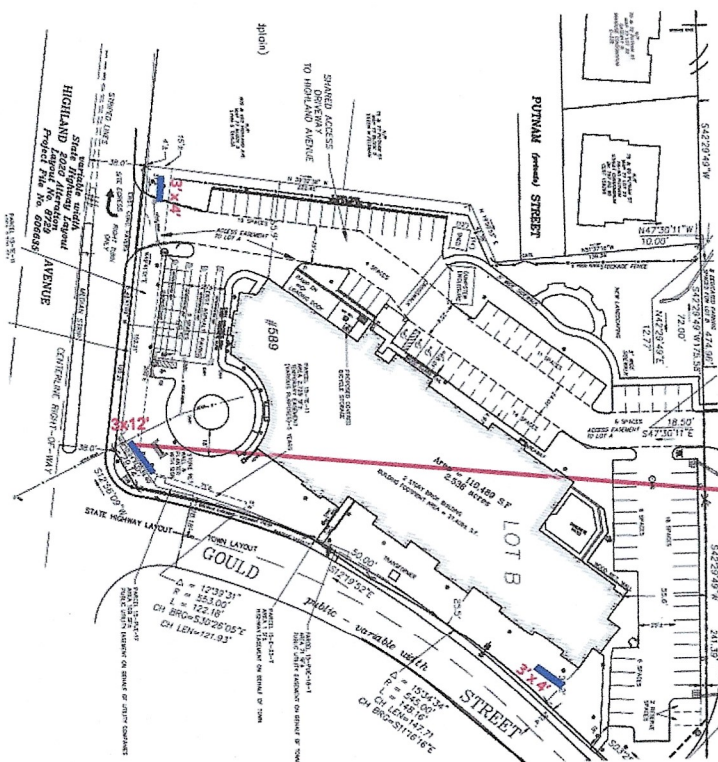
WINGATE WAY EAST
INDEPENDENT LIVING



781.328.6699

OneWingateWayEast.com

12 ft



12 x 3ft single sided 1/8" thick aluminum composite facing with digitally printed face, laminated for UV protection. Sign mounted to two 4x4" x7' pressure treated wood posts with white PVC sleeves and caps. Posts mounted 2 ft below grade.

The Rangeley Co.
therangeleyco@mac.com

Company: **Wingate**
Address: **589 Highland**
Date: **10/30/23**

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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Fee

Property Location:

603 Highland Ave

(589 Highland Ave)

Date: 12-14-2023

Owner:

WHC Needham LLC

Address:

603 Kendrick Street, Needham, MA 02494

Street

City

State

Zip

Telephone:

Applicant:

Signverse

Address:

24 Spencer Street, Stoneham, MA 02180

Street

City

State

Zip

Telephone:

781-438-5280

Designer/Installer:

Signverse

Address:

24 Spencer Street, Stoneham 02180

Street

City

State

Zip

Telephone:

781-438-5280

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:

Custom 4'x3' single sided 1/8" thick aluminum composite sign

Wingate Way East ②

Please email completed application to elitchman@needhamma.gov

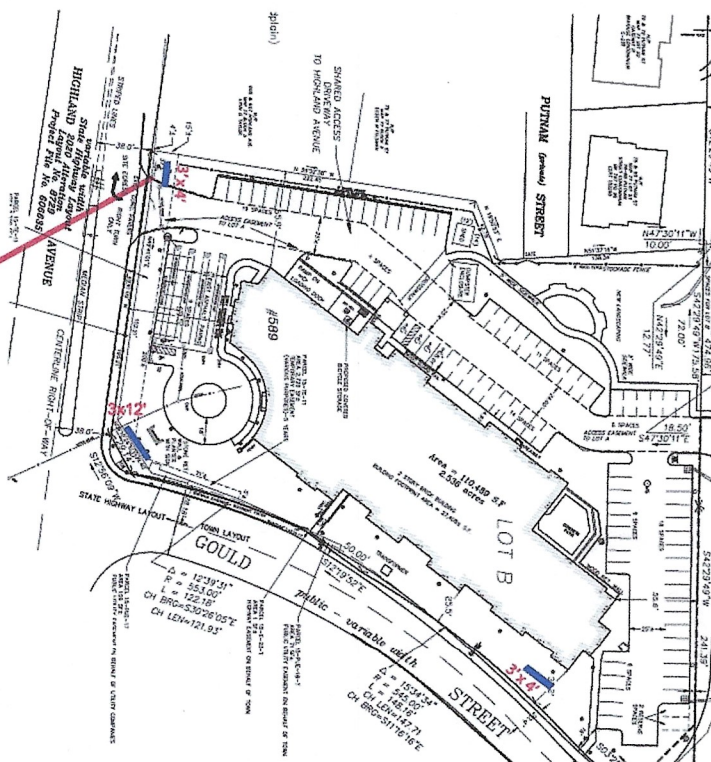
2

3 ft



OneWingateWayEast.com 781.328.6699

4 ft



4 x 3ft single sided 1/8" thick aluminum composite facing with digitally printed face, laminated for UV protection. Sign mounted to two 4x4" x7' pressure treated wood posts with white PVC sleeves and caps. Posts mounted 2 ft below grade.

The Rangeley Co.

therangeleyco@mac.com

Company: **Wingate**

Address: **603 Highland Ave**

Date: **10/30/23**

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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 235 Gould Street Date: 12-14-2023

Owner: WHC Needham LLC

Address: 123 Kendrick Street, Needham, MA 02494
Street City State Zip

Telephone: _____

Applicant: Signverse

Address: 24 Spencer Street, Stoneham, MA 02180
Street City State Zip

Telephone: 781-438-5280

Designer/Installer: Signverse

Address: 24 Spencer Street, Stoneham 02180
Street City State Zip

Telephone: 781-438-5280

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:

Custom 4'x3' single sided 1/8" thick
aluminum-composite facing w/
Wingate Way East ③ digitally printed
face

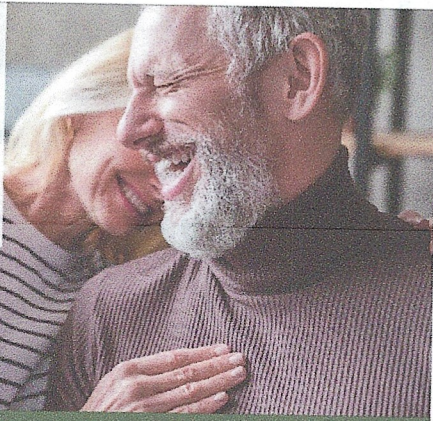
Please email completed application to elitchman@needhamma.gov

3

3 ft



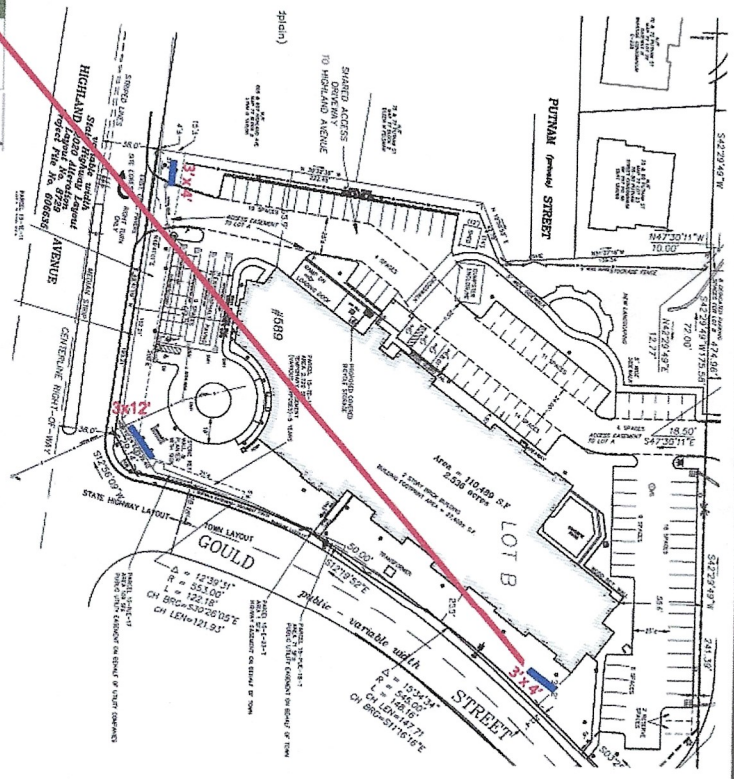
WINGATE WAY EAST
INDEPENDENT LIVING



LEASING GALLERY NOW OPEN

OneWingateWayEast.com 781.328.6699

4 ft



4 x 3ft single sided 1/8" thick aluminum composite facing with digitally printed face, laminated for UV protection. Sign mounted to two 4x4" x7' pressure treated wood posts with white PVC sleeves and caps. Posts mounted 2 ft below grade.

The Rangeley Co.

therangeleyco@mac.com

Company: **Wingate**

Address: **248 Gould Street**

Date: **10/30/23**

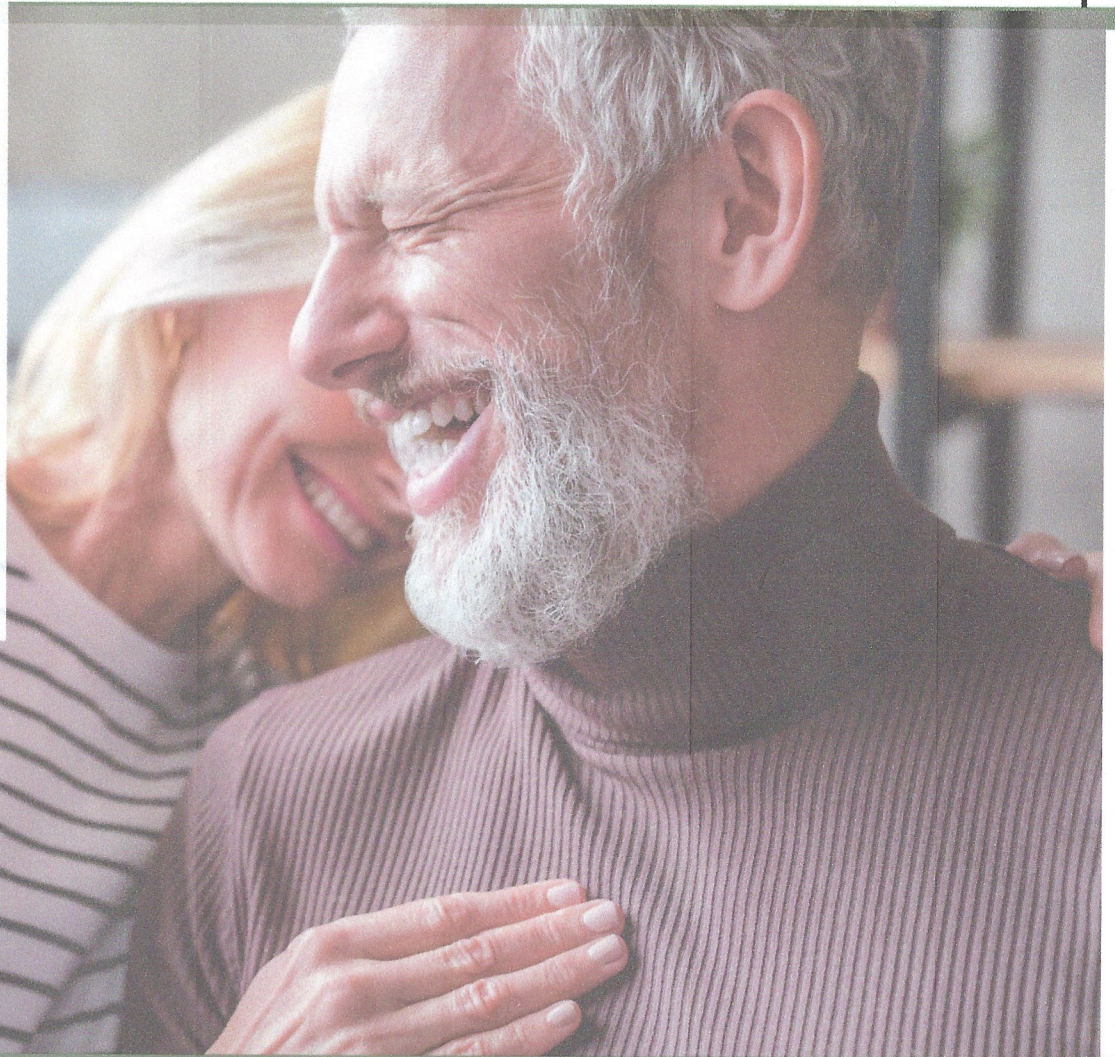
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WINGATE WAY EAST

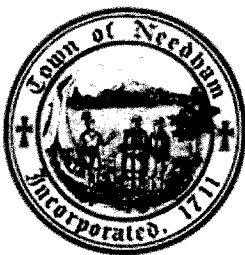
INDEPENDENT LIVING



LEASING GALLERY NOW OPEN

OneWingateWayEast.com

781.328.6699



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 317 Chestnut St. **Date:** 12.14.23

Owner: 315 Chestnut St. Needham LLC

Address: 6 Nolan Farm Rd. Wayland MA 01778
Street City State Zip

Telephone: 508-685-6851

Applicant: Sign Design

Address: 170 Liberty St. Brockton MA 02301
Street City State Zip

Telephone: 508-245-7781

Designer/Installer: Same as Applicant

Address: _____
Street City State Zip

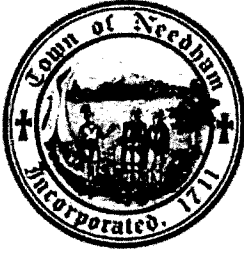
Telephone: _____

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

Brief description of sign or project:

Install a 22" x 72" sign to front building
fascia

Please email completed application to elitchman@needhamma.gov



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Property Location: 317 Chestnut St. **Date:** 12.14.23

Owner: 315 Chestnut St. Needham LLC

Address: 6 Nolan Farm Rd. Wayland MA 01778
Street City State Zip

Telephone: 508-685-6851

Applicant: Sign Design

Address: 170 Liberty St. Brockton MA 02301
Street City State Zip

Telephone: 508-245-7781

Designer/Installer: Same as Applicant

Address: _____
Street City State Zip

Telephone: _____

Type of Application
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☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
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☐ Residential Compound

Brief description of sign or project:

Install 8" high vinyl to windows,
Coins + currency, Gold + Silver, watches, fine jewelry
historical items.

Please email completed application to elitchman@needhamma.gov

165386

Version 06
12-14-23

L. Estabrooks
Real Estate
317 Chestnut St
Needham, MA 02492



170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Wiley Knight
INTERNAL PROJECT MANAGER
Marie Mercier
FIELD MANAGER
Shaun White
ACCOUNT COORDINATOR
Laurie Kalivas
DESIGNER
OC

SCALE 10%

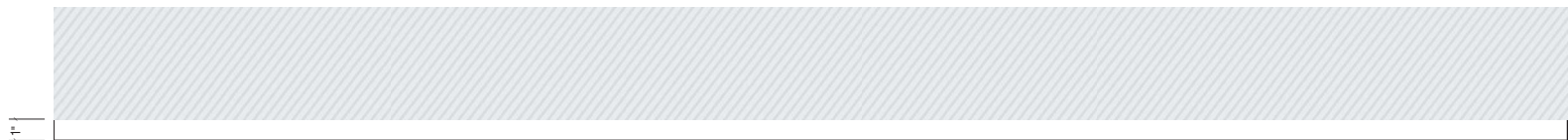
SHEET
01 of 04

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Pan Sign

Quantity: 1 Single-Sided

- 1" Deep .080 Aluminum Pan Sign
Digitally Printed (J180) Laminated with 3m Matte (Full Coverage)
 - Remove existing signage and structures and
Install new signage flush to exterior wall with standard clips
- remove the existing banner and install new signage



2 End View
Scale: 1:10 Fabrication



1 Elevation
Scale: 1:4 Fabrication

Window Vinyl

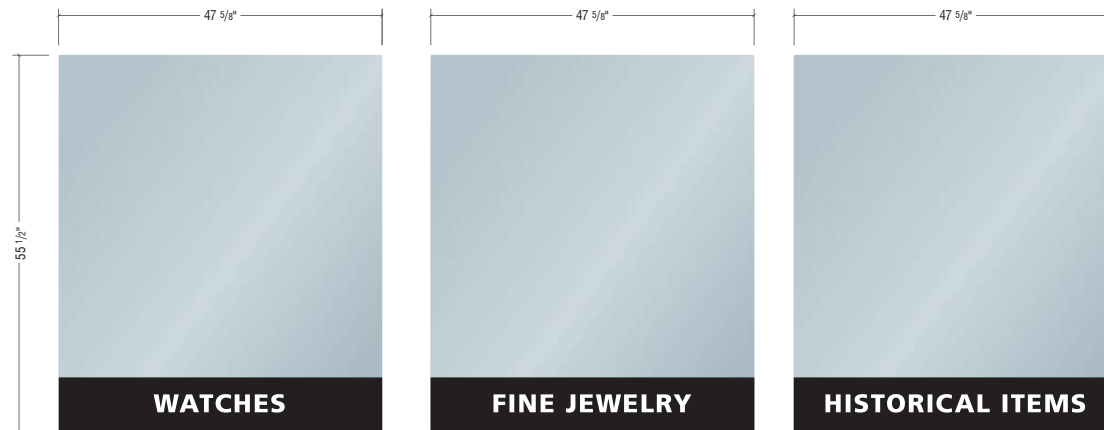
Quantity: 1 Set (5 total Windows)

- 1 Digitally printed IJ180; Laminated with 3M Matte Forward Applied



1 Elevation Fabrication
Scale: 1:10

2 Elevation Fabrication
Scale: 1:10



3 Elevation Fabrication
Scale: 1:10

4 Elevation Fabrication
Scale: 1:10

5 Elevation Fabrication
Scale: 1:10

165386

Version 06
12-14-23

L. Estabrooks
Real Estate
317 Chestnut St
Needham, MA 02492



170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE

Wiley Knight

INTERNAL PROJECT MANAGER

Marie Mercier

FIELD MANAGER

Shaun White

ACCOUNT COORDINATOR

Laurie Kalivas

DESIGNER

OC

SCALE 10%

SHEET
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165386

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12-14-23

L. Estabrooks
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317 Chestnut St
Needham, MA 02492



170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Wiley Knight

INTERNAL PROJECT MANAGER
Marie Mercier

FIELD MANAGER
Shaun White

ACCOUNT COORDINATOR
Laurie Kalivas

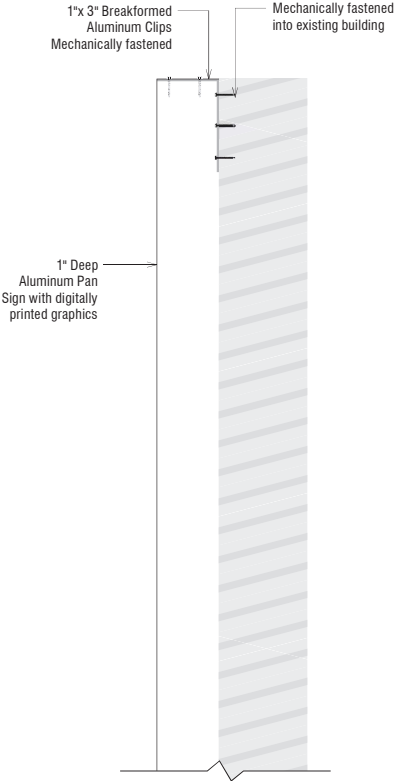
DESIGNER
OC

SCALE 5%

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Installation Drawing (Side View)



165386

Version 06
12-14-23

L. Estabrooks
Real Estate
317 Chestnut St
Needham, MA 02492



170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Wiley Knight
INTERNAL PROJECT MANAGER
Marie Mercier
FIELD MANAGER
Shaun White
ACCOUNT COORDINATOR
Laurie Kalivas
DESIGNER
OC

SCALE 10%

SHEET
04 of 04

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Design Review Board Meeting Minutes
Monday, December 4, 2023
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Bob Dermody, Board Member (P)
Steve Dornbusch, Board Member (P)
Susan Opton, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Chair Gluesing called the meeting to order on December 4, 2023, at 7:31 p.m. He reviewed the remote meeting procedures.

HEARINGS:

Public notice is hereby given that Wingate Way East located at 589 Highland Ave. and Wingate located at 235 Gould Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.3.4 and any other applicable sections of the By-law.

Drew Juliano, Signverse, explained that the proposal is for four separate banners across the property. The building will be a completely independent living facility. The banners are used as a way to advertise the building.

Chair Gluesing explained that temporary leasing signs are allowed under the bylaw at entrances to the site and are limited to 12 square feet. One of the proposed signs meets the requirements, but the other signs are larger and more numerous than what is normally allowed.

Chair Gluesing explained that one 12 square foot sign is proposed at the entrance of Highland Ave. Mr. Juliano stated that these are proposed to be mesh, free standing, signs, mounted on pressure treated posts. These will likely be in place for at least a couple of years. Chair Gluesing stated that another sign is proposed along the Gould Street side of the front corner. The final sign is at the far end of Gould Street. The proposal is for 7 foot posts, dug 2 feet into the ground, leaving the sign to sit at around 5 feet tall.

Mr. Dermody stated that he believes the size and number of signs proposed are excessive for this location. He would like to see fewer signs and smaller signs. He is also concerned regarding the length of time proposed. Chair Gluesing agreed that the bylaw sets a 60-day timeframe, with the possibility for an extension.

Mr. Dornbusch agreed that the signs seem to be excessive in number and large. He is concerned if the signs will hold up during bad weather. He expressed concern regarding the proposed placement of the signs.

Ms. Opton echoed comments regarding the length of time proposed. She noted that the purpose of the signs also seems to be promotional. Chair Gluesing explained that there is a section of the bylaw dealing with leasing promotions.

Chair Gluesing stated that he believes the most impactful sign would be located at the corner. He would be willing to consider two smaller signs in the other proposed locations.

Theresa Combs, a neighbor residing at 7 Utica Road, asked about the time period the signs will be left up for. Chair Gluesing explained that the Board will determine a set time period to start. The applicant would need to be back for a review in order to extend this time period.

The applicant team suggested small signs at the entrances to Gould Street and Highland Ave., and a larger 3 foot x12 foot sign in the center of the area.

Mr. Dermody suggested two slightly larger signs than allowed per the bylaw, 3-foot x 12 foot, on the mid-lengths of Gould Street and Highland Ave. and to leave the corner sign that already exists, to label the property as a whole.

There was discussion regarding two signs that meet the bylaw at the corners. Mr. Julianio suggested that the three signs can be redesigned to meet the concerns, including one larger sign at the corner and two smaller signs at the entrances.

Ms. Opton stated that she would like the posts to be white. She stated that she would like more information regarding how long the signs will be placed for. Banners should not be used for long time periods, and a more durable sign might need to be considered.

The applicant noted that there will be horizontal framing elements between the posts for banner support.

Mr. Dornbusch stated that he does not believe assisted living is being well advertised through the proposed signs.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to continue this item to the December 18, 2023, meeting. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion passed 4-0.

Applicants & Attendees:

1. Robert Bradley, A-Z Corp. and Chris Sharkey A-Z Corp. representing Verizon Global located at 66 Pickering Street and applying for fuel cell installation.

Agenda Item 1:

Robert Bradley, A-Z Corp., and Chris Sharkey A-Z Corp. representing Verizon Global located at 66 Pickering Street and applying for fuel cell installation

Brian Pineau, Cannon Design, explained that each individual piece of equipment will be labeled, identifying the fuel cells. The fuel cell will be mounted onto a concrete pad. There will be

underground electrical and gas services running to the units and into the building. Removable bollards are proposed to protect the fuel cells. The fuel cell is powered by gas. Exposed piping will be run along the building to the gas service for the energy server. A ¾" water line will also be provided to the energy server. The ancillary equipment area is approximately 16 feet long. The energy skid is approximately 36 feet long. The energy server is 7 feet tall, plus the skid itself. The equipment will be provided, mostly pre-wired, on a skid, to be installed onto the concrete pad.

Mr. Dornbusch asked if the applicant would consider a 6-foot stockade fence or tall shrubbery along the Walgreens parking lot for screening.

In response to a question from Ms. Opton, Mr. Pineau explained that the equipment needs to be offset from the fence. The equipment will take a few of the parking spaces in this lot. Ms. Opton stated that the views seem to be innocuous enough.

Mr. Dermody stated that he would like to make sure the removable bollards are well installed each time they are removed and replaced. The applicant explained that the units last several years and require minimal servicing so the bollard removal would be very infrequent.

In response to a question from Mr. Dermody, Mr. Pineau explained that these units do make noise, 24/7. The applicant had an acoustical consultant review the units and the location was specifically chosen in order to meet all of the State's acoustical bylaws. There are no illuminated lights on the systems.

Mr. Dermody asked if there are any concerns regarding the gas connections against the building. Mr. Pineau explained that there is a fuel tank at the corner of the building, preventing these lines from being brought underground sooner.

In response to a question from Mr. Dermody, Mr. Pineau explained that there will need to be some pruning to the trees above the unit itself.

Chair Gluesing stated that this location is fairly remote, and screening may not be a large concern.

There was discussion regarding replacement of the existing fence in kind.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the fuel cell installation for 66 Pickering Street, as submitted. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch – aye; Chair Gluesing – aye. Motion passed 4-0.

Minutes:

Minutes from the 11/06/2023 meeting.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the meeting minutes of November 6, 2023, as presented. Susan Opton – aye; Steve Dornbusch – aye; Bob Dermody – abstain; Chair Gluesing – aye. Motion passed 3-0-1.

138

139 Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to
140 adjourn at 8:45 p.m. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; Chair
141 Gluesing – aye. Motion passed 4-0.

142 ***Next Public Meeting – December 18, 2023 at 7:30pm via Zoom Webinar***

DRAFT