



Design Review Board Meeting Minutes
Monday, May 19, 2025
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Steve Dornbusch, Board Member (P)
Milee Pradhan, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Mark Gluesing, Chair, called the meeting to order on May 19, 2025, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. David Feldman, VP Wingate Development LLC
2. Tom Taricano, FastSigns representing EverSight Optometry

Agenda Item 1:

David Feldman, VP Wingate Development LLC located at 589 Highland Avenue applying for site plan review revisions to previously approved site plan.

David Feldman, Wingate Development, explained that the request is for approval of minor site plan modifications, including a small dog run, a bocci court, the extension of an internal sidewalk, the installation of two EV chargers which will accommodate four vehicles, and three additional parking spaces that were previously removed from the plan. The site plan shows a major rehabilitation of the old Wingate Nursing Home, converting it to 63 independent living apartments. The applicant will be before the Planning Board on June 3rd for this request. There are no changes proposed to the planting plan.

In response to a question from Ms. Pradhan, Mr. Feldman stated that there are minor grade changes proposed around the bocci court area. The area will be made fully accessible.

Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Pradhan, it was voted to approve the site plan changes, as submitted. Milee Pradhan – aye; Mark Gluesing – aye; Steve Dornbusch – aye; Motion passed 3-0-0.

Agenda Item 2:

Tom Taricano, FastSigns representing EverSight Optometry located at 1498 Highland Avenue, Needham, MA, and applying for signage.

Tom Taricano, FastSigns representing EverSight Optometry, explained that the proposal is for an aluminum bar frame sign with vinyl graphics. This will match the other neighboring signs, and the overall size and height will match the direct neighbor's sign. The sign will be centered horizontally once installed.

Ms. Pradhan asked if this will be illuminated. Mr. Taricano stated that each sign along this area has one light.

Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Pradhan, it was voted to approve the sign for 1498 EverSight Optometry, as submitted. Milee Pradhan – aye; Mark Gluesing – aye; Steve Dornbusch – aye; Motion passed 3-0-0.

Envision Needham Update

The Board agreed to table this discussion to a future meeting.

REVIEW

Minutes of 04/28/2025 meetings.

The Board agreed to table a review of the minutes to a future meeting.

Upon a motion duly made by Mr. Dornbusch and seconded by Ms. Pradhan, it was voted to adjourn at 7:46 p.m. Milee Pradhan – aye; Mark Gluesing – aye; Steve Dornbusch – aye; Motion passed 3-0-0.

Next Public Meeting – June 2, 2025, at 7:30pm via Zoom Webinar