

DESIGN REVIEW BOARD
Monday, December 7, 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. Paul Good, Revitalization Trust, applying for two murals within the Downtown Center.
 - a. 1450 Highland Avenue south facing wall with mural of Ridge Hill.
 - b. 1013 Great Plain Avenue east facing wall towards Town Common with changeable mural called “Needham to the World”.
2. Tim Parker, Fast Signs applying for signage representing LEVO LABS located at 292 Reservoir Street.
3. George Giunta, Jr. representing Hunnewell Needham LLC applying for site plan review of development at 400 Hunnewell Street.

REVIEW Minutes of 11/16/2020 meeting.

Next Public Meeting – December 21, 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: 1450 HIGHLAND AVE, NEEDHAM Date: 12/7/2020

Owner: BOYLSTON PROPERTIES

Address: 800 BOYLSTON ST. (SUITE 1390) BOSTON, MA, 02199

Telephone: 617-262-4646

Applicant: THE REVITALIZATION TRUST FUND (MRTF)

Address: 1471 HIGHLAND AVE, NEEDHAM, MA 02492

Telephone: 781-455-7500 / PAUL BON-CHAIK - 781-718-5552

Designer/Installer: SPEERPRO BOSTON METROWEST

Address: 629 HIGHLAND AVE (A101) NEEDHAM, MA 02494

Telephone: 781-790-4779

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:

-SEE ATTACHED-

Please email completed application to elitchman@needhamma.gov

RIDGE HILL RESERVATION



The Restoration Trust Fund
(NCRF)
www.NorfolkMA.gov





ROCKLAND TRUST
Land Stewardship

RIDGE HILL RESERVATION



The Rockland Trust Fund
for
www.rocklandtrust.org



RUST
Banking





**Special Plate
Required**
Unauthorized parking
subject to fine and
towing at owner's
expense



**Special Plate
Required**
Unauthorized parking
subject to fine and
towing at owner's
expense



ROCKLAND TRUST
Banking





NEWTON-WELLESLEY
MEDICAL GROUP



Special Plate
Required
Unauthorized parking
subject to fine and
towing at owner's
expense









TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 1013 GREAT PLAIN AVE. Date: 12/7/2020

Owner: HEFFERNAN AND ASSOCIATES

Address: 99 WHITMAN RD, NEEDHAM, MA 02492
Street City State Zip

Telephone: 781-444-2736

Applicant: THE REVITALIZATION TRUST FUND (NCRF)

Address: 1471 HIGHLAND AVE. NEEDHAM, MA 02492
Street City State Zip

Telephone: 781-455-7580 / PAUL GORDON - CHAIR 781-718-5552

Designer/Installer: SPERPRO (GRAPHICS) BOSTON METRO WEST

Address: 629 HIGHLAND AVE (A101) NEEDHAM, MA 02494
Street City State Zip

Telephone: 781-790-4779 (OWNER - WAYNE ARTHUR)

Type of Application
☐ Sign
☐ Minor Project
☒ Exterior Alterations
Major Project
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

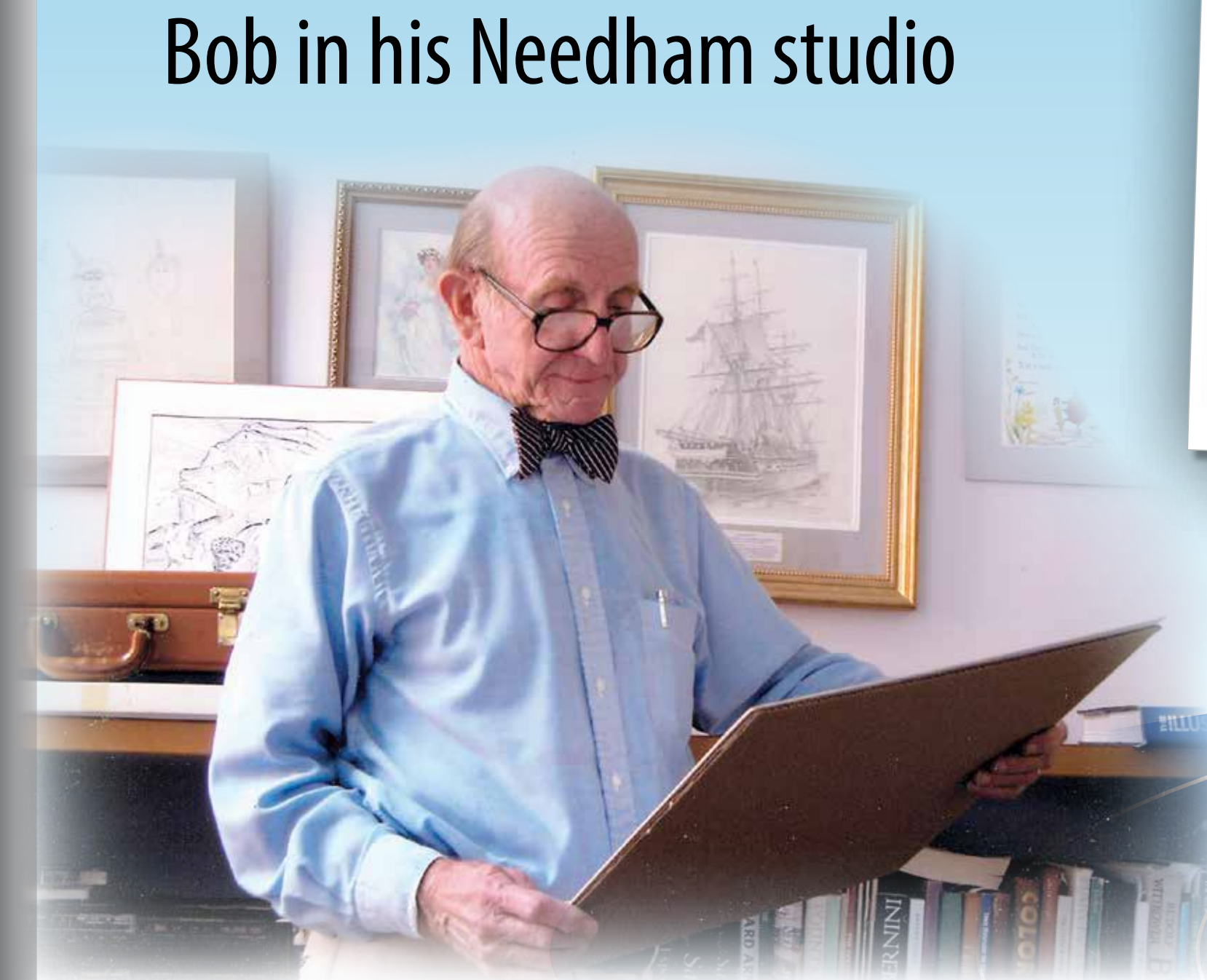
Brief description of sign or project:

- SEE ATTACHED -

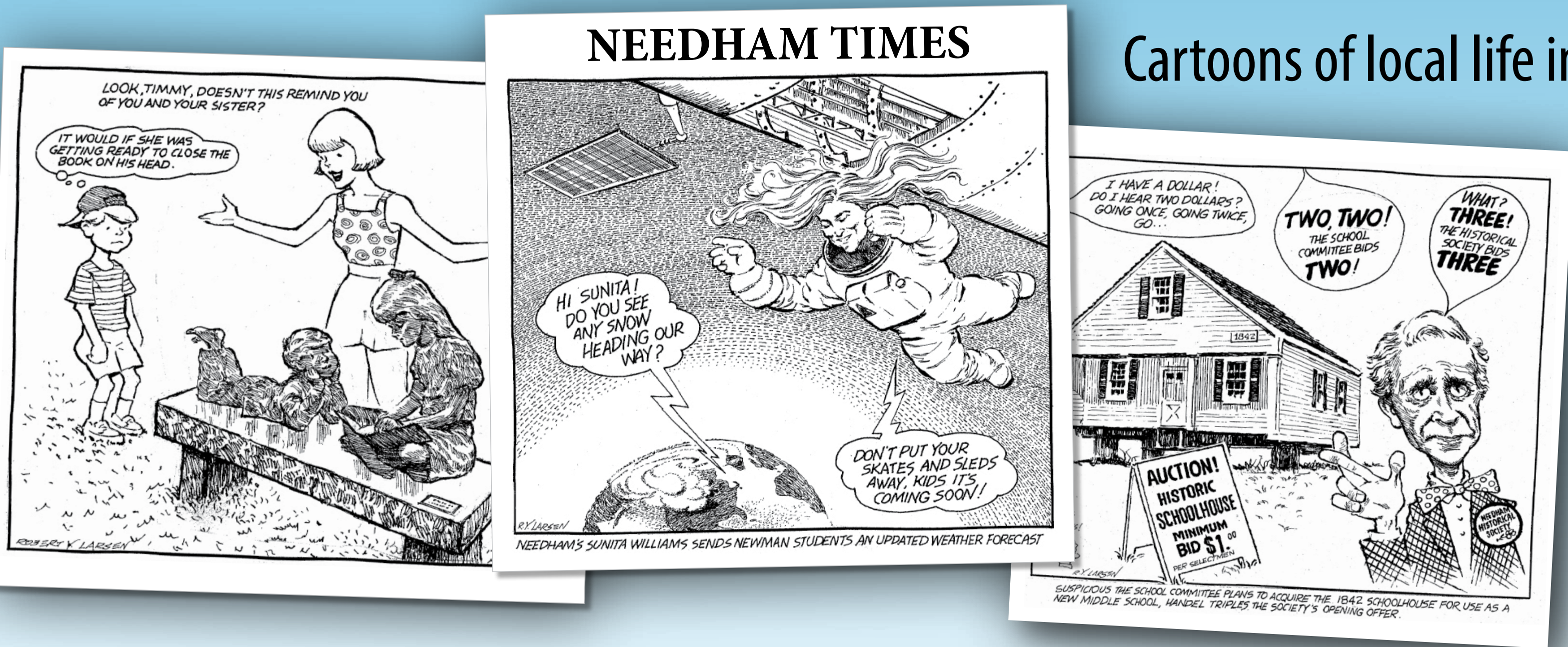
gourmet items

town

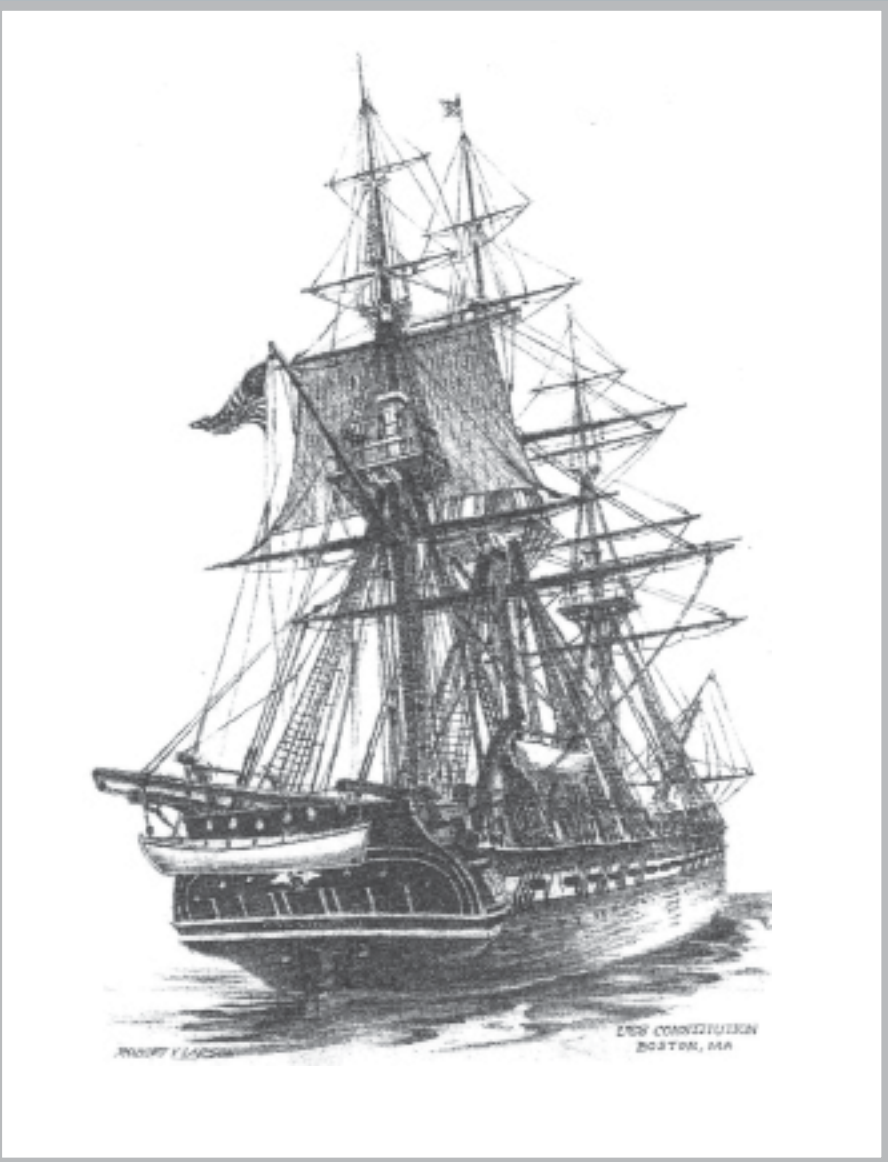
Since the 1960s Bob Larsen has made his mark in Needham both visually and with his vital presence



Bob in his Needham studio



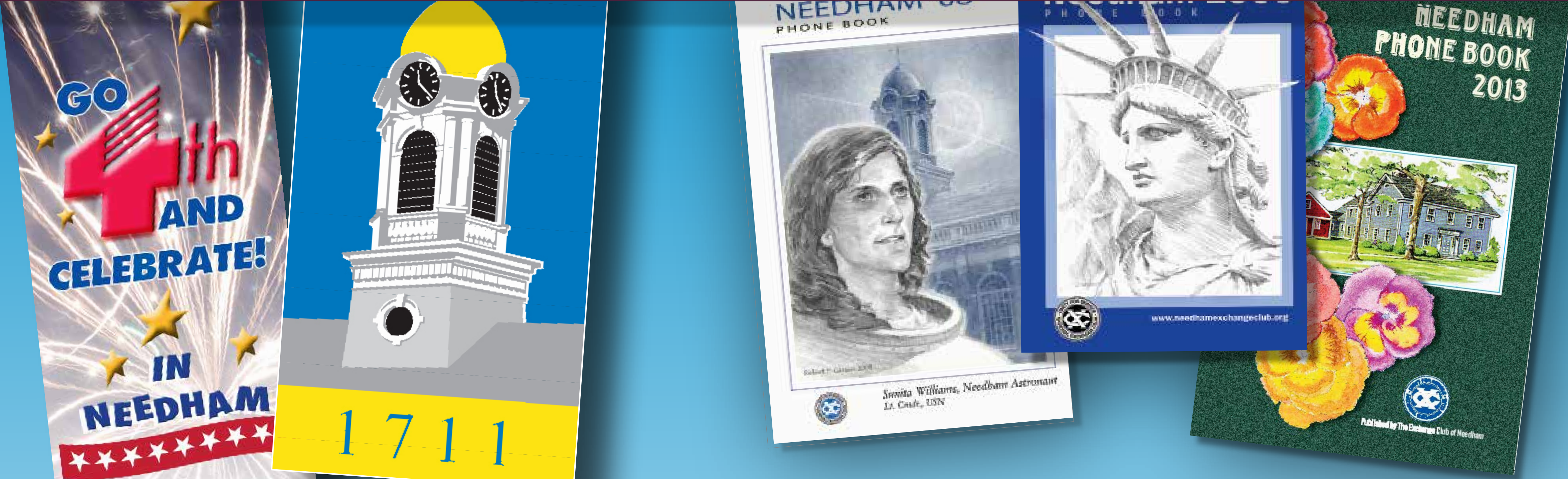
Cartoons of local life in town



An interest in highlighting our history

FROM NEEDHAM TO THE WORLD

gift baskets



Bass relief Minute Man design was carved into the Needham's Fallen Brave Monument at Memorial Park



Bob saw military action in an artillery company in the Korean war.

Robert Y. Larsen Soldier, Artist, Entrepreneur

His banner designs are displayed throughout town

Since the 1960s Bob Larsen has made his mark in Needham both visually and with his vital presence

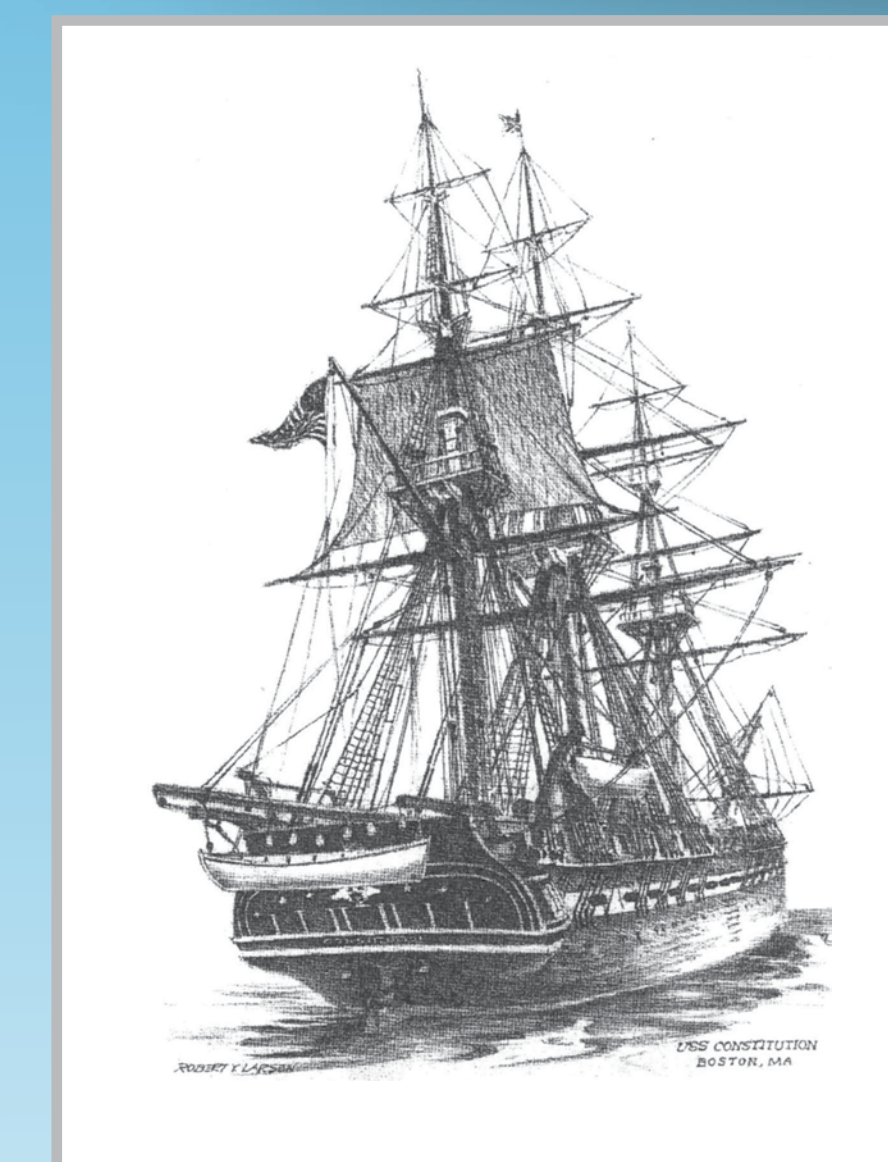
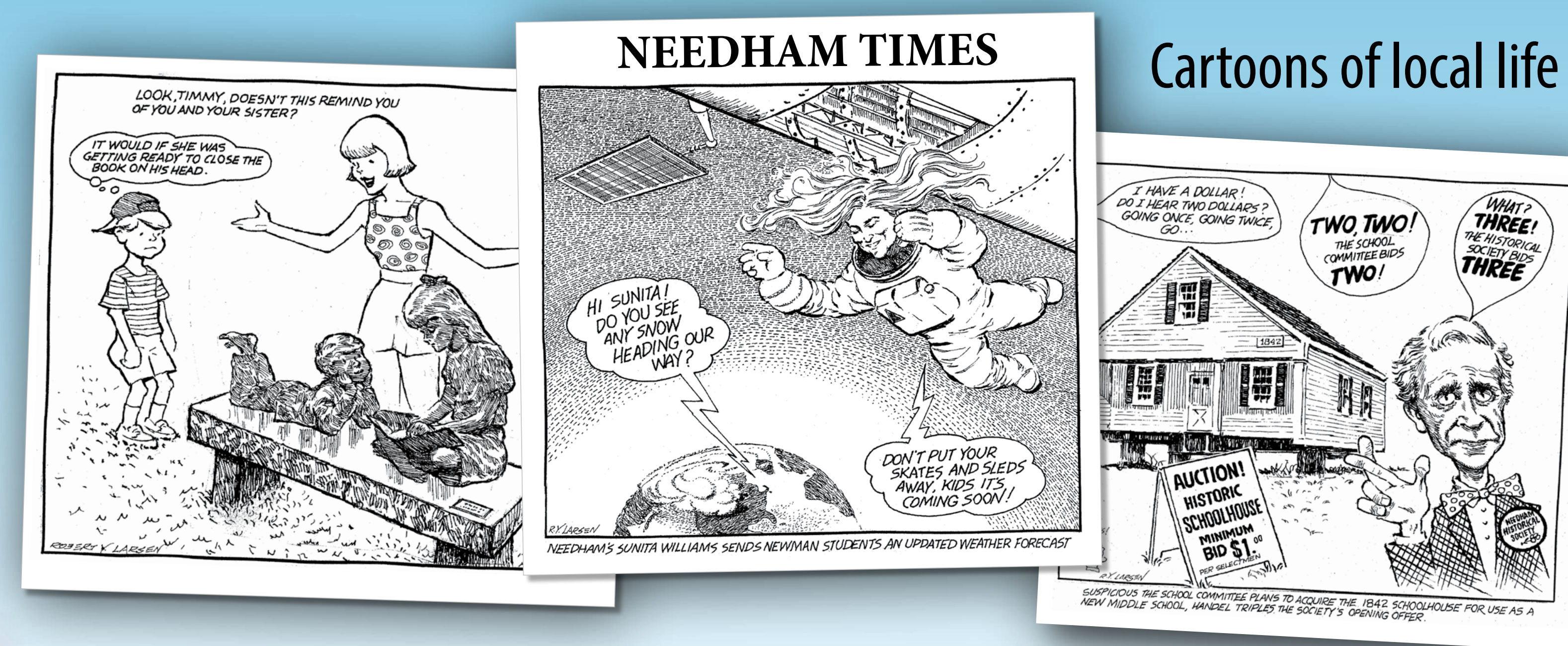
For 30 years Bob captured Needham life in cover designs



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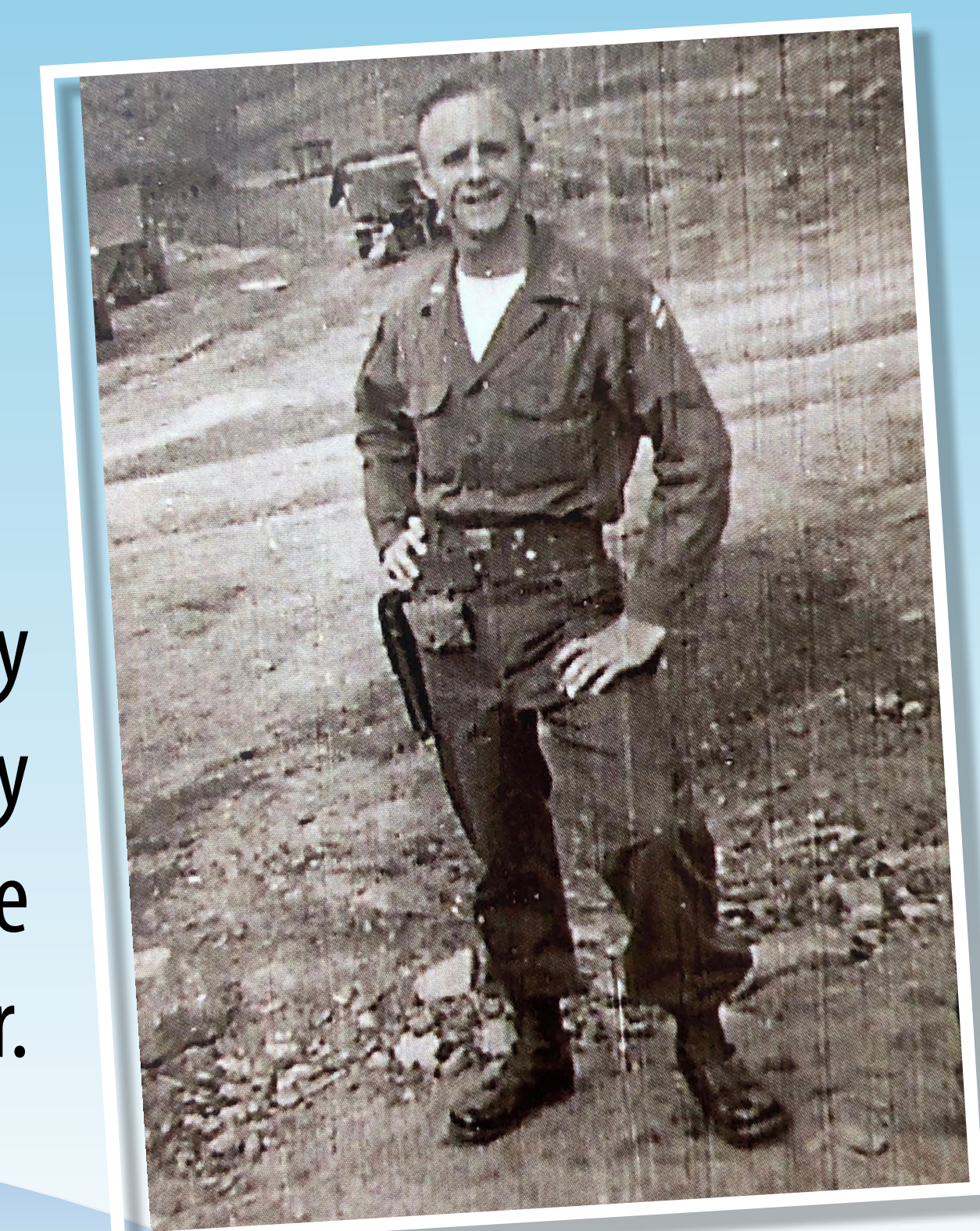


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FROM NEEDHAM TO THE WORLD



gourmet items

gift baskets

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**Finally, a Snap-Open Wall Frame for
Large Format Graphics.**

- Similar to traditional "Snap/Flip" frames, but **NO SIZE LIMITS!** Now you can SNAP in the big stuff, instead of just posters!
- Holds Flexible or Rigid Media!
- Change Graphics in MINUTES!
- No Visible Fasteners
- Costs 40% Less than our Classic Media Frame!
- Silver or Black Anodized Finish

**Ackland
SNAPCAP**

**HUGE SIZES.
MULTI MEDIA.
LOW PRICE.**



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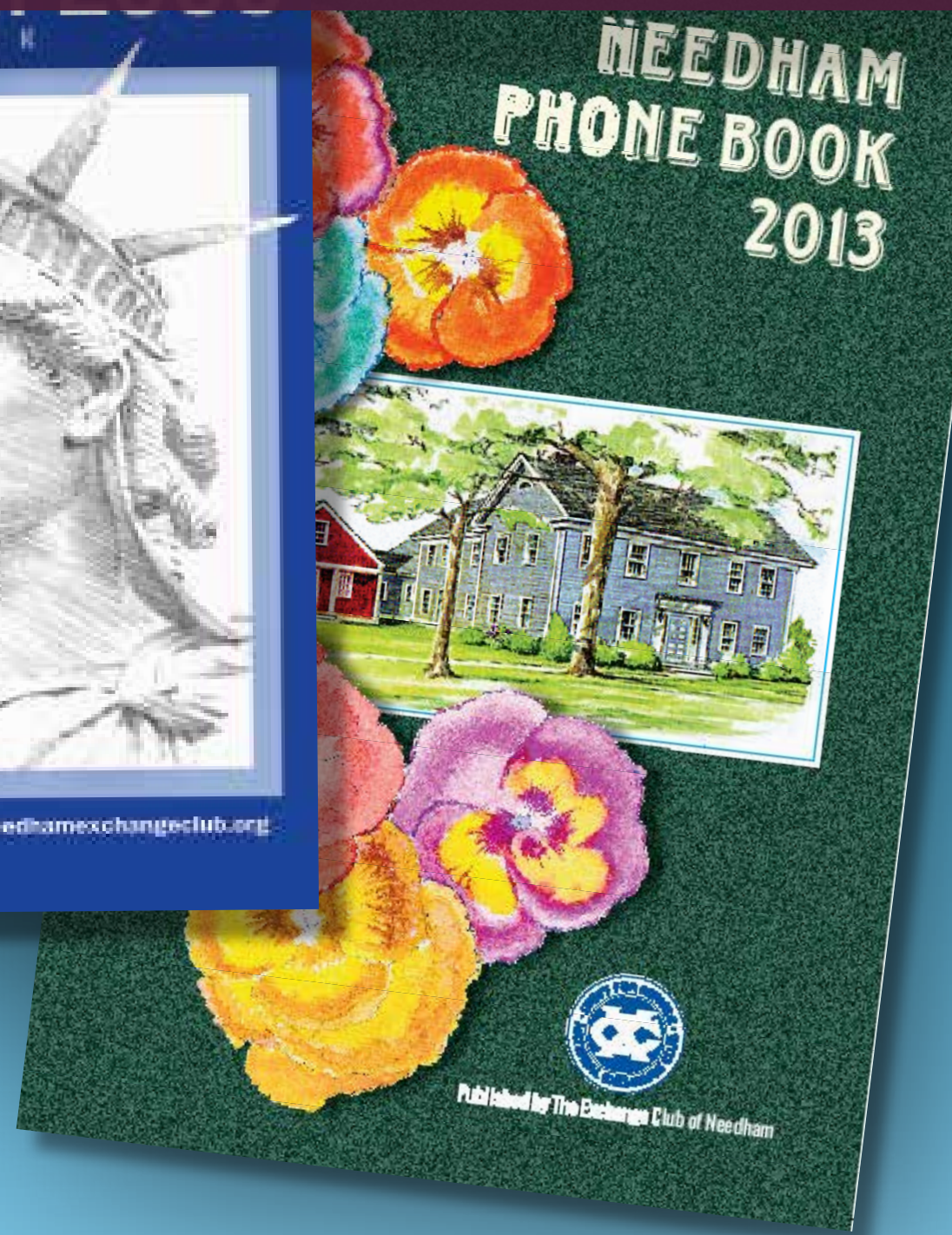
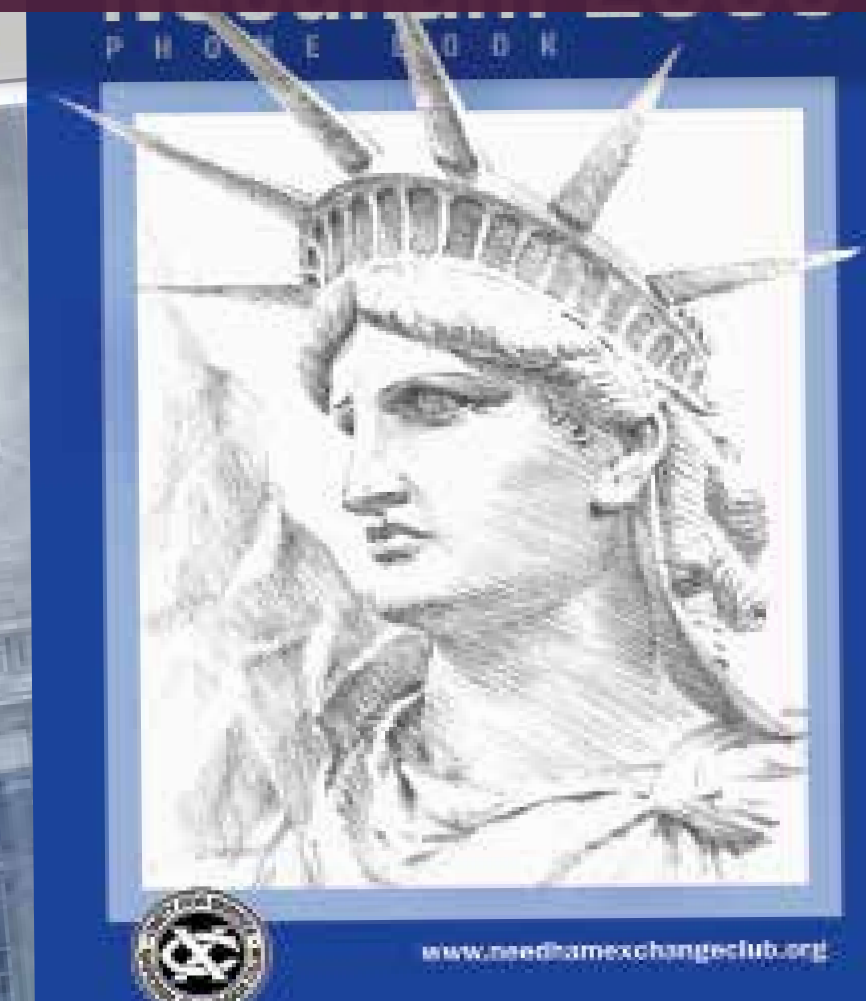
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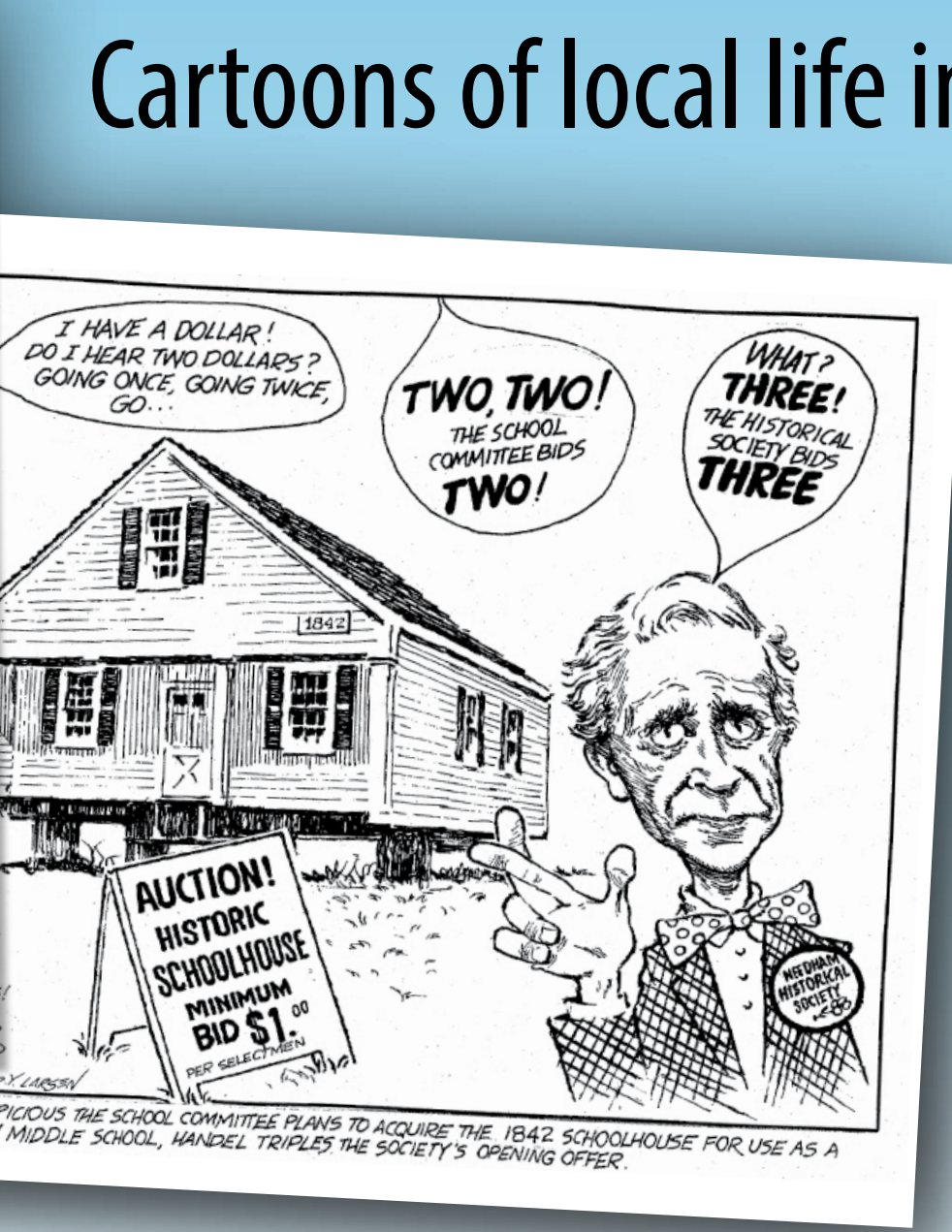
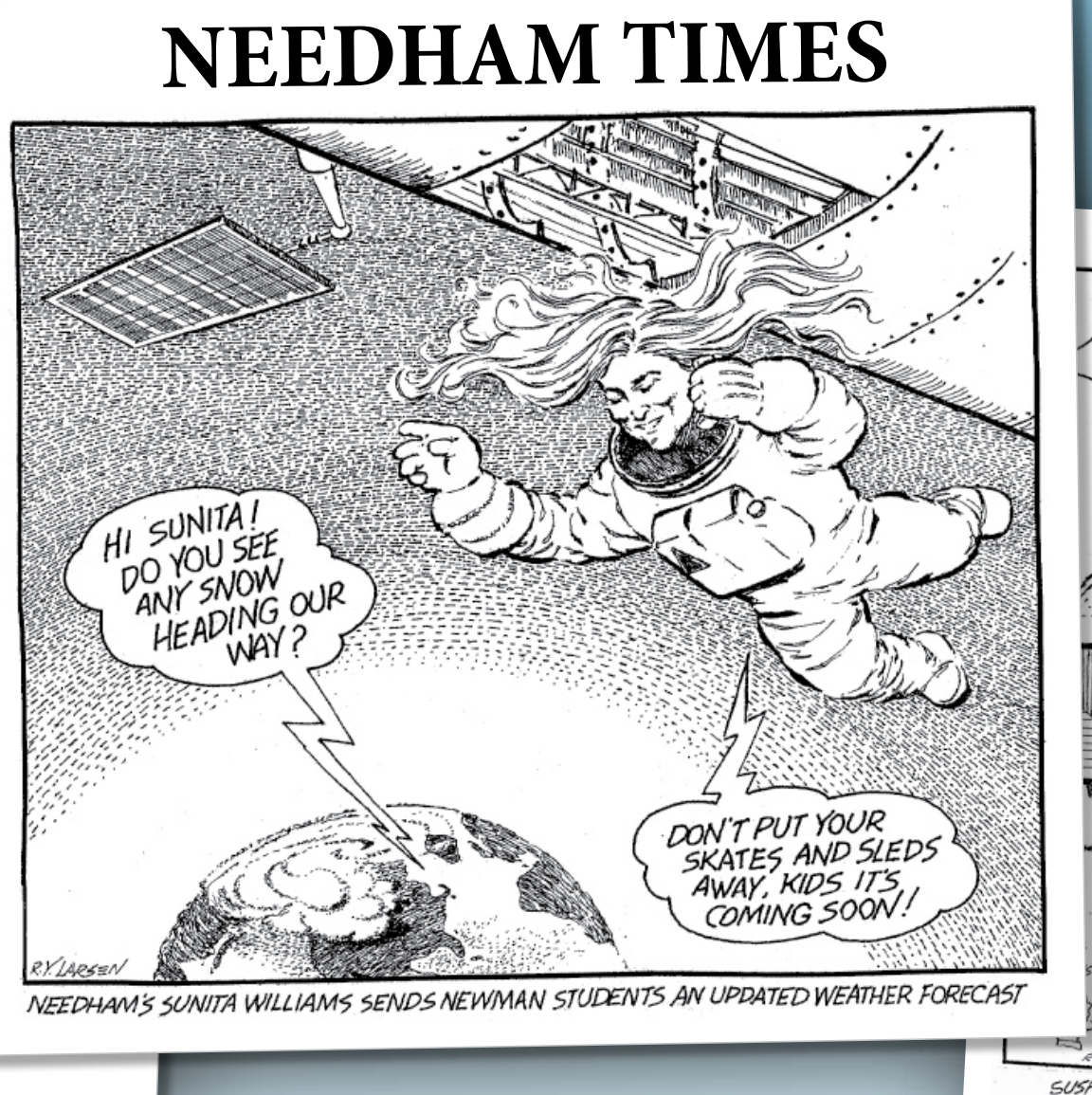
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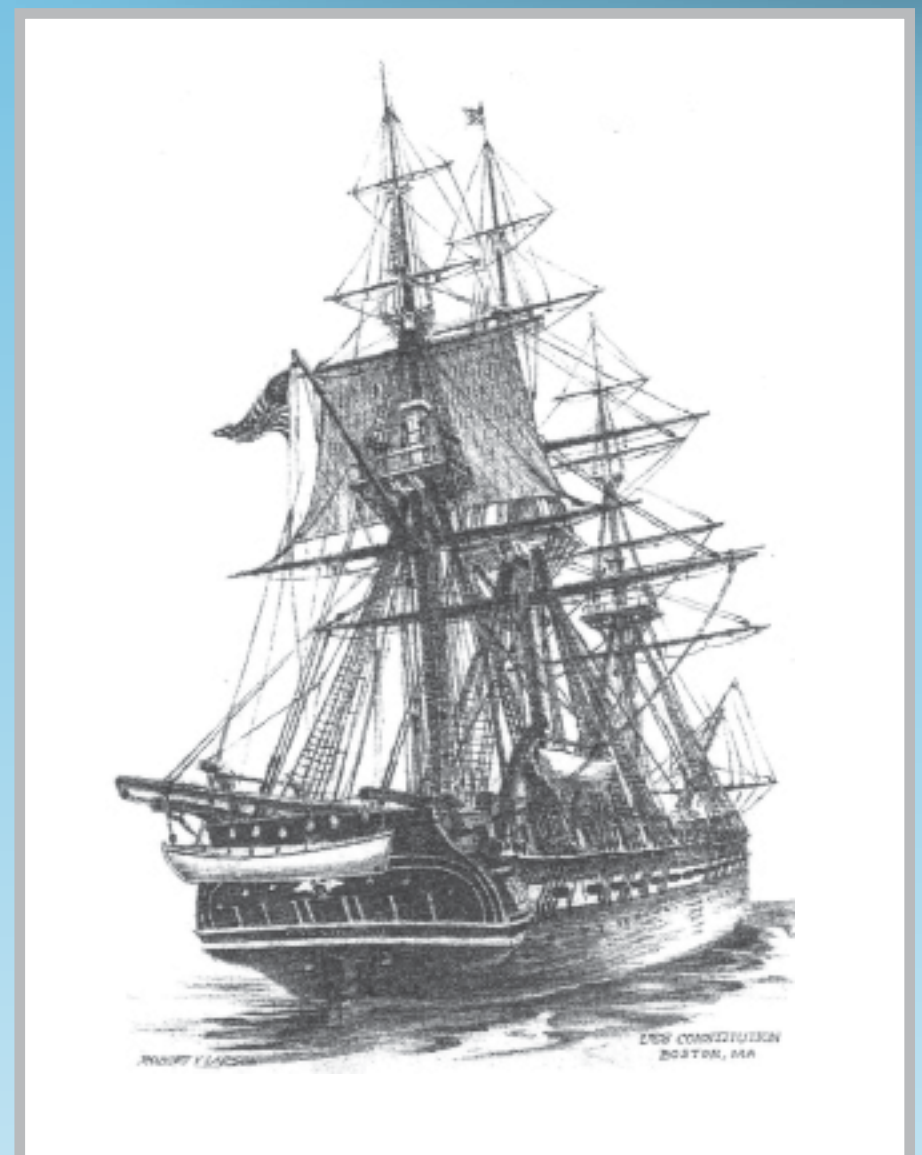
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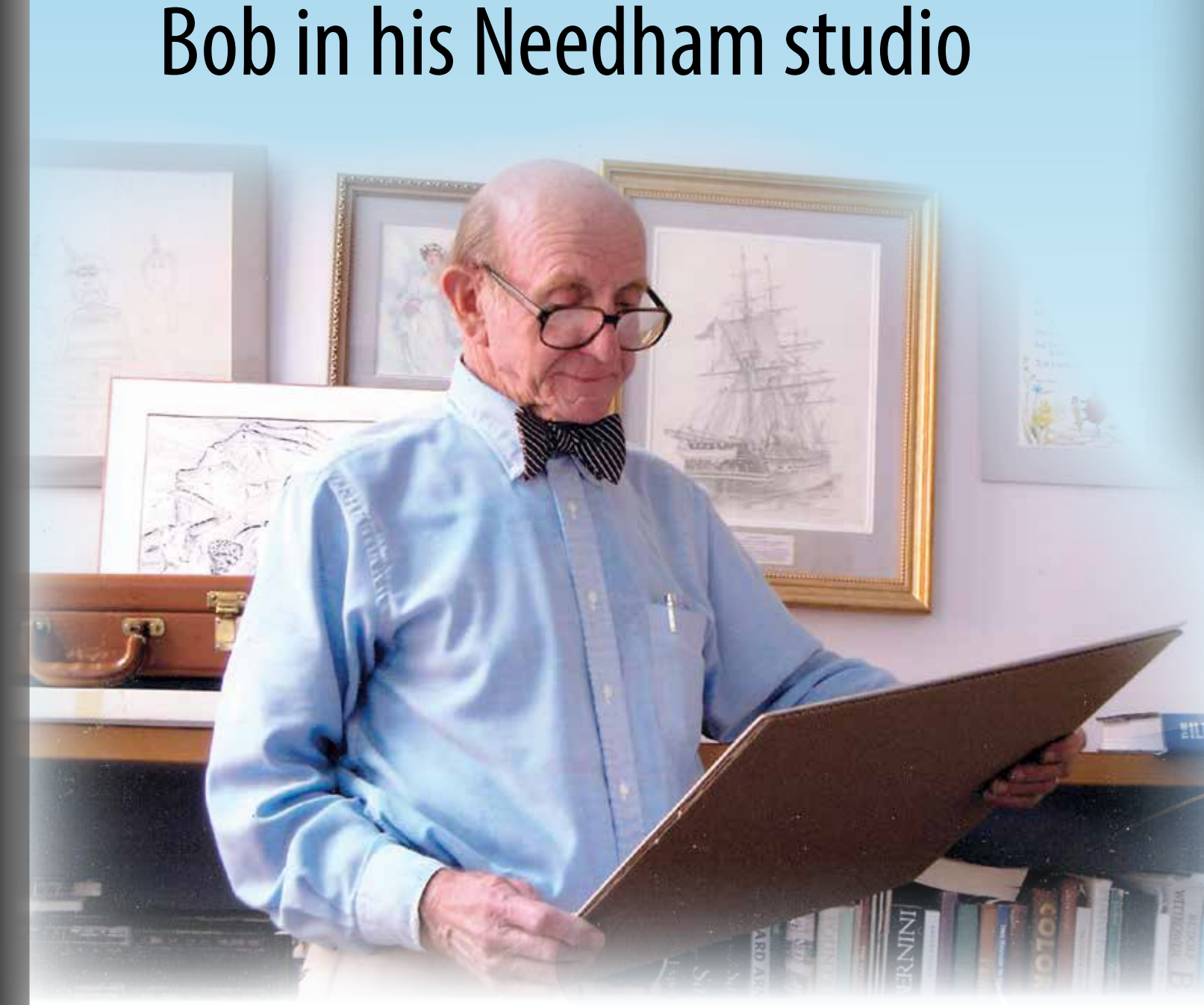
Cartoons of local life in town



An interest in highlighting our history

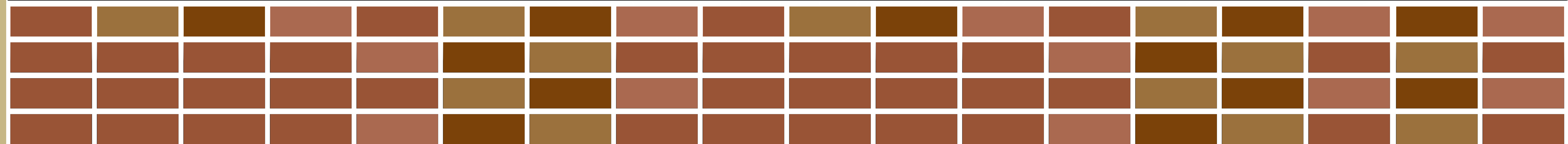


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FROM NEEDHAM TO THE WORLD



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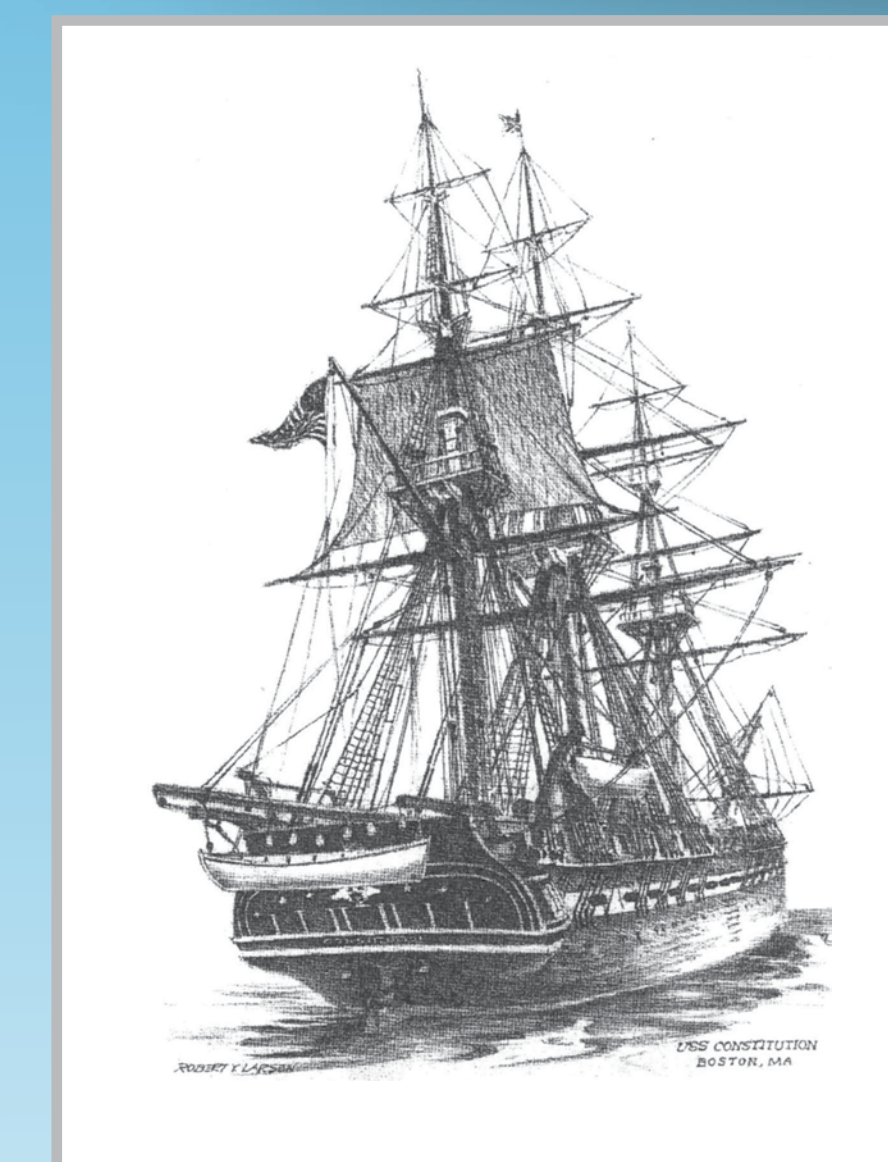
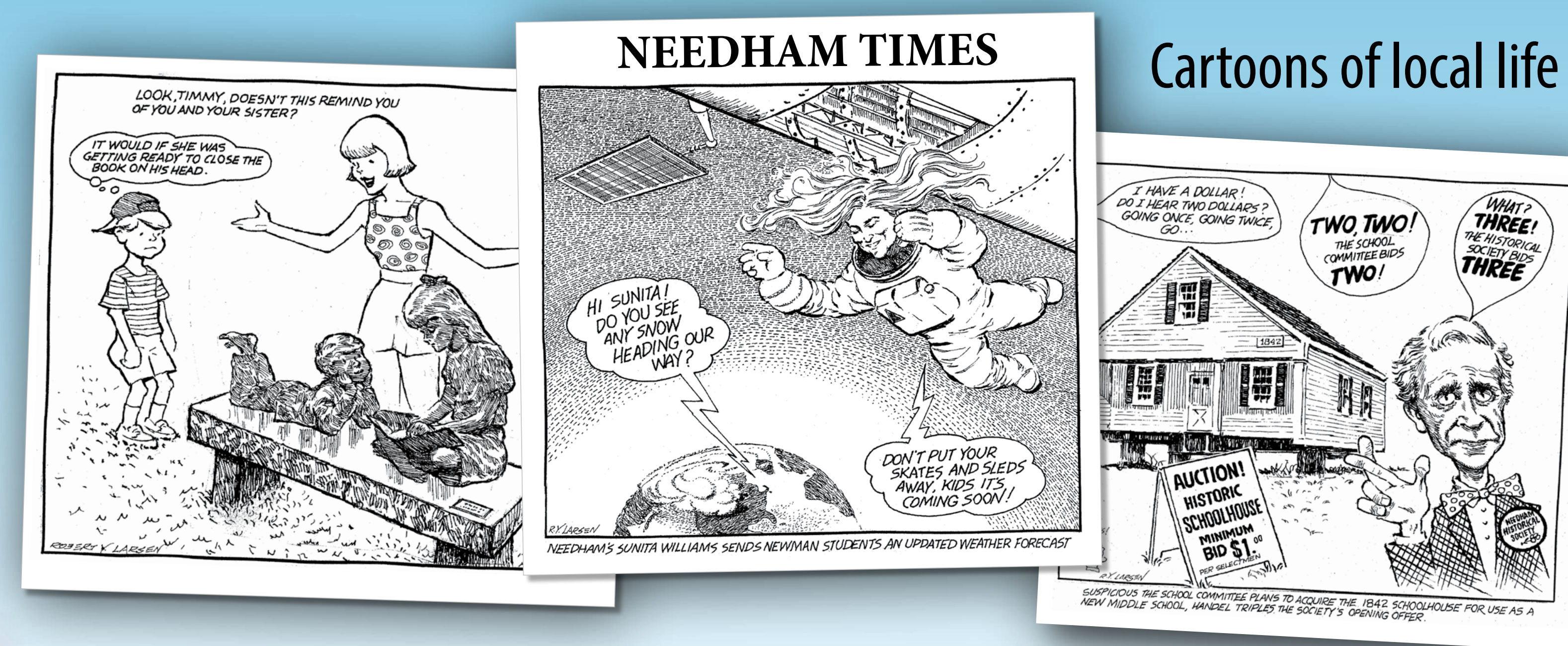
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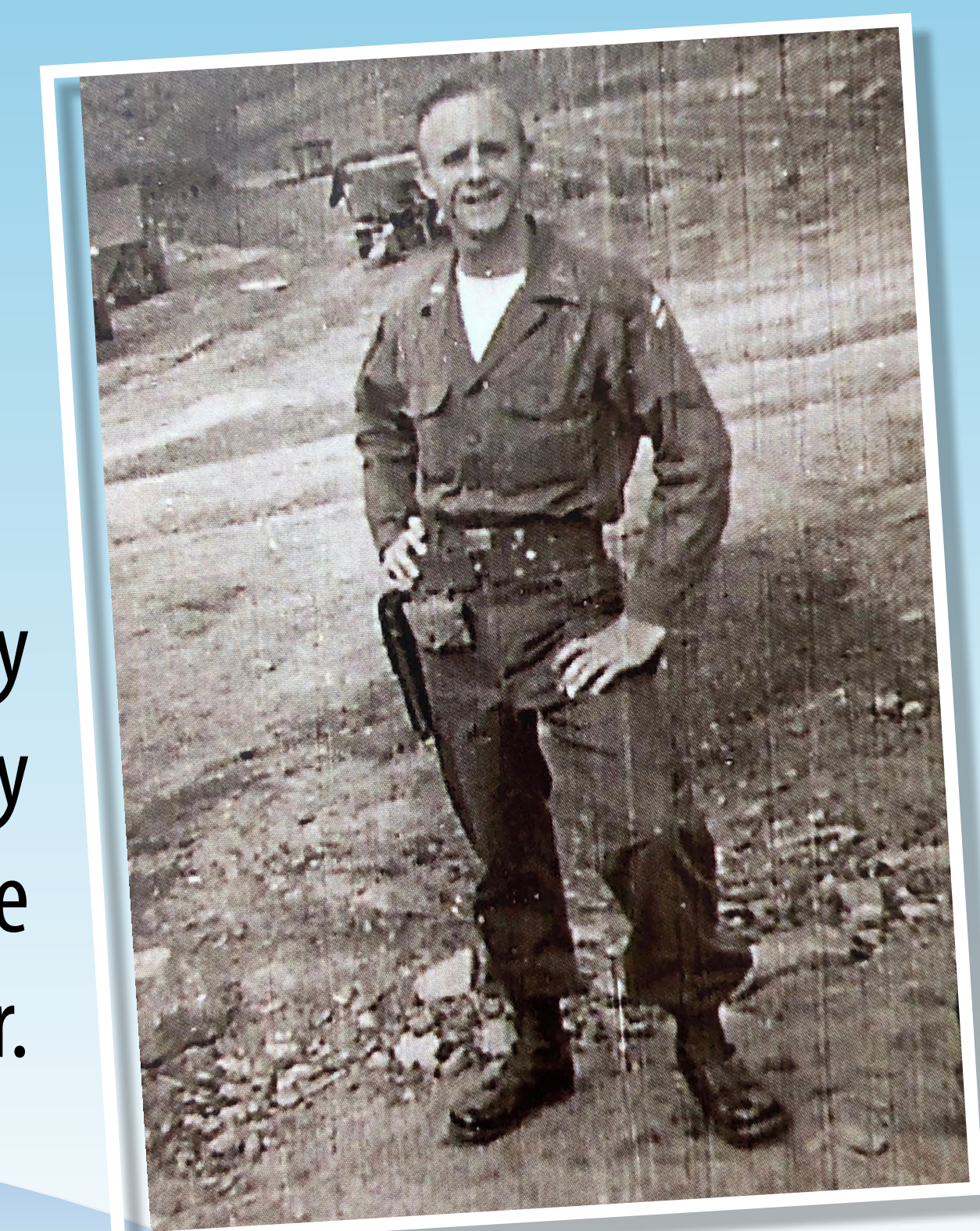


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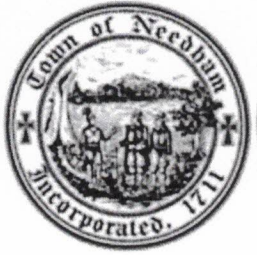


FROM NEEDHAM TO THE WORLD

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TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 292 Reservoir Street Date: _____

Owner: 57 Dedham Ave LLC Michael Tedoldi

Address: 471 Hunnewell St. Needham MA 02494
Street City State Zip

Telephone: 781.760.7461

Applicant: LEVO LABS

Address: 292 Reservoir Street Needham MA 02494
Street City State Zip

Telephone: 781.591.9321

Designer/Installer: Fastsigns

Address: 15 Kearney Road Needham MA 02494
Street City State Zip

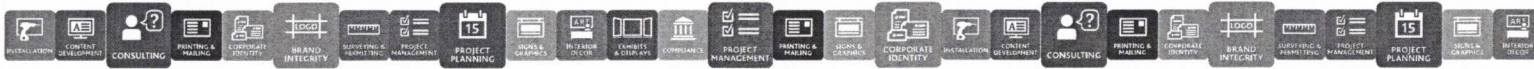
Telephone: 781.444.4889

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

"LEVO"

(IX) Aluminum Bar frame + 30 graphics
24x72 w/ 18" 30rylic letters

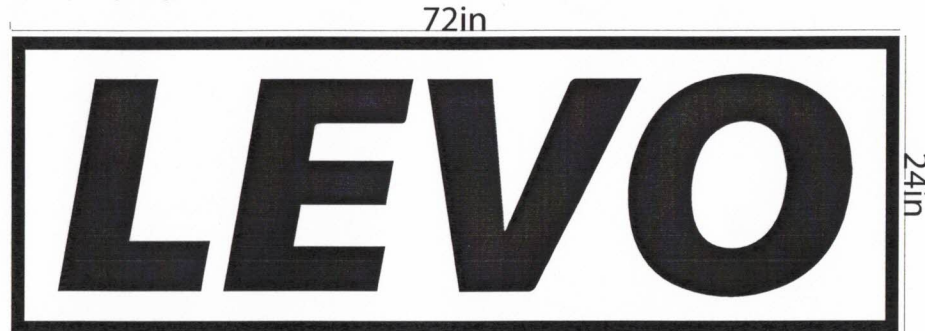


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Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Primary Signage



Black 1.75" Aluminum Bar Frame with Alu 040 Insert with
1/2" Black Acrylic 3D Lettering VHB Mounted to Alu 040 Insert

LEVO Labs
Aluminum Barframe Sign with 3D Letters
292 Reservoir Street
Needham, MA 02492

Levo "L" Height = 18in
Sign Height = 24 in
Sign Width = 72in
Square Footage Each = 12sq'
Primary Grade to ground = 150in



Existing Signage

*Graphics not to scale but are proportionate.



Proposed Signage

Grade 150" From Base of Sign to Ground

Mounting Detail for Bar Frame



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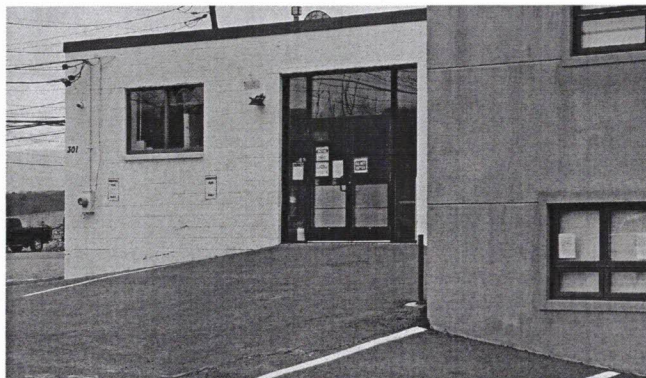


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Neighborhood View

*LEVO Labs
Aluminum Barframe Sign with 3D Letters
292 Reservoir Street
Needham, MA 02492*



292 Reservoir Street, Needham, MA 02492

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Aerial View

LEVO Labs
Aluminum Barframe Sign with 3D Letters
292 Reservoir Street
Needham, MA 02492



292 Reservoir Street, Needham, MA 02492

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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: 400 Hunnewell Street, Needham, MA 02494 **Date:** 11/30/20

Owner: Hunnewell Needham, LLC

Address: 393 South Main Street, Cohasset, MA 02025

Telephone: Street 617-460-0099 (Elisha Long, Manager) City State Zip

Applicant: Hunnewell Needham, LLC

Address: 393 South Main Street, Cohasset, MA 02025

Telephone: Street 617-460-0099 (Elisha Long, Manager) City State Zip

Designer/Installer: Duckham Architecture & Interiors

Address: 53 Central Avenue, Needham, MA 02494

Street City State Zip

Telephone: 781-449-4109 (Kent Duckham)

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:

Demolition of existing commercial office building and construction of new residential building in its place.

New building will contain a total of eight units, with both underground and surface parking.

Please email completed application to elitchman@needhamma.gov

400 HUNNEWELL

Needham, MA

PERMIT SET - Nov, 05 2020



400 HUNNEWELL STREET ZONING LEGEND:

REV: 06-24-2016

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS DISTRICTS

CATEGORY	REQUIRED	EXISTING	PROPOSED
USE	N/A	OFFICE BUILDING	RESIDENTIAL (8-UNITS)
MINIMUM LOT SIZE	10,000	20,123 SQ. FT.	20,123 SQ. FT.
MINIMUM LOT FRONTAGE	80'	104.31'	104.31'
MAX GROSS AREA	14,086	8,520	14,076
MAX FLOOR AREA RATIO	0.7	0.4	0.7
MINIMUM FRONT YARD SETBACK	20'	21'	21'
MINIMUM SIDE YARD SETBACK	N/A	8.3'	8.3'
MINIMUM REAR YARD SETBACK	N/A	99.5'	80'
MAX BUILDING HEIGHT	35'	8,534 +/-	29'
MAX BUILDING HEIGHT	2 1/2 STORIES	2 STORIES	2 1/2 STORIES
PARKING			
a. EXISTING OFFICE	a. 28.45 (1/300)	30 SPACES	
b. PROPOSED RESIDENTIAL	b. 12 (1.5 Units)		23 SPACES



PROJECT DIRECTORY

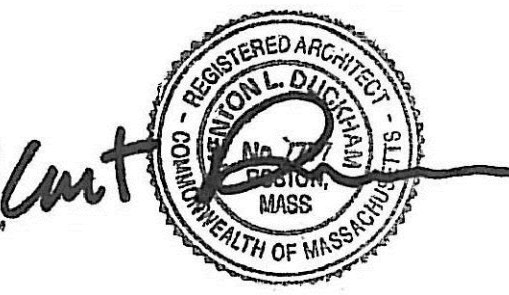
OWNER:	400 Hunnewell Street, llc 14A Brooks Street Wellesley, MA 02482
ARCHITECT:	Duckham Architecture & Interiors 53 Central Avenue Needham, MA 02494 T. (781) 449-4109 Contact: Kent Duckham
LANDSCAPE ARCHITECT:	Verdant Landscape Architecture 318 Harvard St #25 Brookline, MA 02446 T. (6171) 735-1180 Contact:
CIVIL/SITE SURVEY:	Field Resources Land Surveyor 281 Chestnut St #1 Needham, MA 02492 T. (781) 444-5936 Contact:
STRUCTURAL ENGINEER:	Dov Kirstajn, P.E. Structural Consultant 103 Beaumont Ave Newton, Ma 02460 (617) 969-3539 dkirstajn@gmail.com
MECHANICAL ELECATRICAL FIRE PROTECTION	LVR Corporation 88 Foundry Street Wakefield, Ma 01880 P 781-245-9888 C 617-719-2119 Contact: Larry Roy
GENERAL CONTRACTOR:	

DRAWING INDEX

1/8	SITE PLAN COVER SHEET
2/8	EXISTING CONDITIONS PLAN
3/8	LAYOUT PLAN
4/8	GRADING & DRAINAGE PLAN
5/8	UTILITY PLAN
6/8	EROSION & SEDIMENTATION CONTROL PLAN
7/8	DETAIL PLAN 1/2
8/8	DETAIL PLAN 2/2
A.1.0	PROPOSED BASEMENT FLOOR PLAN
A.1.1	PROPOSED FIRST FLOOR PLAN
A.1.2	PROPOSED SECOND FLOOR PLAN
A.1.4	PROPOSED ROOF PLAN
A.2.1	EXTERIOR ELEVATIONS
A.2.2	EXTERIOR ELEVATIONS

GENERAL NOTES

- ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
- PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.
- THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNERS VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS. HEREIN, ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
- THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE. (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
- THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
- CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
- CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
- CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.
- CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.



PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues		
Number	Date	Description

Revisions		
Number	Date	Description

Checked by :
Drawn by : JRM

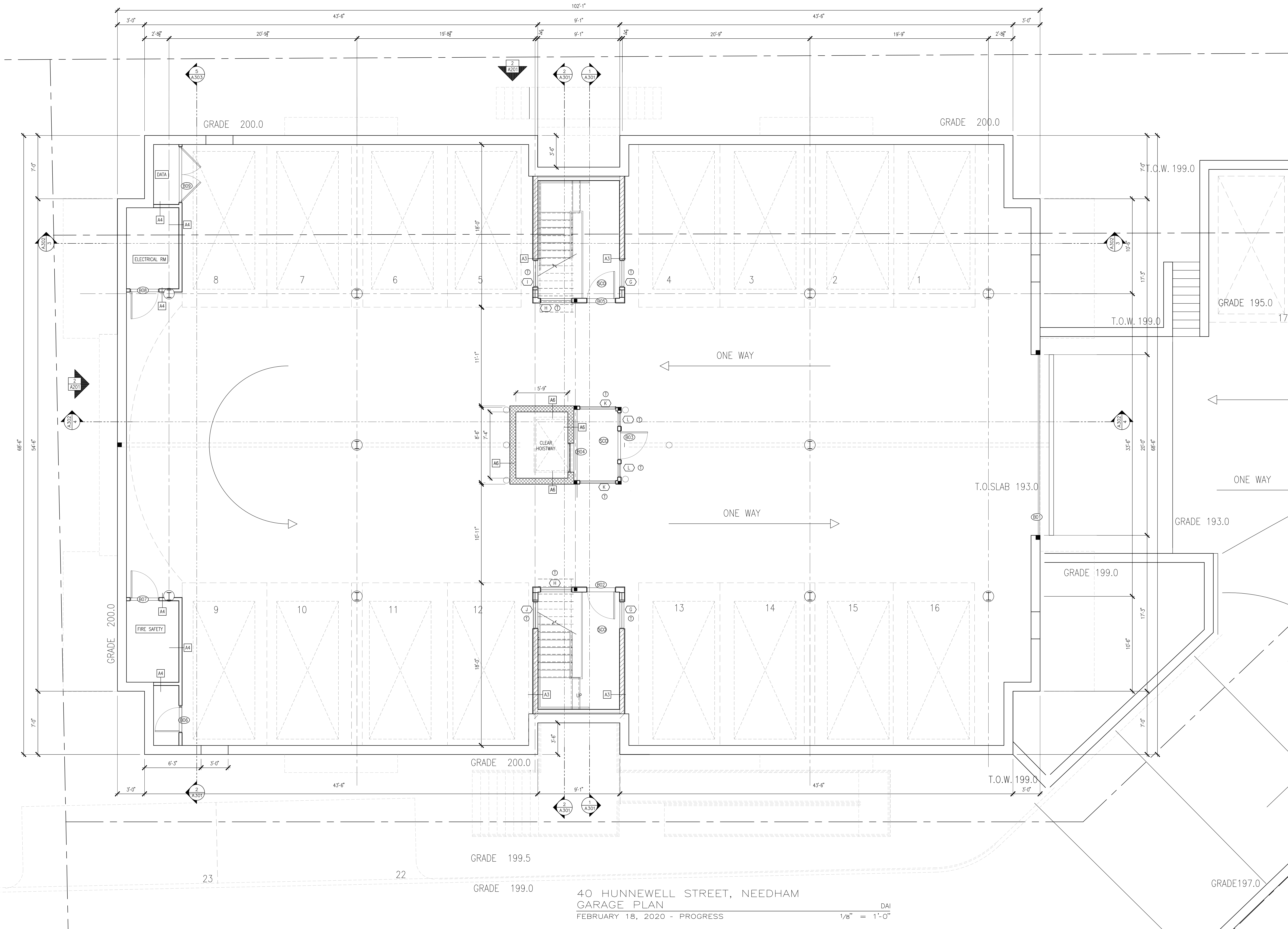
400 Hunnewell Street
Needham, MA

LOWER LEVEL
GARAGE PLAN

Drawing Scale:
1/4"=1'-0"
Project Number:
201919.00

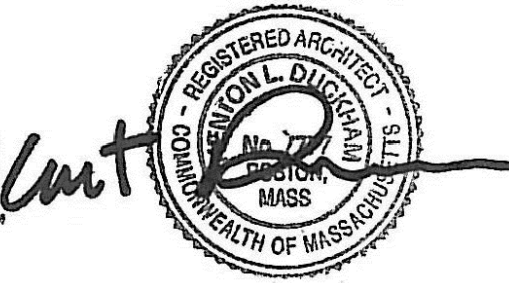
Date Issued:
11.05.2020

A.B.1



40 HUNNEWELL STREET, NEEDHAM
GARAGE PLAN
FEBRUARY 18, 2020 - PROGRESS

DAI
1/8" = 1'-0"



PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues		
Number	Date	Description

Revisions		
Number	Date	Description

Checked by :
Drawn by : JRM

**400 Hunnewell Street
Needham, MA**

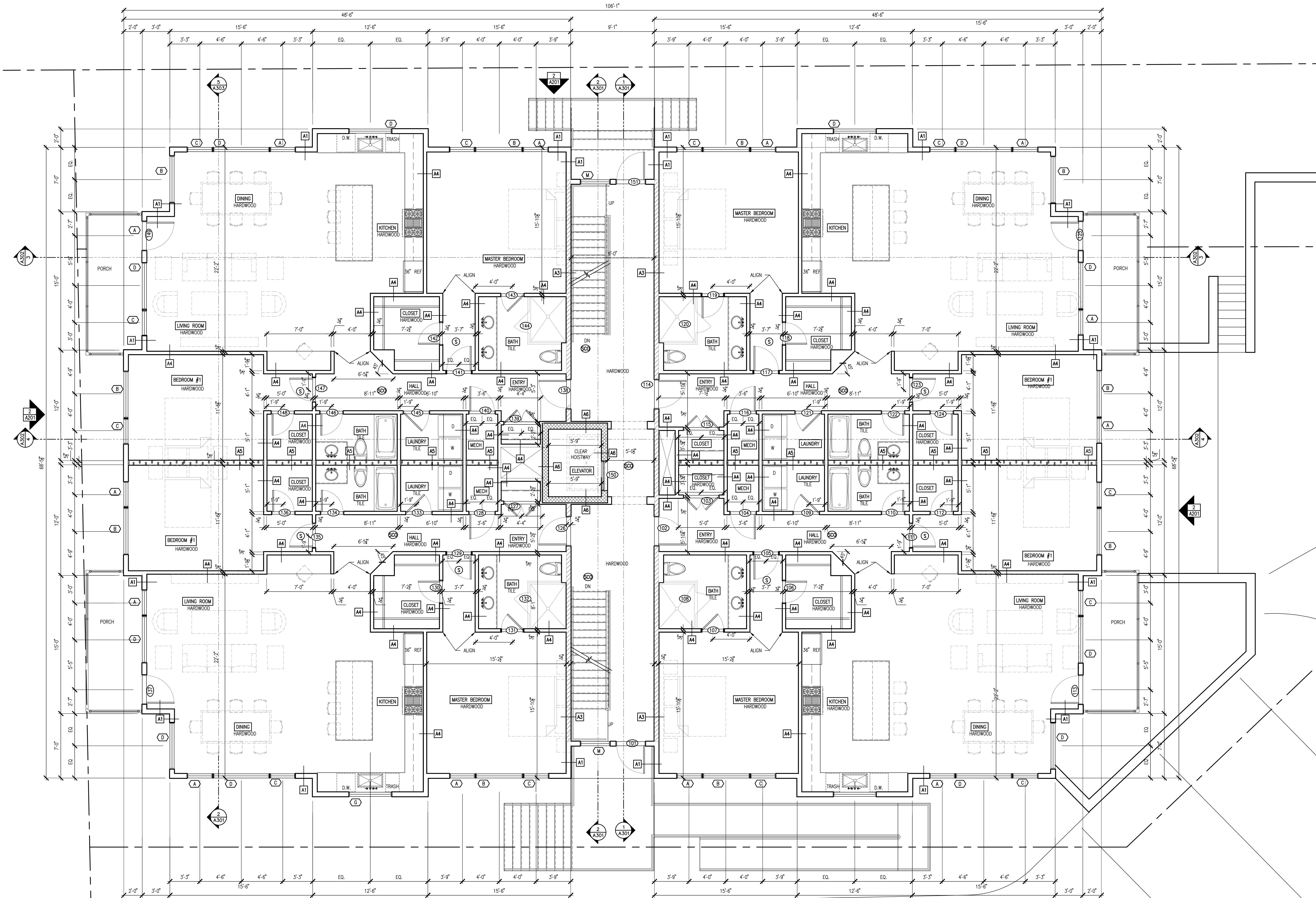
1st FLOOR PLAN

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

Project Number:
201919.00

Date Issued:
11.05.2020

A.1.1



40 HUNNEWELL STREET, NEEDHAM
FIRST FLOOR PLAN
FEBRUARY 18, 2019 - PROGRESS

DAI
1/8" = 1'-0"



PERMIT SET
DRAWING NOT
FOR CONSTRUCTION
SEPTEMBER 10, 2020

Issues		
Number	Date	Description

Revisions		
Number	Date	Description

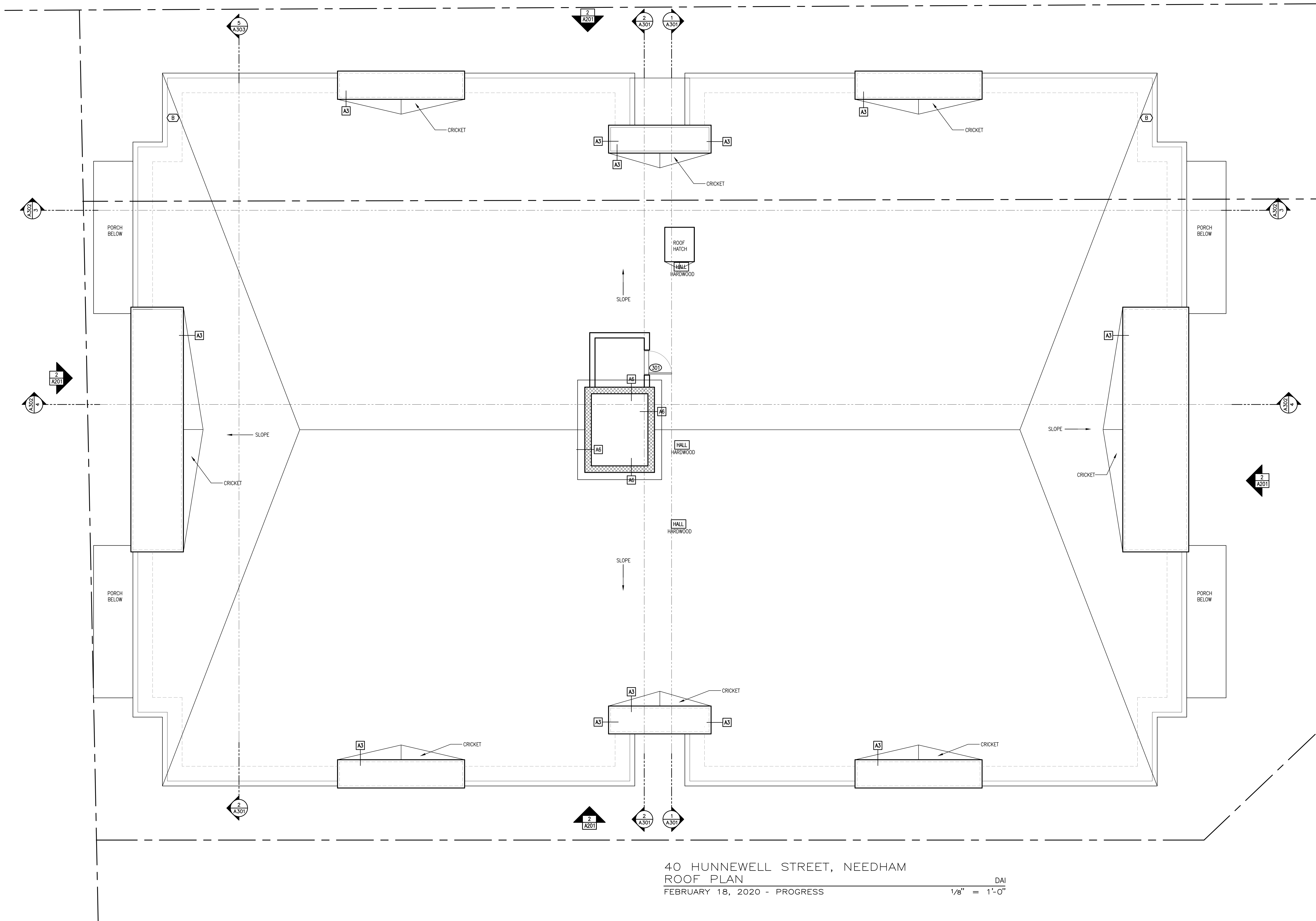
Checked by :
Drawn by : JRM

400 Hunnewell Street
Needham, MA

ROOF PLAN

Drawing Scale:
1/4"=1'-0"
Project Number:
201919.00

Date Issued:
11.05.2020



40 HUNNEWELL STREET, NEEDHAM
ROOF PLAN
FEBRUARY 18, 2020 - PROGRESS
1/8" = 1'-0"

SITE PLAN

FOR

400 HUNNEWELL STREET NEEDHAM, MASSACHUSETTS 02494



LOCUS:
SCALE: 1"=200'

RECORD APPLICANT:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

RECORD OWNER:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MA 02482

LAND PLANNERS—CIVIL ENGINEERS:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MA 01752
(508) 845-2500

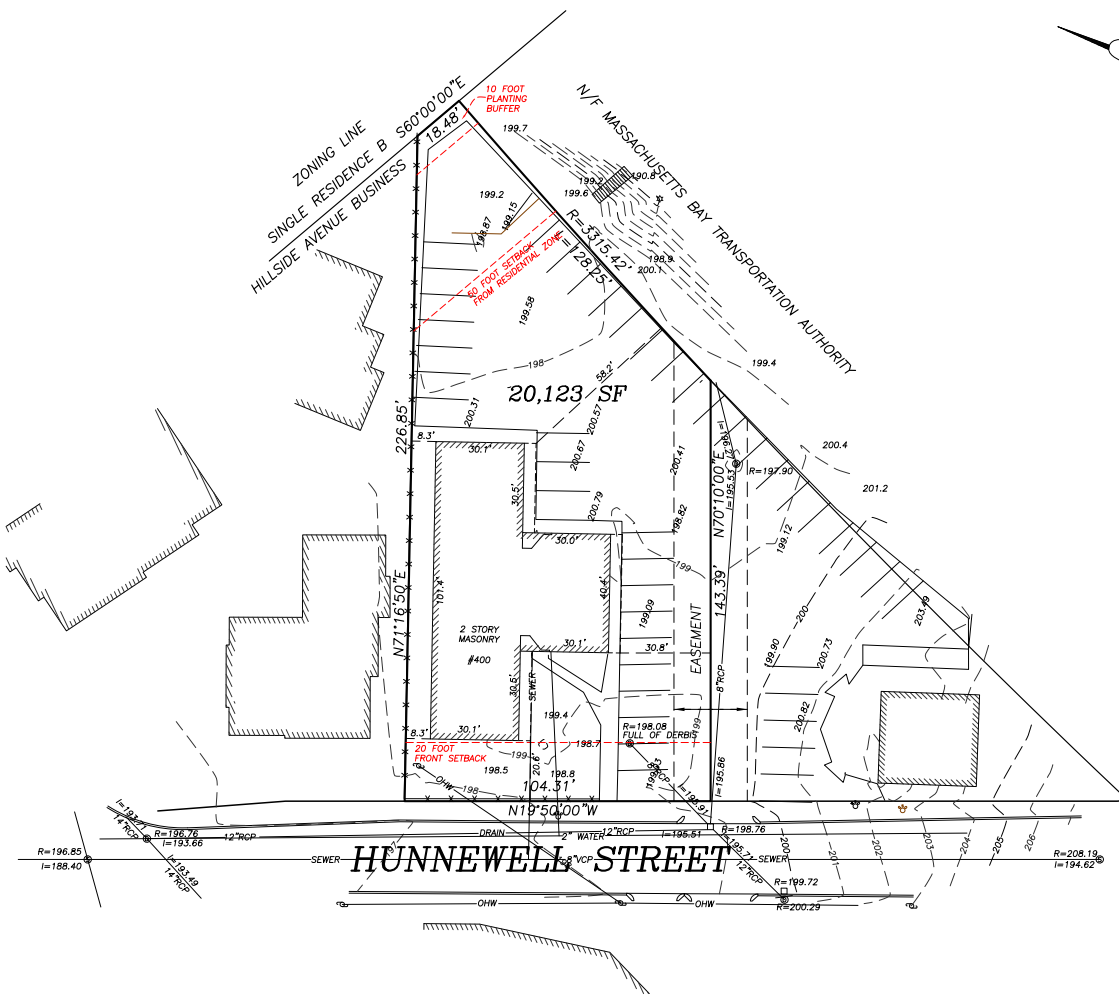
LAND SURVEYORS:
FIELD RESOURCES INC.
281 CHESTNUT STREET
NEEDHAM, MA 02492

ZONING DISTRICT: HILLSIDE AVENUE BUSINESS (HAB)

INDEX DESCRIPTION	SHEET NUMBER
COVER	1 OF 8
EXISTING CONDITIONS PLANS	2 OF 8
LAYOUT PLAN	3 OF 8
GRADING AND DRAINAGE PLAN	4 OF 8
UTILITY PLAN	5 OF 8
EROSION & SEDIMENTATION CONTROL PLAN	6 OF 8
DETAIL PLAN	7 OF 8
DETAIL PLAN	8 OF 8



REV. NO.	DATE	REVISION
SCALE:	AS SHOWN	DATE: NOVEMBER 2, 2020
COVER SHEET		
SHEET NO.:	SHEET 1 OF 8	PROJECT NO.:
		G-597



- 1) ELEVATIONS REFER TO PROJECT DATUM
- 2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

DATUM PLANE RELATIONSHIP

NAVD 88	
TOWN OF NEEDHAM	106.41
PROJECT DATUM	85.96

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E, EFFECTIVE DATE: JULY 17, 2012.

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS		
REQUIRED	EXISTING	
MINIMUM LOT AREA	10,000 SF	20,123 SF
MINIMUM LOT FRONTAGE	80 FEET	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET	20.6 FEET
MINIMUM SIDE SETBACK	0.0'	8.3' FEET
MINIMUM DRIVEWAY OPENING	18 FEET	24 FEET
MAXIMUM DRIVEWAY OPENING	25 FEET	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	21 1/2 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES

PROPERTY REFERENCE

BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE

ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB



BRADLEY J. SIMIONELLI - P.L.S.

DATE: NOVEMBER 5, 2020

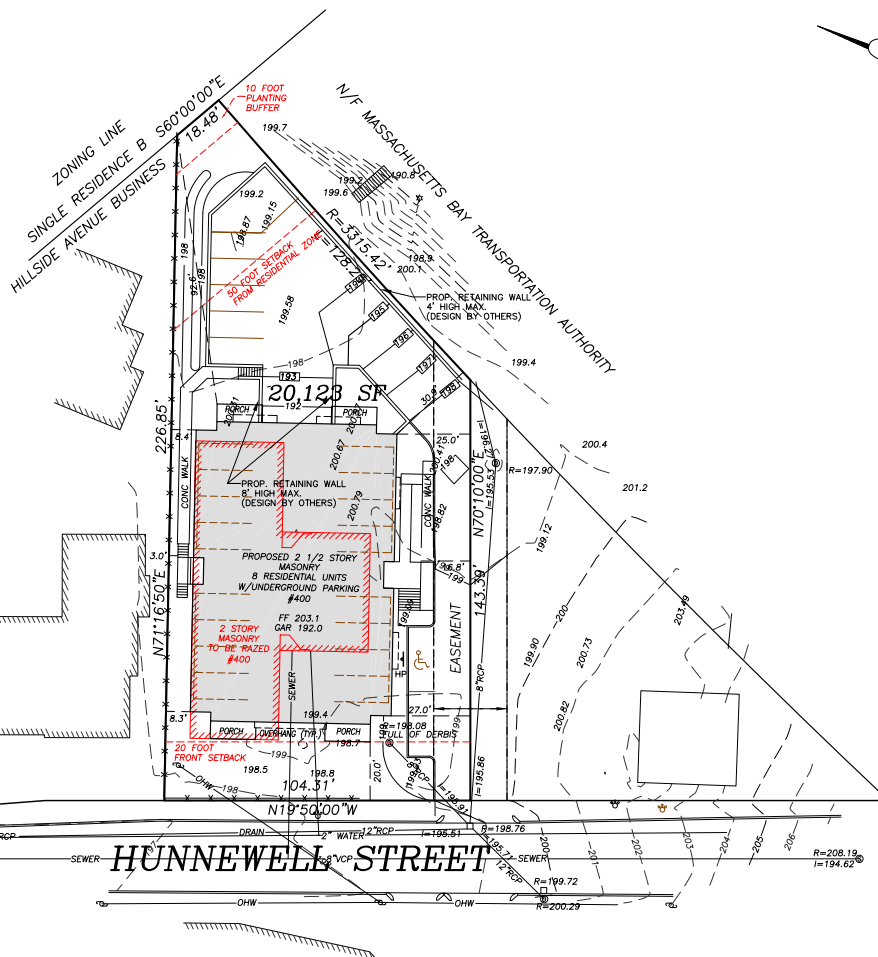
SHEET 2 OF 8
EXISTING CONDITIONS
PLAN OF LAND
400 HUNNEWELL STREET
NEEDHAM, MASS.

Field Resources, Inc.
LAND SURVEYORS

MARCH 5, 2020 SCALE 1"=20'
P.O. BOX 324 281 CHESTNUT ST.
AUBURN, MA NEEDHAM, MA
508 832 4332 781 444 5936
fieldresources@hotmail.com

JOB NO. 122-19

REVISED: NOVEMBER 5, 2020
REVISED: APRIL 6, 2020



- 1) ELEVATIONS REFER TO PROJECT DATUM
- 2) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- 4) SITE PLAN INFORMATION PROVIDED BY J.M. GRENIER ASSOCIATES INC.

DATUM PLANE RELATIONSHIP

NAVO 88	106.41
TOWN OF NEEDHAM	85.96
PROJECT DATUM	

PARKING SPACE REQUIREMENTS			
PROPOSED USE - 400 HUNNEWELL			
MULTI-FAMILY: 1.5/D.U X8 UNITS	12 SPACES	23 SPACES	
EXISTING USE - 430 HUNNEWELL			
OFFICE: 1/300 SF X 2,122 SF S	8 SPACES	11 SPACES	

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEEDHAM, MASSACHUSETTS, COMMUNITY PANEL NO. 255215 0036 E, MAP NUMBER 25021C 0036 E EFFECTIVE DATE: JULY 17, 2012.



BRADLEY J. SIMONELLI - P.L.S.
DATE: NOVEMBER 23, 2020

ZONING INFORMATION: HILLSIDE AVENUE BUSINESS		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	20,123 SF
MINIMUM LOT FRONTAGE	80 FEET	104.31 FEET
MINIMUM FRONT SETBACK	20 FEET	20.0 FEET
MINIMUM SIDE SETBACK	0.0'	3.0' FEET(STOOP)
		8.3' FEET(FACE)
MINIMUM DRIVEWAY OPENING	18 FEET*	24 FEET
MAXIMUM DRIVEWAY OPENING	25 FEET	24 FEET
MAXIMUM FLOOR AREA RATIO	0.7	
MAXIMUM UNITS	8	8 UNITS
MAXIMUM BUILDING HEIGHT	35 FEET	29± FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES

PROPERTY REFERENCE
BOOK 38324 PAGE 432
PLAN 164 OF 1975

ZONING REFERENCE
ASSESSORS MAP 99, PARCEL 3
ZONING DISTRICT: HAB

SHEET 3 OF 8
LAYOUT PLAN
SHOWING PROPOSED STRUCTURE
400 HUNNEWELL STREET
NEEDHAM, MASS.

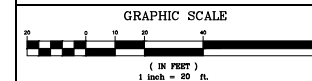
Field Resources, Inc. LAND SURVEYORS			
MARCH 5, 2020	SCALE 1"=20'		
P.O. BOX 324	281 CHESTNUT ST.		
AUBURN, MA	NEEDHAM, MA		
508 832 4332	781 444 5936		
fieldresources@hotmail.com			

REVISED: NOVEMBER 20, 2020	JOB NO. 122-19
REVISED: NOVEMBER 5, 2020	
REVISED: APRIL 6, 2020	



LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---195---	EXISTING CONTOUR - HIGH
---136---	EXISTING CONTOUR - LOW
---195---	PROPOSED CONTOUR - HIGH
---136---	PROPOSED CONTOUR - LOW
---	EXISTING EDGE PAVEMENT
---	EXISTING CURB
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CURB
---	EXISTING DRAIN LINE
---	PROPOSED DRAIN LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED SEWER LINE
---	EXISTING OVERHEAD WIRES
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED EROSION CONTROL
---	ZONE LINE



REV. NO.	DATE	REVISION
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TITLE:

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

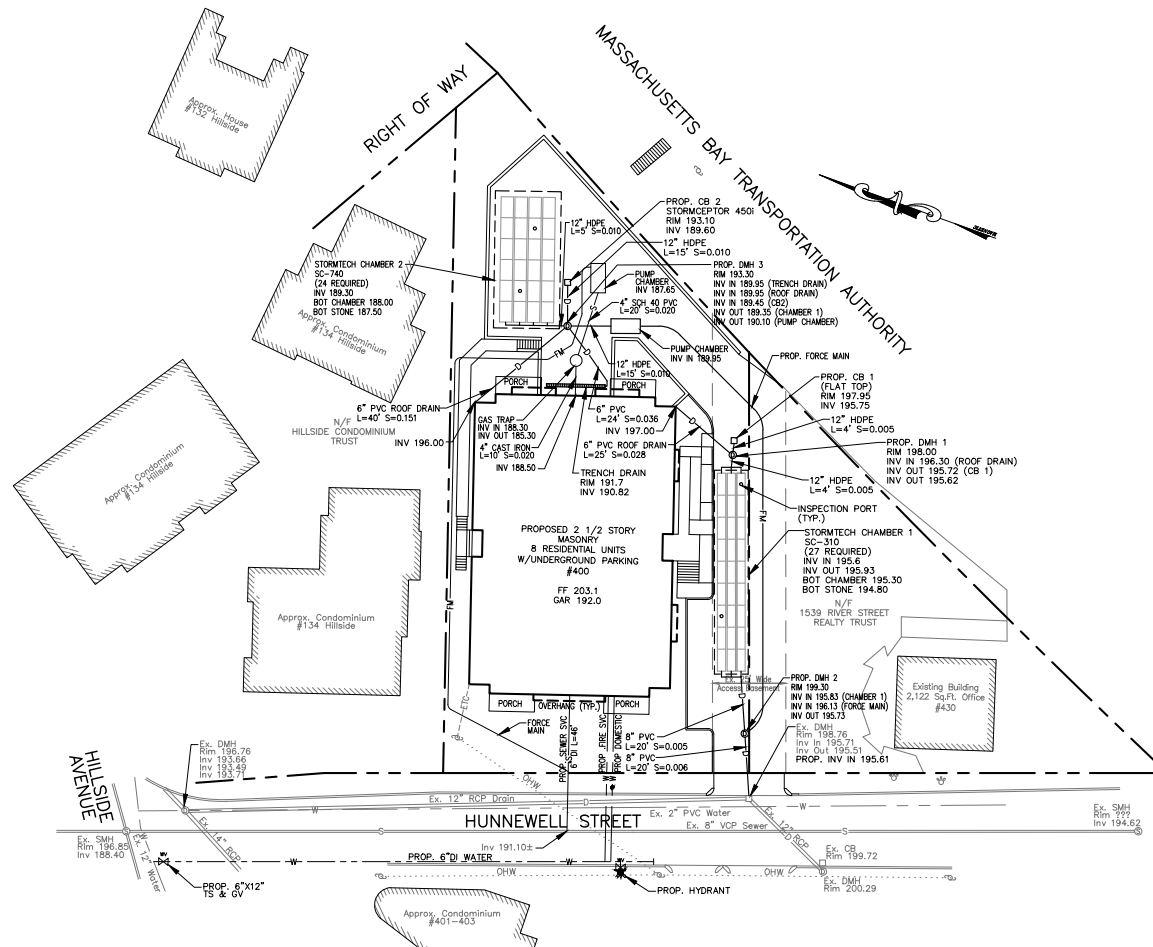
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752

SCALE: 1" = 20'	DATE: NOVEMBER 2, 2020
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GRADING AND DRAINAGE PLAN

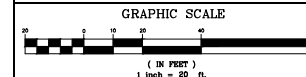
SHEET NO.:	PROJECT NO.:
SHEET 4 OF 8	G-597



LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING CONTOUR - HIGH
---	EXISTING CONTOUR - LOW
---	PROPOSED CONTOUR - HIGH
---	PROPOSED CONTOUR - LOW
---	EXISTING EDGE PAVEMENT
---	EXISTING CURB
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CURB
---	EXISTING DRAIN LINE
---	PROPOSED DRAIN LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED SEWER LINE
---	EXISTING OVERHEAD WIRES
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED EROSION CONTROL
---	ZONE LINE

- NOTES:**
1. ALL TRENCHES WITHIN HUNNEWELL STREET AND HILLSIDE AVENUE SHALL BE BACKFILLED AS REQUIRED BY THE TOWN OF NEEDHAM.
 2. EXISTING CATCH BASIN SHALL BE PROTECTED WITH INLET PROTECTION AT ALL TIMES UNTIL THE SITE IS FULLY STABILIZED.
 3. SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ALL WATER SUPPLY LINES. WHEN A 10 FOOT SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. ACCURATE VERTICAL SEPARATION OF WATER/SEWER CROSSING SHALL BE CONFIRMED.
 4. SIZE OF FIRE SERVICE LINE AND DOMESTIC WATER LINE TO BE DETERMINED.
 5. CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
 6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 7. SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN, ENGINEER SHALL BE CONTACTED PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.



REV. NO.	DATE	REVISION

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

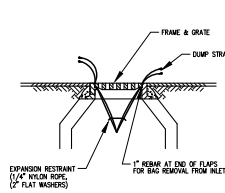
PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752

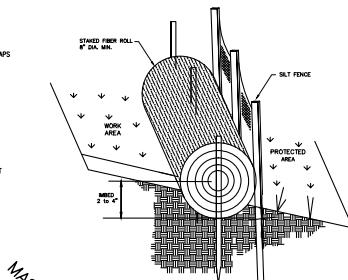
TELE NO.: (508) 845-2500
SCALE: 1" = 20'
DATE: NOVEMBER 2, 2020

UTILITY PLAN
SHEET NO.: SHEET 5 OF 8
PROJECT NO.: G-597





NOTE
BAGS SHOULD BE CLEANED OUT
AFTER EVERY RAIN EVENT AND/OR
AS NEEDED.



SILT FENCE/STRAW WATTLE BARRIER DETAIL
NOT TO SCALE

- Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
- The catch basins throughout the entire site shall be inspected annually. Unit shall be cleaned when accumulated sediments reach a depth of 6 inches. Accumulated sediment must be disposed of in accordance with applicable local state, and federal guidelines and regulations. The contractor will be responsible for the maintenance of the unit until such time as the site work is complete. The maintenance will then be the responsibility of the owner(s).
- The stormwater unit shall be inspected and cleaned as recommended by the manufacturer.
- The subsurface chambers shall be inspected after every major storm for the first 3 months to ensure proper stabilization and function. The chambers shall be inspected once per year after that. Water levels should be inspected and recorded for several days after a major storm event to track infiltration capability.
- The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of the property owner.

STORMWATER COLLECTION & TREATMENT SYSTEM INSPECTION & MAINTENANCE GUIDELINES

GENERAL:

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE TOWN OF NEEDHAM AND THE CONTRACTORS IN THE PREVENTION OF EROSION AND SEDIMENTATION OFF SITE. THIS PLAN IS INTENDED TO ALLOW ANY CONDITIONS OF APPROVAL TO BE MORE SPECIFIC IN ADDRESSING THE NEEDS OF CONSTRUCTION IN THE TOWN OF NEEDHAM AND IN CONDUCT WITH REQUIREMENTS AS SPECIFIED ON THE PLANS CONDITIONS AS SPECIFIED BY THE TOWN OF NEEDHAM SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.

PRE-CONSTRUCTION:

- AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DIRECTED ON THE PLANS, BETWEEN THE AREAS TO BE DISTURBED AND RECEIVING DRAINAGE WAY AND STRUCTURES. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TREATMENT SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE PLANS ARE THE MINIMUM PROTECTIVE MEASURES REQUIRED TO PROTECT THE ON AND OFF SITE DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
- IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SALT DICE, AND CRUSHED STONE.
- THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON A OFF SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

- MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE OR IN A SECURED OFF SITE AREA APPROVED BY THE OWNER. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
- IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALES, SALT FENCES, OR ARMORED DICES SHALL BE UTILIZED.
- IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL - DECEMBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY OR PERMANENT SHALL MAINTAIN TO ENSURE ADEQUATE HYDRAULIC CAPACITY, AND DRAINING CHARACTERISTICS.

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF NEEDHAM.
- THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
- THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
- ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES WITHIN THE LIMIT OF WORK. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF.
- AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETBACK MARKS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS:

- ANY RETEILING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE INSIDE OF A 100 FOOT BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE BASIN, SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS.
 - NO ON-SITE DISPOSAL OF STUMPS, SOIL WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
 - NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS, OR EXISTING PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
 - THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.
- LANDSCAPING:**
- LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
 - CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIMAT MIMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
 - IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY WEEDING WITH HAY, TACKLED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
 - ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
 - ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
 - TO ENSURE A BENS, SUCCESSION GROWN, SEED IS REQUIRED ON ALL DISTURBED SURFACES.

CONSTRUCTION SEQUENCING:

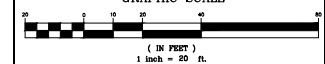
- SELECTIVELY CUT TREES AND CLEAR BRUSH TO BE CHIPPED AND HAULED OFF SITE.
- STAKE LOCATION OF AND INSTALL EROSION CONTROL BARRIER, AS DELINEATED ON SITE PLAN.
- DEMOLISH EXISTING BUILDING.
- STRIP TOP AND SUBSOIL AS NECESSARY IN WORK AREA. STOCKPILE MATERIAL ON FRONT PORTION OF LOT FOR BACKFILLING PURPOSES AT COMPLETION OF FOUNDATION CONSTRUCTION.
- FORM AND POUR FOUNDATION FOR NEW BUILDING.
- BACKFILL FOUNDATION AREAS AS NECESSARY.
- CONSTRUCT BUILDING.
- INSTALL STORMWATER MANAGEMENT SYSTEM. NOTE THAT CATCH BASINS SHALL BE COVERED WITH FLYWOOD UNTIL DRIVEWAY HAS BEEN PAVED AND SITE STABILIZED.
- CONSTRUCT DRIVEWAY AND LOAM AND SEED DISTURBED AREAS.
- ALL EXCESS MATERIALS TO BE REMOVED FROM THE SITE AS SOON AS PRACTICAL.
- ALL GRADED AREAS TO BE LANDSCAPED, LOADED AND SEEDED AS SOON AS PRACTICAL TO REDUCE ANY POTENTIAL EROSION.

NOTE: PROCESSES AS DESCRIBED ABOVE ARE ESTIMATED TO TAKE 9 MONTHS. WINTER CONDITIONS MAY AFFECT THIS SCHEDULE.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- 195--- EXISTING CONTOUR - HIGH
- 196--- EXISTING CONTOUR - LOW
- 195--- PROPOSED CONTOUR - HIGH
- 196--- PROPOSED CONTOUR - LOW
- EXISTING EAVE PAVEMENT
- EXISTING CURB
- PROPOSED EAVE OF PAVEMENT
- PROPOSED CURB
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD WIRES
- ETC --- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE



REV. NO.	DATE	REVISION

SITE PLAN
FOR
400 HUNNEWELL STREET
NEEDHAM, MASSACHUSETTS 02494

PREPARED FOR:
400 HUNNEWELL STREET, LLC
14A BROOKS STREET
WELLESLEY, MASSACHUSETTS 02482

PREPARED BY:
I.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752

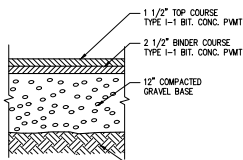
TELE NO.: (508) 845-2500

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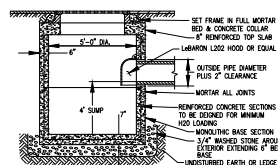
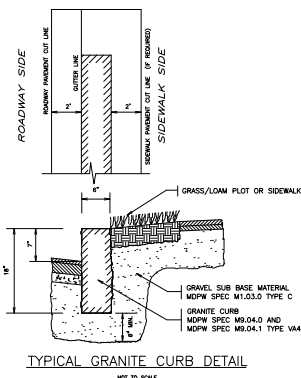
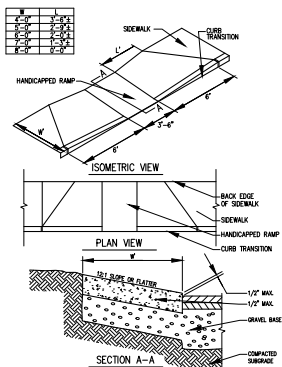
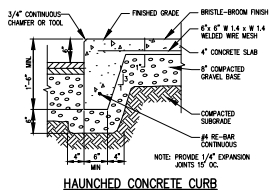
DATE: NOVEMBER 2, 2020

EROSION & SEDIMENTATION CONTROL PLAN

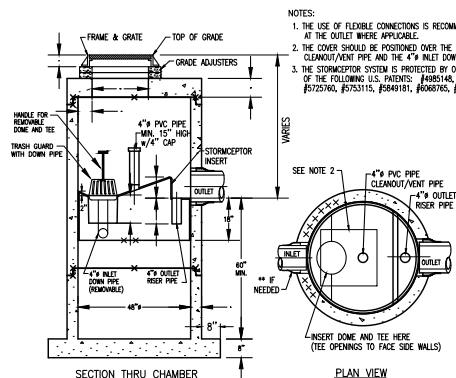
SHEET NO.: SHEET 6 OF 8 PROJECT NO.: G-597



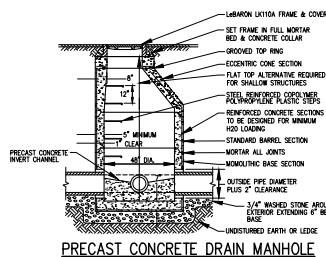
STANDARD BITUMINOUS CONCRETE PAVEMENT



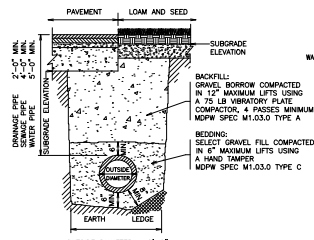
FLAT TOP CATCH BASIN



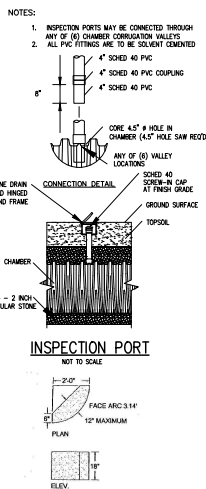
PRECAST CONCRETE STORMCEPTOR HYDRO CONDUIT
MODEL: STC 450I (OR EQUAL)
(450 US GALLON CAPACITY)



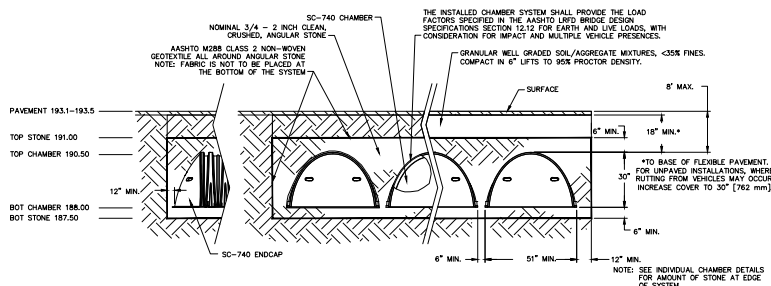
PRECAST CONCRETE DRAIN MANHOLE



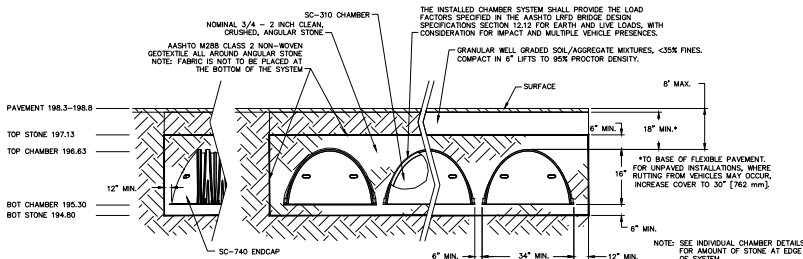
TYPICAL TRENCH DETAIL



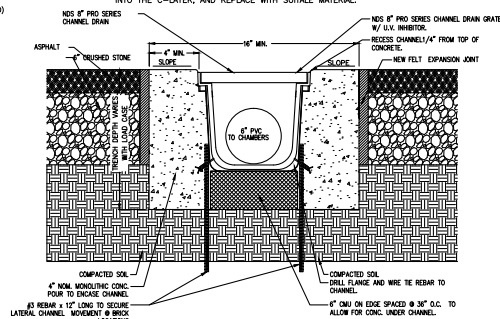
CORNER BLOCK DETAIL



STORMTECH SC-740 CHAMBERS
CROSS-SECTION



STORMTECH SC-310 CHAMBERS
CROSS-SECTION

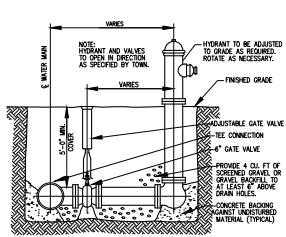


TRENCH DRAIN CROSS-SECTION



11/2/20

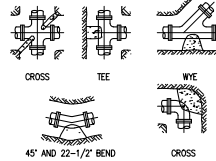
REV. NO.	DATE	REVISION
TITLE:		
SITE PLAN FOR 400 HUNNEWELL STREET NEEDHAM, MASSACHUSETTS 02494		
PREPARED FOR: 400 HUNNEWELL STREET, LLC 14A BROOKS STREET WELLESLEY, MASSACHUSETTS 02482		
PREPARED BY: J.M. GRENIER ASSOCIATES INC. 325 DONALD LYNCH BOULEVARD SUITE 100 MARLBOROUGH, MASSACHUSETTS 01752		
TELE NO.: (508) 845-2500		
SCALE:	AS SHOWN	DATE: NOVEMBER 2, 2020
DETAIL PLAN 1/2		
SHEET NO.:	SHEET 7 OF 8	PROJECT NO.: G-597



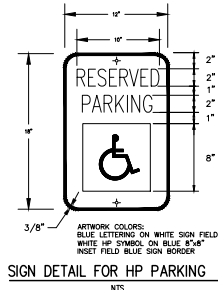
HYDRANT AND VALVE DETAIL WITH
RESTRAINED JOINT HYDRANT TEE

TABLE OF BEARING AREA IN SQ. FT. AGAINST UNDISTURBED SOIL			
SIZE OF MAIN	90 DEGREE BEND	TEE & PLUG	45 DEGREE BEND
6"	10	8	10
8"	16	12	16
10"	25	20	25
12"	36	28	36

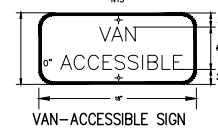
NOTE: FOR FITTINGS W/ LESS THAN 45° DEFLECTION
USE BEARING AREA FOR 45° BEND.
NOTE: ALL CONCRETE SHALL BE 2000 P.S.I.



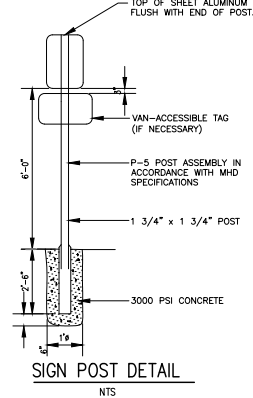
THRUST BLOCK SCHEDULE
NOT TO SCALE



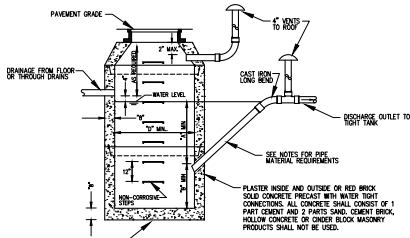
SIGN DETAIL FOR HP PARKING



VAN-ACCESSIBLE SIGN



SIGN POST DETAIL
NTS



GAS OIL & WATER SEPARATOR
NOT TO SCALE

PIPE MATERIAL NOTES:

1. 90-MIN CAST IRON WITH PRODUCT-APPROVED STAINLESS STEEL CLAMPS.
2. SERVICE HEAVY CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD AND OILING JOINTS.
3. EXTRA HEAVY CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD AND OILING JOINTS.

GENERAL CONSTRUCTION NOTES:

1. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE FEASIBLE AND THE COVER TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAN 1/2" DIA. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING THE INLET PIPE LEVEL WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE. THE NON-CORROSION STEPS SHALL BE PLACED AT 18" APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.
2. IN OPEN PARKING GARAGES OR OPEN PARKING AREAS ONLY THE INLET PIPE MAY EXTEND BELOW THE WATER LINE A MAXIMUM DISTANCE OF 6".
3. CIRCULAR BASINS ARE RECOMMENDED.

SIZING TABLE

INLET	D	A	B
4"	3'-4"	3'-4"	2'-4"
6"	3'-4"	3'-4"	2'-4"
8"	3'-4"	3'-4"	2'-4"
10"	3'-4"	3'-4"	2'-4"
12"	3'-4"	3'-4"	2'-4"
14"	3'-4"	3'-4"	2'-4"
16"	3'-4"	3'-4"	2'-4"
18"	3'-4"	3'-4"	2'-4"
20"	3'-4"	3'-4"	2'-4"
22"	3'-4"	3'-4"	2'-4"
24"	3'-4"	3'-4"	2'-4"
26"	3'-4"	3'-4"	2'-4"
28"	3'-4"	3'-4"	2'-4"
30"	3'-4"	3'-4"	2'-4"

SEPARATE FROM FLOOR OR THROUGH DRAIN



11/2/20

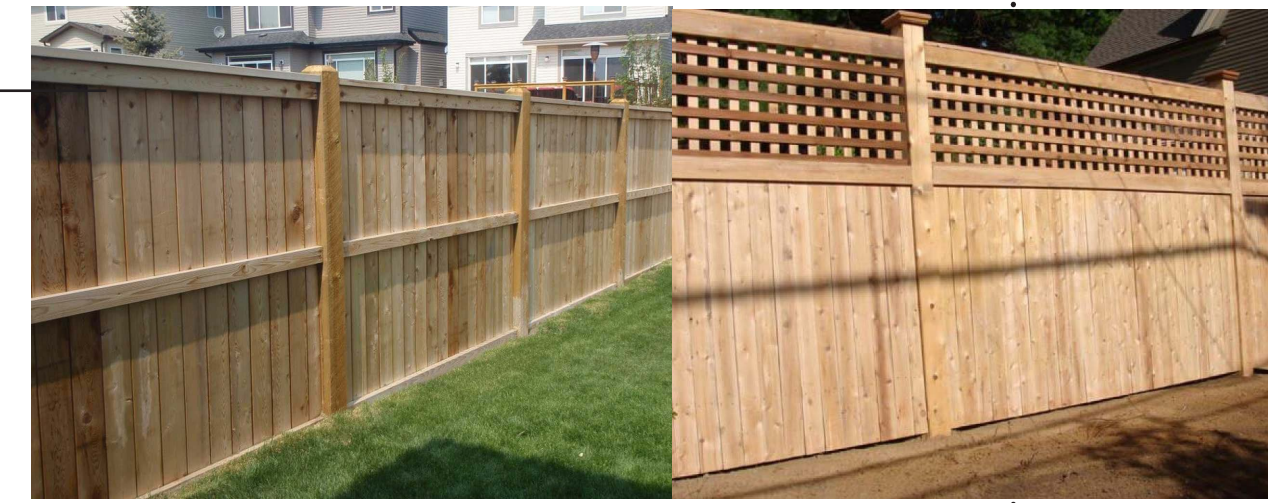
REV. NO.	DATE	REVISION
TITLE:	SITE PLAN FOR 400 HUNNEWELL STREET NEEDHAM, MASSACHUSETTS 02494	
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PREPARED BY:	J.M. GRENIER ASSOCIATES INC. 325 DONALD LYNCH BOULEVARD SUITE 100 MARLBOROUGH, MASSACHUSETTS 01752 TEL NO.: (508) 845-2500	
SCALE:	AS SHOWN	DATE: NOVEMBER 2, 2020
DETAIL PLAN 2/2		
SHEET NO.:	SHEET 8 OF 8	PROJECT NO.: G-597



Stepping Stones connect building entrance to sidewalk



Amelanchier grandiflora - habitat planting for pollinators and birds



Privacy Wood Board Fence with or without Lattice Topper



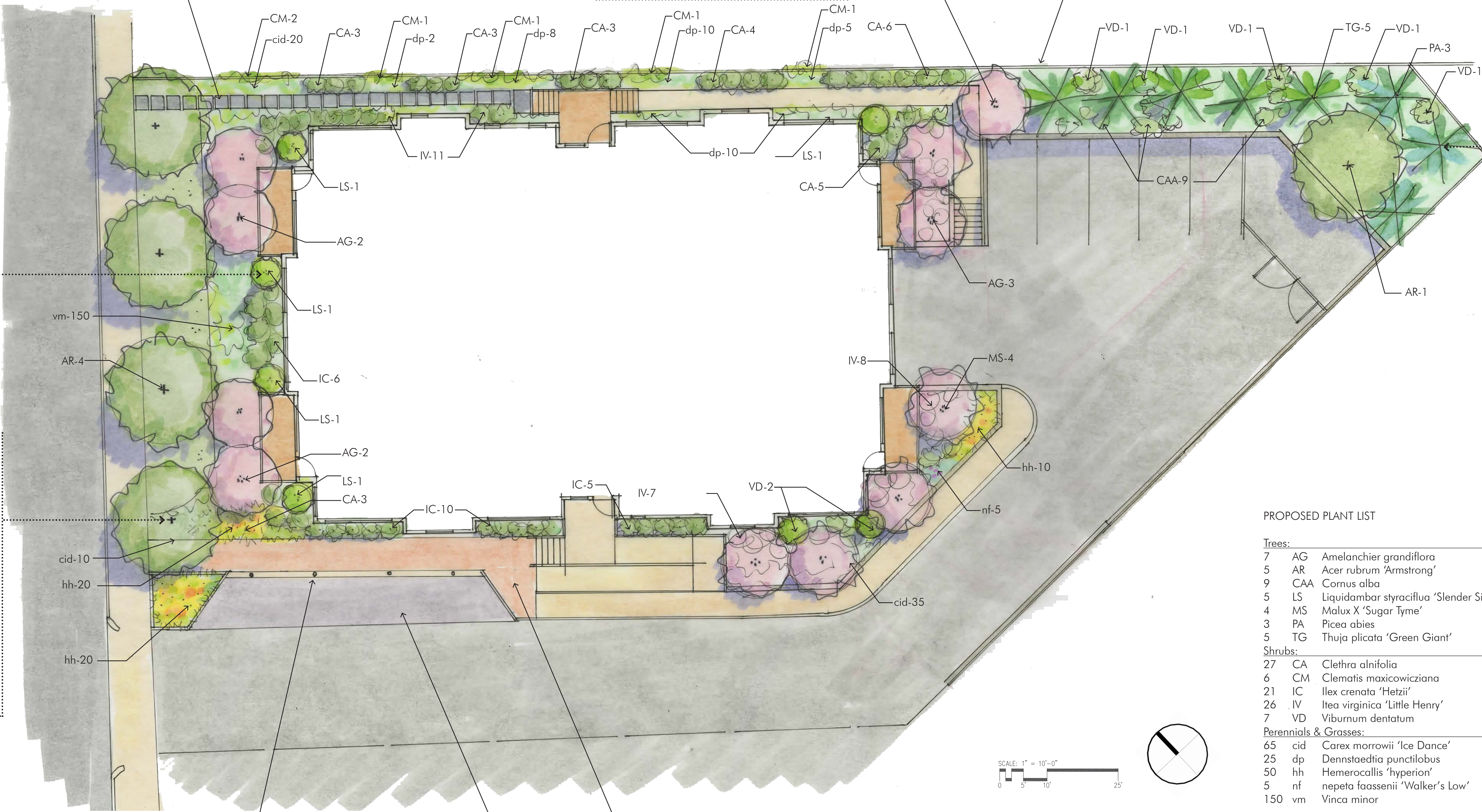
Slender Silhouette Sweet Gum Accents architecture



Armstrong Red Maple



Evergreen Screening Planting Green Giant Cedar and Norway Spruce



PROPOSED PLANT LIST

Trees:				
7	AG	Amelanchier grandiflora	Serviceberry	8-10' ht. B&B
5	AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	3-3.5" cal. B&B
9	CAA	Cornus alba	White Dogwood	2.5-3" cal. B&B
5	LS	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	3-3.5" cal. B&B
4	MS	Malus X 'Sugar Tyme'	Sugar Tyme Crabapple	2.5-3" cal. B&B
3	PA	Picea abies	Norway Spruce	8-10' ht. B&B
5	TG	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8-10' ht. B&B
Shrubs:				
27	CA	Clethra alnifolia	Sweet Pepperbush	3 gal. Pots
6	CM	Clematis maxicowicziana	Sweet Autumn Clematis	3 gal. Pots
21	IC	Ilex crenata 'Hetzii'	Hetz Japanese Holly	18-24" ht. Pots
26	IV	Itea virginica 'Little Henry'	Little Henry Virginia Sweetspire	24" ht. Pots
7	VD	Viburnum dentatum	Arrowwood Viburnum	3-4' ht. B&B
Perennials & Grasses:				
65	cid	Carex morrowii 'Ice Dance'	Ice Dance Sedge	2" plug 12" o.c.
25	dp	Dennstaedtia punctilobus	Hayscented Fern	2 gal. 18" o.c.
50	hh	Hemerocallis 'hyperion'	Daylily Hyperion	2 gal. 12" o.c.
5	nf	nepeta faassenii 'Walker's Low'	Catmint	2 gal. 12" o.c.
150	vm	Vinca minor	Myrtle	2 gal. 18" o.c.



Bollard Lights at HC Parking



Precast Permeable Concrete Pavers - accent walk from HC parking with different colors.





Design Review Board Meeting Minutes
Monday, November 16, 2020
7:30 PM

Board Members:

Mark Gluesing, Chair (P)
Bob Dermody, 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. Special Permit application, Phill Naffah (Harvey Signs) representing PetCo located at 163 Highland Ave. applying for 3 signs.
 - J. Mora of Anchor Signs
 - Mike Schwerin of Anchor Signs
2. Brian Brinkers, ACME Sign Corporation representing Joelle Lieman, Elite Aesthetics MD and applying for signage and awnings located at 1 Chapel Street.
 - Joelle Lieman
3. Aaron Sicotte, Principal representing Needham High School applying for signage located at 609 Webster Street.

Mr. Chair called the meeting to order on November 16, 2020 at 7:30 PM EST.

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

Agenda Item 1:

Public Hearing: PetCo located at 163 Highland Ave. has made application to the Design Review Board for a Special Permit for three signs. – Phill Naffah, Harvey Signs.

The Board had previously discussed this signage proposal with the applicant prior to the Special Permit application.

Mr. Naffah wanted to address some recommendations that the Board had previously made at another meeting. Mr. Naffah said he brought their comments regarding the logo's font and size to PetCo. Mr. Naffah was told that it is their trademarked logo and cannot be changed. The Board had requested a

new lexan face to be installed onto the pylon sign to avoid ghosting of old letters. PetCo has agreed to that request.

Lastly, the Board had made comments regarding the flat cut-out letters illuminated with gooseneck lights, mounted on the buildings entrance pillar. Petco claimed that this was approved during the initial review of the building project.

Mr. Chair informed Mr. Naffah that was unlikely to have happened and it is standard practice not to approve signage during a site plan building review application. Mr. Chair said if they can provide physical evidence of this approval, he can review the matter.

Sign A: VetCo Total Care Wall Sign

Ms. Robinson said she does not have a problem with the size of the letters. She recommended that it be centered in the colored masonry band. The size of the font is different enough relative to the main sign.

Mr. Dermody said he does not have a problem with it. However, Mr. Dermody suggested perhaps scaling it down to give more breathing room between the top of the "T" and the red band.

Mr. Dermody asked what the height of the grey band is, and how much space would be above the letter "T" in VetCo. The elevation of the letters combined is 42 ½ inches, and the overall of the grey band is 48 Inches. Mr. Dermody said that the spacing is tight with only 2 ¼ inches space between the top & the bottom.

Mr. Dermody asked what the square footage is for the sign and if it is illuminated. Mr. Naffah said it is 35.71 sq. ft. and internally illuminated with LED's. Mr. Dermody said he would recommend scaling it down.

Mr. Schwerin of Anchor Signs asked Mr. Naffah what the height of the letters are. Mr. Naffah said the height is 15 inches. He said the reason they look big is due to the letters being stacked. He wanted the Board to take into consideration the actual height of the letters.

Mr. Chair said while 15 inches is not small, it is not large either. He finds the sign crowded within the architectural space, which is the Board's main concern. The Board typically looks for more negative space, however, the viewing angles are such that it is less of a factor in this case. overall, he felt it is an acceptable sign.

Mr. Dermody said that Mr. Chair brought up a good point that the sign is high up and that the negative space on the actual sign is not a big problem.

Motion to approve sign A as submitted by Mr. Dermody.

Motion was seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	

Deborah Robinson	Aye
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Sign C: Pylon sign

Mr. Naffah gave a brief overview of the proposal which is to remove the existing lexan panel and install a brand-new white lexan with applied lettering and graphics.

Mr. Naffah said the option they are considering is 3/16th white lexan panel with applied graphics with the red, blue outlined in black.

Mr. Dermody said one concern the Board has is that white backgrounds are bright, and with such a large field of white it may be too bright. The Board often works with applicants to tone that down by adding some sort of film layers.

He asked Mr. Naffah where the black vertical line will begin and end. Mr. Naffah said it will be the whole height of the panel at 1 inch wide.

Mr. Naffah said if the Board is concerned about the brightness, they can create a digital print which then the white vinyl will be installed onto the plastic panel material which can create a “duller” white that is not super bright.

Ms. Robinson said she was okay with the proposed signage.

Mr. Chair asked Mr. Naffah to discuss the illumination of the panel. For the light source of the actual panel it will most likely be florescent bulbs.

Mr. Chair asked the Board members what they thought of the digital printing idea. The Board was in favor.

Motion to approve sign C with the condition that the sign is changed to a digital print vinyl sheet mounted on lexan panel by Mr. Dermody.

Motion was seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Deborah Robinson	Aye	

Entrance Store Sign “B” (signage& lighting on the pillar)

Mr.Naffah said he is proposing a set of flat cut-out letters , they total 16.5 sq. ft. in area they are 6 3/8th inches tall and they’re asking for them to be externally illuminated with goose neck lights.

The grooming sign has been removed, so they are trying to install some sort of branding to identify that grooming & dog training is still part of the services offered at PetCo.

Ms. Robinson said she does not think it is necessary. It seems like an overkill. Perhaps they can add lettering to the windows or the doors to indicate the services they are providing.

Mr. Naffah asked if the Board were against the idea of installing the branding on the columns outside the store. Mr. Dermody said yes. Mr. Chair said the by-law is not about advertising services but identifying the business and architecturally it would not look good on the building.

Mr. Naffah asked Mr. Chair if it is okay to install signage on the storefront glazing. Mr. Chair said yes, it is part of the by-law. However, they're limited to 25% of the area of the glass panel the installation is to go on.

Mr. Dermody said this sign is redundant. By the time a customer is reading this sign they are already out of the car heading into the business. He would be inclined to deny this sign.

Motion to deny the special permit for sign B by Mr. Dermody.

Motion was seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Deborah Robinson	Aye	

Agenda Item 2:

ACME Sign Corporation representing Joelle Lieman, Elite Aesthetics MD and applying for signage and awnings located at 1 Chapel Street. – Brian Brinkers, ACME Sign Corporation

Mr. Brinkers gave a brief overview of the proposed work which is to re-cover the existing awning frames with black material. The awnings will be the same size and the in the same locations with additional graphics on them which displays Elite Aesthetics Logo & various tag lines on the valance.

Mr. Chair asked Mr. Brinkers to describe the graphics in more detail. Mr. Brinkers said there are 8 existing awnings and most of them will have the Elite Aesthetics logo and Elite tag line. Two of the awnings will have longer graphics such as "Science Led Beauty". There is a larger graphic and name on the awning over the entrance.

Mr. Chair asked Mr. Brinkers what the valance size is. Mr. Brinkers said it is 9 inches.

Mr. Chair asked what the plan is for the existing illuminated cabinet signs. Ms. Lieman said she does not know if these are functional and whether she wants to utilize them for her business.

Ms. Lieman said she had planned to find out if they are functional and then submit a separate application to the Board if she wants to use them. Ms. Lieman asked if the Board would give her an allowance to install a logo if they were functional. Mr. Chair said she can use them, but it impacts how he feels about all the logos on the awnings they are reviewing currently.

Mr. Dermody said he does not know how the Board can discuss the awnings without knowing what is to come of the sign cabinets. It influences what would go on the building because it is a total package. Mr. Dermody wanted more clarification if all the awnings look the same or are is each one different. Mr. Chair said the 2 facing the corner have the tag lines on them and the rest just say "Elite".

The awnings were presented in a series of photographs. Ms. Lieman said because they are all facing different directions it was impossible for her to get a flat single image photo.

Mr. Brinkers said that a few of the awnings are slightly different in term of the taglines on them. Mr. Dermody said that goes against the simple aesthetic they are going for.

Ms. Robinson said taking the cabinets off is probably the better idea. Ms. Lieman said she does not like the cabinets and was not considering utilizing them. Other than the cabinets Ms. Robinson said she is fine with the black awnings and the logo.

Mr. Chair said he would require having the cabinets removed.

Mr. Chair said while the lettering on the 2 corner awnings are not very tall, they are long. He said he was comfortable with repetitive "Elite" logo on the awnings, but he wanted to discuss the longer taglines a bit more.

Ms. Lieman said she is expanding her brand to a bigger more rounded wellness center which is why she wants those taglines on the corner awnings.

Motion to approve awning submission with the graphics as shown with the condition that the cabinet light boxes, associated wiring, & conduit be removed, and the brick be repaired by Ms. Robinson.

Motion was seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Deborah Robinson	Aye	

Agenda Item 3:

Needham High School applying for two signs located at 609 Webster Street. - Aaron Sicotte

Mr. Sicotte gave an overview of the proposed signage at the Needham High School. The proposal is to install 2 signs to help clarify the location and entrances of the High School.

The first sign is a large granite sign that would sit at the grassy area facing Webster St. The sign is 8 ft. by 4 ft. with 8-inch letters.

The second granite sign will replace the old rotting wood sign on Admiral Gracey Way.

Ms. Robinson indicated she did not like the granite sign and that it looks like a tombstone.

Mr. Sicotte explained that this sign was a culmination of an idea from former students who thought the lack of a sign is an issue. The makeup & ultimate design of the sign had influence from student feedback. They were mainly going for a classic look that had some staying power that didn't speak to a particular age group.

Mr. Chair said he likes the simplicity, but the letter style is a little heavy handed.

Mr. Dermody said he also did not like the granite sign as submitted. He asked if the letters are engraved. Mr. Sicotte said they are. He also asked if there were plans to highlight the lettering with some gold filigree for example. Mr. Sicotte said there were no plans on doing so.

Mr. Sicotte said he was concerned regarding if he has any flexibility with the vendor due to the fact this sign was acquired via a bidding process. Mr. Sicotte said he can bring this feedback to the vendor and others involved in the process to see what adjustments could be made.

Mr. Chair said he would like to continue this application. He would also suggest removing the caps and make a post that comes to a point for the Admiral Gracey Sign. And if there is another letter style available. Perhaps adding a horizontal line at the top & bottom.

Mr. Dermody asked if the signs are double-sided. Mr. Sicotte said the Webster St. sign is double-sided and the Admiral Gracey sign is not. Mr. Dermody found the letter style for the Webster St. sign too "fat" and for the Admiral Gracey sign is too "thin".

Mr. Chair said he would write up some notes and email them to Mr. Sicotte.

Mr. Sicotte asked if the recommendations being provided cannot be incorporated and the sign cannot be changed would this be a deal breaker. The Board indicated they would not be comfortable passing the signage as presented.

Motion to continue this item by Mr. Dermody.

Motion was seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Deborah Robinson	Aye	

Approval of Minutes:

Motion to approve the minutes of November 2nd by Mr. Dermody.

Motion was seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Deborah Robinson	Aye	

Open Discussion:

Ms. Litchman asked Mr. Chair if he had reviewed the proposed meeting schedule for 2021. Mr. Chair said he will get this schedule with any revisions to Ms. Litchman by this week.

Motion to Adjourn:

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

Motion was seconded by Ms. Robinson

Meeting adjourned at 8:52 PM.

Future Meetings

December 7, 2020	Via Zoom
December 21, 2020	Via Zoom