

DESIGN REVIEW BOARD

Monday, July 19, 2021

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 in effect until April 1, 2022, meeting of public bodies may 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. 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

HEARINGS:

(Continued) Public notice is hereby given that Boston Properties located at 140 Kendrick Street, has made application to the Design Review Board for a Special Permits pursuant to the Sign By-Law sections **5.5.3.1 a) and 5.5.4 (More than one freestanding sign (3 proposed) and over the maximum size) section 5.5.1 b) three directional signs over the maximum size** and any other applicable sections of the By-law.

APPLICANTS:

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

Scott Henderson, Henderson Consulting Services representing the owner Flavia Montanari and applying for a review of a retaining wall at 83 Rolling Lane.

REVIEW Minutes of 6/28/2021 meeting.

Next Public Meeting – August 9, 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: 140 Kendrick Street, Needham MA 02494 **Date:** 05/14/2021

Owner: Boston Properties

Address: 800 Boylston Street, Prudential Center Boston MA 02199
Street City State Zip
Telephone: 617.236.3300

Applicant: David Provost

Address: 800 Boylston Street, Prudential Center Boston MA 02199
Street City State Zip
Telephone: 617.236.3300

Designer/Installer: Leverage Design Group

Address: 60 Thoreau Street, Suite 306 Concord MA 01742
Street City State Zip

Telephone: 617.448.7601

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:

Directional sign for pedestrian and vehicular way finding.

Please email completed application to elitchman@needhamma.gov

BOSTON PROPERTIES

140 KENDRICK

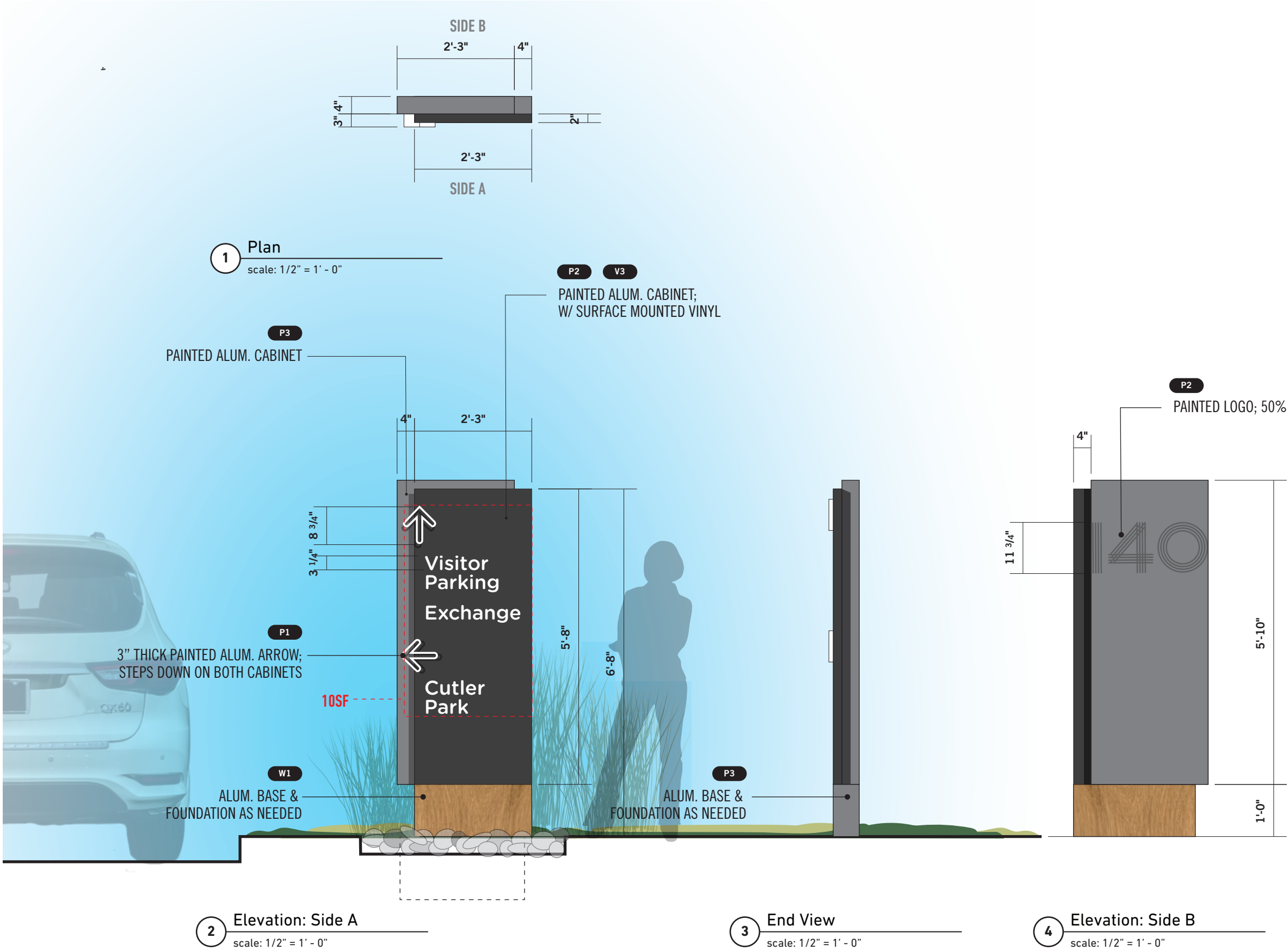
Design Review

LEVERAGE

SIGN TYPE C1

PRIMARY

DIRECTIONAL



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REV #	DESCRIPTION	BY	DATE
1			
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4			
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7			



LEVERAGE

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REV #	DESCRIPTION	BY	DATE
1			
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4			
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6			
7			

C1
Primary
Directional

LEVERAGE

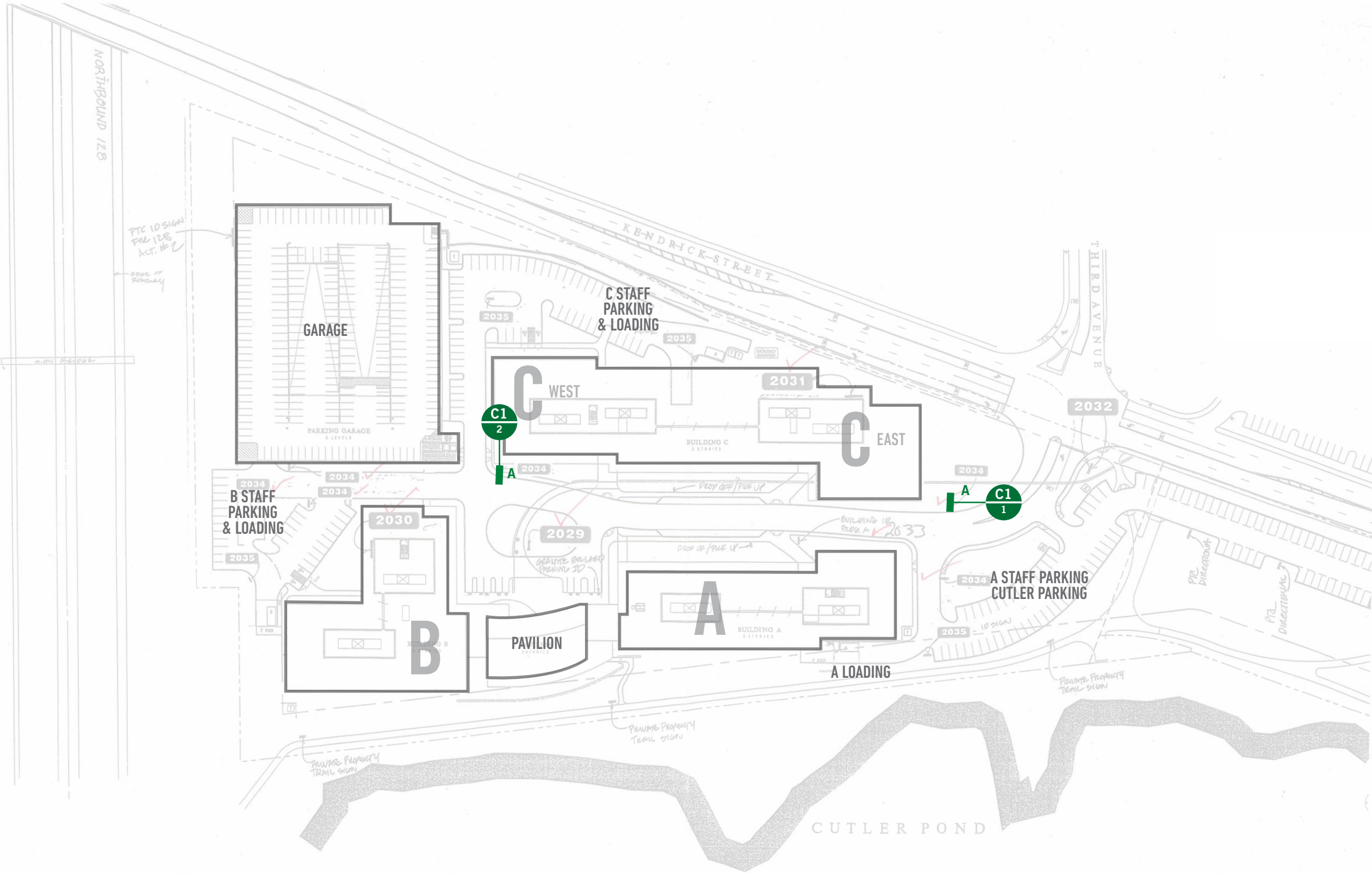
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1			
2			
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4			
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6			
7			

C1
Sign Location
Plan



LOCATION PLAN - PTC - 6.7.00

TYPOGRAPHY

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Gotham Medium

Gotham Medium Condensed

PROJECT COLORS & MATERIALS



P1
Matthews Paint
MP 31645
Designer White
Satin



P2
Matthews Paint
MP 25595
Black Mamba
Satin



P3
Matthews Paint
MP 04761
Steel Whool
Satin



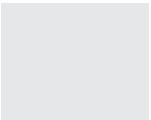
P4
Matthews Paint
MP 00140
Digger Yellow
Satin



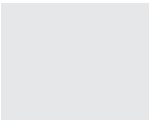
V1
3M
7725-020
Matte



V2
3M
Opaque Black
Matte



V3
3M
6800-020
White Reflective



V4
3M
Dusted Crystal
Frosted Vinyl

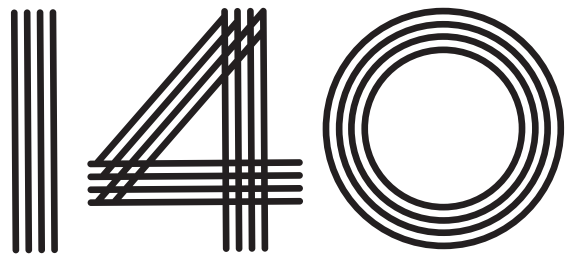


V5
TO MATCH
P2

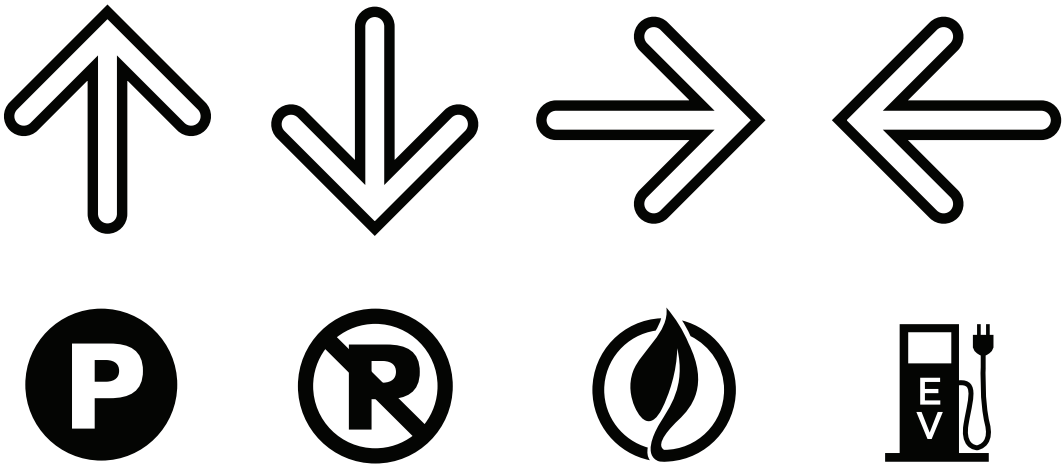


W1
Printed Metal
to match
WHITE OAK

LOGOS



ICONS



BOSTON
PROPERTIES
140
KENDRICK

LEVERAGE

Leverage Design Group, LLC. © 2021

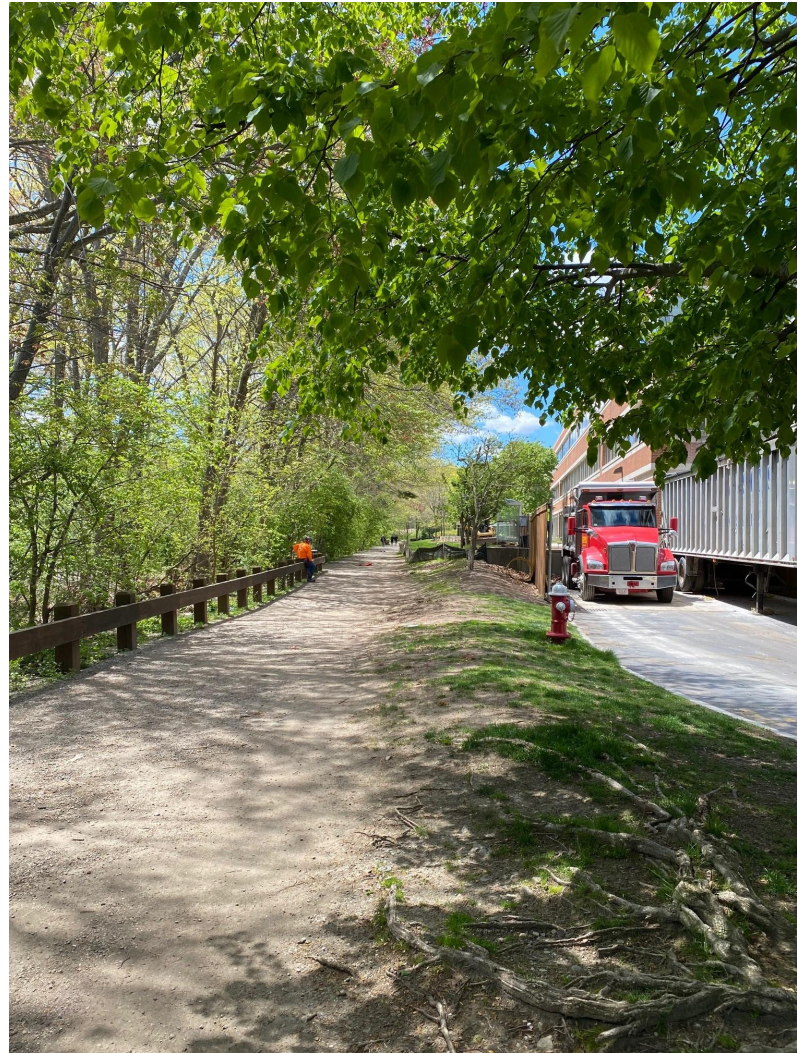
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2			
3			
4			
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6			
7			

Project
Colors &
Materials

G.2



Surrounding
Images



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 140 Kendrick Street, Needham MA 02494 **Date:** 05/14/2021

Owner: Boston Properties

Address: 800 Boylston Street, Prudential Center Boston MA 02199
Street City State Zip
Telephone: 617.236.3300

Applicant: David Provost

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Street City State Zip
Telephone: 617.236.3300

Designer/Installer: Leverage Design Group

Address: 60 Thoreau Street, Suite 306 Concord MA 01742
Street City State Zip

Telephone: 617.448.7601

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:

Directional sign for pedestrian and vehicular way finding.

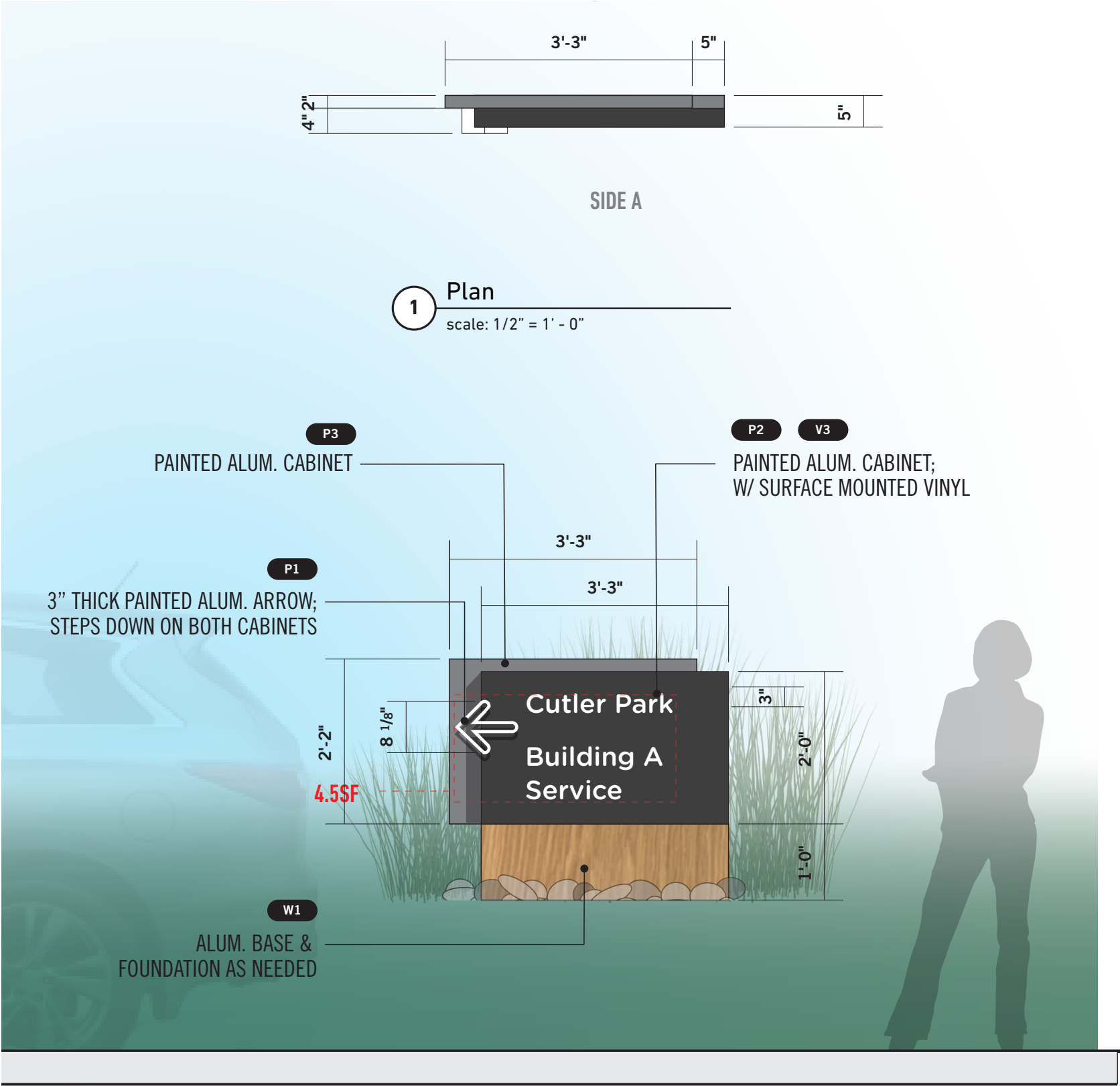
Please email completed application to elitchman@needhamma.gov

BOSTON PROPERTIES

140 KENDRICK

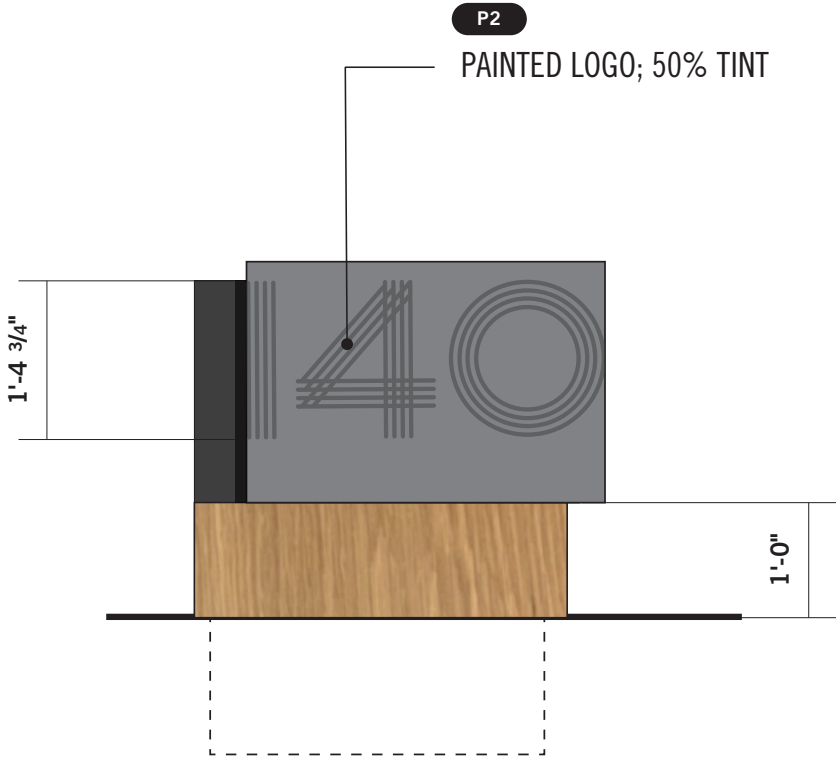
Design Review

SIGN TYPE C2
SECONDARY
DIRECTIONAL



1 Plan
scale: 1/2" = 1' - 0"

2 Elevation: Side A
scale: 1/2" = 1' - 0"



3 Elevation: Side B
scale: 1/2" = 1' - 0"

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REV #	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			
7			

C2
Secondary
Directional

LEVERAGE

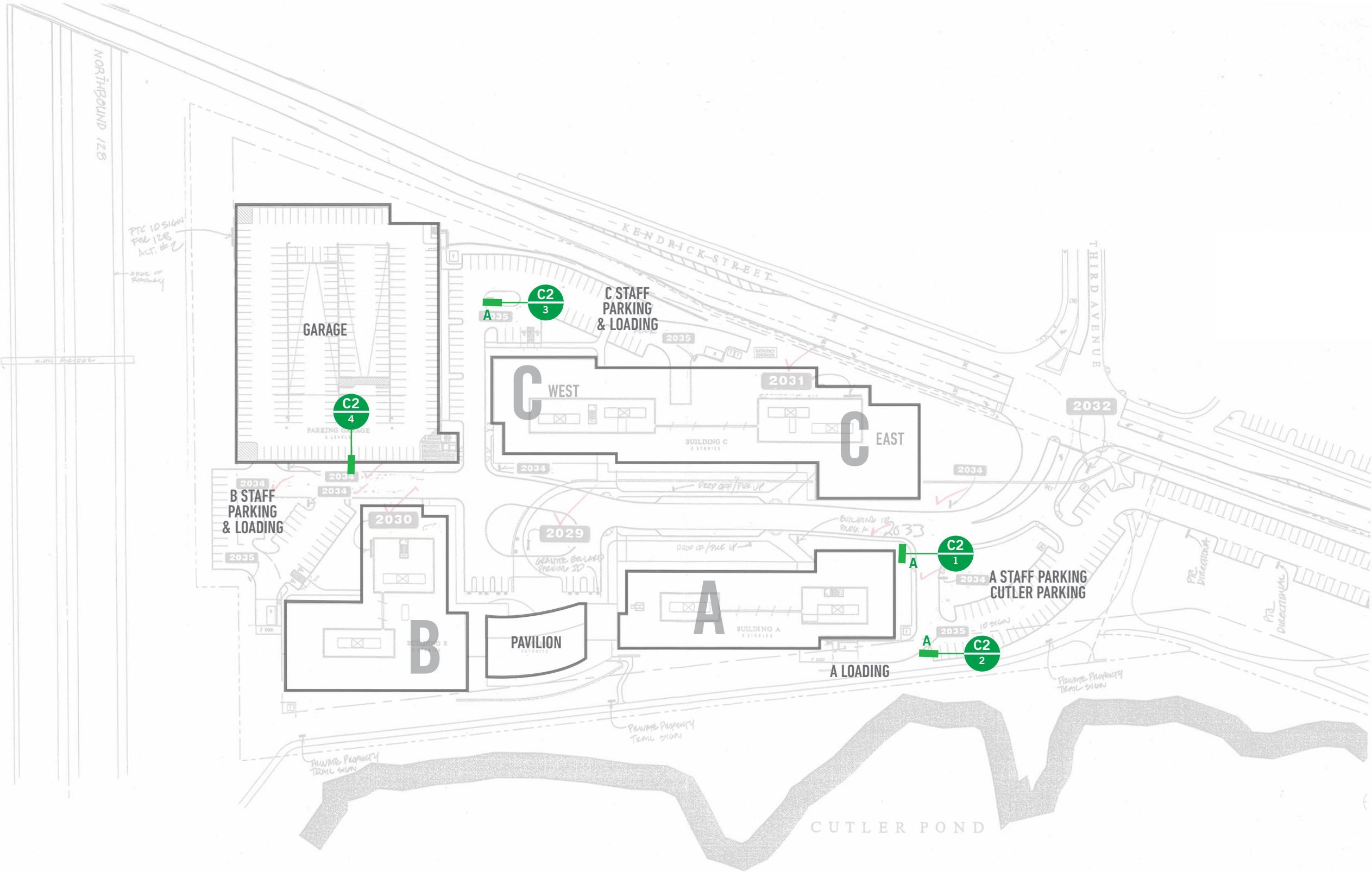
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2			
3			
4			
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6			
7			

C2
Sign Location
Plan



LOCATION PLAN - PTC - 6.7.00

TYPOGRAPHY

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Gotham Medium

Gotham Medium Condensed

PROJECT COLORS & MATERIALS



P1
Matthews Paint
MP 31645
Designer White
Satin



P2
Matthews Paint
MP 25595
Black Mamba
Satin



P3
Matthews Paint
MP 04761
Steel Whool
Satin



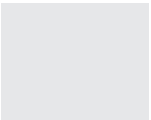
P4
Matthews Paint
MP 00140
Digger Yellow
Satin



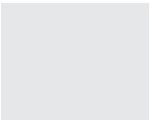
V1
3M
7725-020
Matte



V2
3M
Opaque Black
Matte



V3
3M
6800-020
White Reflective



V4
3M
Dusted Crystal
Frosted Vinyl

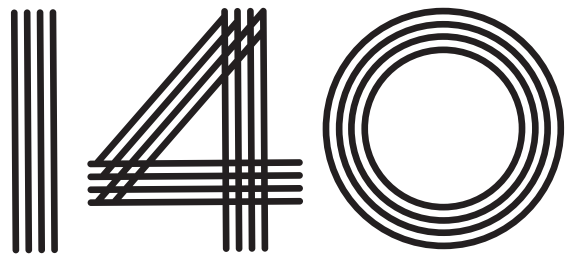


V5
TO MATCH
P2

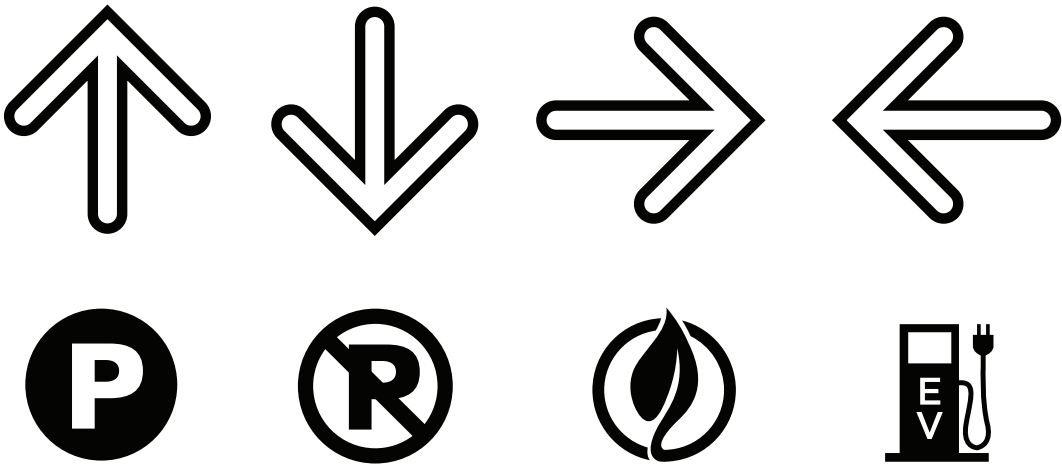


W1
Printed Metal
to match
WHITE OAK

LOGOS



ICONS



BOSTON
PROPERTIES
140
KENDRICK

LEVERAGE

Leverage Design Group, LLC. © 2021

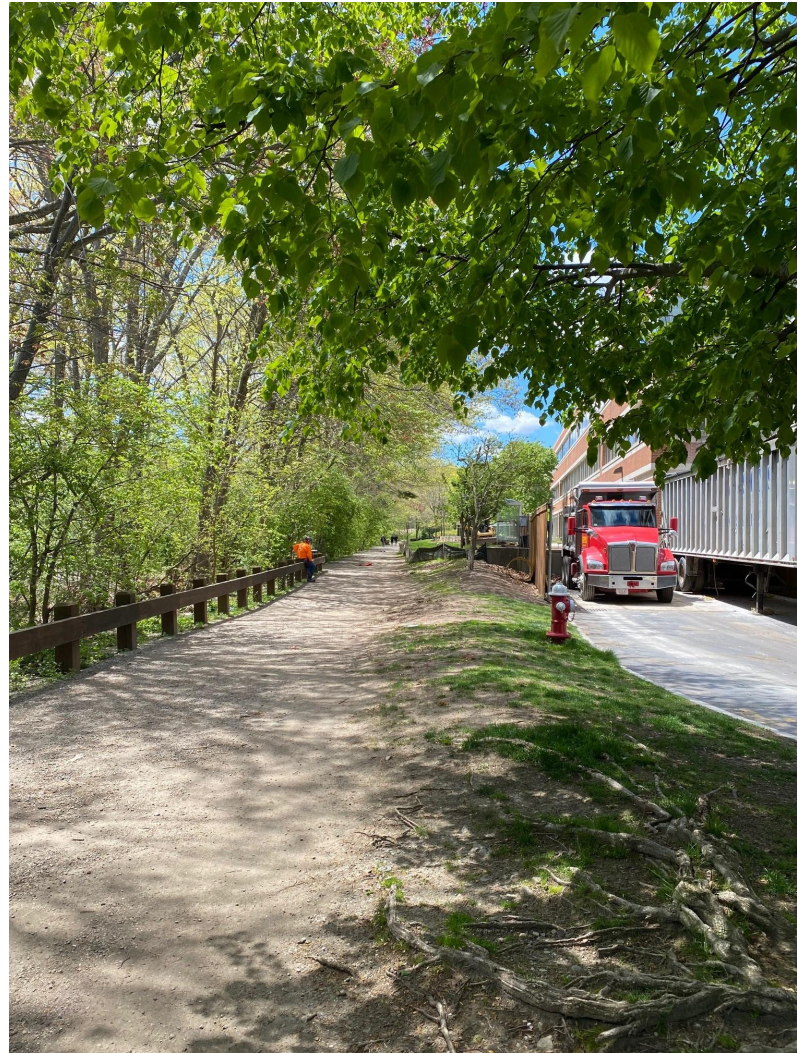
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Project
Colors &
Materials

G.2



Surrounding
Images



TOWN OF NEEDHAM

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Telephone: 617.448.7601

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:

Building identification sign with main tenant directory

Please email completed application to elitchman@needhamma.gov

BOSTON PROPERTIES

140 KENDRICK

Design Review

SIGN TYPE D1

TENANT ENTRY ID

WALL-MOUNTED

LEVERAGE

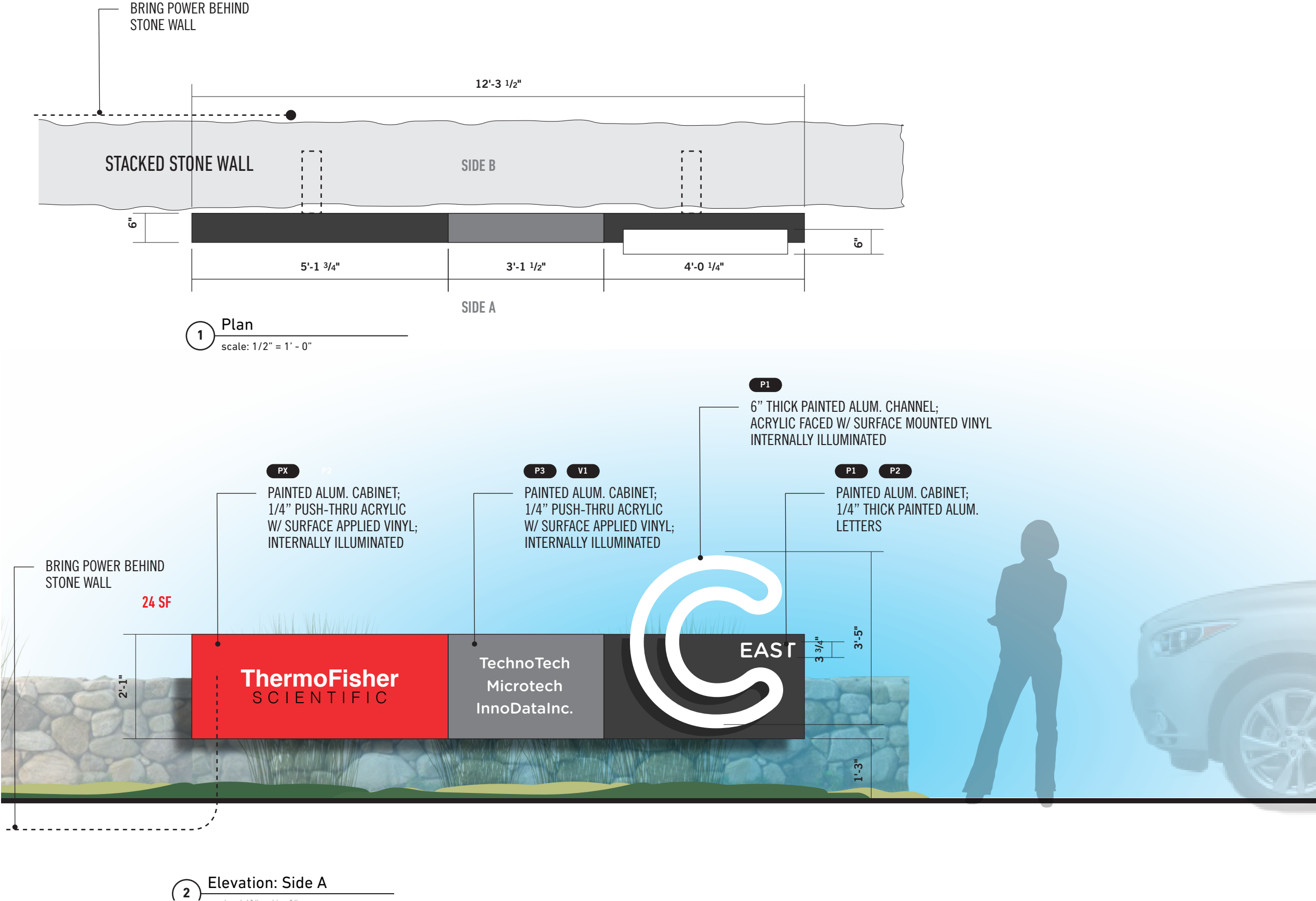
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1			
2			
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D1
Tenant
Entry ID
Wall-Mounted





BOSTON
PROPERTIES
140
KENDRICK

LEVERAGE

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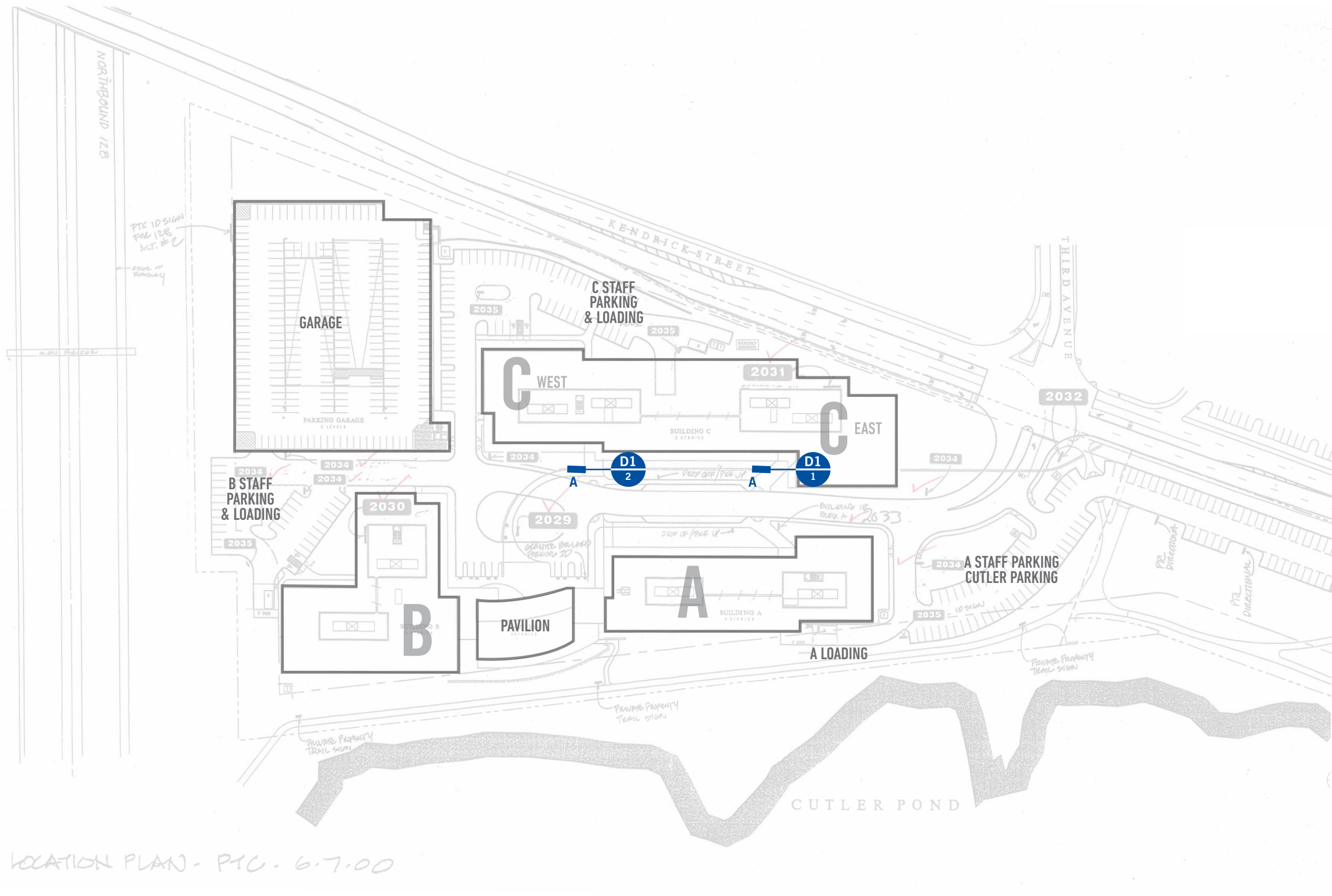
REV #	DESCRIPTION	BY	DATE
1			
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D1
Tenant
Entry ID
Wall-Mounted

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REV #	DESCRIPTION	BY	DATE
1			
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7			

D1 Sign Location Plan



TYPOGRAPHY

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Gotham Medium

Gotham Medium Condensed

PROJECT COLORS & MATERIALS



P1
Matthews Paint
MP 31645
Designer White
Satin



P2
Matthews Paint
MP 25595
Black Mamba
Satin



P3
Matthews Paint
MP 04761
Steel Whool
Satin



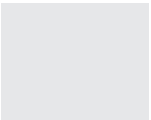
P4
Matthews Paint
MP 00140
Digger Yellow
Satin



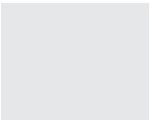
V1
3M
7725-020
Matte



V2
3M
Opaque Black
Matte



V3
3M
6800-020
White Reflective



V4
3M
Dusted Crystal
Frosted Vinyl

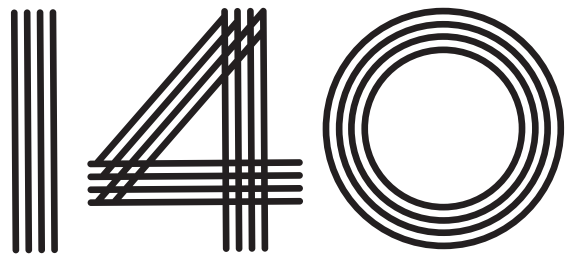


V5
TO MATCH
P2

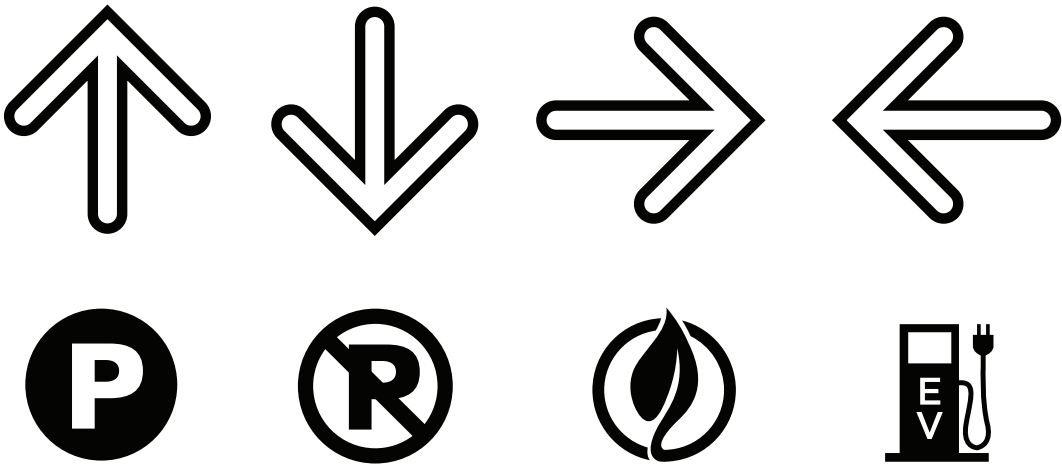


W1
Printed Metal
to match
WHITE OAK

LOGOS



ICONS



BOSTON
PROPERTIES
140
KENDRICK

LEVERAGE

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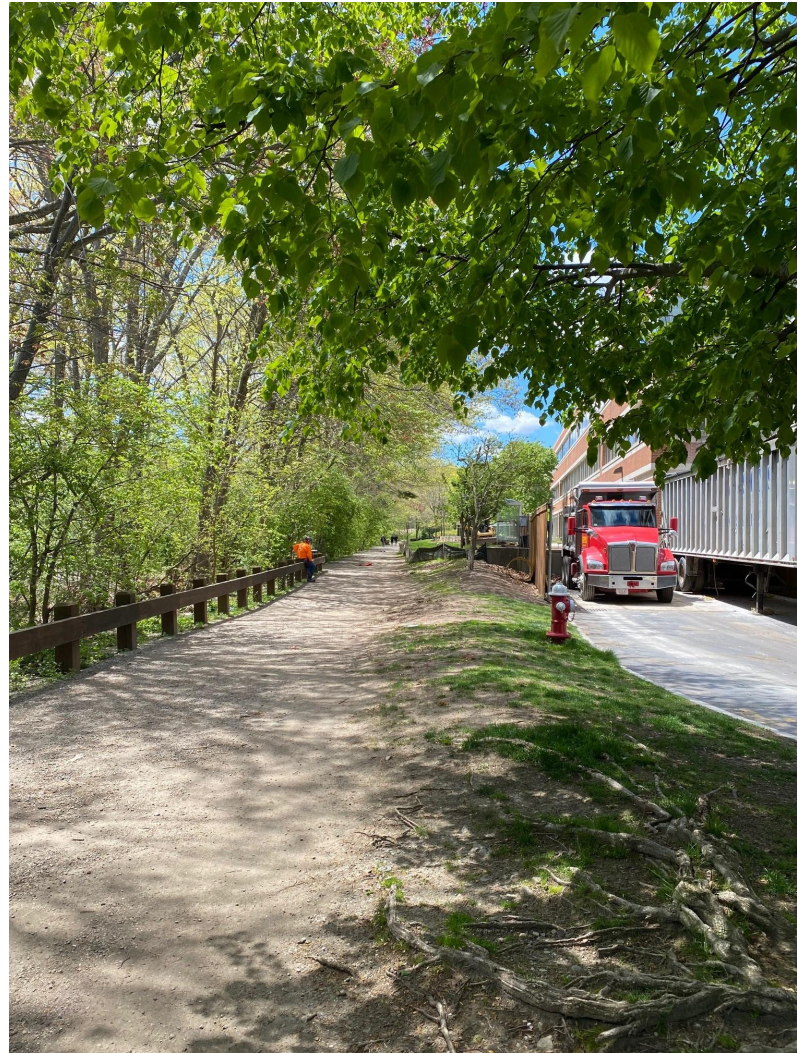
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REV #	DESCRIPTION	BY	DATE
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7			

Project
Colors &
Materials

G.2



Surrounding
Images



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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☒ Sign
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☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Building identification sign with main tenant directory

Please email completed application to elitchman@needhamma.gov

BOSTON PROPERTIES

140 KENDRICK

Design Review

SIGN TYPE D2
TENANT ENTRY ID
FREE-STANDING

LEVERAGE

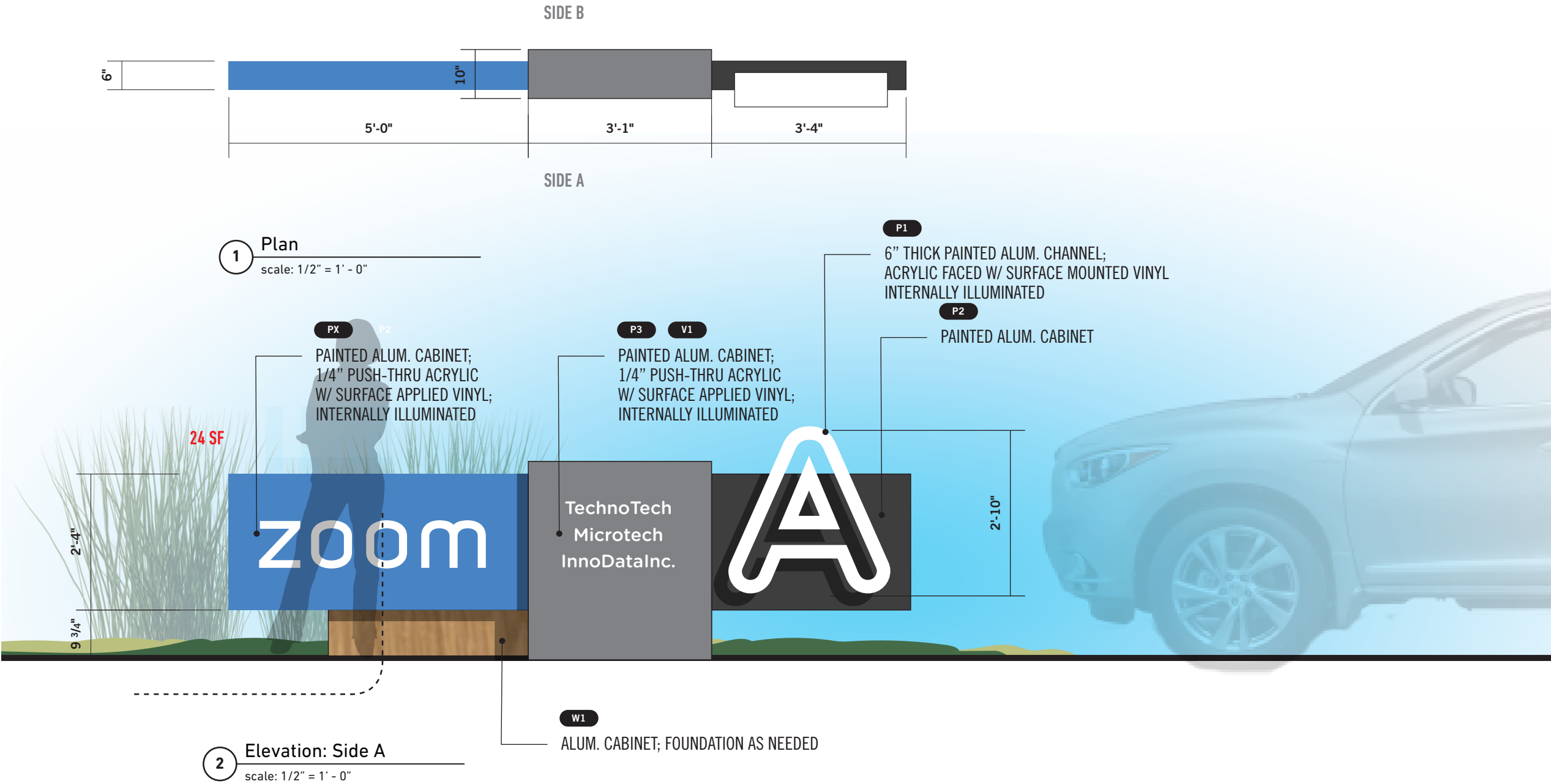
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REV #	DESCRIPTION	BY	DATE
1			
2			
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4			
5			
6			
7			

D2
Tenant
Entry ID
Free-Standing





BOSTON
PROPERTIES
140
KENDRICK

LEVERAGE

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REV #	DESCRIPTION	BY	DATE
1			
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D2
Tenant
Entry ID
Free-Standing

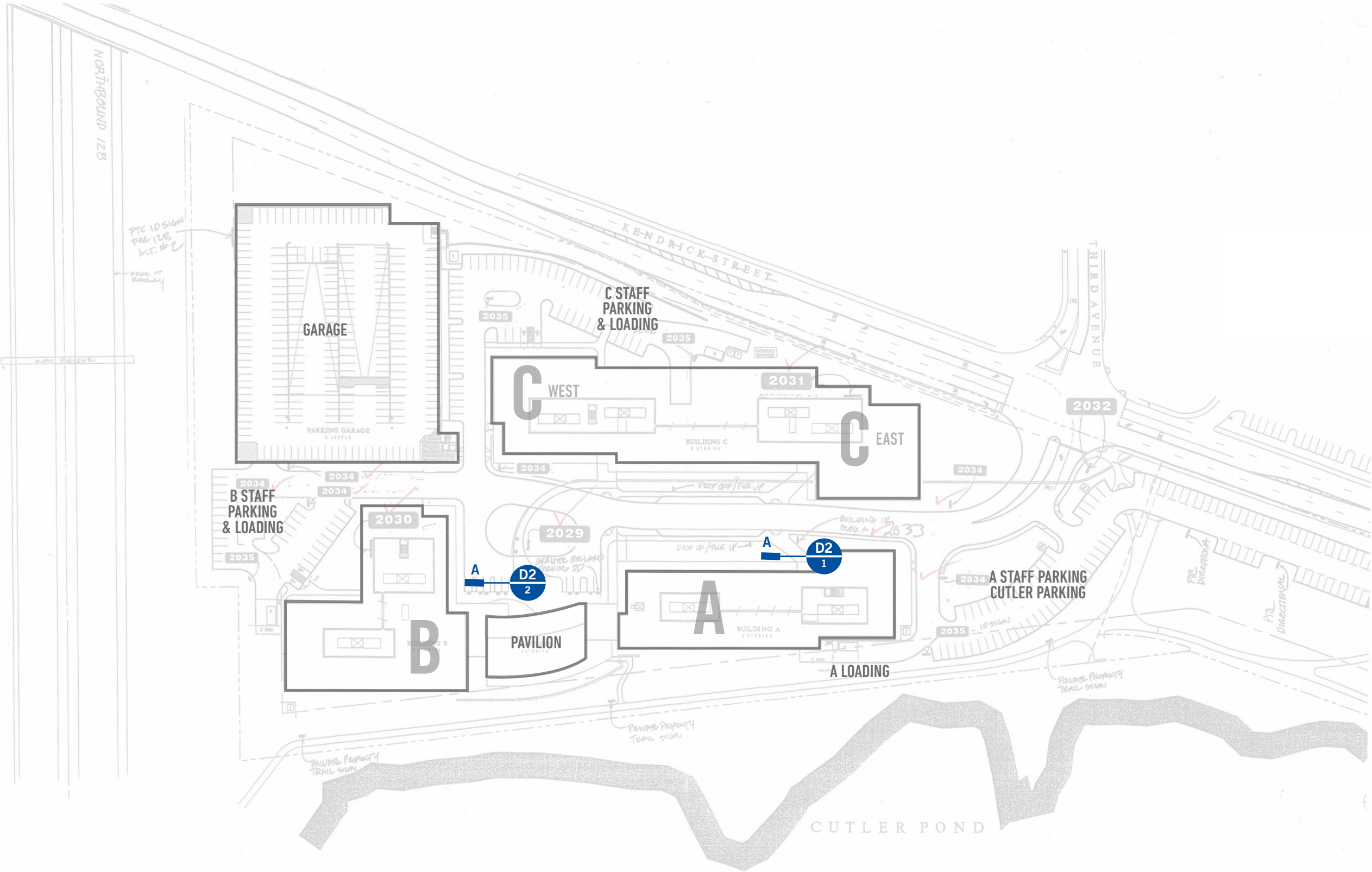
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D2
Sign Location
Plan



LOCATION PLAN - PTC - 6.7.00

TYPOGRAPHY

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Gotham Medium

Gotham Medium Condensed

PROJECT COLORS & MATERIALS



P1
Matthews Paint
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Designer White
Satin



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Matthews Paint
MP 25595
Black Mamba
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Matthews Paint
MP 04761
Steel Whool
Satin



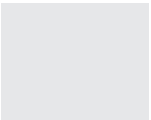
P4
Matthews Paint
MP 00140
Digger Yellow
Satin



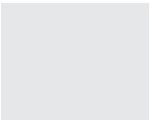
V1
3M
7725-020
Matte



V2
3M
Opaque Black
Matte



V3
3M
6800-020
White Reflective



V4
3M
Dusted Crystal
Frosted Vinyl

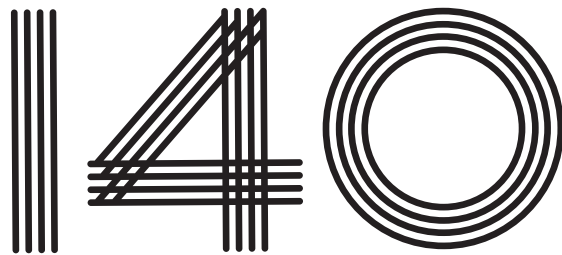


V5
TO MATCH
P2

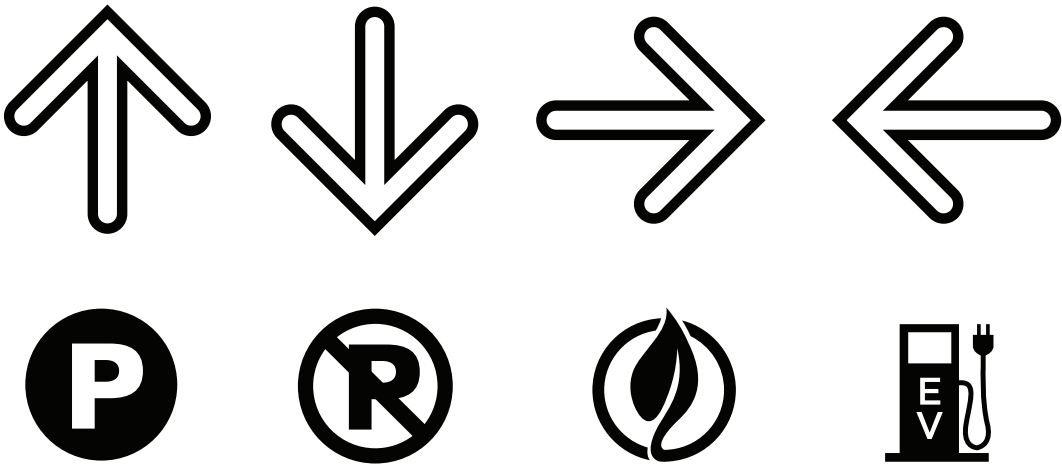


W1
Printed Metal
to match
WHITE OAK

LOGOS



ICONS



BOSTON
PROPERTIES
140
KENDRICK

LEVERAGE

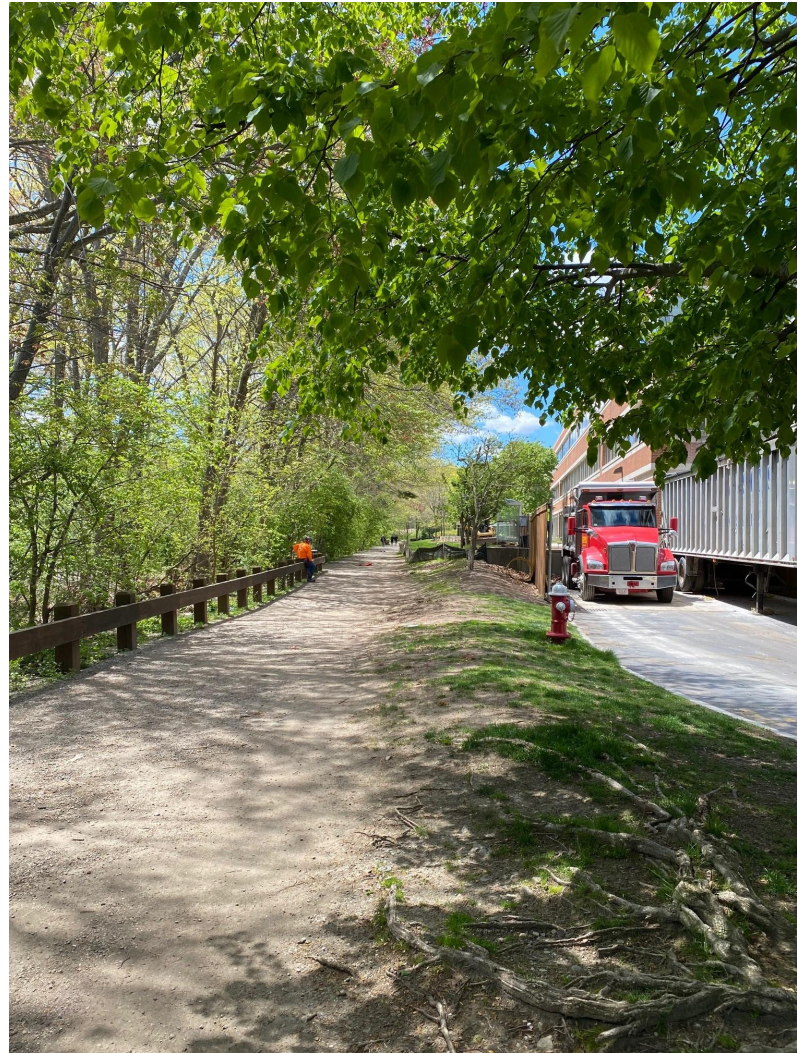
Leverage Design Group, LLC. © 2021

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Leverage Design Group, LLC. does not represent that the design of the elements on the sheets are able to be fabricated entirely as shown. Fabricator to review all existing as-built conditions for each sign type location and all design documents for contractibility, performance and structural soundness and to notify Leverage Design Group, Inc. in the event of concern or disagreement with the location, contractibility and design intent of the elements as depicted on the sheets.

REV #	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			
7			

Project
Colors &
Materials



Surrounding
Images



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 83 Rolling Lane **Date:** 6/8/21

Owner: Matthew Stutz & Flavia Montanari

Address: 83 Rolling Lane Needham, MA 02492

Telephone: 617-602-2230

Applicant: Same as Owner

Address:

Telephone:

Designer/Installer: Site Engineer - Henderson Consulting Services, LLC - Scott P. Henderson, PE

Address: P.O. Box 626 Lexington, MA 02420

Telephone: 774-993-9903

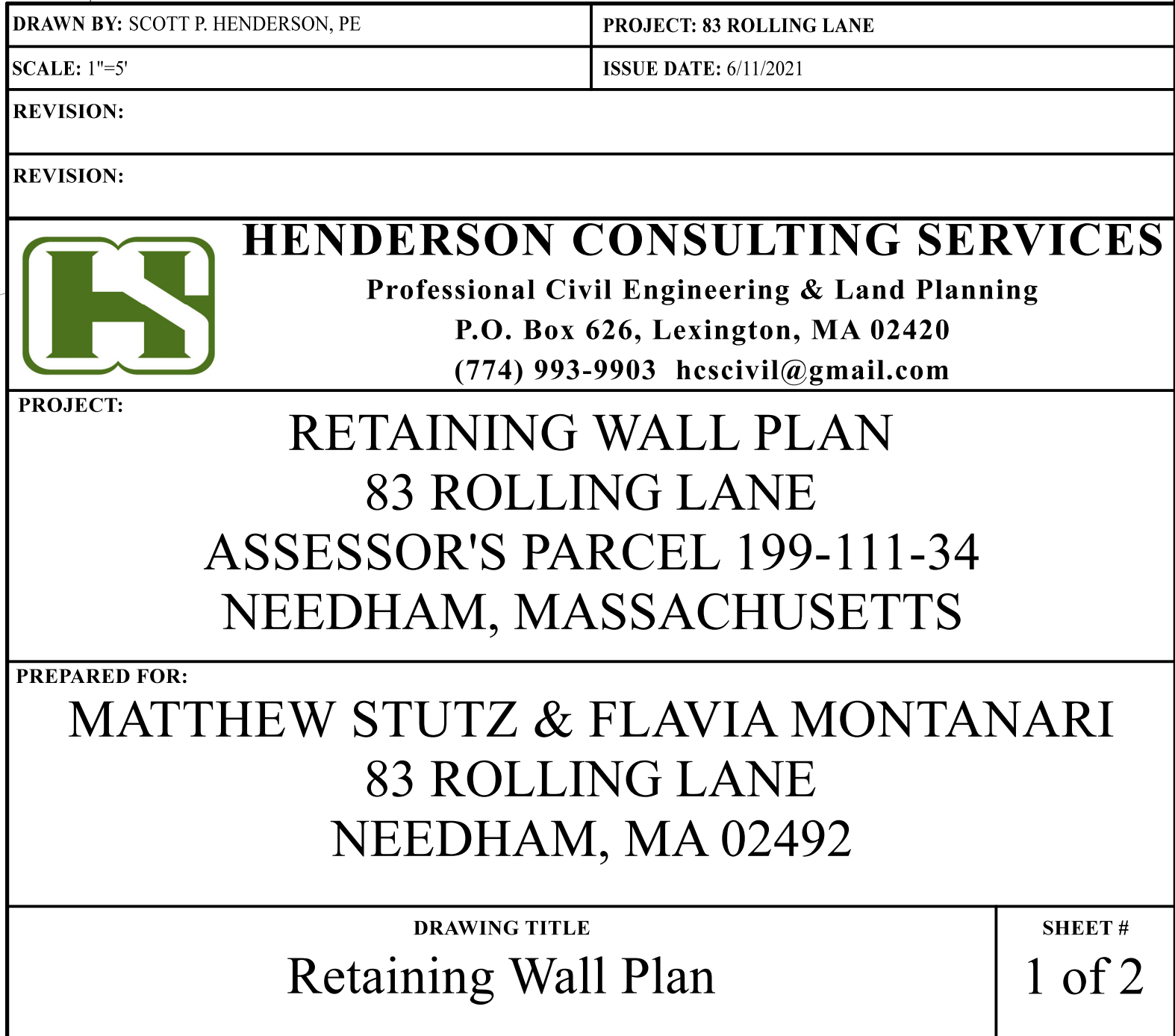
Type of Application
☒ Sign
☒ Minor Project Retaining Wall Special Permit
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

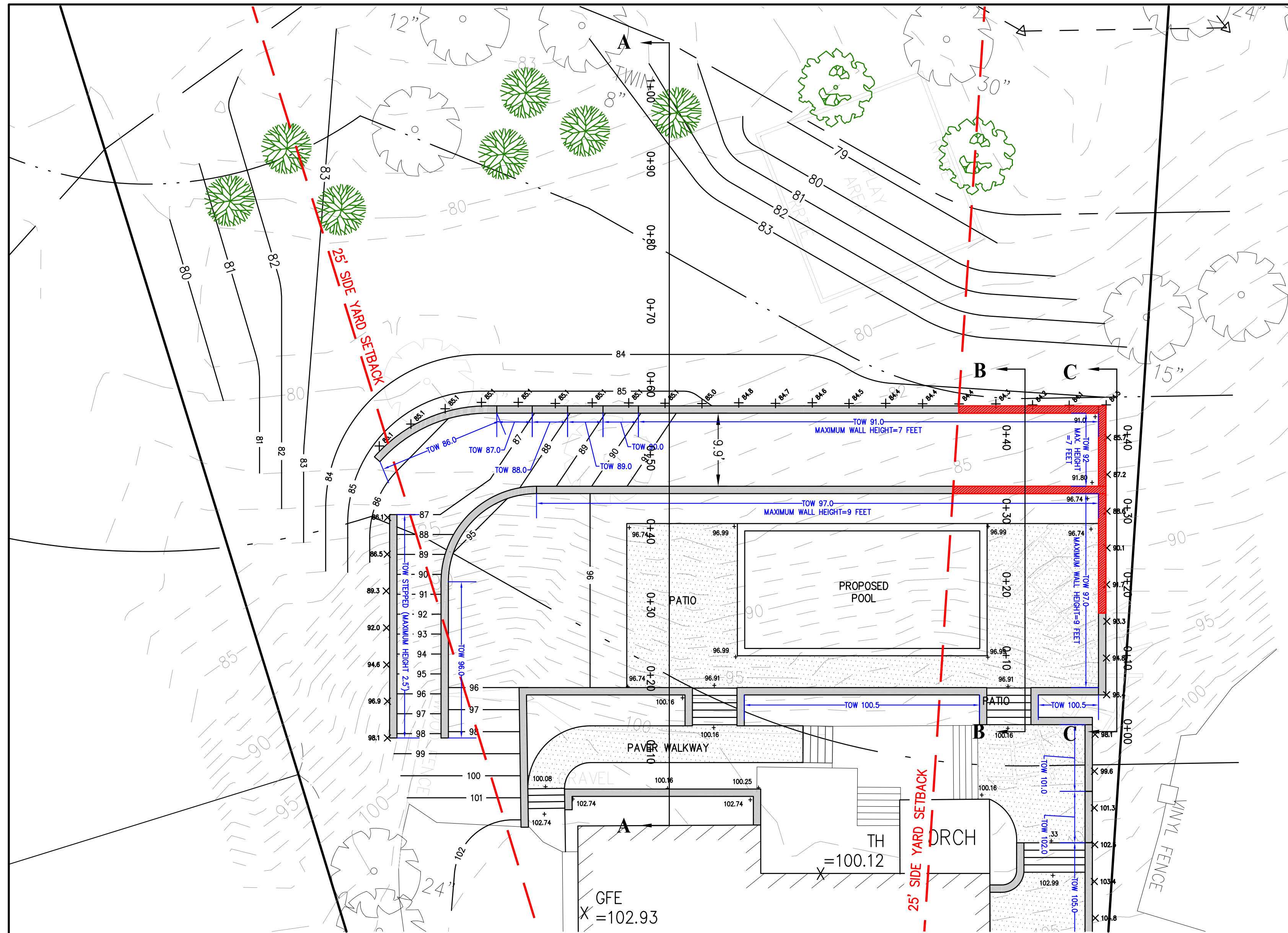
Brief description of sign or project:

The project involves construction of several retaining walls on the subject property, some of which are in excess of 4 feet in height within the 25-foot side yard setback of the property. Pursuant to Section 6.11 of the Zoning

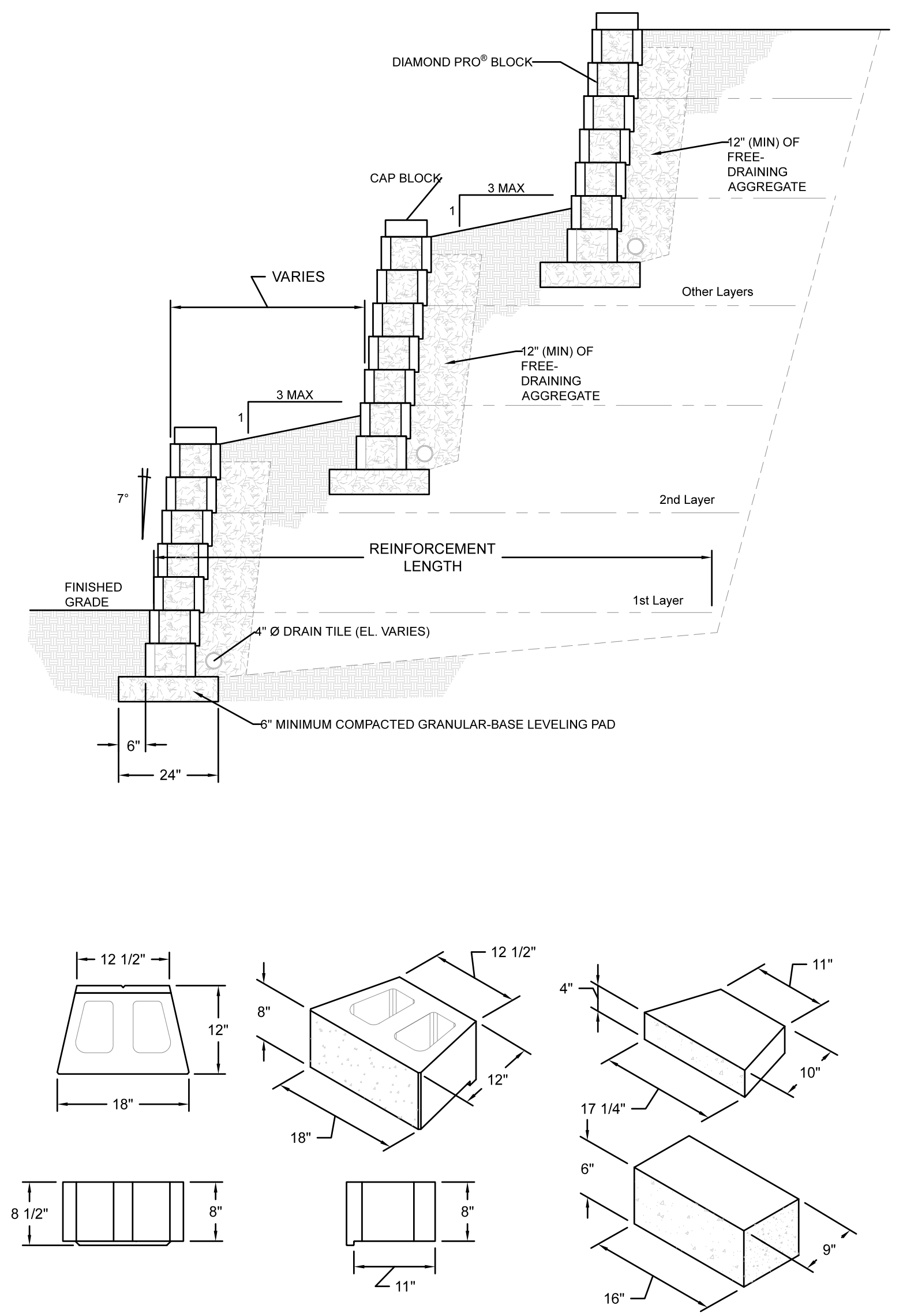
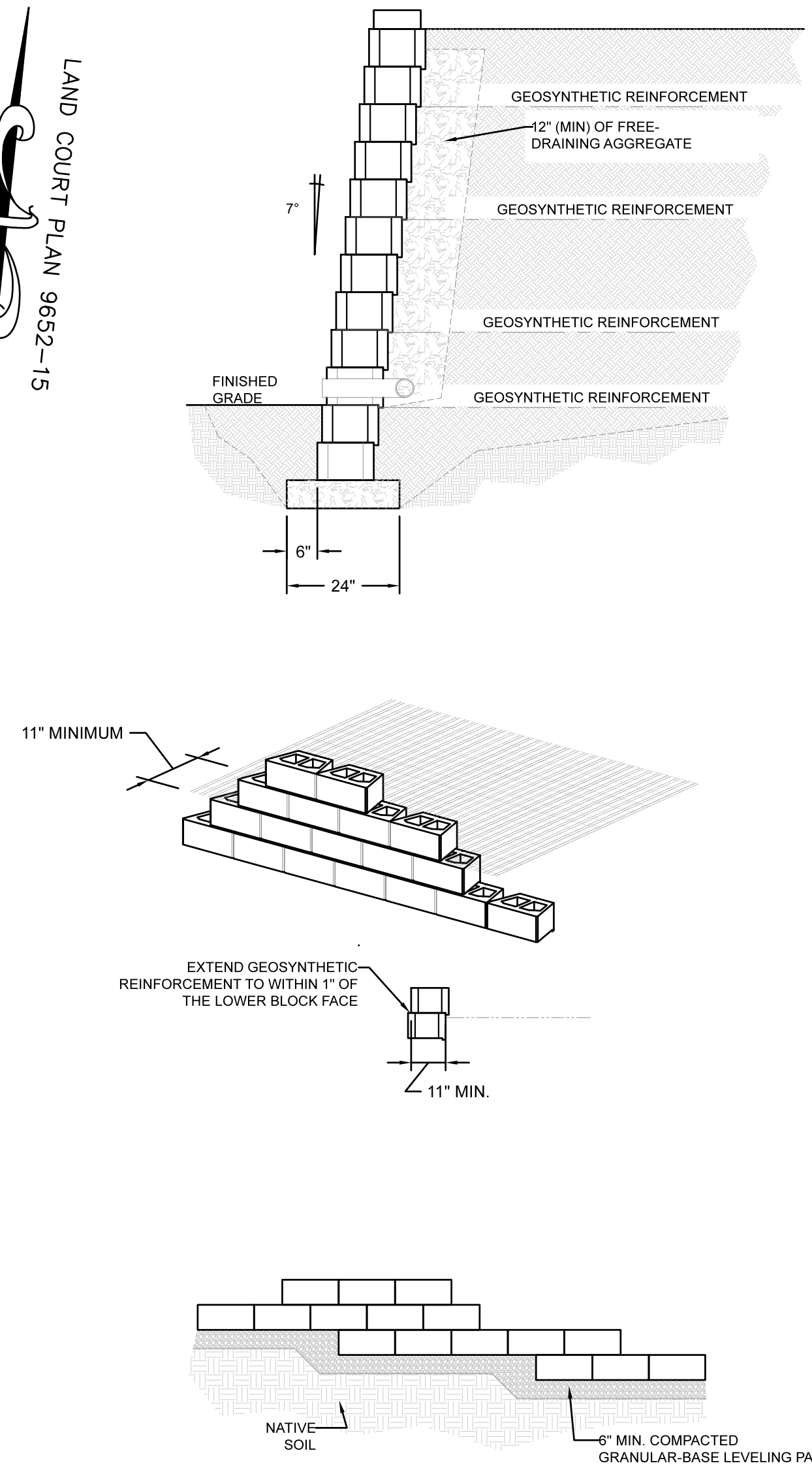
Bylaw, these wall portions require a Special Permit from the ZBA and an advisory recommendation from DRB.

Please email completed application to elitchman@needhamma.gov

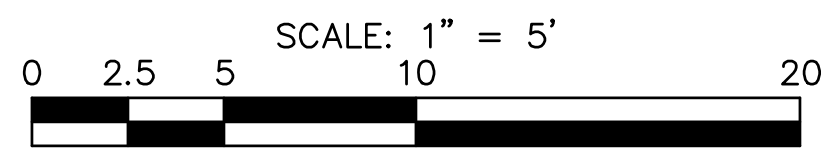
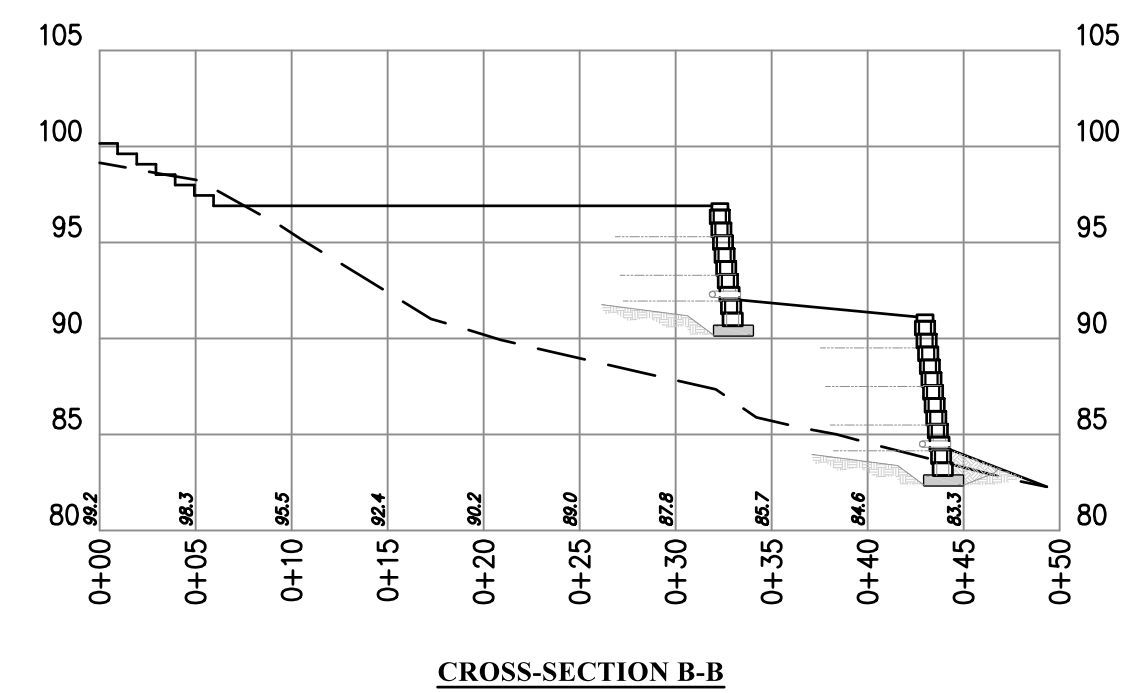
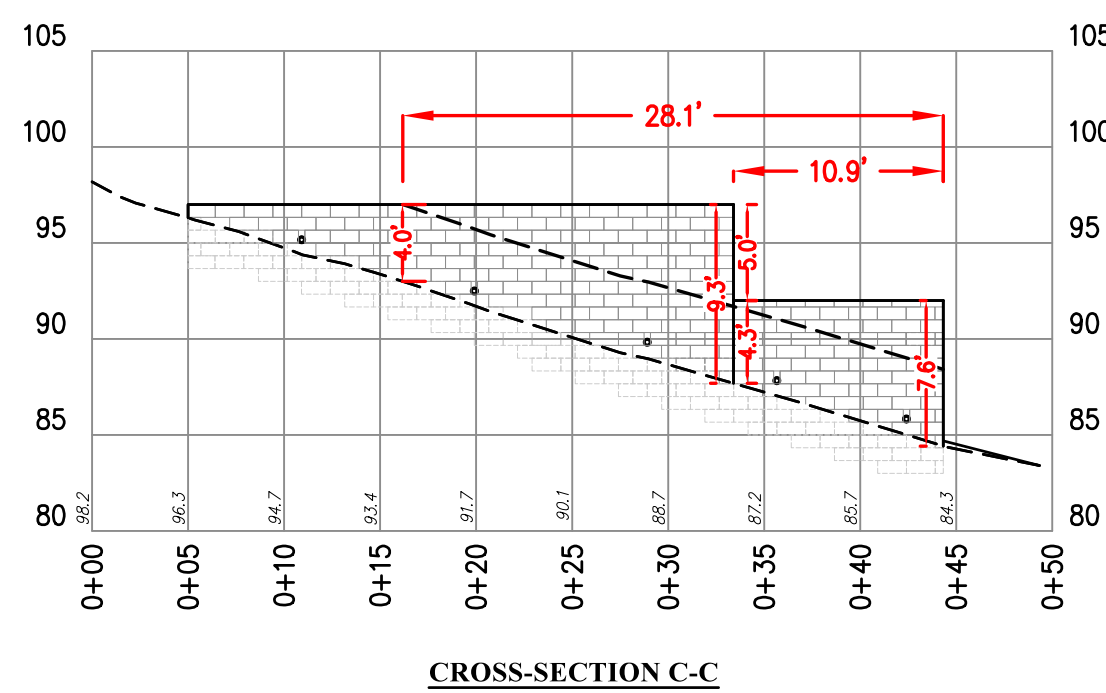
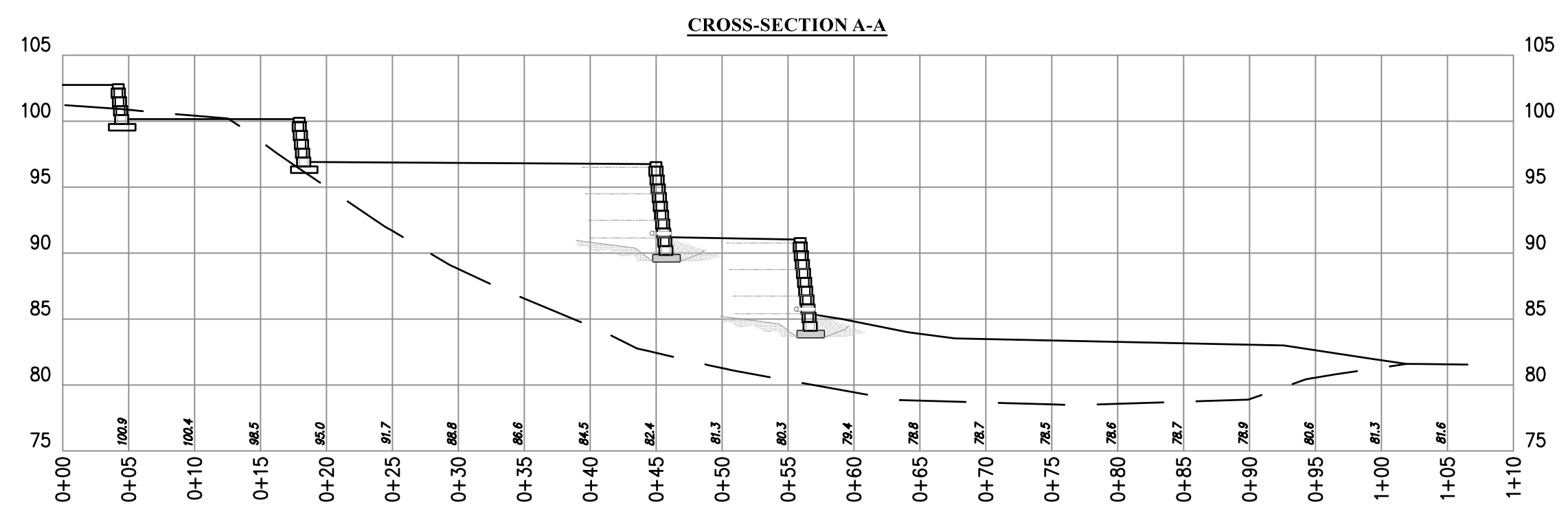




LAND COURT PLAN 9652-15



TYPICAL ANCHOR DIAMOND PRO WALL SYSTEM DETAILS
NOT TO SCALE



DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 83 ROLLING LANE
SCALE: 1"=10'	ISSUE DATE: 6/11/2021
REVISION:	
REVISION:	
 HENDERSON CONSULTING SERVICES Professional Civil Engineering & Land Planning P.O. Box 626, Lexington, MA 02420 (774) 993-9903 hcscivil@gmail.com	
PROJECT: RETAINING WALL PLAN 83 ROLLING LANE ASSESSOR'S PARCEL 199-111-34 NEEDHAM, MASSACHUSETTS	
PREPARED FOR: MATTHEW STUTZ & FLAVIA MONTANARI 83 ROLLING LANE NEEDHAM, MA 02492	
DRAWING TITLE Retaining Wall Sections	SHEET # 2 of 2



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Anchor Wall Systems, 5959 Baker Road, Suite 390, Minnetonka, MN 55345.

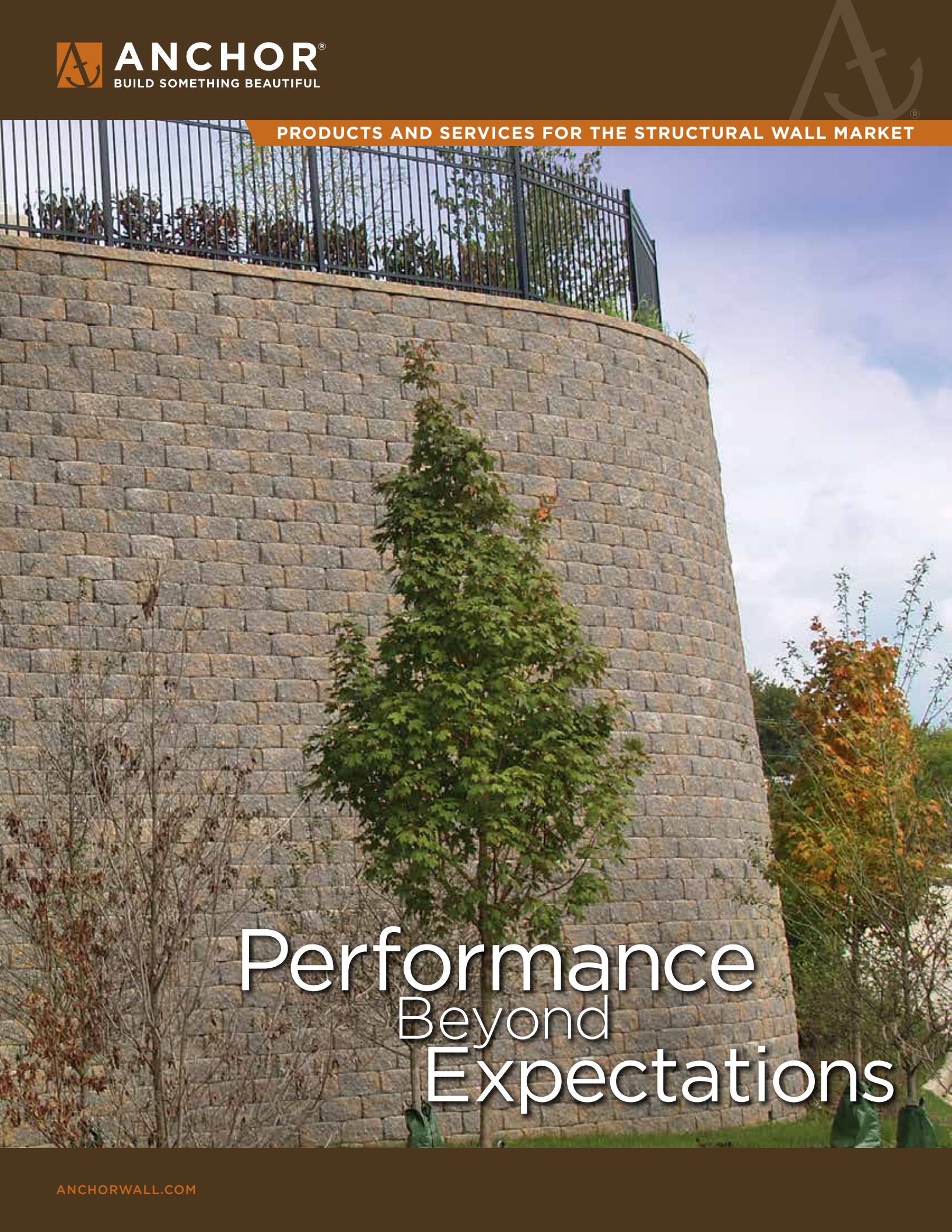
73.3269.4 08/16 4031



ANCHOR®
BUILD SOMETHING BEAUTIFUL



PRODUCTS AND SERVICES FOR THE STRUCTURAL WALL MARKET



Performance Beyond Expectations



DIAMOND PRO STONE CUT® RETAINING WALL SYSTEM

Master Engineering Allows Form to Follow Function

The Lexington School District One in South Carolina turned to the experts at Anchor Wall Engineering for solutions to build a new 524,000 square foot high school on a site that featured a highly variable topography of densely wooded land with wetlands and a ravine. The size and location of the site were ideal, but the extreme conditions required extensive development to make it a suitable building site with parking lots and athletic facilities. Anchor Wall Engineering designed a number of retaining walls and bridges featuring Diamond Pro Stone Cut® and Vertica® Stone Cut retaining wall systems, which were chosen for their aesthetics and structural integrity.

ANCHOR WALL ENGINEERING

In the past 15 years, the Anchor Wall Engineering (AWE) staff of professional engineers and CAD technicians has solved countless design challenges and provided preliminary and final designs for millions of square feet of retaining wall around the world. AWE engineers are licensed to provide certified drawings in several U.S. states. And with the innovative AnchorWall® design software, designers can transfer a conceptual layout to a comprehensive wall solution that includes shop drawings, materials takeoffs and final designs in many states.

Realize Your Vision

When it comes to the big-wall market, Anchor Wall Systems does a lot more than design beautiful retaining wall products. Anchor offers the complete package of products that meet engineering professionals' needs to create great-looking, long-lasting, structurally sound walls and creative construction techniques for challenging site circumstances.

The Anchor™ product line includes the best-selling Diamond Pro® retaining wall system, a staple of the construction industry, and the Diamond Pro Stone Cut® wall system, which brings a rich, premium look to the Diamond Pro product. Additionally, the Vertica® and Vertica Pro® retaining wall systems are trusted, versatile industry favorites; the Vertica Stone Cut® product features a textured appearance. The Vertica® and Landmark® retaining wall systems are the only segmental retaining wall systems in the world that has undergone the rigorous appraisal of the Highway Innovative Technology Evaluation Center (HITEC) and Landmark® retaining wall system has been approved for use by the British Board of Agrément. Several Anchor retaining wall systems have been approved for use by many Departments of Transportation (DOTs) across the United States.

Anchor Wall Systems develops attractive, durable and easy-to-install retaining wall systems. The company licenses its designs, which are backed by extensive testing and research, to more than 50 manufacturers in 20 countries who then market to contractors and homeowners through landscape supply dealers and big-box retailers. The end result is anything that can be imagined: innovative, lasting landscapes and environmentally sound walls that let consumers and contractors design – and build – something beautiful.

Anchor Wall Systems' ICC-ES evaluation report No. 1959 has recently been updated to note compliance to 2009 and 2015 International Building Codes.



LANDMARK® RETAINING WALL SYSTEM



VERTICA® RETAINING WALL SYSTEM



Inspiration at First Sight

Crafting a more beautiful world often demands a rich palette of colors and textures. That is precisely what Anchor Wall Systems offers with the creation of the Diamond Pro Stone Cut® and the Vertica Stone Cut® retaining wall systems.

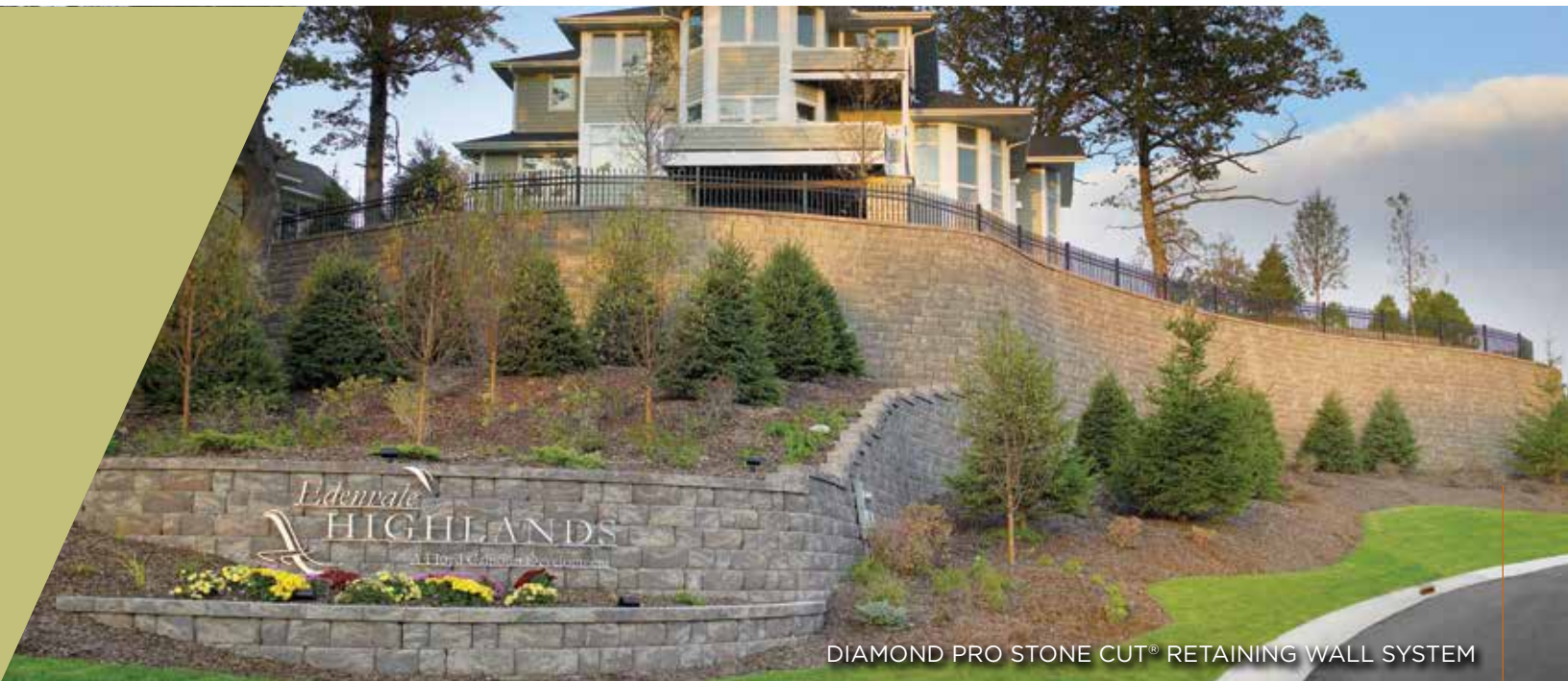
Renowned for their rough-textured faces and earthen tones, the Diamond Pro Stone Cut and the Vertica Stone Cut retaining wall systems impart to landscapes a beauty not commonly found in retaining walls. For greater visual appeal, these blocks have an affinity with nature, enriching projects with warmth and character. What's more, the Diamond Pro Stone Cut product is available in multiple sizes, making curves easier to create, virtual joint options for a multi-piece look and thus allowing more specialized applications. Even better, they're only two of the many block options available within the Anchor Wall Systems family of wall products – all of which deliver the distinct appearance and structural integrity needed to meet any requirement of segmental retaining walls.

DIAMOND PRO STONE CUT® WITH VIRTUAL JOINT
RETAINING WALL SYSTEM



DIAMOND PRO STONE CUT RETAINING WALL SYSTEM





DIAMOND PRO STONE CUT® RETAINING WALL SYSTEM

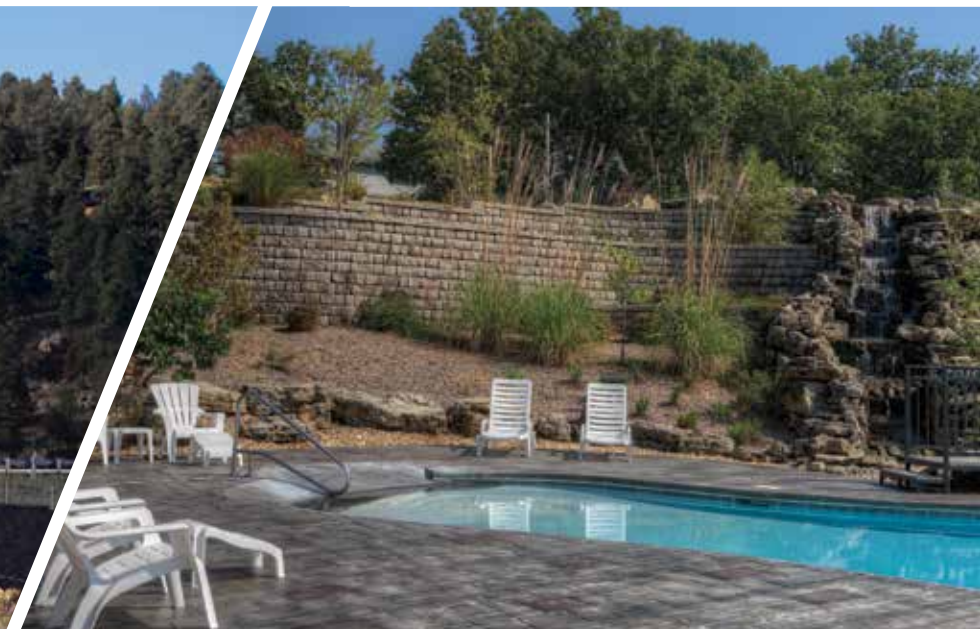
Meeting the New Expectation

Home buyers' expectations aren't limited to the interior; they also insist on landscapes that please. According to Floyd Calhoun, a large residential developer, "The surrounding area has to be attractive. With the Diamond Pro Stone Cut® retaining wall system, the style, aesthetics and quality are all there. It's an awesome product. The rounded corners and distressed face are perfect. And the color – I couldn't have custom-ordered a better color for the setting."

DIAMOND PRO STONE CUT RETAINING WALL SYSTEM



DIAMOND PRO STONE CUT RETAINING WALL SYSTEM



DIAMOND PRO STONE CUT® RETAINING WALL SYSTEM



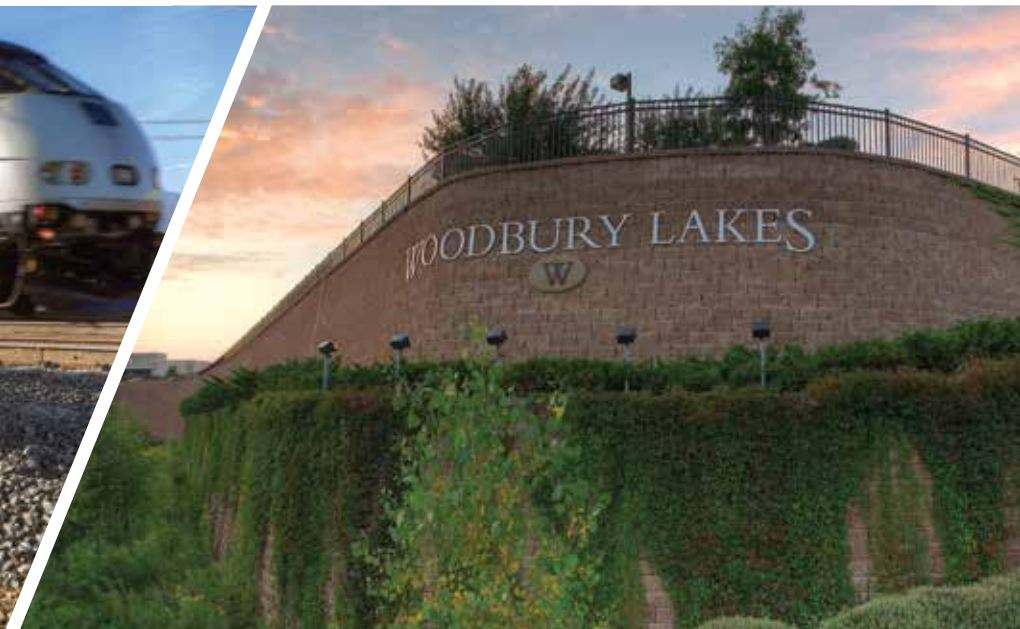
Bridging the Gap

For a true test of segmental retaining wall strength, few projects are more demanding than land bridges. At Armistead Point, a development in Williamsburg, Virginia, engineers designed a land bridge that is 240 feet long and 15 feet wide, and provides a 250 psf traffic live load at its crest. A load transfer platform and the Diamond Pro Stone Cut® retaining wall system were chosen for the wall.

LANDMARK® RETAINING WALL SYSTEM



DIAMOND PRO STONE CUT® RETAINING WALL SYSTEM



for Critical Applications

Proven performance with legendary strength. That's the legacy of Anchor™ retaining wall systems.

Architects, engineers and contractors all turn to the Diamond Pro® retaining wall system for their critical wall needs. Especially now that it offers the same proven reliability and the attractive look of quarried stone with the Diamond Pro Stone Cut® product.

The performance characteristics of the Diamond Pro Stone Cut, Diamond Pro, Vertica® and Landmark® retaining wall systems make them the proven solution for tall walls, transportation projects, commercial developments, water applications and other critical wall needs. Whether your site plans call for the creative use of a slope, retaining earth in a challenging environment or enhancing an area's appearance, there's no better choice than trusted Anchor products.

DIAMOND PRO STONE CUT RETAINING WALL SYSTEM



Specialty Applications

In many retaining wall applications, sufficient space does not exist behind the reinforcement. The Anchorplex® system, Landmark® direct-anchorage systems combined with Anchor™ products, are reliable, aesthetically pleasing and cost

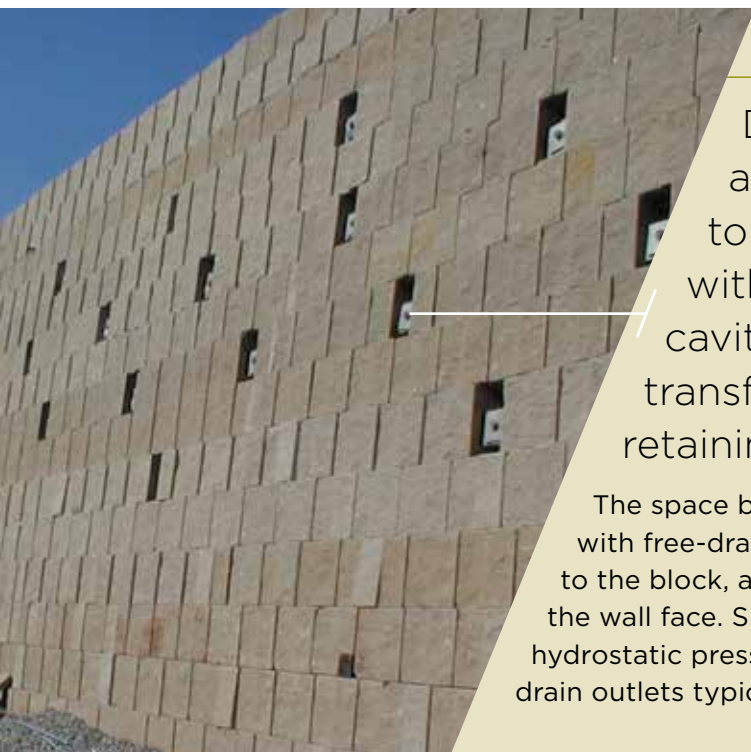
ANCHORPLEX® SYSTEM

The Anchorplex system offers a unique, nonconventional solution to problematic wall construction sites. It is a retaining wall built with Anchor™ products and self-compacting structural backfill specified by Anchor Wall Systems, and backed by engineering support tools developed by Anchor.

When used in combination with blocks of the appropriate shape, the structural backfill attaches itself to the wall facing, effectively extending the depth and increasing the mass. In addition, the structural backfill zone also serves as the required drainage zone.

Using the Anchorplex system completely eliminates the need for the construction of a mechanically stabilized earth zone behind the wall facing and requires substantially less excavation than is usually necessary in grid-reinforced wall construction. Because of these efficiencies and the design flexibility afforded with the Anchorplex system, millions of square feet of such walls have been installed and are successfully performing worldwide.

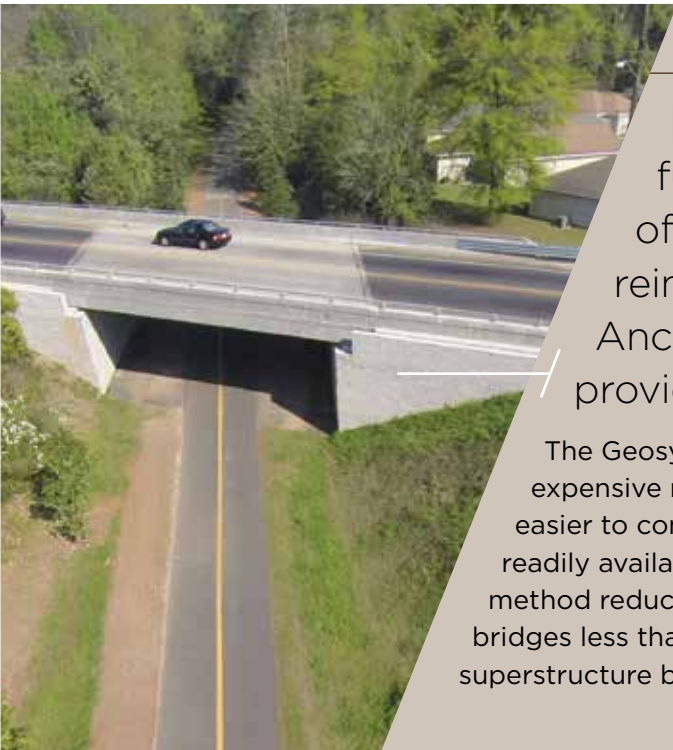
LANDMARK® DIRECT-ANCHORAGE



Direct anchorage anchors (e.g., soil nail) are installed into the ground and connected to galvanized steel beams (walers) placed within the specifically-designed horizontal cavity in the Landmark® retaining wall blocks, transferring the load from the segmental retaining wall units to the anchors.

The space between the excavated face and the Landmark units is filled with free-draining aggregate, which transfers stress from the retained soil to the block, and provides drainage between the excavated surface and the wall face. Since the Landmark units are not mortared, but interlocked, hydrostatic pressure is released through the joints in the blocks as well as the drain outlets typically placed along the bottom of the wall.

face units to allow excavation or conventional placement of geosynthetic and Geosynthetic Reinforced Soil – Integrated Bridge System (GRS-IBS), effective solutions.



GRS-IBS

For bridge projects with limited time and funds, this proven technology alternates layers of compacted granular fill material and geotextile reinforcement. In combination with appropriate Anchor™ retaining wall product, this method provides support for the bridge superstructure.

The Geosynthetic Reinforced Soil – Integrated Bridge System replaces expensive methods of conventional bridge construction. Because they are easier to construct due to the simplicity of design, construction speed, use of readily available materials and the elimination of deep foundations, the GRS-IBS method reduces cost by 25-60%. Currently, this method is limited to single-span bridges less than 140 feet long with abutment heights up to 30 feet and a maximum superstructure bearing pressure of 4000 psf.

Lasting Beauty Shouldn't

All Anchor™ retaining wall products feature integral locators to ensure quick, easy and accurate installation.

No pins. No mortar. No misalignments.

Rear-lip locator invented by Anchor makes installation fast and accurate. Anchor — the original rear-lip product!



REAR-LIP LOCATOR PRODUCTS

DIAMOND PRO STONE CUT® RETAINING WALL SYSTEM

Units	Large		Medium		Small
Approximate Dimensions*	8" x 18" x 12"		8" x 11" x 12"		8" x 7" x 12"
Approximate Weight*	77 lbs.		45 lbs.		34 lbs.
Coverage	1.00 sq. ft.		0.61 sq. ft.		0.39 sq. ft.
Setback/System Batter	1"/7.1°		1"/7.1°		1"/7.1°

SEE BELOW FOR OPTIONAL ACCESSORIES.

DIAMOND PRO STONE CUT® VIRTUAL JOINT RETAINING WALL SYSTEM

Units	Virtual joint left		Virtual joint right		Solid face
Approximate Dimensions*	8" x 18" x 12"		8" x 18" x 12"		8" x 18" x 12"
Approximate Weight*	77 lbs.		77 lbs.		77 lbs.
Coverage	1.00 sq. ft.		1.00 sq. ft.		1.00 sq. ft.
Setback/System Batter	1"/7.1°		1"/7.1°		1"/7.1°

SEE BELOW FOR OPTIONAL ACCESSORIES.

DIAMOND PRO® RETAINING WALL SYSTEM

Units	Beveled Face		Straight Face	
Approximate Dimensions*	8" x 18" x 12"		8" x 18" x 12"	
Approximate Weight*	72 lbs.		74 lbs.	
Coverage	1.00 sq. ft.		1.00 sq. ft.	
Setback/System Batter	1"/7.1°		1"/7.1°	

SEE BELOW FOR OPTIONAL ACCESSORIES.

DIAMOND PRO STONE CUT AND DIAMOND PRO PRODUCT ACCESSORIES

Accessories	Cap		Corner	
Approximate Dimensions*	Front, 4" x 17 1/4" x 10 3/8" Back, 4" x 12" x 10 3/8"		8" x 18" x 9" 8" x 18" x 9"	
Approximate Weight*	47 lbs.		101 lbs.	
Coverage	1.22 lin. ft.		1.50 sq. ft.	

*Actual dimensions and weight may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

Take Long to Install

LUG LOCATOR PRODUCTS

VERTICA® RETAINING WALL SYSTEM

Units	Straight Face	Beveled Face
Approximate Dimensions*	8" x 18" x 11"	8" x 18" x 11"
Approximate Weight*	80 lbs.	78 lbs.
Coverage	1.00 sq. ft.	1.00 sq. ft.
Setback/System Batter	$\frac{9}{32}$ " at 2° or $\frac{9}{16}$ " at 4°	$\frac{9}{32}$ " at 2° or $\frac{9}{16}$ " at 4°

VERTICA, VERTICA PRO & VERTICA STONE CUT PRODUCT ACCESSORIES

Cap
Front, 4" x 17 $\frac{1}{4}$ " x 10 $\frac{3}{8}$ "
Back, 4" x 12" x 10 $\frac{3}{8}$ "
41 lbs.
1.22 lin. ft.

VERTICA PRO® RETAINING WALL SYSTEM

Units	Straight Face	Beveled Face
Approximate Dimensions*	8" x 18" x 20"	8" x 18" x 20"
Approximate Weight*	115 lbs.	112 lbs.
Coverage	1.00 sq. ft.	1.00 sq. ft.
Setback/System Batter	$\frac{9}{16}$ "/4°	$\frac{9}{16}$ "/4°

Corner
8" x 18" x 9"
101 lbs.
1.00 sq. ft. front
0.50 sq. ft. end

VERTICA STONE CUT® VIRTUAL JOINT RETAINING WALL SYSTEM

Units	Virtual joint left	Virtual joint right	Solid face
Approximate Dimensions*	8" x 18" x 11"	8" x 18" x 11"	8" x 18" x 11"
Approximate Weight*	81 lbs.	80 lbs.	80 lbs.
Coverage	1.00 sq. ft.	1.00 sq. ft.	1.00 sq. ft.
Setback/System Batter	$\frac{9}{32}$ " at 2° or $\frac{9}{16}$ " at 4°	$\frac{9}{32}$ " at 2° or $\frac{9}{16}$ " at 4°	$\frac{9}{32}$ " at 2° or $\frac{9}{16}$ " at 4°

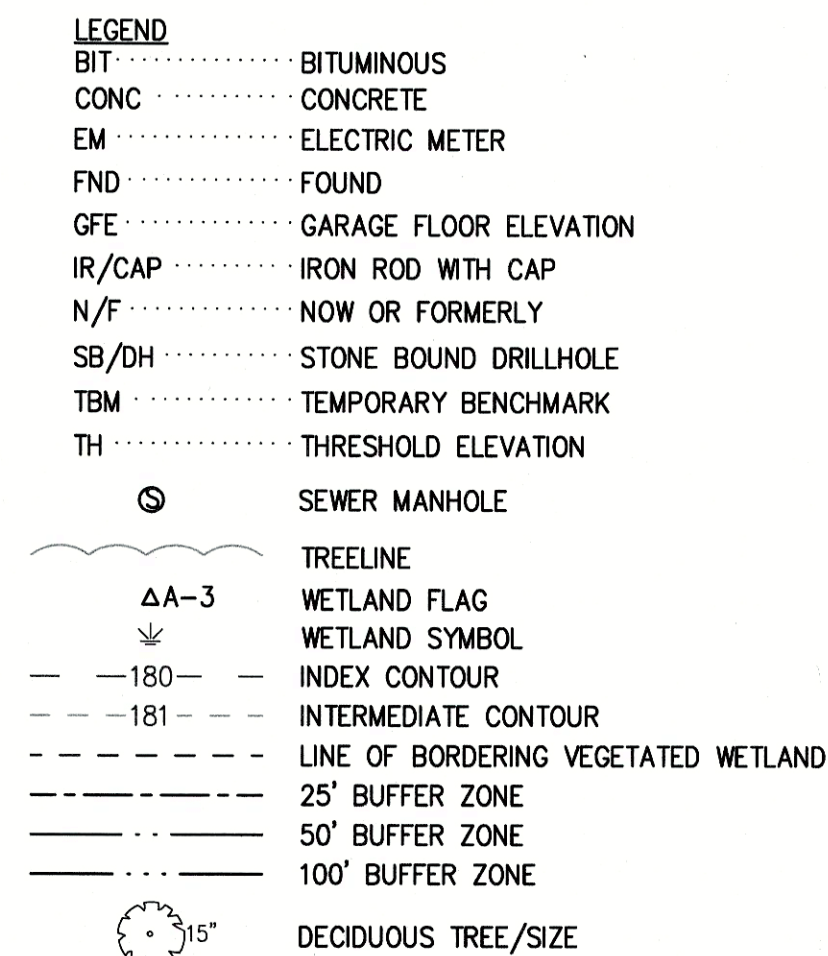
FLANGE LOCATOR PRODUCTS

LANDMARK® RETAINING WALL SYSTEM

Units	Full	Tapered Full	Tapered Half-High	Foundation
Approximate Dimensions*	15" x 8" x 12 $\frac{5}{8}$ " 15" x 8" x 11 $\frac{7}{8}$ "	15" x 8" x 15 $\frac{5}{8}$ " 15" x 8" x 11 $\frac{7}{8}$ "	7 $\frac{1}{2}$ " x 8" x 12 $\frac{3}{16}$ " 7 $\frac{1}{2}$ " x 8" x 11 $\frac{3}{16}$ "	7 $\frac{1}{2}$ " x 8" x 11 $\frac{3}{4}$ "
Approximate Weight*	87/83 lbs.	82/78 lbs.	52/49 lbs.	48 lbs.
Coverage	0.83 sq. ft.	0.83 sq. ft.	0.42 sq. ft.	0.42 sq. ft.
Setback/System Batter	1"/3.8°	1"/3.8°	$\frac{1}{2}$ "/3.8°	$\frac{1}{2}$ "/0°

Accessories	Cap	Lock Bar
Approximate Dimensions*	3 $\frac{3}{4}$ " x 17 $\frac{1}{4}$ " x 10 $\frac{3}{8}$ " 3 $\frac{3}{4}$ " x 11" x 10 $\frac{3}{8}$ "	Length 5'4" Material Extruded polymer
Approximate Weight*	44 lbs.	
Coverage	1.18 lin. ft.	

5. ABUTTER'S INFORMATION WAS COMPILED FROM THE LATEST AVAILABLE TOWN OF NEEDHAM ASSESSOR'S RECORDS.



TOOMEY
LAND SURVEYING LLC

JOB: 21-24



- RECORD OWNER:
MATTHEW D. STUTZ
83 ROLLING LANE
NEEDHAM, MA 02492
LAND COURT CERT. 183630

- PLAN REFERENCES:
NORFOLK COUNTY
REGISTRY OF DEEDS
LAND COURT PLAN 9652-14
LAND COURT PLAN 9652-15
PLAN NO. 373 OF 1957
PLAN NO. 560 OF 1974

IMPORTED FILL

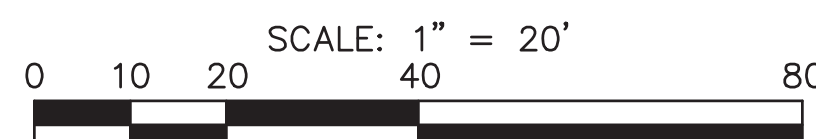
ALL FILL MATERIAL IMPORTED TO THE SITE TO EXECUTE EARTHWORK ILLUSTRATED HEREON SHALL BE CLEAN OF ANY DEBRIS, REFUSE, OR CONTAMINATION. IT SHALL CONSIST OF FREE-DRAINING AGGREGATE WITH NO ORGANIC COMPONENTS (WITH THE EXCEPTION OF TOPSOIL) AND LIMITED FINES (SILT/CLAY). THE DESIGN ENGINEER SHALL INSPECT THE FILL MATERIAL PRIOR TO IMPORT ONTO THE SITE.

EROSION CONTROLS

THE SITE CONTRACTOR SHALL UTILIZE STANDARD EROSION CONTROL METHODS AND MEANS THROUGHOUT CONSTRUCTION TO ENSURE THAT NO EROSION OR SEDIMENT OCCURS OR IS CHARGED TO THE SITE DURING RAINFALL EVENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, PERIMETER MULCH SOCKS/SILT FENCES, CATCH BASIN SEDIMENT TRAPS, EROSION CONTROL NETTING ON MATERIAL STOCKPILES, TEMPORARY SEEDING, DUST CONTROL MEASURES AND USE OF A STABILIZED CONSTRUCTION ENTRANCE FOR VEHICLE WASHING. AT THE END OF EACH WORK DAY, A MEMBER OF THE SITE CREW SHALL INSPECT ALL EROSION CONTROLS AND SWEEP UP ANY DEBRIS THAT MAY HAVE BEEN TRACKED ONTO PUBLIC WAYS.

RETAINING WALLS

THE PROJECT INCLUDES RETAINING WALLS THAT REQUIRE BOTH A SPECIAL PERMIT FROM THE NEEDHAM ZBA AND STRUCTURAL DESIGN.



GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.

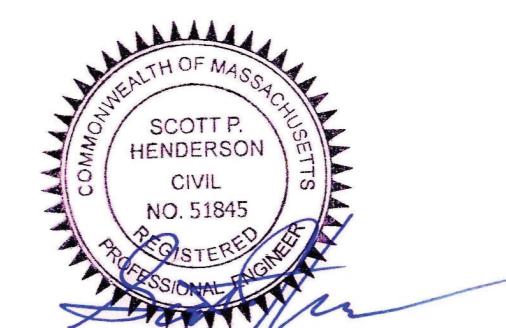
GENERAL NOTES

- | | |
|-----------------------|--|
| 1. ZONING: | LOCUS IS SITUATED WITHIN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT. |
| 2. TAX MAP REFERENCE: | LOCUS IS SHOWN AS LOT 19-111-34 ON THE TOWN OF NEEDHAM ASSESSOR'S MAPS. |
| 3. WETLANDS: | THE WETLAND FLAGS, SHOWN HEREON, WERE DELINEATED BY WETLANDS & LAND MANAGEMENT, INC. ON MARCH 12, 2021 AND FIELD LOCATED BY TOOMEY LAND SURVEYING ON MAY 14, 2021. |
| 4. FEMA: | THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY 25017C, PANEL 0017E WITH AN EFFECTIVE DATE OF JULY 17, 2012. |
| 5. DATUM: | ALL ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM. |
| 6. SURVEY: | EXISTING SITE INFORMATION SHOWN HEREON FROM A FIELD SURVEY COMPLETED BY TOOMEY LAND SURVEYING IN MAY 2021. |

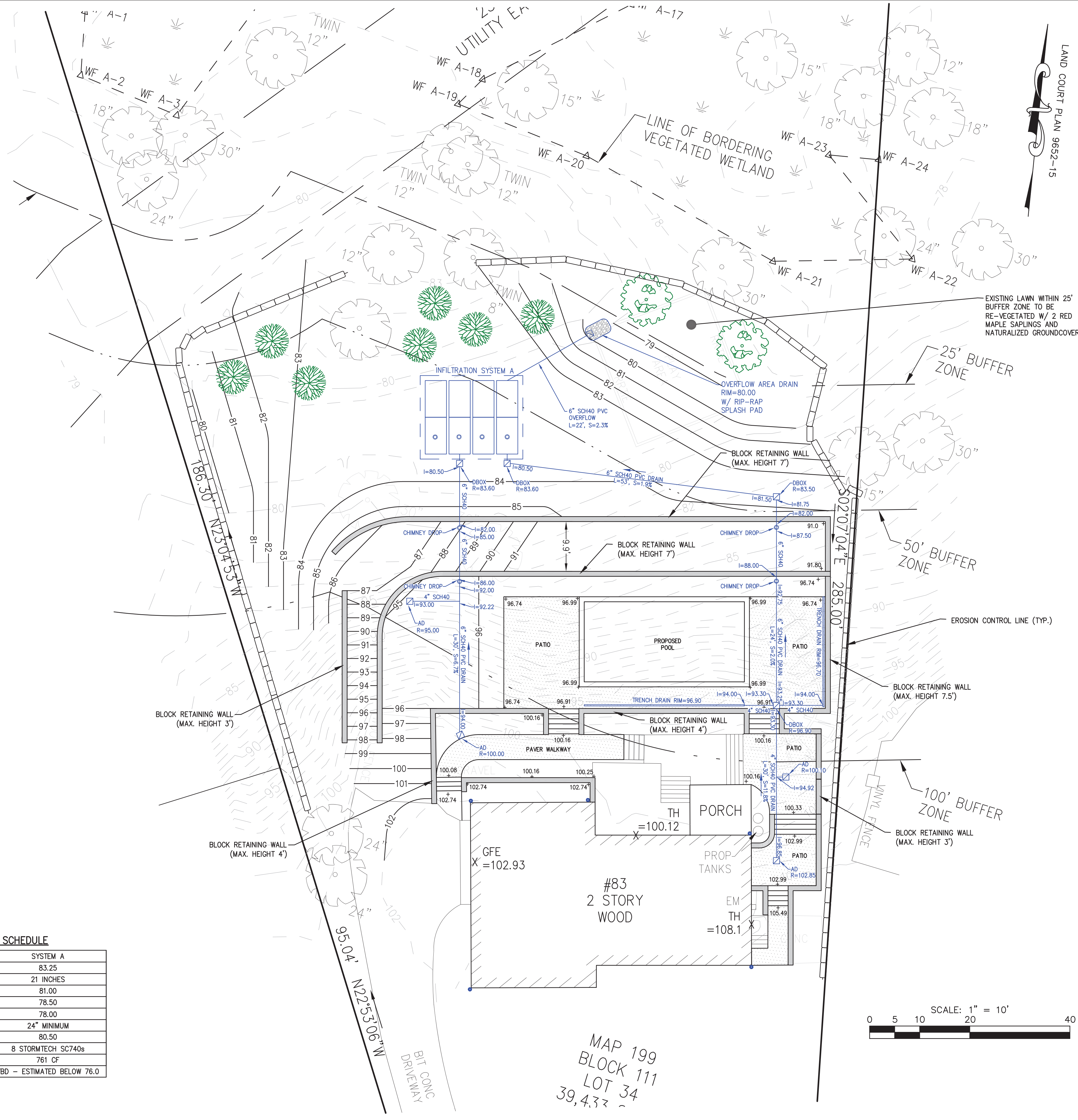
GROUND COVER STATISTICS (LIMIT OF WORK ONLY)

AREA COMPONENT	EXISTING	PROPOSED
BUILDING ROOF	1,743 S.F.	1,743 S.F.
PAVEMENT (PATIO, WALKS, WALLS, DRIVE, ETC.)	1,532 S.F.	2,811 S.F.
DECKS	436 S.F.	456 S.F.
LAWN	12,030 S.F.	9,575 S.F.
WOODED AREA	1,048 S.F.	1,692 S.F.
POOL WATER SURFACE	--	512 S.F.
TOTAL	16,789 S.F.	
IMPERVIOUS	3,275 S.F. (19.51%)	5,066 S.F. (30.17%)

NOTES: NET INCREASE IN IMPERVIOUS AREA = 1,791 S.F. (INCLUDES POOL SURFACE)



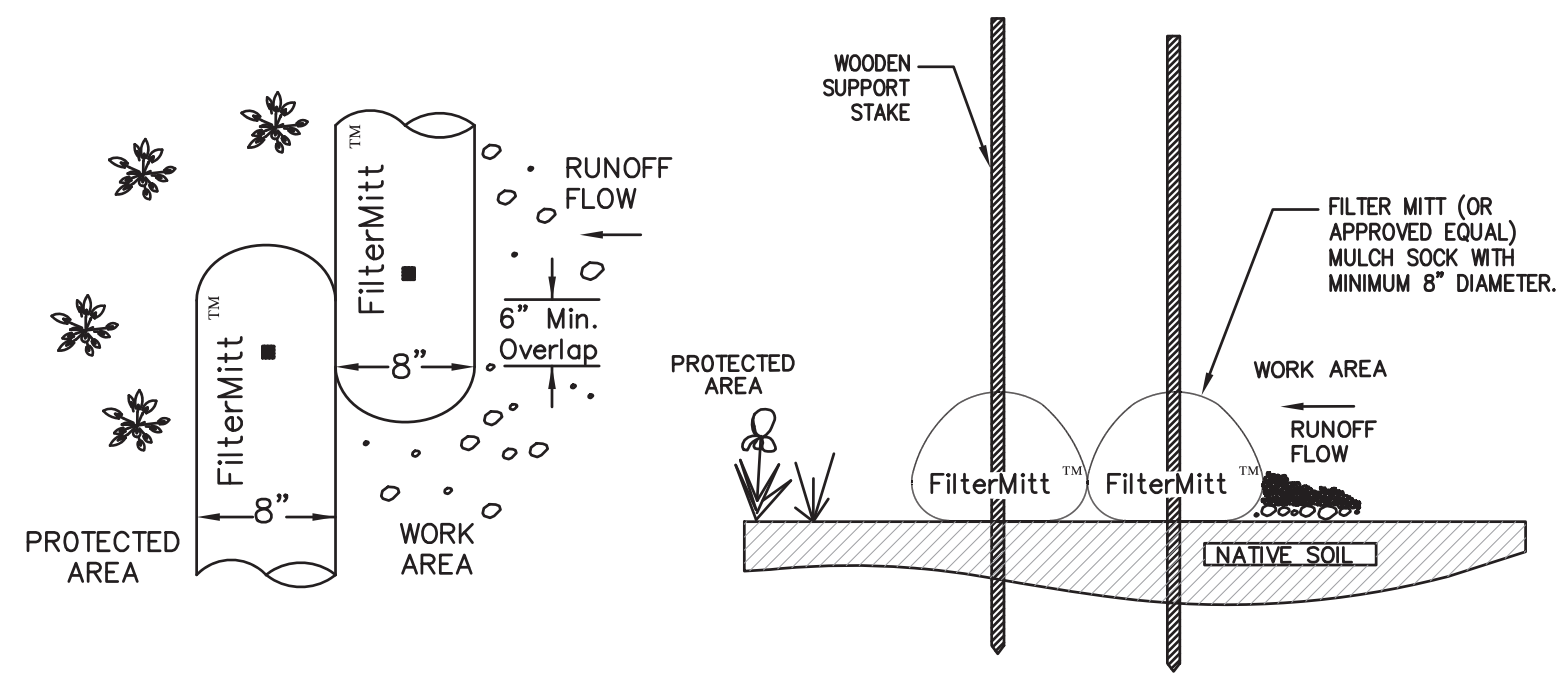
DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 83 ROLLING LANE
SCALE: 1"=20'	ISSUE DATE: 6/4/2021
REVISION:	
REVISION:	
 HENDERSON CONSULTING SERVICE Professional Civil Engineering & Land Planning P.O. Box 626, Lexington, MA 02420 (774) 993-9903 hescivil@gmail.com	
PROJECT:	
SITE PLAN 83 ROLLING LANE ASSESSOR'S PARCEL 199-111-34 NEEDHAM, MASSACHUSETTS	
PREPARED FOR:	
MATTHEW STUTZ & FLAVIA MONTANARI 83 ROLLING LANE NEEDHAM, MA 02492	
DRAWING TITLE	SHEET #
Overall Site Plan	2 of 4



1. PORTIONS OF THE PROPOSED RETAINING WALLS ILLUSTRATED HEREON REQUIRE A SPECIAL PERMIT FROM THE NEEDHAM ZBA.

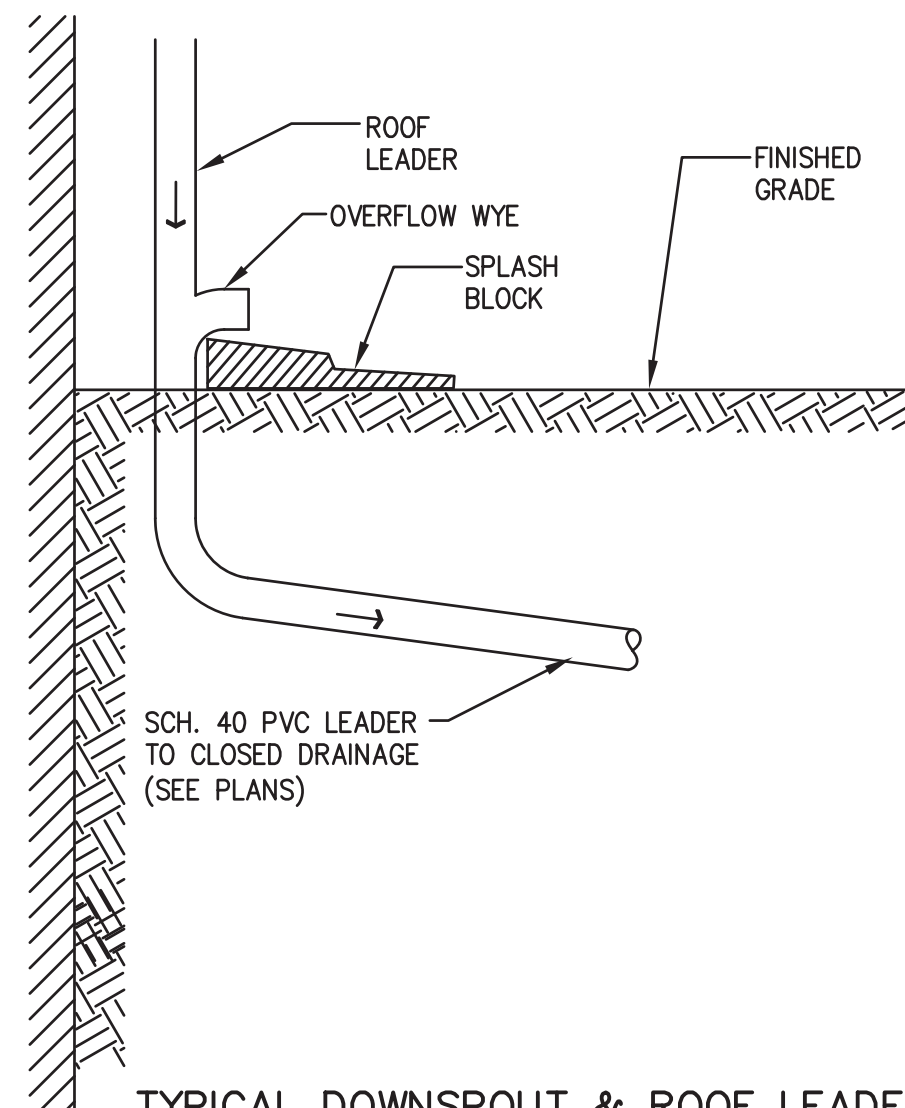
	SYSTEM A
MINIMUM FINISHED GRADE ABOVE FIELD	83.25
MINIMUM COVER TO TOP OF STONE	21 INCHES
TOP OF CHAMBER	81.00
BOTTOM OF CHAMBER	78.50
BOTTOM OF STONE INVERT	78.00
PERIMETER OVERDIG (STONE ENVELOPE)	24" MINIMUM
INVERT OF INLETS	80.50
CHAMBER TYPE & COUNT	8 STORMTECH SC740s
STORAGE VOLUME	761 CF
ESGHW ELEVATION	TBD — ESTIMATED BELOW 76.0

DRAWN BY: SCOTT P. HENDERSON, PE		PROJECT: 83 ROLLING LANE	
SCALE: 1"=10'		ISSUE DATE: 6/4/2021	
REVISION:			
REVISION:			
 HENDERSON CONSULTING SERVICES Professional Civil Engineering & Land Planning P.O. Box 626, Lexington, MA 02420 (774) 993-9903 hescivil@gmail.com			
PROJECT: SITE PLAN 83 ROLLING LANE ASSESSOR'S PARCEL 199-111-34 NEEDHAM, MASSACHUSETTS			
PREPARED FOR: MATTHEW STUTZ & FLAVIA MONTANARI 83 ROLLING LANE NEEDHAM, MA 02492			
DRAWING TITLE Drainage Plan			SHEET # 3 of 4

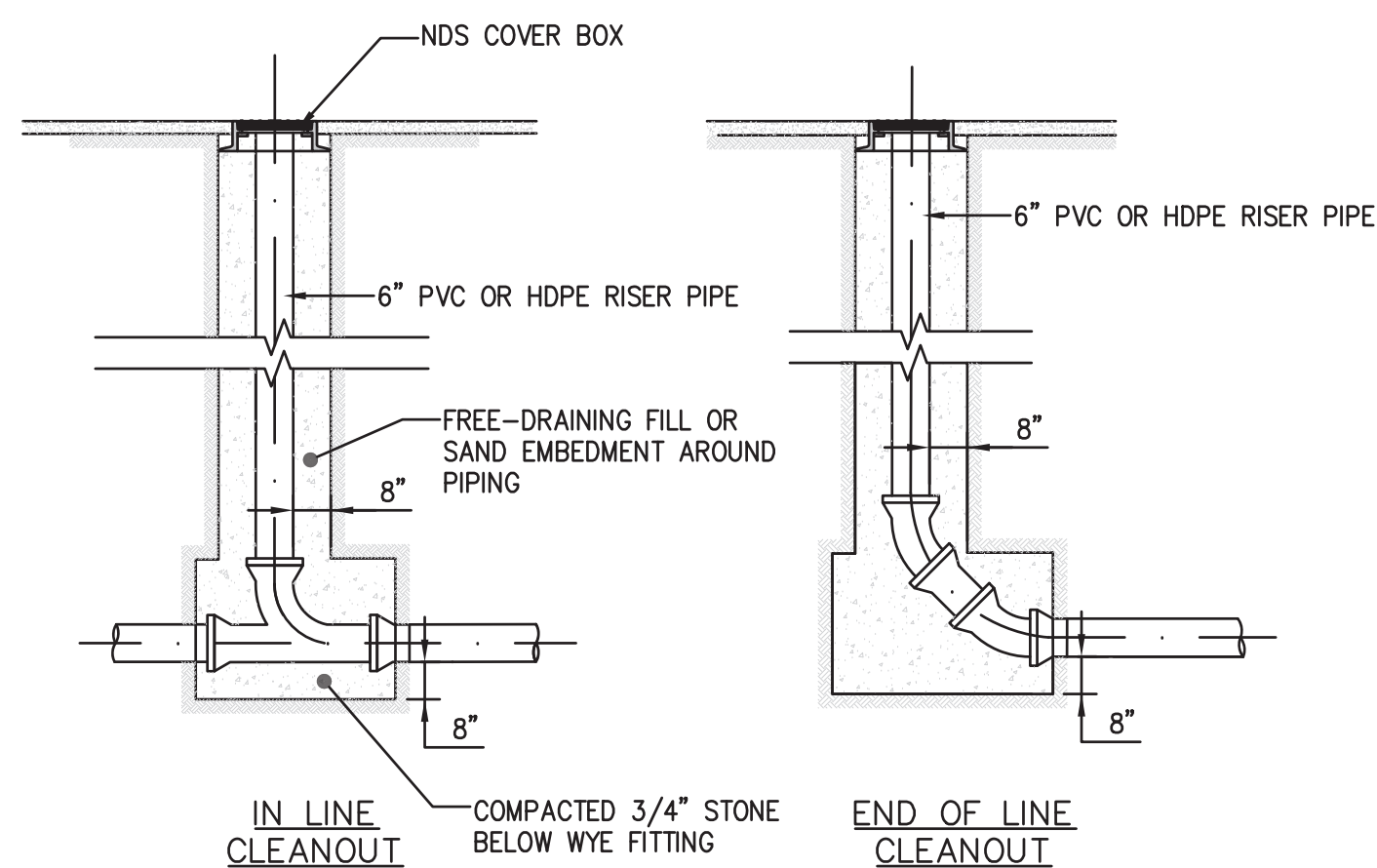


1. INSTALL EROSION CONTROLS AROUND ENTIRE LIMIT OF WORK WHERE DOWNGRADIENT OF GROUND DISTURBANCE.

FILTER MITT EROSION CONTROL BARRIER
NOT TO SCALE

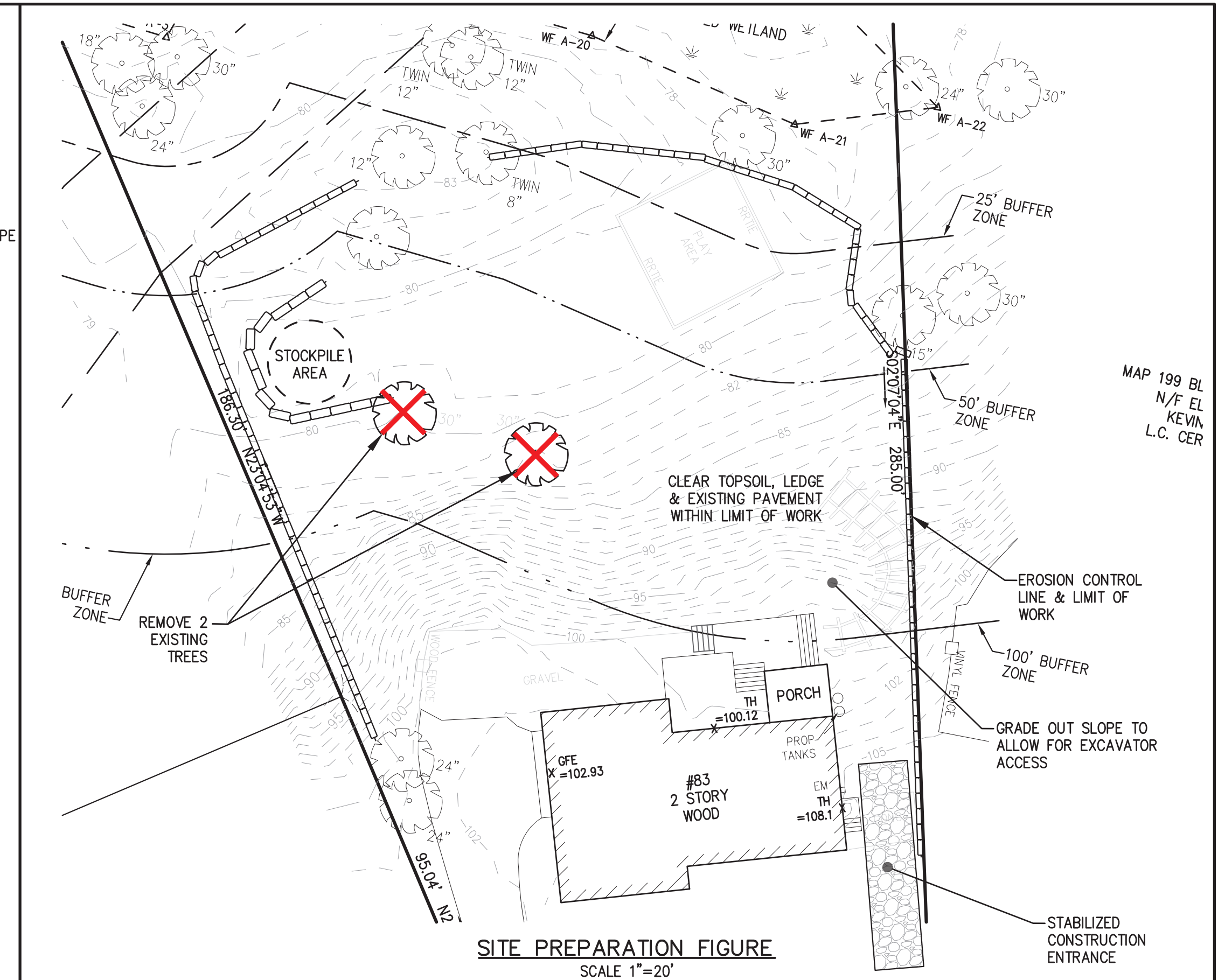


TYPICAL DOWNSPOUT & ROOF LEADER
NOT TO SCALE

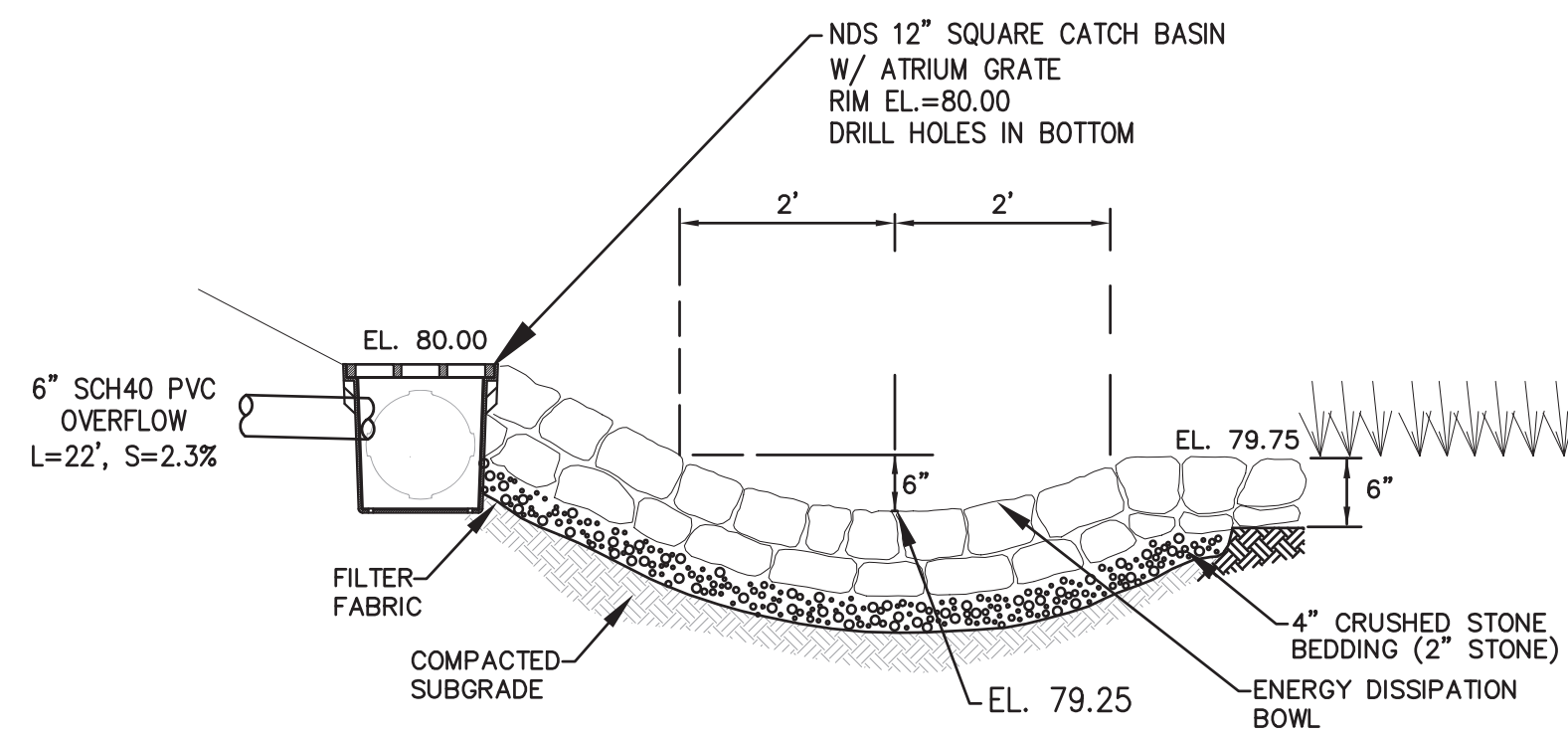


NOTE: CLEANOUT TOP SHALL BE ENCLOSED BY NDS CLEANOUT BOX

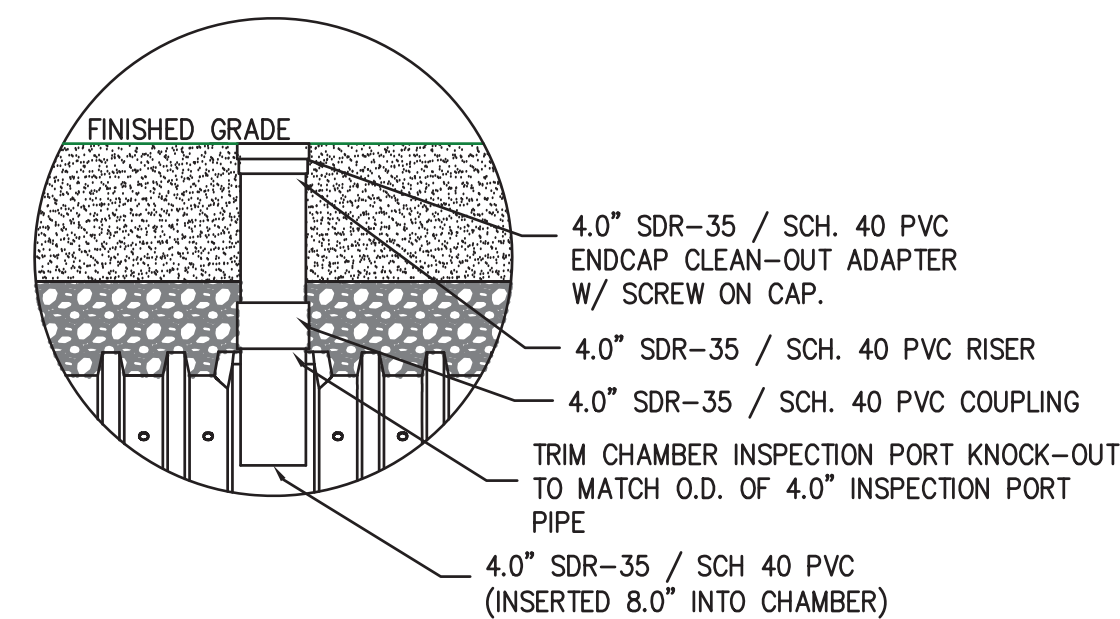
CLEANOUT DETAIL
SCALE: NOT TO SCALE



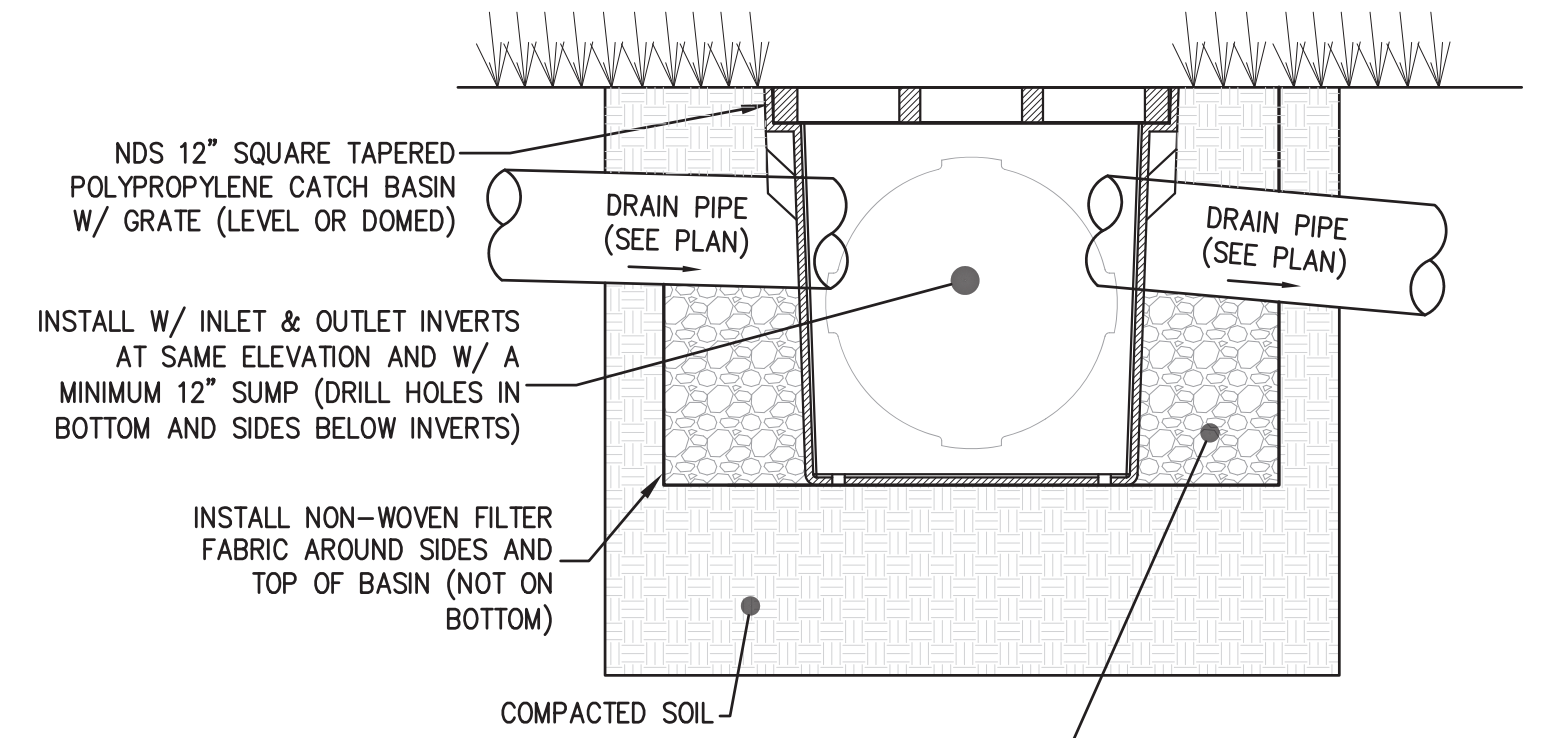
SITE PREPARATION FIGURE
SCALE: 1"=20'



RIP-RAP OVERFLOW SPLASH PAD DETAIL
NOT TO SCALE



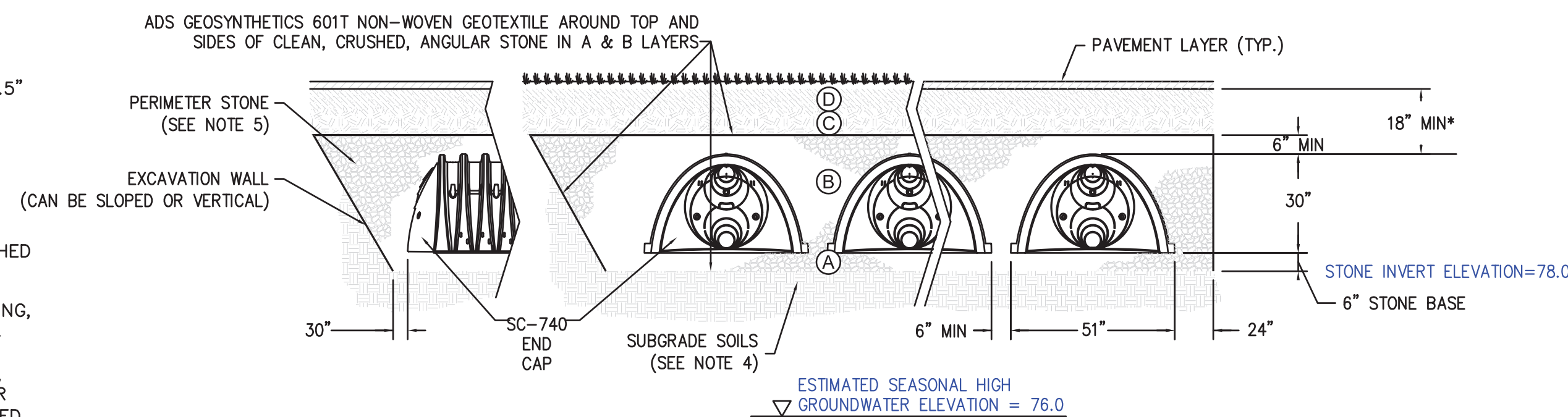
INSPECTION PORT
(MIN. 2 PER SYSTEM)
NOT TO SCALE



TYPICAL AREA DRAIN/SUMP BOX
SCALE: NOT TO SCALE

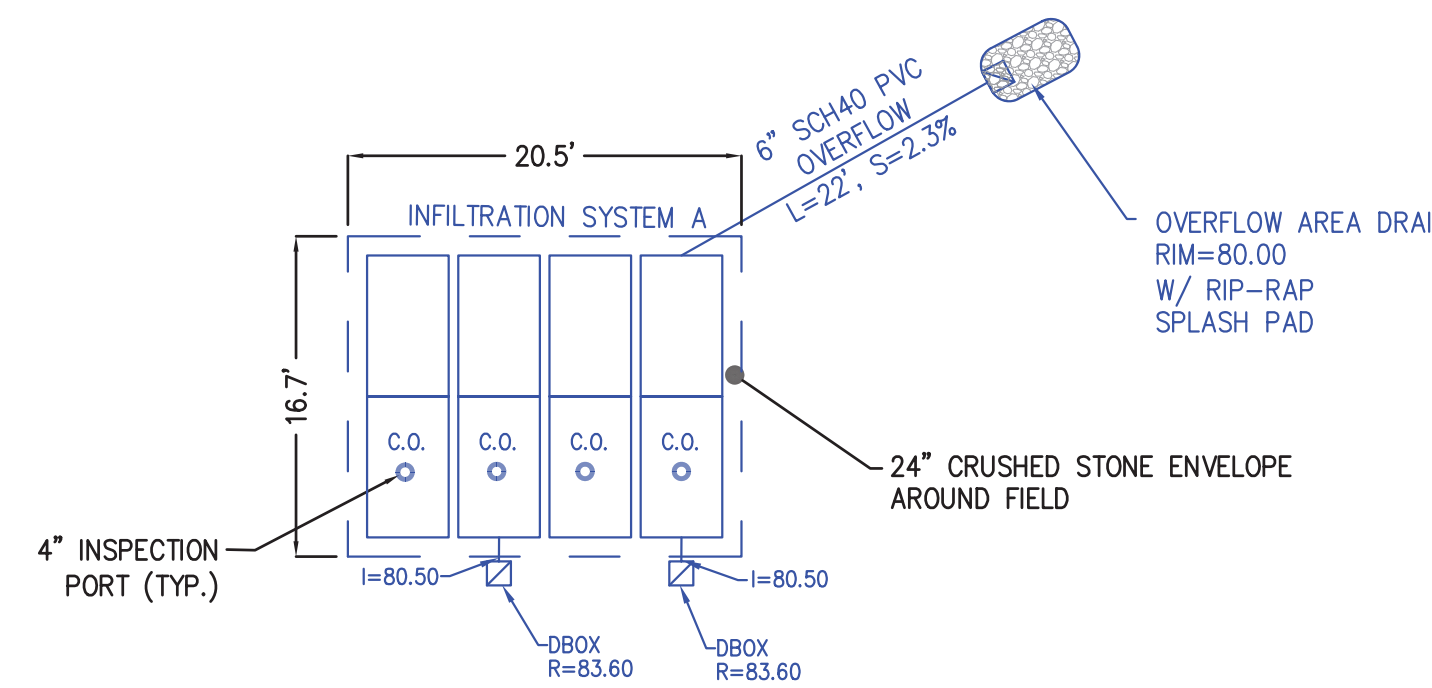
FILL MATERIAL SCHEDULE

- CRUSHED STONE BASE, 1.5" TO 2" ANGULAR, DOUBLE-WASHED STONE, COMPACTED WITH PLATE COMPACTOR TO PROVIDE LEVEL BASE.
- CRUSHED STONE EMBEDMENT, 1.5" TO 2" ANGULAR, DOUBLE-WASHED STONE, NO COMPACTION REQUIRED.
- ACCEPTABLE FREE DRAINING, GRANULAR FILL MATERIAL (MHD M2.01.7 UNDER PAVEMENT; MHD M1.01.0), BEGIN COMPACTION AFTER 12" OF STONE IS INSTALLED, COMPACT REMAINING MATERIAL IN 6" LIFTS TO A 95% PROCTOR DENSITY. DO NOT USE ROLLER OVER 12,000 LBS.
- TYPICAL LOAM AND SEED FOR LANDSCAPE APPLICATIONS, ROADWAY SUB-BASE FOR PAVEMENT APPLICATIONS.

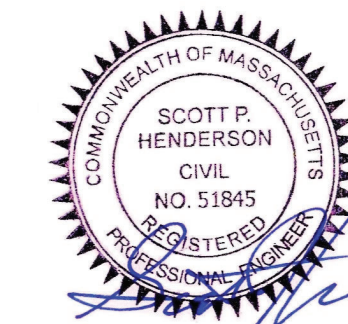


- SUBSURFACE INFILTRATION CHAMBERS SHALL BE ADS STORMTECH SC-740 CHAMBER OR APPROVED EQUAL. ALTERNATIVE UNIT SHALL ONLY BE INSTALLED AFTER APPROVAL FROM THE ENGINEER OF RECORD.
- IN THIS APPLICATION, CHAMBERS SHALL NOT BE INSTALLED BELOW PAVEMENT OR IN ANY AREA WHERE VEHICULAR TRAFFIC IS EXPECTED.
- LOCATION OF SYSTEM IS ILLUSTRATED ON THE DESIGN PLAN.
- CHAMBER INVERT SHALL BE SET AT LEAST 1 FOOT ABOVE SEASONAL HIGH GROUNDWATER.
- STONE APRON SHALL BE 1.5" DOUBLE-WASHED, ANGULAR CRUSHED STONE.

TYPICAL ADS STORMTECH SC740 CROSS SECTION
NOT TO SCALE



INFILTRATION SYSTEM A
NOT TO SCALE



DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 83 ROLLING LANE
SCALE: AS NOTED	ISSUE DATE: 6/4/2021
REVISION:	
REVISION:	
HENDERSON CONSULTING SERVICES Professional Civil Engineering & Land Planning P.O. Box 626, Lexington, MA 02420 (774) 993-9903 hscivil@gmail.com	
PROJECT: SITE PLAN 83 ROLLING LANE ASSESSOR'S PARCEL 199-111-34 NEEDHAM, MASSACHUSETTS	
PREPARED FOR: MATTHEW STUTZ & FLAVIA MONTANARI 83 ROLLING LANE NEEDHAM, MA 02492	
DRAWING TITLE	SHEET #
Construction Details	4 of 4



**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

APPLICATION FOR HEARING

IT IS STRONGLY RECOMMENDED THAT APPLICANTS CONSULT WITH THE BUILDING INSPECTOR PRIOR TO FILING THIS APPLICATION.

Note: Application must be complete, with certified plot plan attached, and application fee included, or application will not be accepted.

Date: 6/4/2021

Name of Applicant or Appellant: Matthew Stutz & Flavia Montanari

Address: 83 Rolling Lane, Needham, MA 02492

E-mail address: flavia.montanari@gmail.com

Daytime telephone: _____

Cell phone: _____

Additional contact information, (ie: contractor ☐, architect ☐, builder ☐, attorney ☐):

Scott P. Henderson, Civil PE - Henderson Consulting Services

P.O. Box 626, Lexington, MA 02420

Address/Location of Property 83 Rolling Lane

Assessor map/parcel number 199-111-34

Zone of property: Single Residence A (SRA)

Is property within 100 feet of wetlands, 200 ft. of stream or in flood plain? ☒ Yes ☐ no

Applicant is: ☒ owner ☐ tenant ☐ prospective tenant ☐ licensee ☐ prospective purchaser

Type of Permit requested: ☒ residential or ☐ commercial

If residential renovation, will renovation constitute "new construction"? ☐ yes ☒ no

If commercial, please consult with building inspector regarding parking issues

Select one: ☒ Special Permit ☐ Variance ☐ Comprehensive Permit, M.G. L Ch. 40B
☐ Amendment ☐ Appeal Building Inspector Decision*

*(For an appeal from decision of Building Inspector, attach copy of the decision or other written notice received from the Building Inspector.)

Existing Conditions: Existing single family home with driveway, lawn,
landscaping, and supporting utilities.

Statement of relief sought: Construction of retaining walls in excess of 4-feet
in height within the side yard setback of property.

Applicable Section(s) of Zoning By-Law: 6.11.3 (b) - Retaining Walls

If application under Zoning Section 1.4, listed immediately above:

List nonconformities related to lot/structure(s) in application: Wall with height of 7.5' within
side yard setback

Date structure(s) on lot constructed (including any additions): House ~1960, Addition ~2017

Date lot created:

February, 1951 (see record deed)

A certified plot plan, prepared by a registered surveyor, must be attached to this application at time of filing. An application will be returned if a copy of the plot plan is not attached to the application.

•Applications for Comprehensive permits under M.G.L. Ch. 40B require a copy of plot plan.

Please feel free to attach any additional information/photos relative to the application.

Additional information may be requested by the Board at any time during the application or hearing process.

A hearing before the Board of Appeals, with reference to the above noted application or appeal, is requested by

Signed _____

Title _____

An application must be submitted to the Town Clerk's Office at townclerk@needhamma.gov and to the ZBA Office at dcollins@needhamma.gov

APPLICATION FEES			
TYPE OF APPLICATION	SINGLE FAMILY RESIDENTIAL	MULTI-DWELLING RESIDENTIAL	COMMERCIAL
Appeal of the Building Inspector's Decision	\$200	\$200	\$200
Amendment, Modification, Transfer	\$200	\$200	\$200
Special Permit	\$200	\$500	\$500
Variance	\$200	\$200	\$200
Comprehensive Permit		\$2,000 + \$100/unit	

In addition to the above stated filing fees, the applicant shall be responsible to pay the cost of publishing public notices of any hearing in a newspaper. The clerk shall prepare the notice and arrange for publication. The newspaper may send an invoice directly to the applicant or through the clerk. The applicant shall pay any such invoice promptly upon receipt and failure to make timely payment shall be grounds for the Board to withhold a decision or deny an application.



Design Review Board Meeting Minutes
Monday, June 28, 2021
7:30 PM

Board Members:

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

Applicants & Attendees:

1. Special permit application for signage by Boston Properties located at 140 Kendrick St.
2. (Continued) Josie Lei, AZ Signs representing Apirak Chuenprapa, owner of Little Spoon Thai Kitchen, located at 952 Great Plain Avenue and applying for signage.
3. Chrissy Ripley, Sign Design, representing Speedway located at 207 Highland Avenue and applying for signage.
4. Ethan Nosel, Starboard Sales, LLC applying for a temporary banner for Sea Spray and Shorelines located at 1110 Great Plain Avenue.
5. Jennifer Shin, representing GoodyGifty located at 10 Oak Street and applying for signage.
6. Weslie Pierre, Owner of The Plant Design Studio by Wesleaf Designs & Décor located at 1020 Great Plain Avenue and applying for signage.

Mr. Chair called the meeting to order on June 28, 2021, 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 Boston Properties located at 140 Kendrick Street applying for special permit for three signs.

Applicants were unable to attend, and this item will be continued to the July 19th DRB meeting.

Agenda Item 2:

(Continued) AZ Signs representing Apirak Chuenprapa, owner of Little Spoon Thai Kitchen, located at 952 Great Plain Avenue and applying for signage. - Josie Lei, AZ Signs

Ms. Lei came back before the Board with the changes that were advised to her during the June 7th meeting.

Ms. Lei explained to the Board the various changes she made which included painting the background where the sign is to be mounted the same color as their neighbor LatinA Kitchen. She also changed the graphic to be 22 inches.

Mr. Reilly asked if the backing will be a painted panel like the one at LatinA Kitchen's or will it be an aluminum panel? Ms. Lei said the backing will be like the one of LatinA Kitchen & will be one inch deep.

Mr. Reilly said he prefers the new sign with the smaller graphic proposed as it fits better and keeps the building consistent. He also had reservations about how big the business hours are on the door. Ms. Lei said she had no problem reducing the size of the letters.

Mr. Tanner asked if they could consolidate the business hours instead of listing every single day of the week with the same hours, the business hours would say Monday to Friday from 11am to 10pm and then list Saturday & Sunday since those days have different business hours.

Mr. Chair asked Ms. Lei if she was able to verify the one-inch thickness of the panel will not project out from the architectural frame of the building. Ms. Lei said that it will not project out of the building.

Mr. Reilly shared his screen to confirm that the applicant and the Board agree. He shared a previous submission from Little Spoon Thai Kitchen showing that the panels appear to be flush to the building and painted the same color, and that the panel does not appear to be projecting out.

Mr. Chair asked Ms. Lei to confirm with the construction company that they must remove the slatted material that exists between the pilasters before installing the panel. This will ensure the panel will be mounted flush.

Mr. Dermody concurred with his colleagues regarding reducing the business hours listed on the door. However, he does find the white border around the letters on the letters of the sign makes things fuzzy and hard to read. Mr. Dermody also recommended changing what is on the blade sign, he recommended not having words on the blade sign but just the graphic. Mr. Dermody also asked if the two little spoons could be removed and just have the sign be focused on the cityscape within the window graphics sign.

Mr. Hammer concurred with Mr. Dermody.

The Board deliberated on a few graphic elements of the signage. Motion to approve the signage with the conditions that the existing siding be removed before the aluminum acting panel is installed, that the Little Spoon illuminated sign white edge be ½ inch width maximum, that the

business hours on the door are consolidated into several days of the week, that the blade sign be enlarged to 22 inches in diameter, and the window graphic is approved as submitted by Mr. Dermody.

Motion was seconded by Mr. Tanner.

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

Agenda Item 3:

Speedway located at 207 Highland Avenue and applying for signage. - Chrissy Ripley, Sign Design

Ms. Chrissy Ripley came before the Board representing Speedway who are looking to update the signage for their 6 pump toppers. No change in branding. This will allow them to change the prices easier, as well as displaying payment options. Speedway would like to update their pylon sign with new digital numbers, the square footage will remain the same. There is a white detail bar between the name Speedway and the pricing.

The Board members did not have a problem overall with the proposed changes.

Motion to approve the signage as submitted by Mr. Dermody.

Motion was seconded by Mr. Tanner.

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

Agenda Item 4:

Starboard Sales, LLC applying for a temporary banner for Sea Spray and Shorelines located at 1110 Great Plain Avenue. - Ethan Nosel

As part of **Project: Pop Up**, a pilot program in partnership with the City of Newton & the Commonwealth, the Town of Needham has welcomed Sea Spray & Shorelines by Starboard to the neighborhood to fill vacant storefronts to encourage and support local small businesses while working with landlords. The program has a 60-day limit, signage is temporary. The program

will run through the end of August. If businesses are successful and want to stay longer, they will need to come back to the DRB and the Board will need to decide if it will extend the approval or require them to apply for a more permanent sign.

Mr. Nosel is the owner of Sea Spray & Shorelines by Starboard, a resort-inspired lifestyle store focusing on summer clothing and accessories for the whole family. The pop-up is to be located at 1110 Great Plain Avenue, where Proud Mary was previously located. Mr. Nosel wishes to install a temporary sign for his store.

The sign is 15” by 72” with the left half depicting the store’s name and the right half displays a photo of a beach and rolling waves.

The Board did not object to the proposed sign. The Chair asked Mr. Nosel to print the sign on corrugated plastic as those hold up better. The Chair stated that the discussion he had with the Building Inspector and the one condition that we require is that temporary signage not be printed on the vinyl sheet stock banner.

Mr. Reilly commented that if this sign were permanent it would be better without the waves as it is busy. Mr. Chair echoed the sentiment and that the size with the waves would make the lettering pretty small and not visible (specifically “by Starboard”).

Motion to approve the sign with image of the beach waves with the condition the sign is to be printed on corrugated plastic backing by Mr. Dermody.

Seconded by Mr. Reilly.

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

Agenda Item 5:

GoodyGifty located at 10 Oak Street and applying for signage. - Jennifer Shin.

Ms. Shin told the Board they plan to use the existing sign structure to install their new sign. The sign will have an aluminum back and it will be non-illuminated.

Mr. Tanner asked if the letter will be stripped before applying the new vinyl. Ms. Shin said they will be removed before applying the new vinyl.

Mr. Reilly asked if GoodyGifty deliberately has no space between the two words. Ms. Shin said yes. Mr. Reilly also said that the purpose of a sign is to identify the business and not to advertise the products or services being sold. He would like the subtext “Custom T-shirts, Gifts & Toys” to be smaller, and if they could be bulleted instead of separated by commas. The overall text

should be smaller. Ms. Shin said because GoodyGifty is not a known brand they had intentionally made the store name smaller and the subtext bigger to help draw in customers. Mr. Reilly said the by-law says a sign is to identify the business not to advertise what it does unless the name is vague and not clear what is about then the Board does allow smaller subtext to help clarify.

Mr. Hammer & Mr. Dermody concurred with Mr. Reilly's comments & concerns.

Motion to approve GoodyGifty sign with the condition that GoodyGifty be 7 inches high, and the subtext "Custom T-shirts- Gifts- Toys-" be bulleted and 3 inches high and that the commas and ampersand be replaced with bullets by Mr. Dermody.

Motion was seconded by Mr. Reilly.

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

Agenda Item 6:

The Plant Design Studio by Wesleaf Designs & Décor located at 1020 Great Plain Avenue and applying for signage. - Weslie Pierre, Owner.

As part of **Project: Pop Up**, a pilot program in partnership with the City of Newton & the Commonwealth, the Town of Needham has welcomed Wesleaf Design & Décor to the neighborhood to fill vacant storefronts to encourage and support local small businesses while working with landlords. The program has a 60-day limit, signage is temporary. The program will run through the end of August. If businesses are successful and want to stay longer, they will need to come back to the DRB and the Board will need to decide if it will extend the approval or require them to apply for a more permanent sign.

Ms. Pierre the owner of Wesleaf Designs & Décor business features collections of plant designs. The window signage is already installed featuring a leaf with name of the business and their logo "The Plant Design Studio". Her graphic designer told her 61" x 24" was the total size. Ms. Pierre does not wish to install any additional temporary signage.

Mr. Chair said that the total size of the graphic is more like 60" x 60" since it appears to be a square which is still under the maximum area allowed.

Motion to approve Wesleaf Design vinyl logo as submitted by Mr. Dermody.

Motion seconded by Mr. Reilly.

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

Informal Discussion regarding how the Board will continue to meet.

E. Litchman shared how a hybrid meeting (zoom and in-person) was recently held for the Zoning Board of Appeals. The Town used a device known as the Owl which has voice recognition and would show the speaker on a monitor. The Town does not own the Owl devices to allow Boards to conduct this meeting platform. E. Litchman stated that the Director of Planning suggested that meetings continue with the Zoom platform for the remainder of the summer permitting other interested parties in “attending” the meetings.

Design Review Board Business:

Vote to designate one Board member to review and approve pop-up signs to support the Town’s economic development efforts and to support small businesses and landlords. Mr. Dermody will be the designee to review and approve temporary signage for pop-up businesses working with E. Litchman for the remainder of the program.

Motion for a Board member designee to review and approve each sign independently of the regularly scheduled DRB meetings moved by Mr. Dermody.

Motion seconded by Mr. Reilly.

Vote to adopt NUARI vision & goals. Mr. Chair commented that he would

Motion for the Design Review Board to endorse and adopt the NUARI principles as outlined in the statement by Mr. Dermody.

Motion seconded by Mr. Reilly.

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

Minutes:

Motion to approve the minutes of June 7th, 2021 by Mr. Dermody

Motion was seconded by Mr. Reilly.

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 was seconded by Mr. Reilly.

Meeting adjourned at 8:53 PM.

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

Future Meetings:

July 19, 2021	Via Zoom
August 9, 2021	Via Zoom
August 30, 2021	Via Zoom
September 13, 2021	Via Zoom
October 4, 2021	Via Zoom
October 25, 2021	Via Zoom
November 15, 2021	Via Zoom
December 6, 2021	Via Zoom
December 20, 2021	Via Zoom