DESIGN REVIEW BOARD
Monday November 3, 2025
7:30 p.m.

Virtual Meeting using Zoom
Meeting ID: 837 5422 1747
(Instructions for accessing below)

Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20,", issued June 16, 2021, and extended several times again through 2027, meeting of public bodies could be conducted virtually provided that adequate access is provided to the public.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 837 5422 1747 Link: https://us02web.zoom.us/j/837 5422 1747

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: 837 5422 1747

HEARINGS:

APPLICANTS:

Further Board discussion regarding the revised landscaping plan dated 9/22/2025 for the Chabad Center to be located at 1195 Central Avenue.

George Giunta, Jr. attorney representing Taberna Restaurant to be located at 1037 Great Plain Avenue and applying for exterior alterations.

Steve Schwede, FastSigns representing The Bookshop of Needham to be located at 283 Chestnut Street and applying for signage and awnings.

Charles River Heights LLC applying for a Comprehensive Permit to redevelop 59 East Militia Heights Drive and site plan review.

REVIEW

Minutes of 9/29/2025 meeting.

Next Public Meeting – November 17, 2025 at 7:30pm

SEED MIX 1 Non-Mowed/ Annual Mowing Area Seed Mix:
Showy Northeast Native Wildflower & Grass Mix
Seed specification from Ernst Seeds mix: ERNMX-153, or equal

31.5%	Little Bluestem, Fort Indiantown Gap-PA Ecotype (Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype)
20%	Sideoats Grama, 'Butte' (Bouteloua curtipendula, 'Butte')
18%	Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
4%	Tall White Beardtongue, PA Ecotype (Penstemon digitalis, PA Ecotype)
4%	Partridge Pea, PA Ecotype (Chamaecrista fasciculata (Cassia f.), PA Ecotype)
3%	Purple Coneflower (Echinacea purpurea)
2.5%	Marsh (Dense) Blazing Star (Spiked Gayfeather) (Liatris spicat a)
2%	Butterfly Milkweed (Asclepias tuberosa)
2%	Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype)
2%	Oxeye Sunflower, PA Ecotype (Heliopsis helianthoides, PA Ecotype)
2%	Blackeyed Susan, Coastal Plain NC Ecotype (Rudbeckia hirta, Coastal Plain NC Ecotype)
1.5%	New England Aster (Aster novae-angliae (Symphyotrichum n.))
1.5%	Smooth Blue Aster, NY Ecotype (Aster laevis (Symphyotrichum laeve), NY Ecotype)
1.5%	Ohio Spiderwort, PA Ecotype (Tradescantia ohiensis, PA Ecotype)
1%	Autumn Bentgrass, Albany Pine Bush-NY Ecotype (Agrostis perennans, Albany Pine Bush-NY Ecotype)
0.8%	Browneyed Susan, WV Ecotype (Rudbeckia triloba, WV Ecotype)
0.5%	Wild Senna, VA & WV Ecotype (Senna hebecarpa (Cassia h.), VA & WV Ecotype)
0.5%	Wild Bergamot, Fort Indiantown Gap-PA Ecotype (Monarda fistulosa, Fort Indiantown Gap-PA Ecotype)
0.5%	Maryland Senna (Senna marilandica (Cassia m.))
0.5%	Blue False Indigo, Southern WV Ecotype (Baptisia australis, Southern WV Ecotype)
0.5%	Early Goldenrod, VA Ecotype (Solidago juncea, VA Ecotype)
0.2%	Hoary Mountainmint, MD Ecotype (Pycnanthemum incanum, MD Ecotype)
Total: 100%	

Conservation Seed Mix:
Showy Northeast Native Wildflower & Grass Mix
Seed specification from Ernst Seeds mix: ERNMX-153, or equal

31.5%	Little Bluestem, Fort Indiantown Gap-PA Ecotype (Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype)
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0.2%	Hoary Mountainmint, MD Ecotype (Pycnanthemum incanum, MD Ecotype)
Total: 100%	

Planting Notes

1. The Contractor is responsible for the legal removal and disposal of all debris from the site and as may be directed by the Owner
2. Coordinate final locations of Site Improvements with the Civil and Architectural plans.
3. The Contractor shall notify DIG-SAFE (1 888-344-7233) to verify the location of any underground utilities prior to any digging.
4. All plant material and planting procedures shall conform to the "American Standard for Nursery Stock" as published by the American Nursery and Landscape Association.
5. Contractor to stake proposed locations of all new plant material for LA review prior to planting.
6. Plant List governs: Contractor to provide plants on list. Locations and quantities in planting areas are subject to change under the discretion of the LA.
7. The Contractor shall supply all plant materials in quantities sufficient to complete the shown on all drawings.
8. All plant materials are subject to the approval of the Landscape Architect at the Nursery and at the site. All trees shall have single leader unless otherwise noted. No unapproved substitutions will be accepted. Plants species and cultivar, size and quantity shall not change without the approval of the Landscape Architect.
9. Location of all trees and shrubs shall be marked for the approval of the Landscape Architect the day prior to commencement of planting.
10. All plants shall bear the same relationship to finished grade as original grade before digging. Plants to be transplanted shall be carefully dug, with adequate root balls and surrounding soil and pruned according to ANA standard practices. Trees with root flare covered by more than 1 1/2" of soil will be rejected prior to installation. Set plants plumb.
11. All trees and shrubs shall be balled in burlap or containerized, unless otherwise noted. No root bound container grown stock will be accepted. All plastic root wrapping and metal wire baskets shall be carefully removed at the time planting. Wire directly under root ball can remain.
12. The planting soil mixture shall be a sandy loam modified with organic components of 4-8% organic matter, dry weight, PH range of 5.5 to 6.5 and no coarse fragments over 2". A soil sample from the proposed planting medium shall be sent to the UMass Extension Service, University of Massachusetts, West Experiment Station, Amherst, MA 01003, tel: 413.545.2311, fax: 413.545.1931 to be analyzed for organic matter, acidity, soluble salts, buffer PH, potassium and silt and clay content.
13. Contractor shall place 3" of fine shredded dark brown, aged two years, pine bark mulch in all bed areas. Submit sample to Landscape Architect.
14. All evergreen plant material shall be sprayed in the first Fall after planting with an anti-desiccant the first week of November.
15. Provide temporary irrigation system for all plant material. System to be functional for a spring and a fall planting season. Flood plants thoroughly once immediately after planting and twice during the first 24 hour period after planting.
16. Extreme care shall be taken not to disturb existing plant materials unless the plant is specifically noted to be transplanted or removed. Any plant injured, removed or destroyed without permission, shall be replaced with plant material of equal size and species at the Contractor's expense.
17. Do not wrap trunk of trees.
18. Stake only deciduous trees on windy exposures or steeper slopes. Evergreen trees may be staked at the discretion of the Landscape Architect. Consult with Landscape Architect.
19. Contractor shall maintain the trees for a minimum of 60 days following preliminary acceptance of Landscape Architect. After 6 days, provide Owner with written maintenance instructions.
20. Contractor shall guarantee all plant material for a minimum of one (1) year from the date of final acceptance of the Landscape Architect. The Contractor shall replace any dead or horticulturally damaged trees at his expense during the 1 year guarantee period.
21. Contractor shall provide Jute netting on steep slopes as directed by Civil Engineer to control soil erosion and loss.

PLANT LIST

QTY	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
Deciduous Trees					
5	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2.5"-3" cal.	NE Native
5	BL	Betula lenta	Black Birch	2.5"-3" cal.	NE Native
1	CK	Cornus kousa	Kousa Dogwood	8'-10' Tall	
4	CF	Cornus florida rubra	Pink Flowering Dogwood	8'-10' Tall	Native
5	NS	Nyssa sylvatica	Blackgum	2.5"-3" cal.	NE Native
3	QB	Quercus bicolor	Swamp White Oak	2.5"-3" cal.	NE Native
Evergreen Trees					
6	IO	Ilex opaca 'Jersey Princess'	Jersey Princess American Holly	5'-6' Tall	Native
2	JV	Juniperus virginiana	Eastern Redcedar	5'-6' Tall	Native
3	PG	Picea glauca	White Spruce	8'-10' Tall	NE Native
Shrubs					
5	CS	Cornus amomum	Silky Dogwood	4.5'-5' Tall	NE Native
3	IV	Ilex vercitillata 'Afterglow'	Afterglow Winterberry	3.5'-4' Tall	Native
1	PJ	Pieris japonica 'Brouwer's Beauty'	Brouwer's Beauty Andromeda	#10	
12	SP	Syringa prestoniae 'Minuet'	Minuet Lilac	3.5'-4' Tall	
5	VC	Vaccinium corymbosum	High Bush Blueberry	3'-4' Tall	Native
Wetland Plants					
1	AC	Amelanchier canadensis	Shadblow	5'-6' Tall	Native
5	CA	Clethera alnifolia	Summersweet	#10	NE Native
6	CSa	Cornus sericea	Red Osier Dogwood	4.5'-5' Tall	NE Native
1	HV	Hamamelis virginiana	Witch Hazel	4.5'-5' Tall	NE Native
10	IV	Ilex vercitillata	Winterberry Holly	3.5'-4' Tall	NE Native
4	MP	Myrica pennsylvatica	Bayberry	4.5'-5' Tall	NE Native
11	VA	Viburnum angustifolium	Lowbush Blueberry	#10	NE Native
6	VL	Viburnum lentago	Nannyberry	3.5'-4' Tall	Native

Needham Tree Removal Policy

Significant Trees >32" cal.	Quantity Removed	Replacement Factor (x3)	Proposed Replacement	Trees Replaced
	4	12 Trees	Trees: 5 Red Maple, 5 Nyssa sylvatica	10
			Shrubs: 3 Ilex verticillata 5 Cornus amomum	2

Trees > 6" cal.	Quantity Removed	Replacement Factor (x2)	Proposed Replacement	Trees Replaced
	5	10 Trees	Trees: 5 Betula lenta 3 Quercus bicolor	8
			Shrubs: 4 Myrica pennsylvatica 5 Vaccinium corymbosum	2
Total	9 Trees	22 Trees		22 Trees

Invasive Species Management Plan
Invasive Shrubs

1) Winter: Treat all invasive shrubs with trunk penetrating herbicide during this winter. Use Dow Chemical Garlon 4 Ultra with a methylated seed oil carrier following the product label instructions. This formulation can be used effectively whenever the bark is dry and the temperature is near freezing or above.
2) Spring: Wait until spring when treated plants are clearly "dead" for removal to ensure maximum translocation of the herbicide from the trunk to the root tissues. At this point the plants can be removed for disposal at an approved invasive plant material disposal site. Please note that spring ground conditions might delay removal operations. The ground is sufficiently firm to avoid unnecessary soil compaction. Use hand tools and only remove dead plants toavoid any species misidentification problems (native plants).
3) When weather and ground conditions permit a second basal bark application (Dow Chemical Garlon 4 Ultra with a methylated seed oil carrier following the product label instructions) will be made to any surviving target plants with sufficiently large bark area to be practical. This will include the intact plants that were missed in the first application and are "in leaf" and cut stumps that have significant sprouting.
4) In combination with the basal bark application with suitable weather (dry and low wind) and ground conditions, begin foliar applications on small plants (knee height or less). This will include seedlings and also any sprouting clumps that produce a wide "floret". Foliar spray should be Garlon 4 Ultra mixed with water and applied with a backpack sprayer, again following label instructions. Note that most of these treated plants from the 2nd and 3rd applications can be left to decay in place.
5) Repeated foliar applications will be made at regular intervals as needed within the target area to bring invasive plant populations as close to zero as practical as soon as possible. This zero tolerance approach is the best way to minimize overall chemical use. Maintenance will be required every year.

Landscape Water Use Management
New Installations of Trees, Shrubs, and Flowers

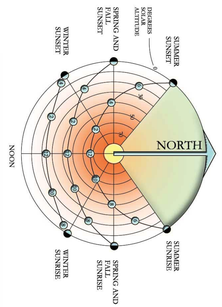
1. Provide temporary irrigation to all new plantings. Water with 2" of water to thoroughly soak the soils every day for two weeks following installation.
2. Thereafter, water at 1" two times per week to maintain a moist soil through the first summer into fall.
3. Water well one final time in late November before the ground freezes to improve the plant's ability to tolerate winter desiccation.

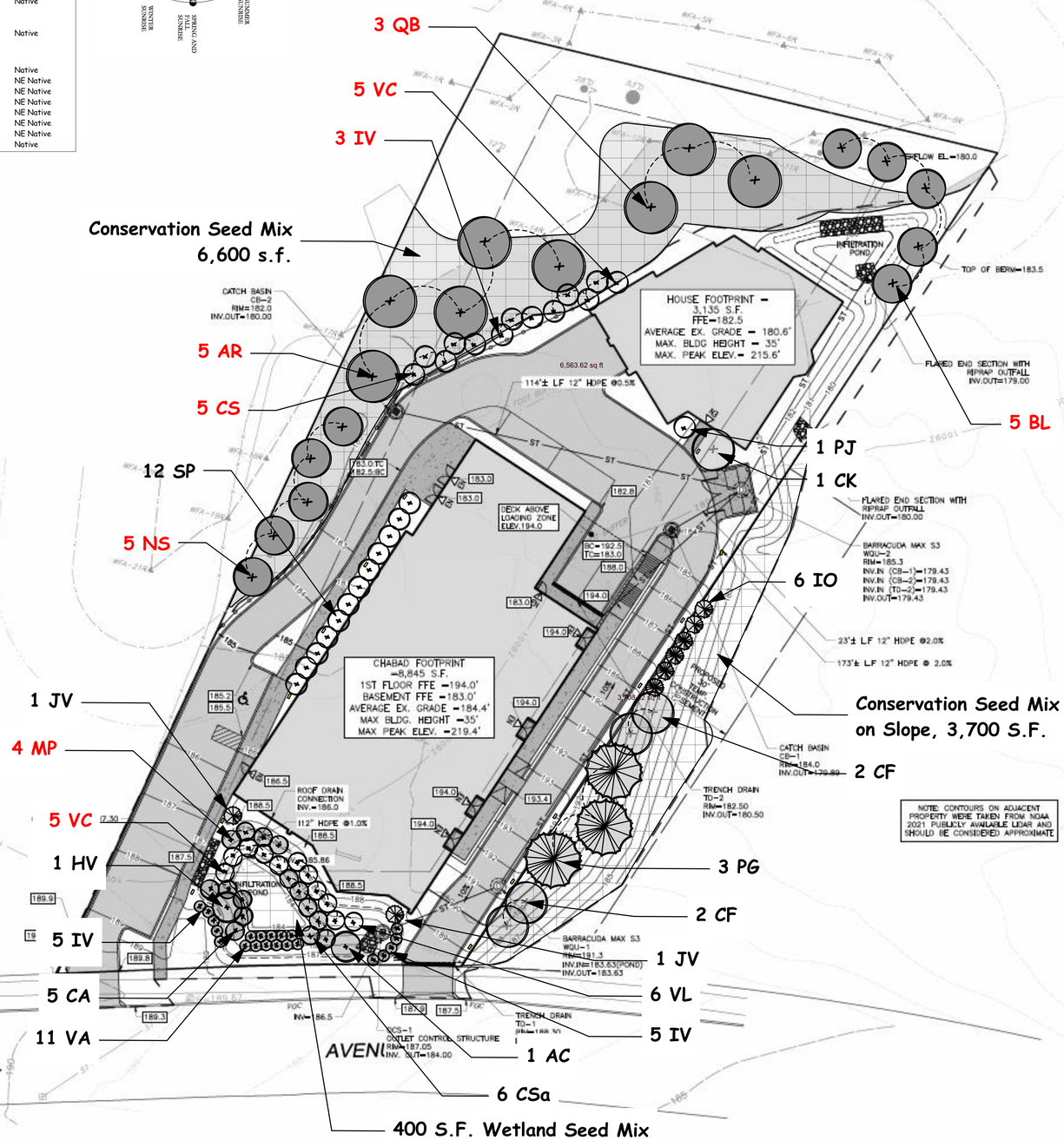
New Installations of Conservation Seed and Wild Flower Mixes

1. Water with 2" of water (30 mins of aerial irrigation) to thoroughly soak the soils every other day for two weeks following installation.
2. Water at 1" two times per week to maintain a moist soil through the first summer into fall.

Recommended Planting Seasons: Zone 5 and 6

Spring Planting	Season Begins	Season Ends
Lawns	April 1-15	May 15-30
Evergreens	April 1-15	May 15-30
Deciduous Plants	April 1-15	May 15-30
Fall Planting	**Season Begins**	**Season Ends**
Lawns	August 1-15	September 15-30
Evergreens	September 1-15	November 1-15
Deciduous Plants	October 1-15	November 15-30





NEEDHAM CHABAD
1195 CENTRAL AVENUE
NEEDHAM, MA

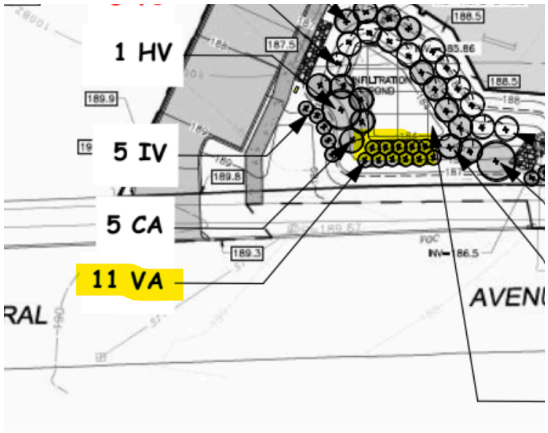
fisher design group
www.fisher-designgroup.com
Concord, MA 01742
978.996.5713
Site Planning | Permitting | Landscape Architecture | Urban Design

Rev. 3:
Rev. 2:
Rev. 1: 09/22/2025

Scale: 07/21/2025
Date: 1"=20'

Sheet L-1.01

Landscape Plan



~The plant legend refers to VA as Viburnum angustifolium with a common name of Lowbush Blueberry.
Viburnum angustifolium is not a recognized species or sub-species of Viburnums. I'm assuming they meant **Vaccinium angustifolium** - Lowbush blueberry. I only point this out because should this planting plan be approved, the plant order would not be understandable and probably a non-native Viburnum of some sort would show up.

~The street infiltration pond appears overplanted with an excessive variety of shrubs, which will likely result in a messy appearance and difficult maintenance over time, especially since these areas are often overlooked in maintenance plans. The plants selected for this area must provide erosion control and tolerate both prolonged wet and dry periods. Given the contemporary design of the building, a simple, contemporary, and flowing landscape would be more appropriate in my opinion. Maintaining this area would be significantly easier if the banks were designed with a mix of grasses, sedges, and rushes.

Proposed Native Grasses Concept:

- Switchgrass (*Panicum virgatum*)
- Prairie Cordgrass (*Spartina spectinata*)
- Soft Rush (*Juncus effusus*)
- Sedges (*Carex sp.*)
- Little Bluestem (*Schizachyrium scoparium*)

OR

Grass and Perennials and Groundcovers: Swamp milkweed (Asclepias incarnata), Black-Eyed Susan (Rudbeckia spp), Cardinal Flower (Lobelia cardinalis), Juniperus horizontalis (Upper slopes)
All providing erosion control

Shrubs could add some bones in the winter although I don't feel it necessary if the beige grasses are left up during the winter for habitat and cut down in spring. But if the owner would like shrubs included in the landscape I think a one or two varieties only would be better on the eye.
American Viburnum (Viburnum trilobum), Cornus sericea (Red Twig Dogwood) are native options if they are used judiciously.

It feels like plants serve practical roles (screening, erosion control) without a unifying aesthetic that welcomes. The owner and two buildings make a strong statement, yet the landscape doesn't fully reflect that scale. There's likely an effort to meet approvals, but a clear concept should guide it.

The front should be inviting for pedestrians and drivers. A Chabad aims to inspire Jewish awareness, so this purpose should inform both building and landscape design (in my opinion)—achieving harmony and meaning through simplicity.

Possible directions:
- Create a unifying palette of native and meaningful plantings. (I found Willow to have meaning in the Jewish tradition)
- Use planting to create welcoming entrances to reflect the building's scale.

Design Review Board

Public Services Administration Bldg.
500 Dedham Avenue
Needham, MA 02492

Application and Report

Location: 1037 Great Plain Avenue *Date:* October 27, 2025

Owner: Triantos Thomas and Dina Thomas, Trustees, Great Plain Avenue Realty Trust

Address: 198 Curve Street, Dedham, MA 02026
Street *City* *State* *Zip*

Telephone: 781-329-5894

Applicant: Bohemian, LLC

Address: 1037 Great Plain Avenuem, Needham, MA 02492
Street *City* *State* *Zip*

Telephone: 857-891-7928

Designer/Installer: Sousa Design Architects

Address: 81 Boylston Street, 2nd Floor, Brookline, MA 02445
Street *City* *State* *Zip*

Telephone: 617-879-9100

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:

Renovation of former Rice Barn restaurant for use as new Taberna restaurant, including front and rear facade changes, as shown on plans provided herewith.

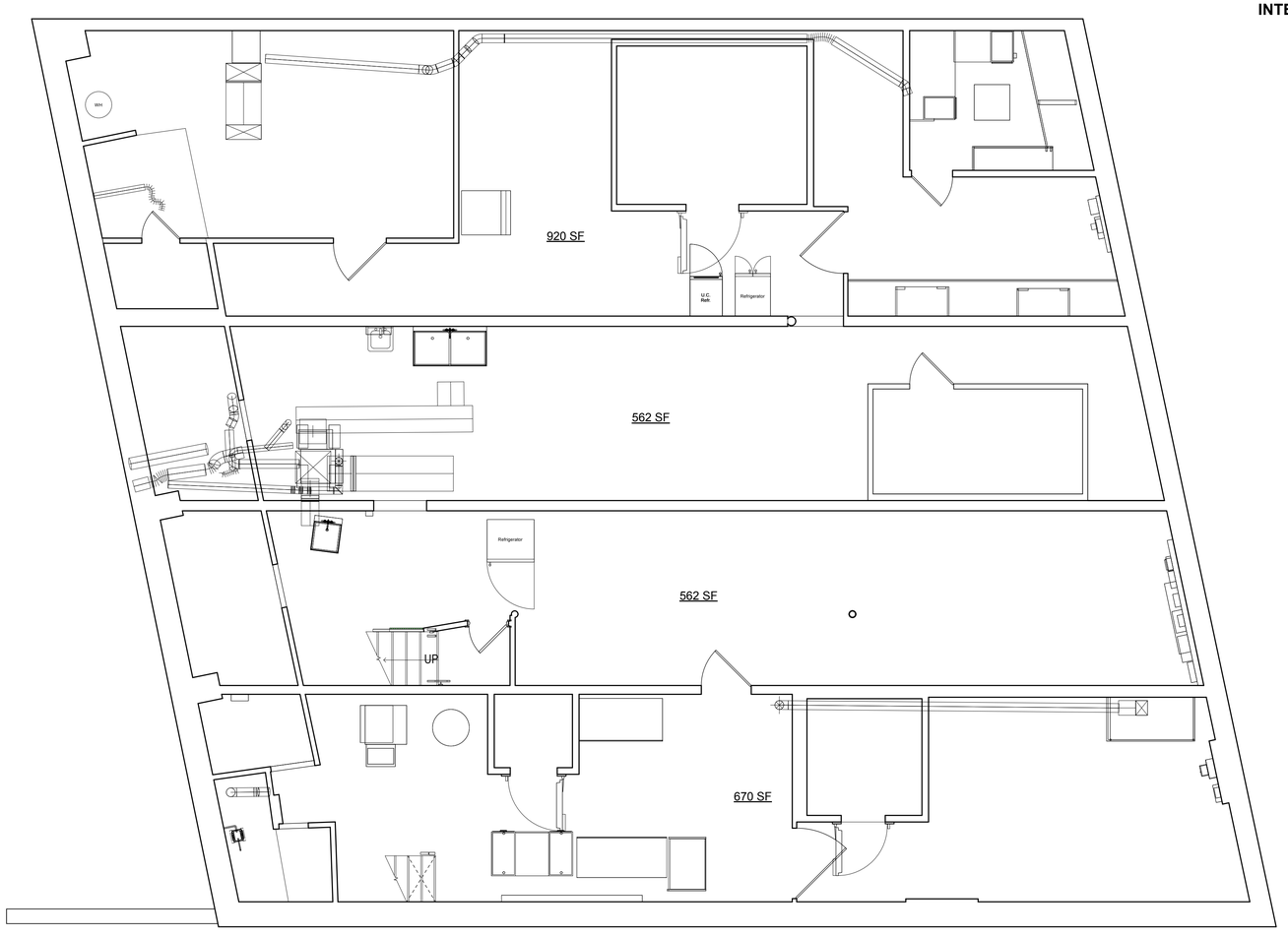
RESTROOMS:
6 TOTAL
4 WOMEN'S (4 FIXTURES PER 25 OCCUPANTS) = 100 OCCUPANTS

100 (OCCUPANTS PER SEX) X 2 (EACH SEX) = **200 TOTAL ALLOWABLE OCCUPANTS**

PROPOSED SEATING SUMMARY

BAR	=	22
BAR DINING	=	34
DINING	=	34
DINING 2	=	20

TOTAL PROPOSED INTERIOR SEATING = 110



TOTAL AREA: ±2,826 SF

1 PROPOSED BASEMENT PLAN
Scale: 1/8" = 1'-0"

TABERNA

1037 GREAT PLAIN AVE, NEEDHAM, MA 02492

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

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THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF NEEDHAM AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
PLANNING REVIEW

SOUSA design
A r c h i t e c t s

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879 . 9100
www.sousadesign.com

REGISTERED ARCHITECT STEPHEN A. SOUSA No. 9851 CAMBRIDGE Mass. COMMONWEALTH OF MASSACHUSETTS

Job # 202509C

Drawn by SA **Ckd by** SAS

Date 10.20.25

Revisions

PROPOSED BASEMENT PLAN

A-100

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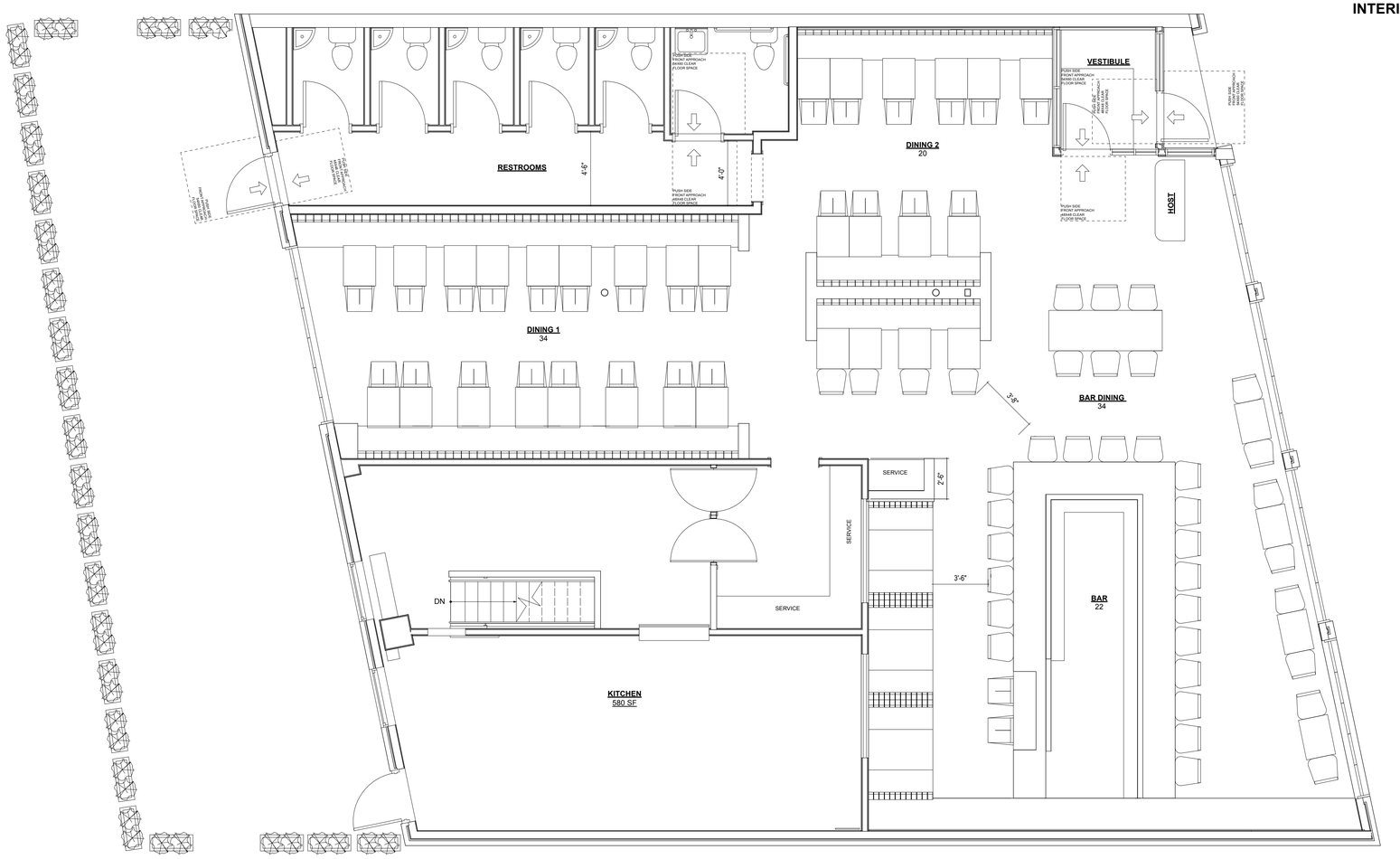
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify SOUSA design Architects of any discrepancies



TOTAL AREA: ±2,867SF

1 PROPOSED GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

RESTROOMS:
6 TOTAL
4 WOMEN'S (4 FIXTURES PER 25 OCCUPANTS) = 100 OCCUPANTS

100 (OCCUPANTS PER SEX) X 2 (EACH SEX) = **200 TOTAL ALLOWABLE OCCUPANTS**

PROPOSED SEATING SUMMARY

BAR	=	22
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TABERNA

1037 GREAT PLAIN AVE, NEEDHAM, MA 02492

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ISSUED FOR:
PLANNING REVIEW

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A r c h i t e c t s

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REGISTERED ARCHITECT
STEPHEN A. SOUSA
No. 9369
CAMBRIDGE
Mass.
COMMONWEALTH OF MASSACHUSETTS

Job # 202509C

Drawn by SA **Ckd by** SAS

Date 10.20.25

Revisions

PROPOSED GROUND FLOOR PLAN

A-101

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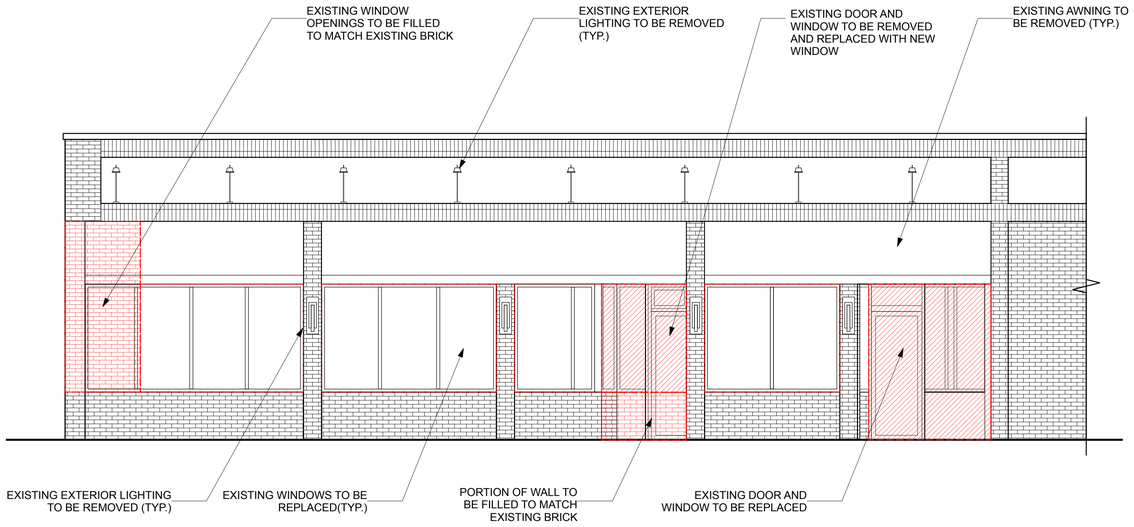
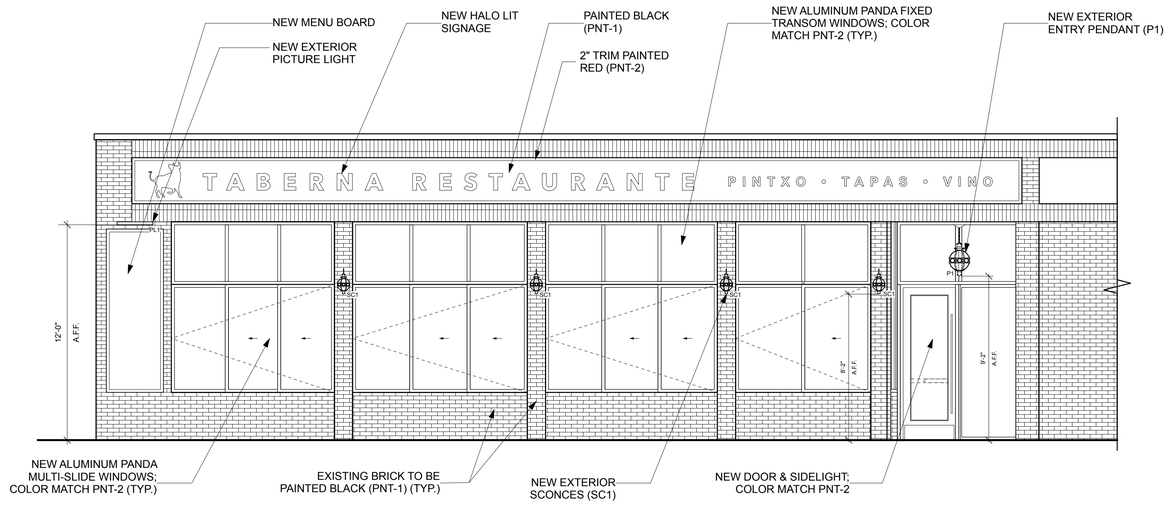
1 EXISTING EXTERIOR PHOTOGRAPH
Scale: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

2 PROPOSED EXTERIOR RENDERING
Scale: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

TABERNA

1037 GREAT PLAIN AVE, NEEDHAM, MA 02492

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ISSUED FOR:
PLANNING REVIEW

SOUSA design
A r c h i t e c t s
81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879 . 9100
www.sousadesign.com

Job # 202509C
Drawn by SA **Ckd by** SAS
Date 10.20.25

Revisions

EXTERIOR FRONT ELEVATION

A-300

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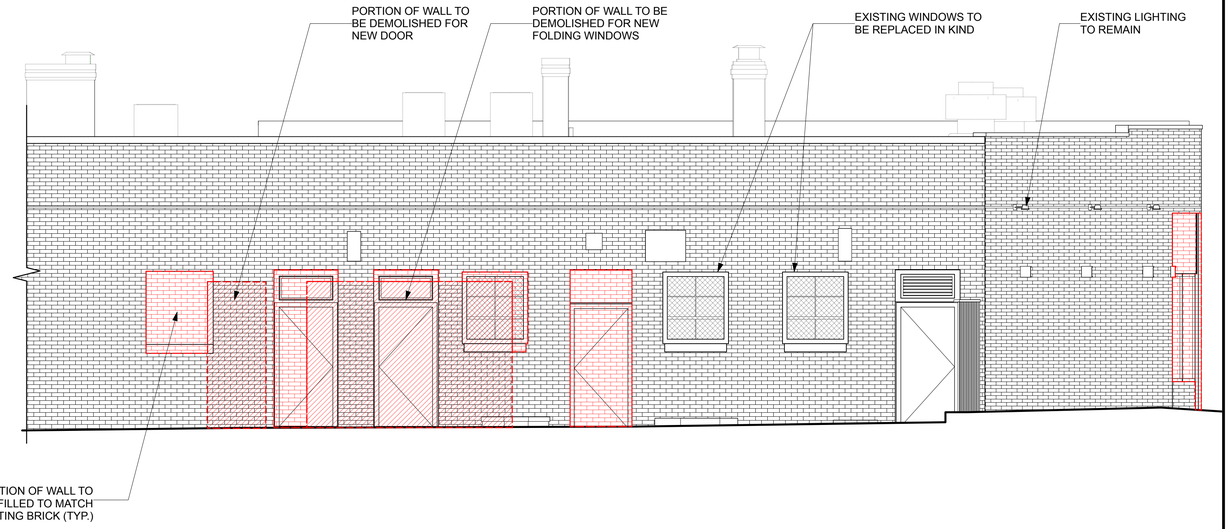
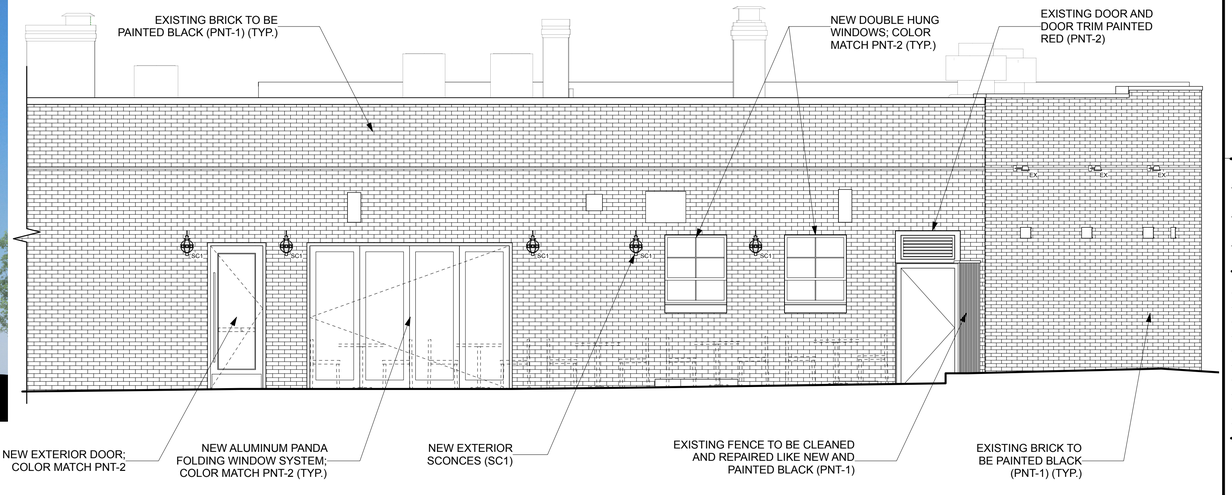
1 EXISTING EXTERIOR PHOTOGRAPH
Scale: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

2 PROPOSED EXTERIOR RENDERING
Scale: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

TABERNA

1037 GREAT PLAIN AVE, NEEDHAM, MA 02492

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SOUSA design
Architects
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617 . 879 . 9100
www.sousadesign.com

Job # 202509C
Drawn by SA **Ckd by** SAS
Date 10.20.25

Revisions

EXTERIOR REAR ELEVATIONS

A-301

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EXTERIOR LIGHTING SPECIFICATIONS

CAMPANILE
F5008-FRN

HUDSON VALLEY LIGHTING GROUP | hvlgroup.com | 1.800.814.3993

FINISHES
FRENCH IRON
Coastal Suitable Finish (EPM): No

DIMENSIONS
Height: 23.5"
Width/Diameter: 13.75"
Canopy/Backplate: 6"
Hanging Type: 72" Chain
Product Weight: 17.6lb
Canopy/Backplate Shape: Round
Sloped Ceiling Compatible: Yes
Living Finish: No
Uplight Only: No

Shade
Shade 1: Glass
Shade 1 Finish: Clear
Shade 1 Top Width: 13"
Shade 1 Bottom L/W: 0" / 4.75"
Shade 1 Height: 13"

ELECTRICAL
Bulb 1
Bulb Included: No
Socket: E12 Candelabra Base
Max Wattage: 60
Bulb Quantity: 3
Bulb Included: No
Wire Length: 144"
Dimmer Type: Incandescent
Gem Box Required (2"x3"): No
Dark Sky: No

SHIPPING
Carton 1: 39" x 17" x 17"
Carton 1 Weight: 24lb
Shipping Method: Ground
Country of Origin: VN

P1

CAMPANILE
B5001-FRN

HUDSON VALLEY LIGHTING GROUP | hvlgroup.com | 1.800.814.3993

FINISHES
FRENCH IRON
Coastal Suitable Finish (EPM): No

DIMENSIONS
Height: 17"
Width/Diameter: 8"
Product Weight: 7.48lb
Extension: 10.25"
Top to Center: 10.5"
Canopy/Backplate Shape: Round
Sloped Ceiling Compatible: No
Living Finish: No
Uplight Only: Yes

Shade
Shade 1: Glass
Shade 1 Finish: Clear
Shade 1 Top Width: 7.25"
Shade 1 Bottom L/W: 0" / 4.75"
Shade 1 Height: 7.25"
Replacement Glass Item #(s): GLS5001-CD

ELECTRICAL
Bulb 1
Bulb Included: No
Socket: E26 Medium Base
Max Wattage: 60
Bulb Quantity: 1
Bulb Included: No
Wire Length: 7'
Dimmer Type: Incandescent
Gem Box Required (2"x3"): No
Dark Sky: No

SHIPPING
Carton 1: 29" x 14" x 11"
Carton 1 Weight: 9lb
Shipping Method: Ground
Country of Origin: VN

SC1

Terrace LED Sign Light
By Hinkley

LUMENS
Call Us (877) 445-4486

Product Options

Finish: Museum Bronze,
Size: 28 Inch

Details

- Linear head rotates 360 degrees for precise adjustments
- Dimmable with CL dimmer
- Wiring kit is supplied

Dimensions

28 Inch Option Fixture: Width 28.25", Height 5.25", Depth 12", Weight 34.25lbs

Lighting

Lamp Type	LED Built-in	Color Temp	3000 (Soft White)
Total Lumens	2400	CRI	95
Total Watts	25.00	Equivalent Halogen, CFL or LED Bulb Can Be Used	No
Volts	120		

Location Rating: UL Listed Wet

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL: https://www.lumens.com/terrace-led-sign-light-by-hinkley-HKY2394791.html
Rating: UL Listed Wet

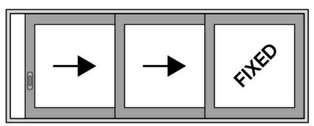
ITEM#: HKY2394791

PL1

STOREFRONT WINDOW SPECIFICAITONS

PANDA WINDOWS & DOORS

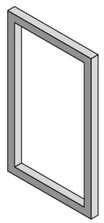
Sliding Windows



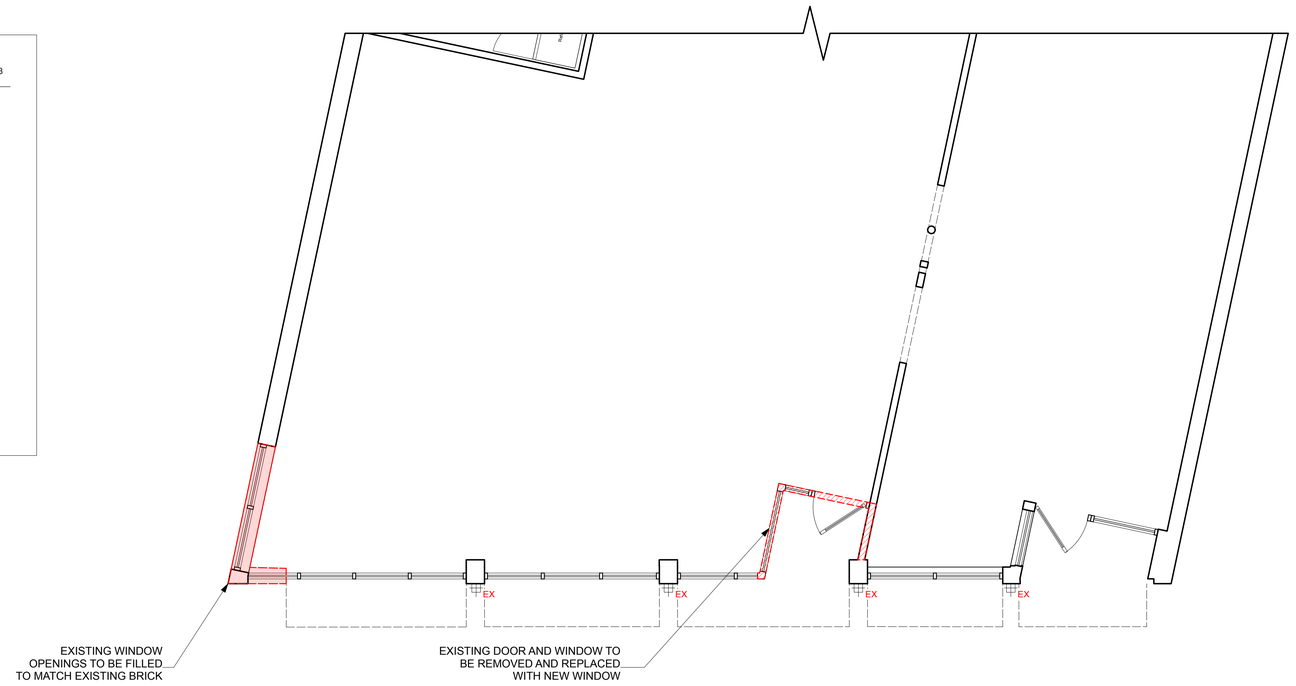
ALUMINUM MULTI-SLIDE WINDOWS; COLOR MATCH PNT-2 (TYP.)

PANDA WINDOWS & DOORS

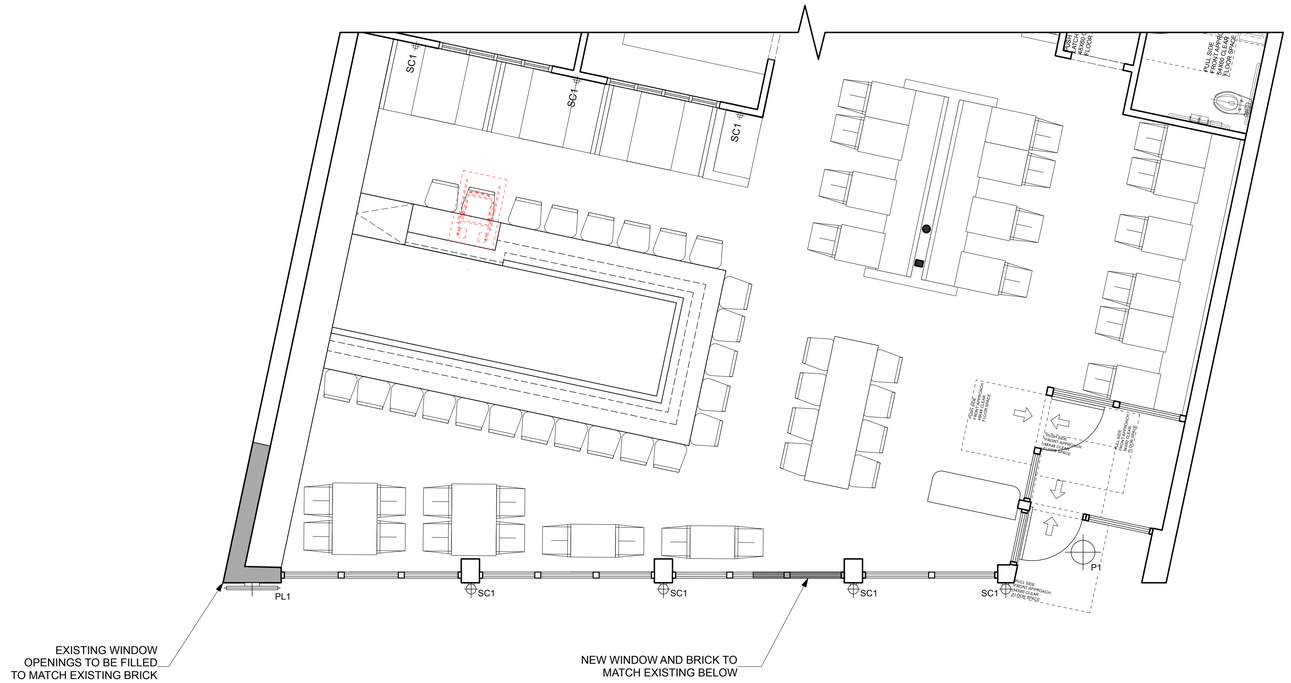
Fixed



ALUMINUM FIXED WINDOWS; COLOR MATCH PNT-2 (TYP.)



1 EXISTING STOREFRONT PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED STORE FRONT PLAN
Scale: 1/4" = 1'-0"

TABERNA

1037 GREAT PLAIN AVE, NEEDHAM, MA 02492

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617 . 879 . 9100
www.sousadesign.com

REGISTERED ARCHITECT STEPHEN A. SOUSA No. 9861 CAMBRIDGE Mass. COMMONWEALTH OF MASSACHUSETTS

Job # 202509C

Drawn by SA **Ckd by** SAS

Date 10.20.25

Revisions

EXTERIOR FRONT DETAILS

A-302

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EXTERIOR LIGHTING SPECIFICATIONS

CAMPANILE
B5001-FRN

HUDSON VALLEY LIGHTING GROUP | hvlgroup.com | 1.800.814.3993

FINISHES

FRENCH IRON
Coastal Suitable Finish (EPM): No

DIMENSIONS

Height: 17"
Width/Diameter: 8"
Product Weight: 7.48lb
Extension: 10.25"
Top to Center: 10.5"
Canopy/Backplate Shape: Round
Sloped Ceiling Compatible: No
Living Finish: No
Uplight Only: Yes

Shade

Shade 1: Glass
Shade 1 Finish: Clear
Shade 1 Top Width: 7.25"
Shade 1 Bottom LW: 0" / 4.75"
Shade 1 Height: 7.25"
Replacement Glass Item #(s): GLS5001-CD

ELECTRICAL

Bulb 1
Bulb Included: No
Socket: E26 Medium Base
Max Wattage: 60
Bulb Quantity: 1
Bulb Included: No
Wire Length: 7'
Dimmer Type: Incandescent
Gem Box Required (2"x3"): No
Dark Sky: No

SHIPPING

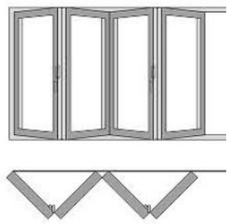
Carton 1: 29" x 14" x 11"
Carton 1 Weight: 9lb
Shipping Method: Ground
Country of Origin: VN

SC1

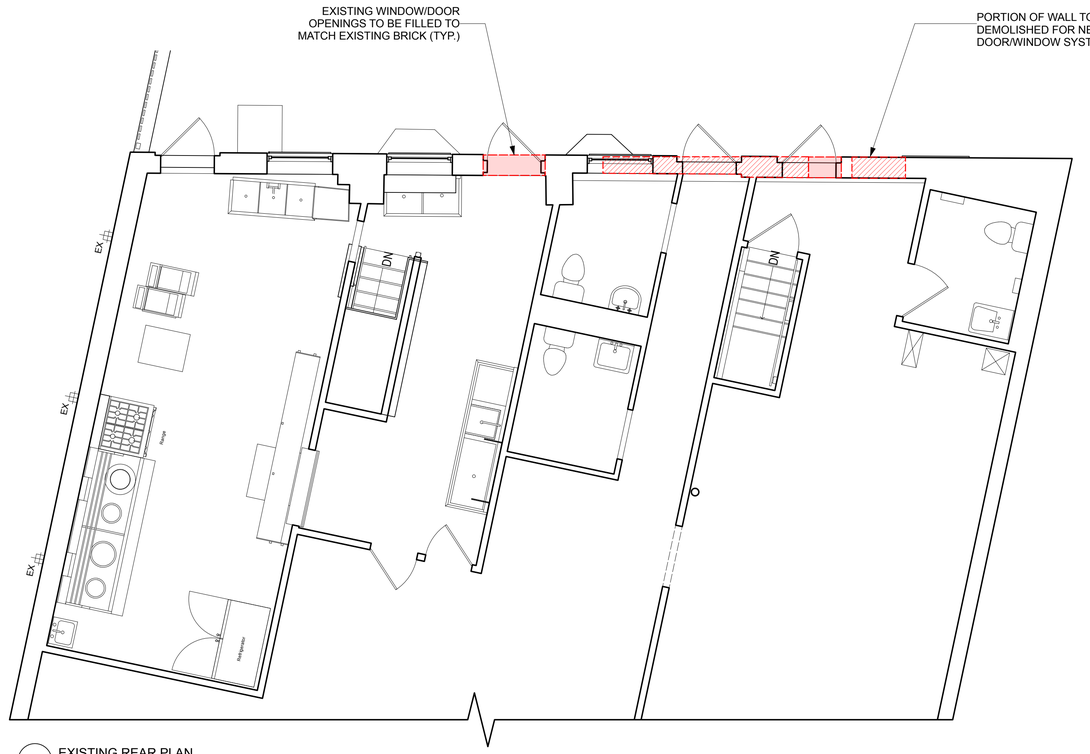
WINODW SPECIFICAITONS

PANDA WINDOWS & DOORS

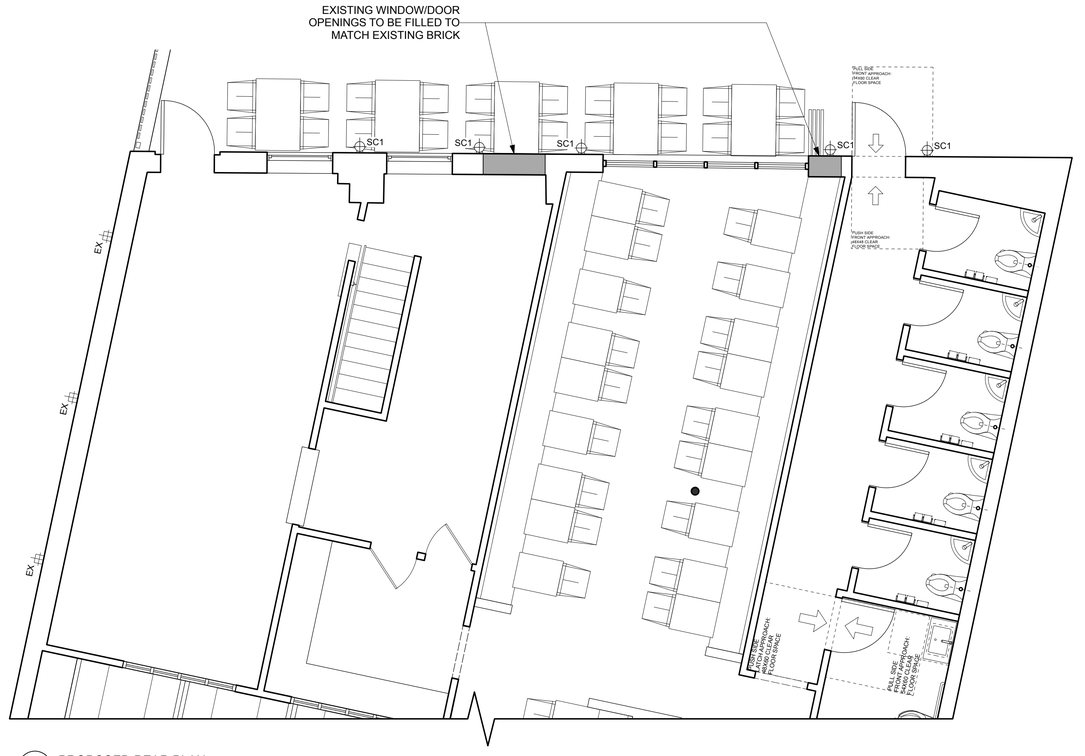
4 Left



ALUMINUM FOLDING WINDOW SYSTEM; COLOR MATCH PNT-2 (TYP.)



1 EXISTING REAR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED REAR PLAN
Scale: 1/4" = 1'-0"

TABERNA

1037 GREAT PLAIN AVE, NEEDHAM, MA 02492

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REGISTERED ARCHITECT
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No. 9951
CAMBRIDGE
Mass.
COMMONWEALTH OF MASSACHUSETTS

Job # 202509C

Drawn by SA **Ckd by** SAS

Date 10.20.25

Revisions

EXTERIOR REAR DETAILS

A-303

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GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
P.O. BOX 70
SOUTH WEYMOUTH, MASSACHUSETTS 02190
EMAIL: george.giuntajr@needhamlaw.net
*Also admitted in Maryland

TELEPHONE (781) 449-4520 FAX (781) 465-6059

September 26, 2025

Lee Newman
Planning Director
Town of Needham
500 Dedham Avenue
Needham, MA 02492

Re: Major Project Site Plan Review
Taberna Restaurant
Bohemian, LLC
1037 Great Plain Avenue, Needham, MA

Dear Lee,

Please be advised that this office represents Bohemian, LLC, a Massachusetts limited liability company with an address of 1037 Great Plain Avenue, Needham, MA 02492 (hereinafter, and in the materials submitted herewith, interchangeably, the "Applicant' and "Bohemian") relative to the commercial space known and numbered 1037 Great Plain Avenue, Needham, MA (the "Premises"). In connection therewith, submitted herewith pursuant to M.G.L. Chapter 40A and the Town of Needham Zoning By-Law (the "By-Law"), please find the following materials. Same are submitted both electronically and in paper format.

1. Three copies of Completed Application for Site Plan Review with Addendum A;

2. Three copies of plan set prepared by Sousa Design, Architects, 81 Boylston Street, 2nd Floor, Brookline, MA 02445, consisting of five sheets as follows:

a. Sheet A-300, "Exterior Elevations" dated July 29, 2025;
b. Sheet A-300 "Exterior Elevations", dated September 5, 2025;
c. Sheet A-301, "Exterior Elevations", dated September 5, 2025;
d. Proposed First Floor Plan, 1037 Great Plain Ave, Needham, MA, undated; and
e. Exiting Basement Floor Plan, 1037 Great Plain Ave, Needham, MA, undated;

3. Three copies of Proposed Plot Plan, prepared by Christopher C. Charlton, 105 Beaver Street, Franklin, MA 02038, dated June 3, 2025;

4. Draft Menu, "Taberna, a mediterranean small plates tavern";

5. Three copies of Authorization letter of Triantos Thomas and Dina Thomas, Trustees, Great Plain Avenue Realty Trust, owners of the Premises; and

6. Check in the amount of $1,000 for the requisite filing fee.

The Premises is located in the Center Business Zoning District, on the north side of Great Plain Avenue, adjacent to the train racks. It is located within one of two buildings located on the property identified as Parcel 11 on Town of Needham Assessor's Map No. 51.[1] The Premises consists of 2,867 square feet of space on the first floor and 2,826 square feet of space in the basement. It was most recently used for restaurant purposes by the Rice Barn, and before that, several other Asian themed restaurants.[2]

Stuart Henry, Manager of the Applicant entity and the real party behind the application, currently co-owns and operates The James, conveniently located immediately behind the Premises. His vision for the Premises is to renovate and refurbish it as a new restaurant focusing on Mediterranean small plates. The new restaurant will initially include a total of 110 interior seats, as shown on the plans submitted herewith, as well as accessory take-out / catering. Eventually, outdoor seats will be added to the area labeled as "patio" on the plans, following applicable review as determined by the number of outdoor seats proposed.

The menu for the new restaurant will feature a variety of dishes, including meat, seafood and vegetable based small plates, as well as greens, a raw bar and a limited number of larger plates. In addition, a curated selection of wines, beers, ciders and cocktails will be offered. A draft menu has been submitted herewith to provide a better idea of the type and variety of dishes that will likely be available. General hours of operation are anticipated to be 11:30 AM through 4:00 PM, for lunch, and 4:00 PM through 10:00 PM for dinner, seven days a week, subject to demand.

The Applicant is not proposing to expand the Premises or make any changes to the footprint of the building. However, as part of the renovations, the Applicant is proposing certain exterior renovations to the front and rear of the building as follows. In the front façade, Bohemian is proposing to close off the existing window openings at the left front corner and replace them with brick to match the existing structure. In addition, the existing awning will be removed and the existing front windows and light fixtures will all be replaced. The existing door and window

[1] The subject building contains two tenant spaces, namely, the Premises and an adjacent space used and occupied by Architrave, a "toy store, play space, and art studio". The other building, situated behind the Premises, similarly contains two tenant spaces and is currently used and occupied by The James for restaurant purposes, and Fann's Tailor Shop for consumer service purposes.

[2] See Decision of the Zoning Board of Appeals, dated January 20, 1987, issued to Great Shanghai Restaurant, Inc., transferred to Joy Luck Café, Inc. by Decision dated November 14, 1994; Decision of Planning Board, Application #95-2, issued to Kenny Chan d/ba Joy Luck Café, Inc., amended by Decision dated April 2 1996, transferred to Banyan Tree, LLC d/b/a The Rice Barn, by Decision dated September 5, 2006, further transferred to Zucchini Gold, LLC by Decision dated June 18, 2013 and affected by Amendment dated December 15, 2020.

near the middle of the front façade will also be removed and replaced with a new window, to match the other new windows, as well as a small section of brick, to match the existing structure.[3] Finally, the existing entry door and window at the right corner of the façade will be replaced with a new door and window.

In the rear façade, the Applicant is proposing to remove the existing door and one window near the middle of the rear wall, as well as the existing door to the left side of the wall. A new door will then be installed, located further towards the left corner of the wall, and new patio doors will also be installed, towards the middle of the wall.

Analysis

I. Use

Pursuant to Section 3.2.2 of the By-Law, the use of property in the Center Business District for a restaurant serving meals for consumption on the premises and at table with service provided by waitress or waiter presently requires a special permit, as does a take-out operation accessory to same. Furthermore, whereas both the building and the property of which the Premises are a part contain multiple non-residential uses, a special permit pursuant to Section 3.2.2 for more than non-residential use on a lot is also required.

Provided the afore-mentioned special permits are issued, the proposed restaurant with accessory take-out and catering will comply with the applicable use related provisions of the By-Law.

II. Parking

Pursuant to Section 5.1.2 of the By-Law, the parking demand for the proposed restaurant is a total of 47 spaces, calculated as follows:

> 110 Seats @ 1 space / 3 seats = 36.67 spaces = 37 spaces, rounded up
> 1 Take-Out Station = 10 spaces
> 37 + 10 = 47 Total Spaces Required

The prior use of the Premises by the Rice Barn for restaurant purposes with take-out required a total of 44 spaces, calculated as follows:

> 102 Seats @ 1 space / 3 seats = 34 spaces
> 1 Take-Out Station = 10 spaces
> 34 + 10 = 44 Total Spaces Required

Thus, the total number of required spaces will increase slightly, by 3 spaces, as a result of the 8 additional seats that are proposed.

---

[3] There are currently two entry doors to the Premises as a result of the way in which the space was previously expanded and revised, one towards the right front corner of the space and one near the middle of the front facade.

There are four tandem spaces located on the property, directly behind the building, as well as one handicapped space adjacent to the other building, near the rear property line. These are the only off-street parking spaces on site, and only the four tandem spaces are available for use by the Applicant.

For this reason, a special permit waiving strict adherence with the off-street parking requirements was issued for the restaurants that previously occupied the Premises, specifically including the Rice Barn. However, whereas the Rice Barn ceased operation over two years ago, such special permit has likely now lapsed. In addition, whereas the Taberna restaurant will include a handful of additional seats, a slightly larger waiver is required in any event, as mentioned above. Therefore, a new waiver is required and has been requested.

In addition, because the existing spaces do not comply with the design standard set forth at Section 5.1.3 of the By-Law, a special permit waiving adherence with such standards is also required and has been requested. Provided these special permits are issued, the parking will comply with the By-Law.

As grounds for such waivers, the building and the property that contain the Premises are both fully developed and have been pre-existing for many years, without practical room for any additional off-street parking. In addition, the Premises was used for many years for similar restaurant purposes, with just slightly less seats than currently proposed. Finally, the Chapel Street municipal parking lot is immediately adjacent to the property to the rear, the Lincoln and School Streets municipal parking lot is located within close walking distance, and there are numerous on street parking spaces located in the vicinity of the Premises.

III. Site Plan Analysis

(a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air.

Limited changes are proposed for the front façade and rear wall of the building, involving removal and installation of windows and doors, as shown on the plans. However, no substantial or significant changes are proposed for the exterior of the building or the property, and the use of the Premises will remain as a restaurant. Therefore, no material impacts are anticipated to surface water drainage, sound and sight, views, light and air. Moreover, the Applicant asserts that the continued use of the Premises for restaurant purposes does not constitute a "seriously detrimental use" as contemplated by the By-Law.

(b) Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

Adequacy of the arrangement of parking and loading spaces in relation to the proposed use of the premises has been assured. The building and property in which the Premises is located are fully developed and no changes are proposed that would affect vehicular or pedestrian movement. And while there is only very limited parking available on site, the Premises is located in close proximity to two municipal parking areas and numerous on-street parking spaces.

(c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises.

The building and property containing the Premises are currently fully developed and bounded by existing established ways and the Chapel Street parking lot. Moreover, the Applicant is not proposing to expand or later the footprint or layout of the building. Rather, only minor façade changes are proposed for the front and rear facades, along with a variety of internal renovations. The Premises is located in Needham Center, immediately adjacent to one municipal parking lot and in close proximity to a second municipal lot and numerous on-street parking spaces. Whereas the Premises has previously been used for restaurant uses for many years, the existing arrangement of parking and loading spaces is anticipated to be fully adequate for such continued use.

(d) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

Adequate methods for disposal of refuse and waste will be provided. The site is already developed with infrastructure in place and there is an existing dumpster in the parking area which is shared by multiple tenants. All waste and refuse will be disposed of in a timely fashion and in conformance with all applicable Federal, State and local regulations.

(e) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of the By-Law.

The building and property containing the Premises are fully developed and located within a long-standing commercial area. Therefore, the relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area, and compliance with other requirements of the By-Law will be met, as no material change to the footprint or layout of the building or property is proposed or contemplated. Furthermore, the Applicant is not aware of any significant community assets in the area immediately adjoining the premises with the sole exception of the Town Hall and the Town Common, which are not anticipated to be materially affected by the proposed restaurant.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets.

The building and property containing the Premises are presently fully developed and fully connected to Town infrastructure. Moreover, the Applicant is proposing only limited façade changes in connection with the more substantial interior changes, none of which are anticipated to materially change or affect the relationship or impact of the Premises from its prior use for restaurant prupsoes. Therefore, the Applicant does not anticipate any significant or material change, or any adverse impacts to any Town resource.

Conclusion

Based on the foregoing, the Applicant asserts that the proposed renovation, redevelopment and continued use of the Premises for restaurant purposes with accessory take out, as set forth above and in the materials submitted herewith, is both proper and appropriate. The building and property containing the Premises are fully and completely developed and have been both pre-existing for many years. The Premises is located within a commercial district wherein food service uses are desirable and appropriate, and in a space that was previously used for food service purposes for many years. Therefore, the Applicant does not anticipate any material adverse impact and requests that the relief be granted.

Your courtesy and attention are appreciated.

Sincerely,

George Giunta, Jr

Design Review Board

Public Services Administration Bldg.
500 Dedham Avenue
Needham, MA 02492

Application and Report

Location: 283 Chestnut St. *Date:* 10/27/25

Owner: 283 Chestnut Street LLC

Address: 20 Chestnut Street, Suite 4, Needham, MA 02492
Street *City* *State* *Zip*

Telephone: 781-444-7860

Applicant: The Bookshop of Needham

Address: 283 Chestnut Street Needham, MA 02492
Street *City* *State* *Zip*

Telephone: 617--817- 6053

Designer/Installer: Fastsigns of Needham`

Address: 15 Kearney, 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:

Center awning - the bookshop of Needham

2 smaller awnings - logo -typewriter w/ bird

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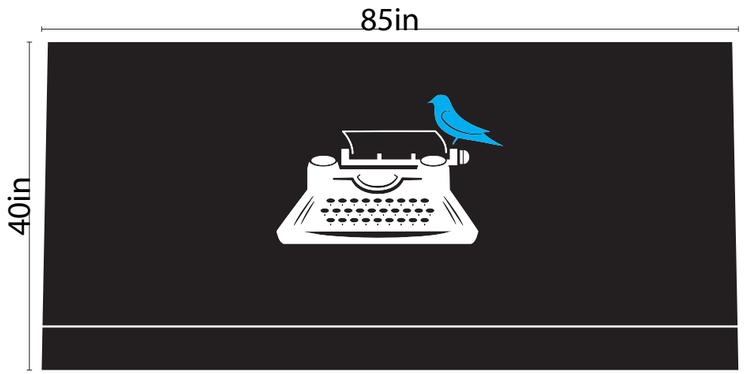
Primary Building Signs

Customer Name: The Book Shop of Needham
Item Description: Awnings + 3D Numbers
Address: 283 Chestnut St, Needham MA, 03492

MAIN AWNING | Qty: 1x
112.5" wide x 40" tall
Black Awning with White Primary Logo

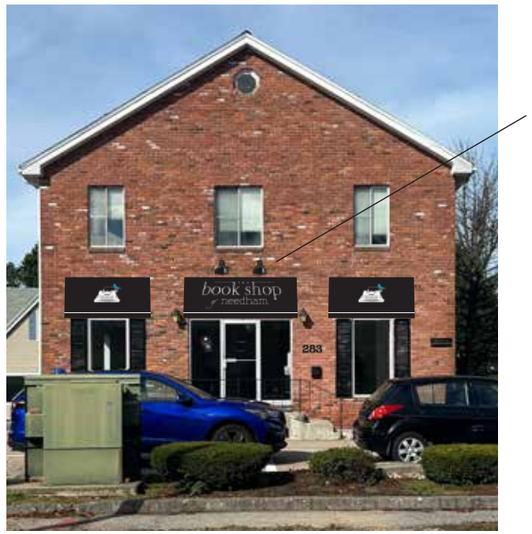


SIDE AWNINGS | Qty: 2x
85" wide x 40" tall
Black Awning with White + Blue Secondary Logo

Main Awning

Name Height = 26.83 in
Letter Height ("T" of "THE") = 2.18 in
Letter Height ("b" of "book")= 13.75 in
Total Sign Length = 112.5 in
Total Sign Width = 40 in
Total Square Footage = 31.25 sq'
Grade to Ground = 160 in

Existing Location



Proposed Signage

Goose Neck Lights | Qty: 2x

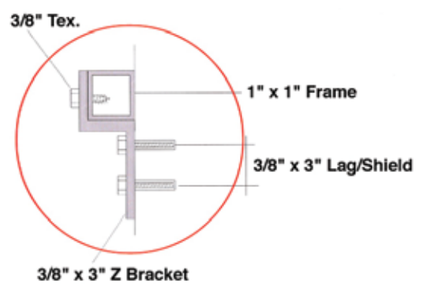
Separate contractor
to provide + install

3D Numbers | Qty: 1 set
Black #s - 18.5" wide x 7.26" tall

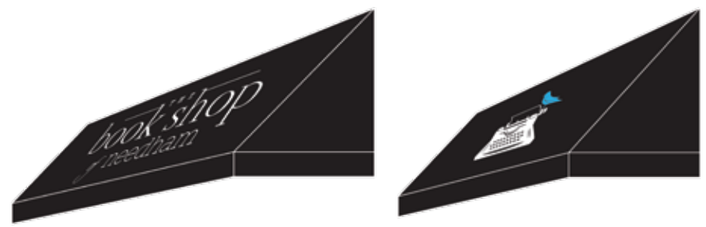
Side Awnings

Logo Height = 18.16 in
Total Sign Length = 85 in
Total Sign Width = 40 in
Total Square Footage = 23.6 sq'
Grade to Ground = 160 in

Mounting Detail for Awnings



Side Views of Awnings



1 Large Center Awning

2 Smaller Side Awnings

*Graphics not to scale but are proportionate.

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Neighborhood Signage

Customer Name: The Book Shop of Needham
Item Description: Awnings + 3D Numbers
Address: 283 Chestnut St, Needham MA, 03492

Address: 283 Chestnut St., Needham, MA, 02492

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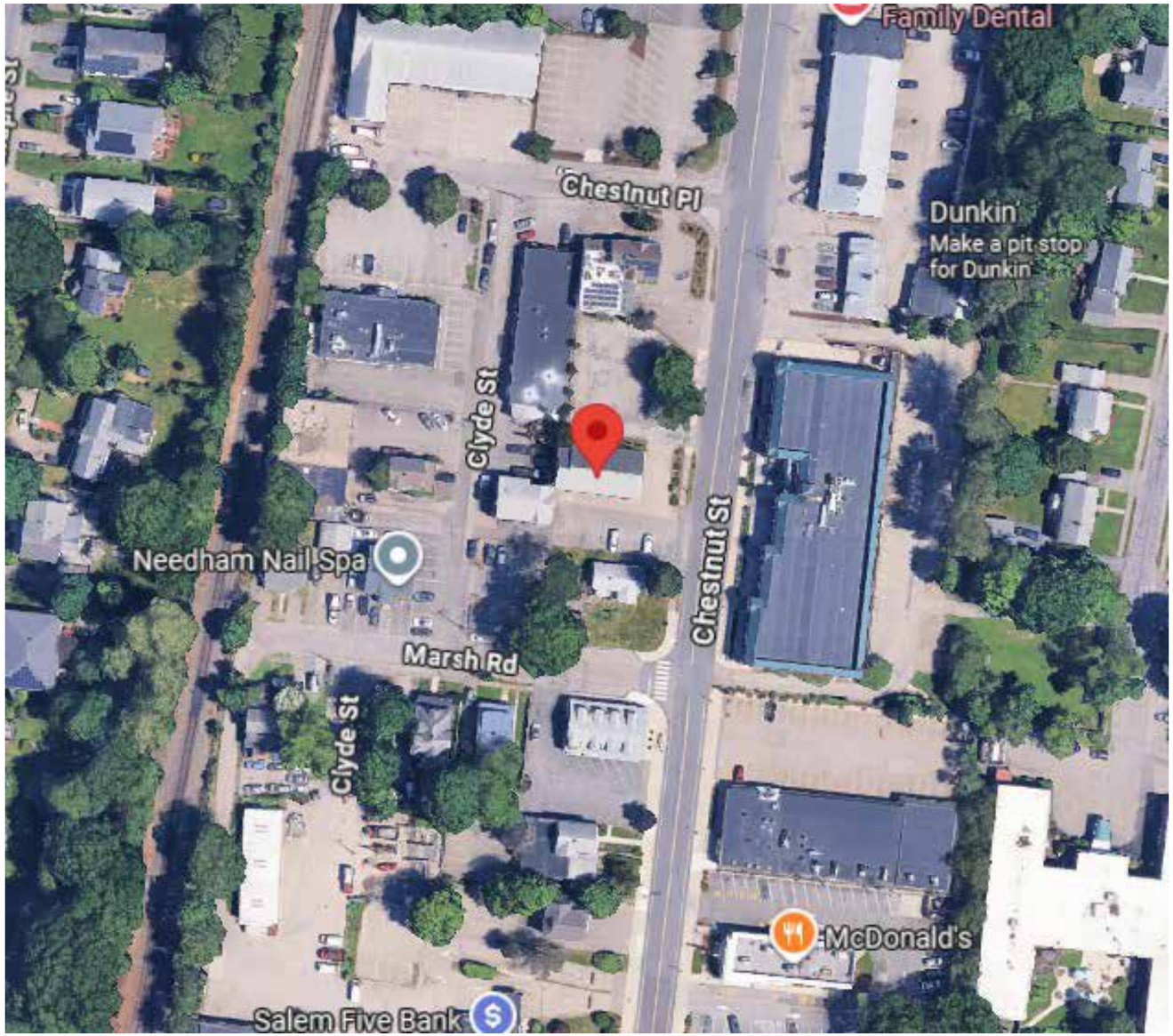
Aerial View



Customer Name: The Book Shop of Needham
Item Description: Awnings + 3D Numbers
Address: 283 Chestnut St, Needham MA, 03492

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Design Review Board

Public Services Administration Bldg.
500 Dedham Avenue
Needham, MA 02492

Application and Report

Location: 59 East Militia Heights Drive *Date:* 10/29/2025

Owner: Charles River Center

Address: 59 East Militia Heights Drive, Needham, MA 02492
Street *City* *State* *Zip*

Telephone: 781-972-1000

Applicant: Charles River Heights LLC

Address: C/O Planning Office for Urban Affairs, Inc., 10 Post Office Square, Suite 1310, Boston, MA 02109
Street *City* *State* *Zip*

Telephone: 617-350-8885 extension 116

Designer/Installer: The Architectural Team (project architect)

Address: 50 Commandants Way, Chelsea, MA 02150
Street *City* *State* *Zip*

Telephone: 617-889-4402

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

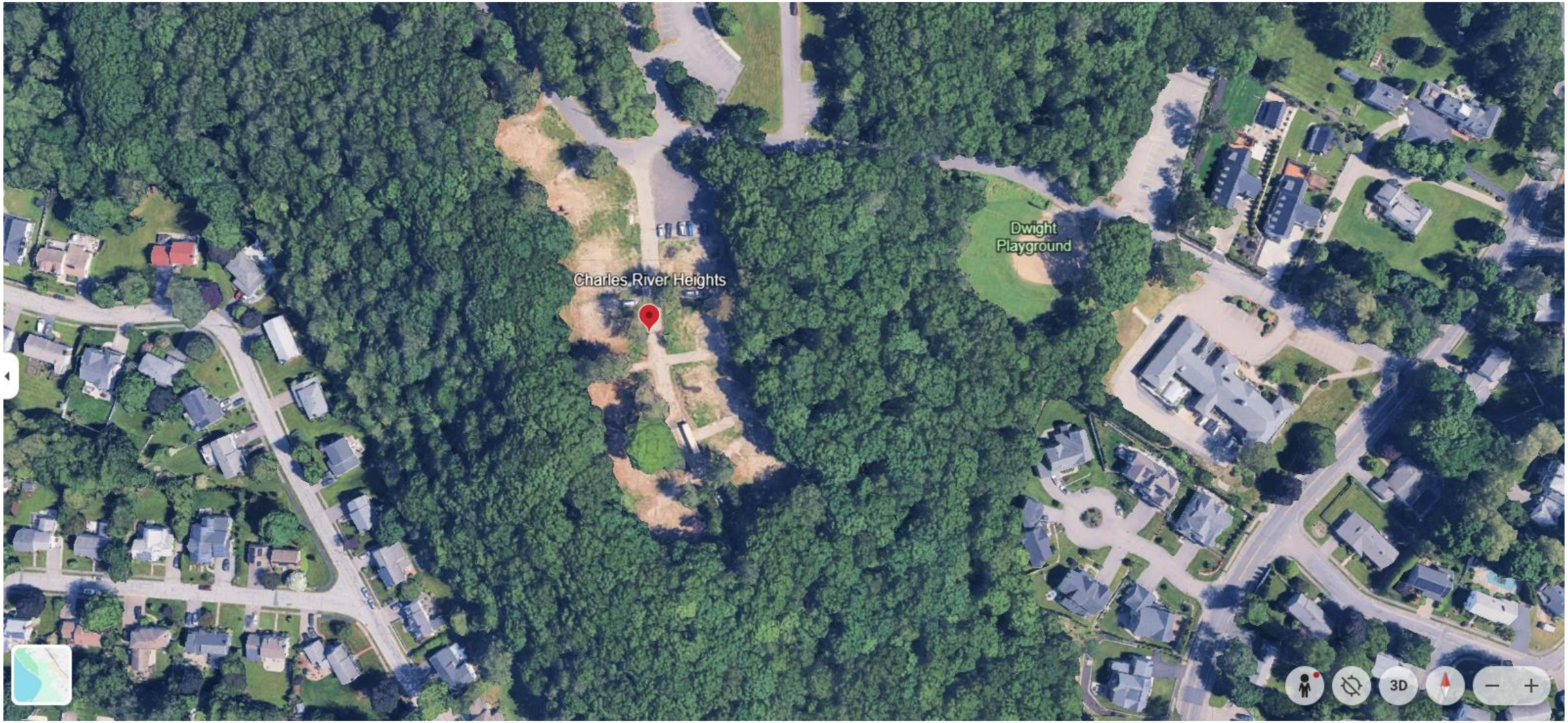
Brief description of sign or project:

86 units of affordable housing, with 38 of those units set aside for adults with intellectual and development disabilities contained in three single story buildings and one three story building.

Table of Contents

- Site Locus and Photographs
- Plans submitted as part of the comprehensive permit application October 6, 2025
- Enlarged Elevation with Building Materials
- Landscape Planting Showcase

Site Locus and Photographs


Dwight
Playground
Charles River Heights
3D

Charles River Heights
Dwight Playground
3D
CHARLES RIVER CENTER
PAUL D. MERRITT CENTER
ADDITIONAL PARKING
PARKING FOR CHARLES RIVER CENTER ONLY

Dwight Playground
Plaisance River Heights
3D

Charles River Heights
Dwight Playground
3D

Plans submitted as part of the comprehensive permit application October 6, 2025

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

SUBMISSIONS :

tat

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50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

PROJECT CONTACT INFORMATION :

OWNER	PLANNING OFFICE FOR URBAN AFFAIRS 10 POST OFFICE SQUARE SUITE 1310 BOSTON, MA 02109 617.350.8885
ARCHITECT	THE ARCHITECTURAL TEAM 50 COMMANDANTS WAY AT ADMIRALS HILL CHELSEA, MA 02150 PHONE #: 617.889.4402 FAX #: 617.884.4329
CIVIL AND TRAFFIC ENGINEER	VANASSE HANGEN BRUSTLIN, INC. 260 ARSENAL PLACE #2 WATERTOWN, MA 02472 PHONE #: 617.924.1770 FAX #:
LANDSCAPE ARCHITECT	RBLA DESIGN LLC DEDHAM, MA 02026 PHONE #: 781.686.4486 FAX #:

LOCUS MAP :

Consultant:

Revision:

Architect of Record:

Drawn: RP

Checked: JS

Scale:

Key Plan:

Project Name:
CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
PROJECT COVER

Project Number:
23032

Issue Date:
OCTOBER 06, 2025

Sheet Number:
T0.01

9/30/2025 4:08:34 PM
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Zoning Summary Chart

Zoning District(S):	Single Residence A (SRA)**
Overlay District(S):	None

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	43,560 SF	152,850± SF
FRONTAGE	150.0 Feet	348.3 Feet
FRONT YARD SETBACK	35.0 Feet	9.7 Feet
SIDE YARD SETBACK	25.0 Feet	23.5 Feet
REAR YARD SETBACK	25.0 Feet	83.2 Feet
MINIMUM LOT WIDTH	120 Feet	>120 Feet
MAXIMUM BUILDING HEIGHT	35 Feet	-
MAXIMUM BUILDING COVERAGE	15.0 %	23.0 %
INTERIOR PARKING LANDSCAPING PERCENTAGE	10.0 %	>10 %

* Zoning regulation requirements as specified in the Zoning Bylaw of the Town of Needham, dated June, 2024.
** Dimensional requirements listed are for institutional uses in the SRA district per Table 4.2.4 in the zoning bylaw.

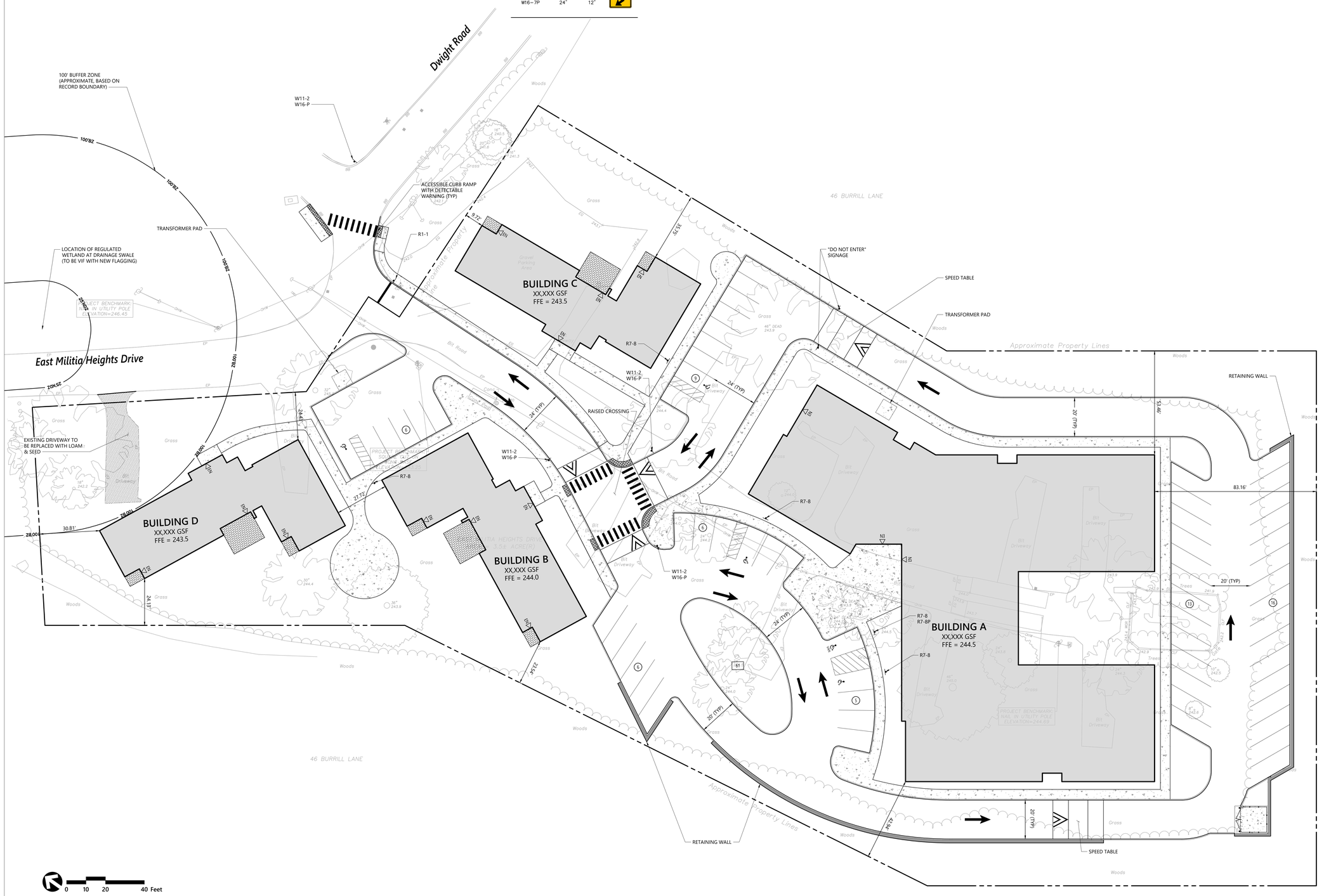
Parking Summary Chart

	Size		Spaces	
Description	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18.5	9 x 18.5	125	57
PARALLEL SPACES	7x22	7x22	-	0
STANDARD ACCESSIBLE SPACES *	9 x 18.5	9 x 18.5	3	3
VAN ACCESSIBLE SPACES	9 x 18.5	9 x 18.5	1	1
TOTAL SPACES			129	61
LOADING BAYS			0	0

* ADA/STATE/LOCAL REQUIREMENTS
** 86 UNITS x 1.5 SPACES PER UNIT = 129 TOTAL SPACES PER NEEDHAM ZONING BYLAW SECTION 5.1.4
*** PER SECTION 5.1.4 IF A MULTIFAMILY STRUCTURE IS RESERVED FOR SPECIAL OCCUPANCIES, THE BOARD OF APPEALS MAY AUTHORIZE A SMALLER NUMBER OF SPACES BY SPECIAL PERMIT

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN
W11-2	30"	30"	
W16-7P	24"	12"	



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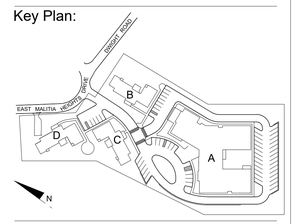
vhb. www.vhb.com
260 Arsenal Place #2
Watertown, MA 02472-4026
617.924.1770

Revision:

Engineer of Record:
COMMONWEALTH OF MASSACHUSETTS
JOSEPH V. CAPPELLINO
CIVIL
No. 52703
REGISTERED PROFESSIONAL ENGINEER

Drawn: KEL
Checked: JVC
Scale: 1"=20'
Key Plan:



Project Name:
CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
LAYOUT & MATERIALS PLAN

Project Number:
16594

Issue Date:
OCTOBER 06, 2025

Sheet Number:
C.102

tat

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617.924.1770

Revision:

Engineer of Record:

COMMONWEALTH OF MASSACHUSETTS
JOSEPH V. CAPPELLINO
CIVIL
No. 52703
REGISTERED PROFESSIONAL ENGINEER

Drawn: KEL

Checked: JVC

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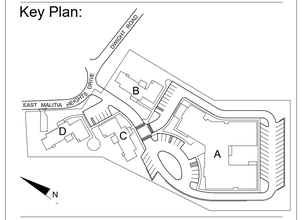

Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

UTILITIES PLAN

Project Number:

16594

Issue Date:

OCTOBER 06, 2025

Sheet Number:

C.104

TREE PROTECTION SPECIFICATIONS

SECTION 01 56 39

PART 1 - GENERAL

1.01 GENERAL PROVISIONS
A. ATTENTION IS DIRECTED TO THE CONTRACT AND GENERAL CONDITIONS AND ALL SECTIONS WITHIN DIVISION 01 - GENERAL REQUIREMENTS WHICH ARE HEREBY MADE A PART OF THIS SECTION OF THE SPECIFICATIONS.
B. CONTRACTOR SHALL COMPLY WIT THESE SPECIFICATIONS ICITY OF CAMBRIDGE SPECIFICATION 00910 SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS

1.02 DESCRIPTION OF WORK
A. WORK INCLUDED: PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK OF THIS SECTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- PROTECTION OF EXISTING TREES.
- SELECTIVE THINNING AND PRUNING.

1.03 QUALITY ASSURANCE
A. PRUNING OF EXISTING TREES SHALL BE DONE BY A CERTIFIED ARBORIST AS APPROVED BY THE OWNER'S REPRESENTATIVE.

PART 2 - MATERIALS

2.01 TREE PROTECTION MATERIALS
A. TREE PROTECTION FENCING SHALL CONSIST OF 1-1/2" O.D. STEEL PIPE, 6'-0" LENGTH, AND 4'-0" TOTAL HEIGHT SNOW FENCING FORMING AN ENCLOSURE AROUND TREES TO BE PROTECTED AS DESIGNATED ON CONTRACT DRAWINGS AT THE CANOPY LINE OR DRIPLINE OF EACH TREE.
B. TREE PROTECTION SHALL CONSIST OF 8'-0" HIGH CONSTRUCTION FENCE, FORMING AN ENCLOSURE AROUND TREES TO BE PROTECTED AS DESIGNATED ON CONTRACT DRAWINGS AT THE CANOPY LINE OR DRIP LINE OF EACH TREE.
C. TRUNK PROTECTION SHALL CONSIST OF BURLAP AND STANDARD SNOW FENCE, SECURED WITH WIRE.
D. THE OWNER'S REPRESENTATIVE SHALL APPROVE THE TREE PROTECTION LOCATIONS AND INSTALLATION BEFORE ANY CONSTRUCTION OR DEMOLITION CAN BEGIN.
E. WOOD CHIP MULCH SHALL BE AGED SIX MONTHS MINIMUM.
F. WATER SHALL BE POTABLE AND SUITABLE FOR USE ON PLANTS.
G. SLOW RELEASE FERTILIZER SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE, PRIOR TO USE.

PART 3 - EXECUTION

3.01 GENERAL PROVISION
A. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE OWNER TO IDENTIFY TREES TO BE PROTECTED.

3.02 TREE PROTECTION
A. FENCING SHALL BE ERECTED BEFORE SITE DEMOLITION ACTIVITY OF ANY KIND BEGINS. FENCING SHALL BE SECURELY ERECTED, BE VERTICALLY PLUMB, BE MAINTAINED UNTIL DIRECTED FOR REMOVAL BY THE OWNER'S REPRESENTATIVE, AND SHALL PROTECT INDIVIDUAL TREES OR SHRUBS OR GROUPS OF TREES OR SHRUBS.
B. TREE PROTECTION FENCING SHALL BE LOCATED BELOW THE DRIPLINE OF THE TREE OR AROUND SHRUBS.
C. DAMAGE NO TREES TO REMAIN BY BURNING, BY PUMPING OF WATER, BY CUTTING OF LIVE ROOTS OR BRANCHES, OR BY ANY OTHER MEANS. NO TREES TO BE SAVED SHALL BE USED FOR CRANE STAYS, GUYS OR OTHER FASTENINGS. VEHICLES SHALL NOT BE PARKED WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED, I.E. UNDER THE CANOPY OF THE EXISTING TREES. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED.
D. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE AND/OR DISTURBANCE TO EXISTING TREES. ACTUAL PENALTIES FOR DAMAGE TO PLANTS SHALL BE IN ACCORDANCE WITH THE SCHEDULES DEFINED HEREIN, WITH ASSESSED DAMAGES TO BE DEDUCTED FROM SUMS PAYABLE UNDER THE CONSTRUCTION CONTRACT.
E. EXISTING TREES WHICH, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, HAVE BECOME DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE ASSESSED AT FULL REPLACEMENT COSTS, OR IF NOT APPLICABLE AS DETERMINED BY THE OWNER'S REPRESENTATIVE, AT A MINIMUM COST OF ONE HUNDRED AND FIFTY DOLLARS ($150.00) PER CALIPER INCH, OR GREATER, IN ACCORDANCE WITH THE 'GUIDE FOR ESTABLISHING VALUES OF TREES AND OTHER PLANTS', LATEST EDITION, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, URBANA, ILLINOIS.
E. NO MATERIAL SHALL BE STORED WITHIN THE DRIPLINE OF ANY TREE THAT IS TO BE SAVED.
F. DURING DEMOLITION OPERATIONS, THE TRUNKS OF THE TREES SHALL BE EFFECTIVELY PROTECTED BURLAP AND SNOW FENCING PLACED AS PROTECTIVE HOUSING. PARTICULAR CARE SHALL BE TAKEN IN THE USE OF HEAVY MACHINERY DURING DEMOLITION OPERATIONS TO PREVENT INJURY TO ROOTS AND BRANCHES.

3.03 TREE ROOT PROTECTION
A. THE CONTRACTOR SHALL ASSUME THAT THE MAJORITY OF TREE ROOTS EXTEND TO THE TREE DRIPLINE OR EDGE OF CANOPY. ANY DISTURBANCE WITHIN THIS ZONE SHALL RESULT IN ROOT REDUCTION. IN CERTAIN INSTANCES, DEMOLITION MAY NEED TO OCCUR WITHIN THIS ZONE. TREE PROTECTION FENCING SHALL BE LOCATED AT THE TREE'S DRIPLINE, OR AS INDICATED ON THE DRAWINGS. THE ROOTS SHALL BE FIRST CUT BY A TRENCHER AND ROOTS OVER 2 INCHES IN DIAMETER SHALL BE HAND TRIMMED. DIGGING BY BACKHOE AT TREE ROOTS UNDER CANOPY IS NOT PERMITTED UNTIL TRENCHER HAS BEEN THROUGH FIRST AND SHALL BE GROUNDS FOR ASSESSING TREE DAMAGE.

3.04 WATERING / INSECT AND DISEASE CONTROL
A. THE TREES WHICH HAVE ROOTS THAT ARE OVER 20% AFFECTED BY DEMOLITION, AS DETERMINED BY A CERTIFIED ARBORIST AND REVIEWED BY THE OWNER'S REPRESENTATIVE, SHALL BE DEEP ROOT WATERED DURING THE GROWING SEASON AS MUCH AS REQUIRED (AT LEAST ONCE), AND DEEP ROOT FERTILIZED WITH A SLOW RELEASE FERTILIZER BETWEEN NOVEMBER AND APRIL UNDER THE DIRECTION OF A CERTIFIED ARBORIST. THE ARBORIST SHALL ALSO RECOMMEND ANY REMEDIAL INSECT OR DISEASE CONTROL MEASURES THAT MAY BE REQUIRED FOR TREES AND SHRUBS TO REMAIN.

3.05 ROOT COVERING
A. TREE ROOTS THAT ARE EXPOSED DURING THE GROWING SEASON FOR MORE THAN TWO WEEKS SHALL BE COVERED WITH FILTER FABRIC STAKED SECURELY OR COVERED WITH AGED WOODCHIPS TO A MINIMUM DEPTH OF 3 INCHES.
B. TREES THAT HAVE OVER A 30% ROOT ZONE LOSS DUE TO DEMOLITION SHALL HAVE THEIR ENTIRE REMAINING ROOT ZONE COVERED BY AGED WOOD CHIPS TO A MINIMUM DEPTH OF 3 INCHES.

3.06 TREE PRUNING
A. NO PRUNING OF EXISTING TREES SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ENGAGE CERTIFIED ARBORISTS WHO SHALL BE RESPONSIBLE TO PERFORM ALL WORK OF TREE PRUNING ONLY AFTER HAVING BEEN APPROVED BY THE OWNER'S REPRESENTATIVE AND THE CITY OR TOWN ARBORIST.
B. TREE PRUNING SHALL INCLUDE THE FOLLOWING MINIMUM WORK REQUIREMENTS:
- ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. IN ADDITION, SELECTIVE PRUNING SHALL BE UNDERTAKEN AS NECESSARY TO IMPROVE THE APPEARANCE OF EACH TREE AND TO ALLOW ADDITIONAL LIGHT TO REACH LAWN AREAS.
- TREE PRUNING SHALL APPLY TO THE FULL HEIGHT OF TREES.
- DURING THE LENGTH OF CONSTRUCTION AND TREE DAMAGED BY WIND OR OTHER CAUSES SHALL BE PRUNED INITIALLY IN ACCORDANCE WITH THE CLASS II NATIONAL ARBORIST ASSOCIATION STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, UPON THE APPROVAL OR DIRECTION OF THE OWNER'S REPRESENTATIVE.
- TREES WITH A LOSS OF ROOT SYSTEMS OF OVER 20% DUE TO DEMOLITION OPERATIONS, SHALL BE CONSTRUCTION PRUNED. IN ADDITION TO CLASS II PRUNING, THE TREE CANOPY SHALL BE PRUNED IN PROPORTION TO THE AMOUNT OF ROOT ZONE LOST TO THE DEMOLITION OPERATIONS. ALL PRUNING SHALL INCLUDE COLLAR CUTS. NO FLUSH CUTS ARE PERMITTED.

C. ALL TREE PRUNING WORK MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND THE CITY OR TOWN ARBORIST BEFORE FINAL PAYMENT IS MADE.
D. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS, INCLUDING COMPENSATORY PRUNING FOR ROOT LOSS, SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON UNDER OBSERVATION BY THE OWNER'S REPRESENTATIVE AT NO COST TO THE OWNER.
E. ANY ACCIDENTAL INJURIES TO THE BARK, TRUNK AND BRANCHES SHALL BE REPAIRED IMMEDIATELY BY PRUNING AND TRACE CUTTING WITH A CLEAN, SHARP KNIFE, AS REQUIRED.
F. WITHIN THE BRANCH SPREAD OF TREES, THE CONTRACTOR WILL NOT EXCAVATE OR FILL MORE THAN TWO INCHES UNLESS DIRECTED TO DO SO BY THE OWNER'S REPRESENTATIVE.

3.07 DISPOSAL OF CLEARED AND GRUBBED MATERIAL/PROJECT CLOSE-OUT
A. UPON COMPLETION OF THE OPERATIONS, ALL DEBRIS SHALL BE REMOVED WITHIN THE LIMIT OF WORK INCLUDING CLIPPINGS AND DEBRIS WITHIN THE PROTECTED ROOT ZONES OF TREES AND SHRUBS TO REMAIN.
B. AT THE COMPLETION OF OPERATIONS, CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE A REQUEST TO VISIT THE SITE TO REVIEW WITH THE CERTIFIED ARBORISTS THE OVERALL HEALTH AND MAINTENANCE REQUIREMENTS OF THE PLANT MATERIAL TO REMAIN AND TO BE PROTECTED WITHIN THE TREE PROTECTION FENCING, AS SHOWN ON THE PLANS OR AMENDED IN THE FIELD AS A CONDITION OF FINAL ACCEPTANCE.

END OF SECTION 015639

TREE PROTECTION DURING CONSTRUCTION

CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS
DIVISION OF URBAN FORESTRY

PUBLIC TREES ARE PROTECTED BY MASSACHUSETTS STATE LAW, CHAPTER 87, SECTION 12 STATES THAT A FINE OF UP TO FIVE HUNDRED DOLLARS, ($500.00) PER INCIDENT OF DAMAGE TO PUBLIC SHADE TREES CAN BE LEVIED. EACH BRANCH BROKEN OR IMPROPERLY PRUNED, EACH IMPROPER WOUNDING OF THE TRUNKS OF THE TREES, AND EACH ROOT IMPROPERLY PRUNED SHALL CONSTITUTE AN INFRACTION. SECTION 12 FURTHER PROVIDES THAT ANYONE WHO NEGLIGENTLY OR WILLFULLY DAMAGES A TREE WILL BE LIABLE TO THE CITY FOR ALL DAMAGES.

DURING ALL CONSTRUCTION PROJECTS, THE UTMOST CARE SHALL BE TAKEN BY THE CONTRACTOR TO AVOID UNAUTHORIZED, UNNECESSARY OR IMPROPER WOUNDING OF PUBLIC OR PRIVATE SHADE TREES, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A TREE PROTECTION PLAN AND WORK SCHEDULE. A MASSACHUSETTS OR INTERNATIONAL CERTIFIED ARBORIST SHALL BE SUB-CONTRACTED BY THE CONTRACTOR TO PROVIDE A PROTECTION PLAN AND PERFORM SPECIFIED WORK.

ALL PLANS AND SCHEDULES SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY TREE WARDEN.

INFRACTION OF MASSACHUSETTS STATE LAW CHAPTER 87 OR FAILURE TO PROVIDE A PROTECTION PLAN AND WORK SCHEDULE WILL RESULT IN FINES OR
THE IMMEDIATE CANCELLATION OF THE CONTRACT.

PRE-CONSTRUCTION TREE PROTECTION MEASURES SHALL INCLUDE THE FOLLOWING:

11. WRAPPING THE TRUNKS OF TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF 6" OR GREATER WITH A DURABLE MATERIAL SUCH AS TWO BY FOUR LUMBER SUFFICIENT TO PROTECT TREE TRUNKS FROM MECHANICAL DAMAGE. REMOVAL OF PROTECTIVE WRAPPING SHALL BE DONE BY THE CONTRACTOR AFTER CONSTRUCTION IN COMPLETE.
12. THE PROPER PRUNING (RAISE PRUNING) OF LOW BRANCHES TO A HEIGHT NO GREATER THAN FOURTEEN FEET (14') ABOVE THE ROADWAY AND EIGHT FEET (8') ABOVE THE SIDEWALK. THIS INCLUDES TREES ENDANGERED BY TRAFFIC RE-ROUTING AS THE RESULT OF CONSTRUCTIO OPERATIONS.
13. TRAFFIC CONTROL PLANS SHALL BE DESIGNED IN SUCH A WAY AS TO DIRECT TRAFFIC AWAY FROM TREE TRUNKS AND BRANCHES.
14. TUNNELING SHALL BE THE PREFERRED METHOD OF EXCAVATION ADJACENT TO TREE ROOTS TO AVOID ROOT PRUNING. IF ROOT PRUNING IS UNAVOIDABLE, CERTIFIED PERSONNEL SHALL EXECUTE THE OPERATION WITH SUFFICIENTLY SHARPENED HAD TOOLS AND IN SUCH A FASHION S TO HAVE MINIMUM NEGATIVE IMPACT ON TREE HEALTH AND SAFETY.
15. TRUCKS AND HEAVY EQUIPMENT SHALL NOT PASS OVER OR PARK ON ROOTS OF PUBLIC SHADE TREES. A PROTECTION ZONE SHALL BE ESTABLISHED BY ERECTING A RIDGED FENCE OUTSIDE THE PERIMETER OF THE DRIPLINE OF THE TREE. FOR OCCASIONAL OR ONE TIME ACCESS OVER ROOTS, ½" PLYWOOD OVERLAPPED MAY BE USED. PERMEABLE MATERIALS SUCH AS GRAVEL OR WOOD CHIPS SHALL BE PLACED OVER ROOT SYSTEMS OF TREES WHICH ARE NOT COVERED BY HARDSCAPE AND OVER WHICH TRUCKS AND HEAVY EQUIPMENT MUST TRAVEL DURING CONSTRUCTION OPERATIONS, WHEN SUCH TRAVEL IS UNAVOIDABLE. TO PREVENT SOIL COMPACTION AND ROOT DAMAGE. MATERIAL SHALL BE REPLACED AS NEEDED.
16. ALL TREE PROTECTION MEASURES AND OPERATIONS SHALL BE SUBJECT TO REVIEW, APPROVAL OR CHANGE BY THE CITY TREE WARDEN.

END OF TECHNICAL SPECIFICATIONS FOR TREE PLANTING 00910

TREE PROTECTION NOTES

1. REFER TO NOTES 1-9 , BELOW FOR GENERAL PROJECT REQUIREMENTS.
2. THE PROJECT TREE PROTECTION AND REMOVAL PLAN SHALL BE COORDINATED WITH THE EFFORTS OF THE PROJECT ARBORIST. PRIOR TO CONSTRUCTION START, THE CONTRACTOR SHALL REFER TO THE PROJECT'S ARBORIST REPORT REGARDING EXISTING TREES ON SITE AND TREES IN THE PUBLIC WAY OR ON ADJACENT PROPERTIES THAT MAY BE IMPACTED BY THE CONSTRUCTION.
3. CONTRACTOR SHALL REFER TO ARBORIST'S REPORT FOR ADDITIONAL RECOMMENDATIONS FOR PROTECTION, PRUNING, AND/OR TREATMENT OF TREES TO REMAIN PRE-CONSTRUCTION, DURING CONSTRUCTION, AND POST-CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE TO CONSTRUCTION START.
5. TREE PROTECTION SHALL BE IN CONFORMANCE WITH THE SPECIFICATION SECTION 015639, (LEFT).

GENERAL LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.
2. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
3. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE TOPOGRAPHIC PLAN OF LAND PREPARED BY SAMIOTES CONSULTANTS INC. OF FRAMINGHAM, MA, DATED 3-19-2025.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
5. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, CONSERVATION COMMISSION NOTICE OF INTENT, AND SITE CONDITIONS, AND CONFIRM ALL DIMENSIONS AND QUANTITIES SHOWN PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
6. CONTRACTOR(S) SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, FIELD MEASUREMENTS, AND/OR SITE CONDITIONS IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
6. THIS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR CONTRACTOR'S MEANS AND METHODS, INCLUDING THE FAILURE TO PROPERLY MEASURE AND/OR CALCULATE REQUIRED QUANTITIES.
7. ALL WORK CONDUCTED WITHIN PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE MUNICIPAL HIGHWAY DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS STANDARDS.
8. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
9. OWNER'S REPRESENTATIVE TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
10. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
11. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
12. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
13. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
14. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
15. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.

SUGGESTED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	QUALITY	SYMBOL
DECIDUOUS TREES					
Betula populifolia 'Whitespire'	Whitespire Gray Birch	8/10' CLUMP	4	/ *	
Celtis occidentalis	Hackberry	3-3 1/2" CAL	3	/ *	
Halesia carolina (tetraptera)	Silverbell	6/8' CLUMP	3	/ *	
Ostrya virginiana	American Hop Hornbeam	3-3 1/2" CAL	3	/ *	
Liquidambar styraciflua	American Sweetgum	3-3 1/2" CAL	7	*	
Quercus alba	White Oak	3-3 1/2" CAL	3	/ *	
Quercus coccinea	Scarlet Oak	3-3 1/2" CAL	3	/ *	
EVERGREEN TREES					
Juniperus virginiana	Red Cedar	3-3 1/2" CAL	6	/ * ε	
Pinus strobus	White Pine	3-3 1/2" CAL	3	/ * ε	

PLANT SUBSTITUTIONS

In conformance with MA EOHLC Appendix N:
all new plantings shall be native, low maintenance, drought tolerant, and non-invasive.

If making substitutions on plant selections, care shall be taken to match the qualities shown in note section, as described to the right.

Plant qualities noted are based on local extension services resources and nursery catalogs.

Legend
Shade Tolerant ®
Part Shade Tolerant /
Full Sun Tolerant *
Inundation Tolerant ∞
Evergreen ε

Designer Source for Plant Qualities: Native Plant Trust, Framingham, MA

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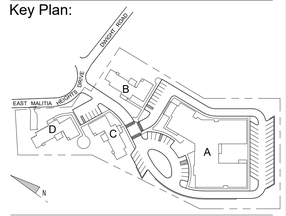
Revision:

Architect of Record:

COMMONWEALTH OF MASSACHUSETTS
REBECCA A BROOKS
NO. 3308
REGISTERED LANDSCAPE ARCHITECT

Drawn: RBLA
Checked: RAB
Scale: AS SHOWN

Key Plan:



Project Name:
CHARLES RIVER HEIGHTS

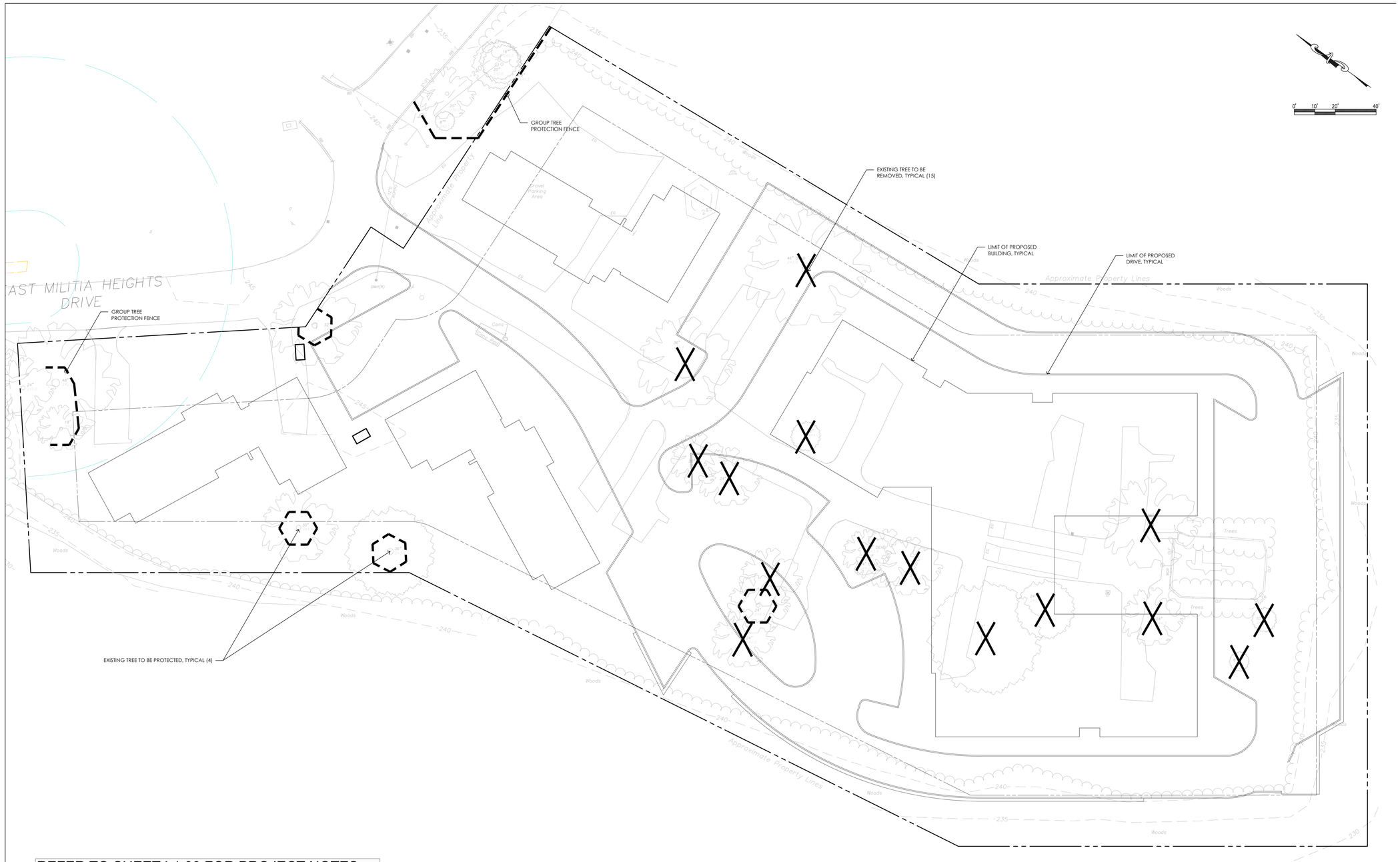
EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
LANDSCAPE NOTES AND PLANT SCHEDULE

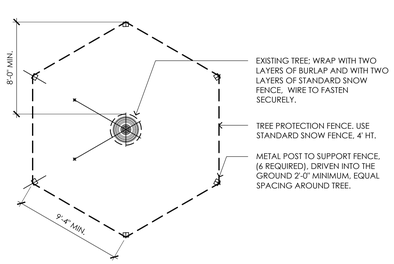
Project Number:
23032 | rbla 2504

Issue Date:
OCTOBER 06, 2025

Sheet Number:
L0.00



REFER TO SHEET L1.00 FOR PROJECT NOTES AND TREE PROTECTION SPECIFICATIONS



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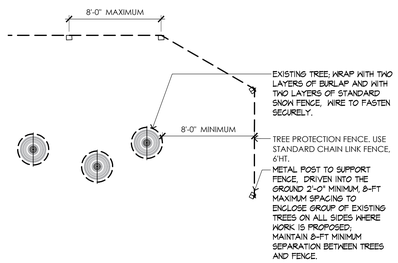

2 GROUP TREE PROTECTION

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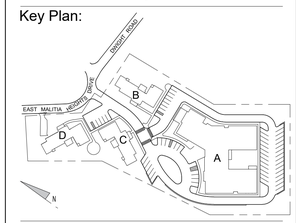

Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

TREE REMOVAL AND PROTECTION PLAN

Project Number:

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Issue Date:

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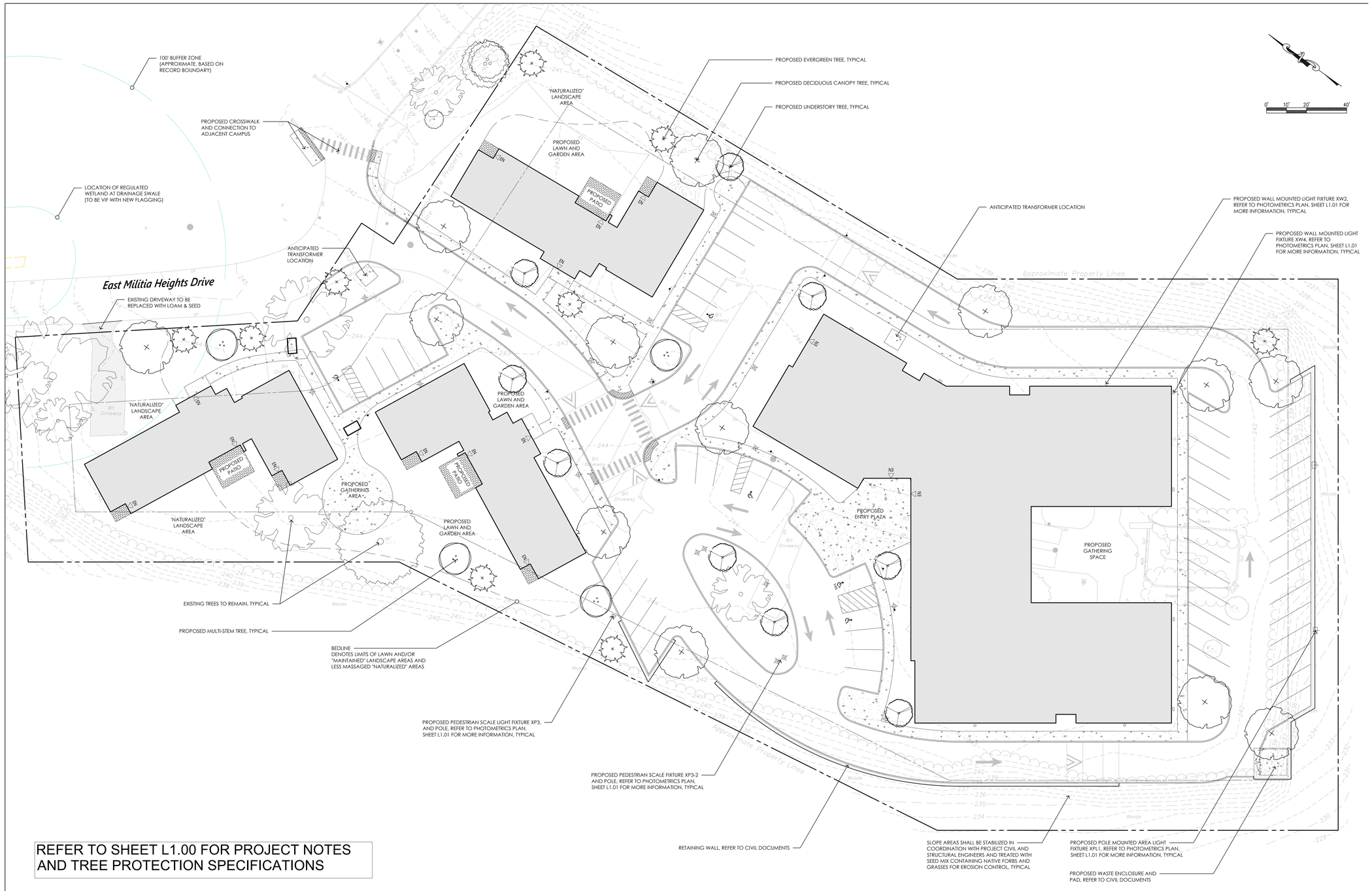
L0.01



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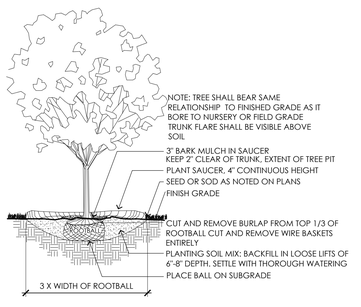
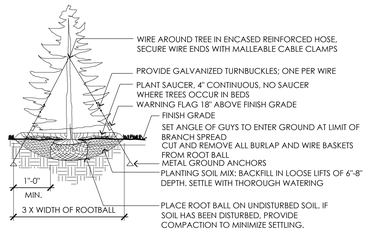


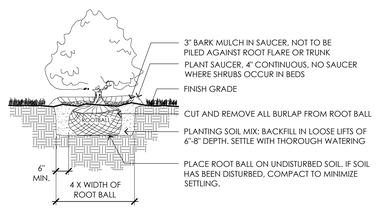
1 TYPICAL DECIDUOUS TREE PLANTING



NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL. ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

2 TYPICAL EVERGREEN TREE PLANTING

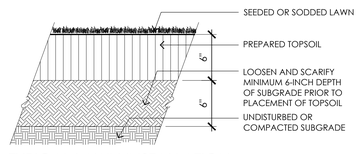


NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE CONTINUOUS LOAM BED DEPTH OF ROOT BALL.

3 TYPICAL SHRUB PLANTING

REFER TO PLAN FOR SPACING REQUIREMENTS

4 TYPICAL GROUNDCOVER PLANTING



5 TYPICAL LAWN INSTALLATION

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Architect of Record:

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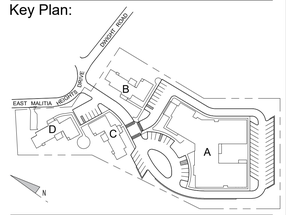

Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

CONCEPTUAL LANDSCAPE PLAN

Project Number:

23032 | rbla 2504

Issue Date:

OCTOBER 06, 2025

Sheet Number:

L1.00

Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
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2	XP2-BL	38.8	SINGLE	0.900	GL1960LED-12L40T3-MDL012-SV1-BLOC
1	XP3	38.8	SINGLE	0.900	GL1960LED-12L40T4-MDL012-SV1
2	XP3-2	77.6	BACK-BACK	0.900	GL1960LED-12L40T4-MDL012-SV1
9	XP3-BL	38.8	SINGLE	0.900	GL1960LED-12L40T4-MDL012-SV1-BLOC
2	XPL1	72	SINGLE	0.900	VP-1-160L-75-3K7-4W
2	XW1	28.8	SINGLE	0.900	VPW2-48L-30-3K7-2
3	XW2	28.8	SINGLE	0.900	VPW2-48L-30-3K7-3
2	XW3	28.8	SINGLE	0.900	VPW2-48L-30-3K7-4F
2	XW4	28.8	SINGLE	0.900	VPW2-48L-30-3K7-4W

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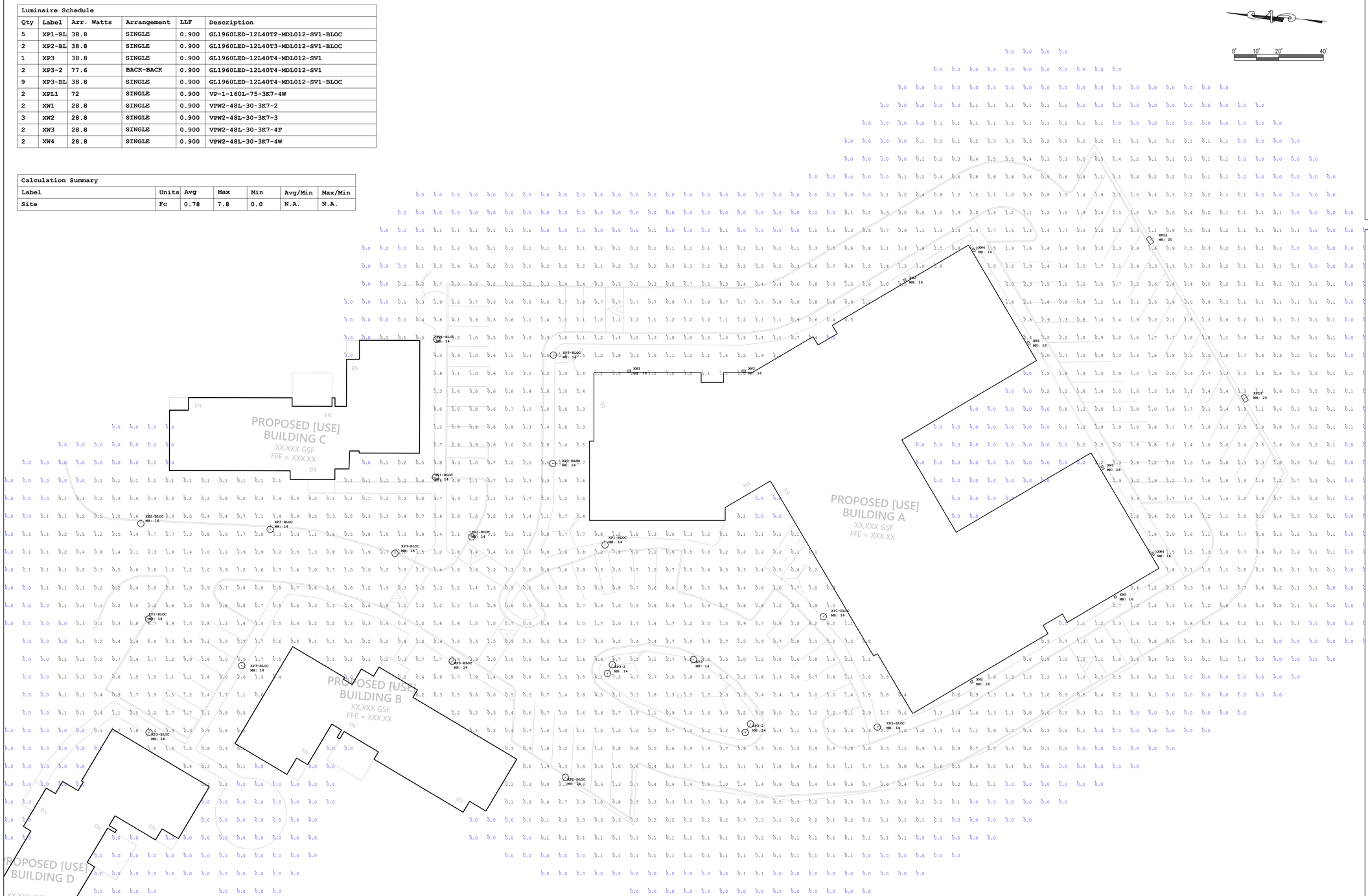

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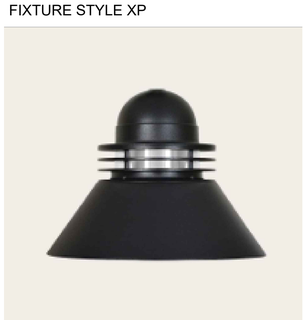

FIXTURE STYLE XPL

FIXTURE STYLE XW

Project:
59 East Militia Heights Road - Site

Contact:
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Specification Sales
(781) 272-2300 X211
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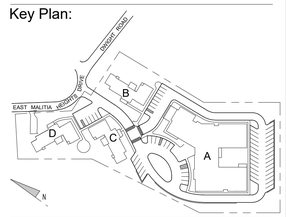

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CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
LIGHTING AND PHOTOMETRICS PLAN

Project Number:
23032 | rbla 2504

Issue Date:
OCTOBER 06, 2025

Sheet Number:
L1.01

10 SITE PLAN
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JAMES J. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

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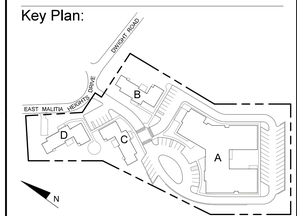

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CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

ARCHITECTURAL SITE PLAN

Project Number:

23032

Issue Date:

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Sheet Number:

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10 OVERALL PLAN - LEVEL 1
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JAMES J. SZYDLOWSKI
No. 10712
BOSTON
COMMONWEALTH OF MASSACHUSETTS

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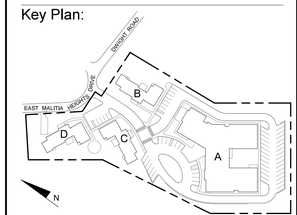

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CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
OVERALL PLAN - LEVEL 1

Project Number:
23032

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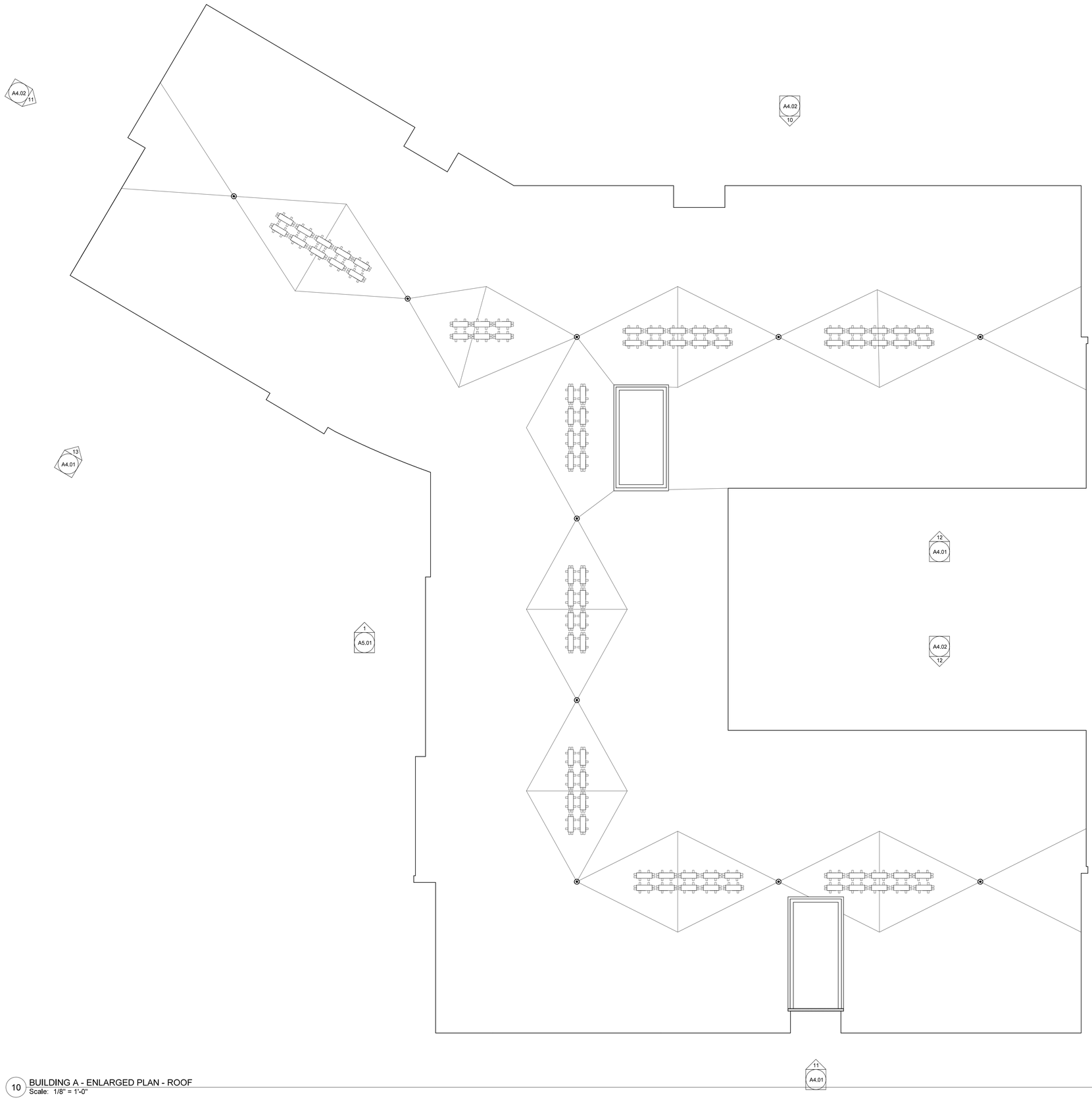
Sheet Number:
A1.01



10 BUILDING A - ENLARGED PLAN - ROOF
Scale: 1/8" = 1'-0"

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Revision:

Architect of Record:

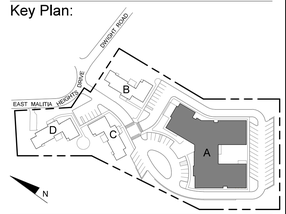
REGISTERED ARCHITECT
JAMES I. SZYDLOWSKI
No. 10712
BOSTON
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING A - ENLARGED PLAN - ROOF

Project Number:

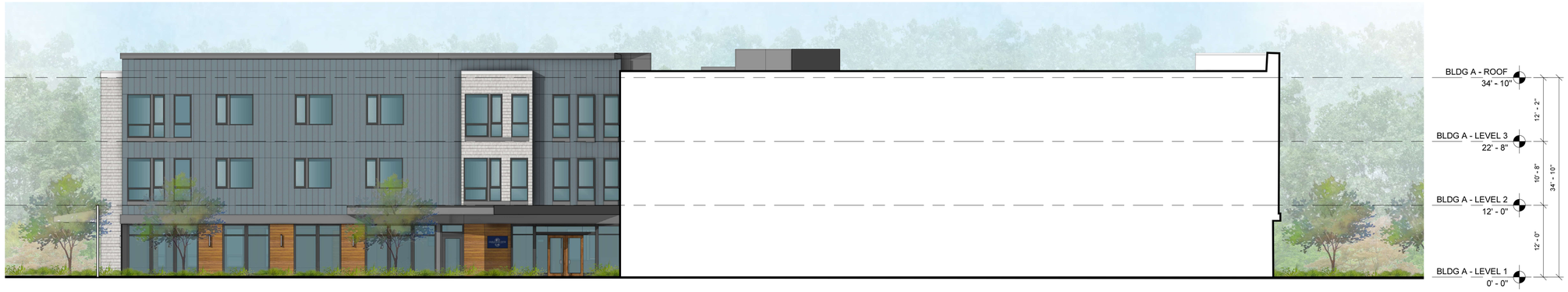
23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

A2.04



13 BUILDING A - ELEVATION 4
Scale: 1/8" = 1'-0"

12 BUILDING A - ELEVATION 3
Scale: 1/8" = 1'-0"

11 BUILDING A - ELEVATION 2
Scale: 1/8" = 1'-0"

10 BUILDING A - ELEVATION 1
Scale: 1/8" = 1'-0"

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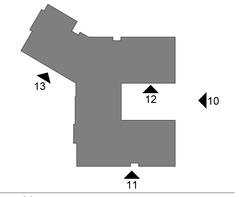
JAMES J. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING A - EXTERIOR ELEVATIONS

Project Number:

23032

Issue Date:

OCTOBER 06, 2025

Sheet Number:

A4.01

13 BUILDING A - ELEVATION 8
Scale: 1/8" = 1'-0"

12 BUILDING A - ELEVATION 7
Scale: 1/8" = 1'-0"

11 BUILDING A - ELEVATION 6
Scale: 1/8" = 1'-0"

10 BUILDING A - ELEVATION 5
Scale: 1/8" = 1'-0"

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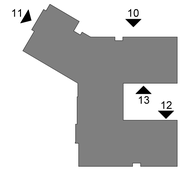
JAMES J. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:
CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
BUILDING A - EXTERIOR ELEVATIONS

Project Number:
23032

Issue Date:
OCTOBER 06, 2025

Sheet Number:
A4.02

13 BUILDING B, C & D - ELEVATION 4
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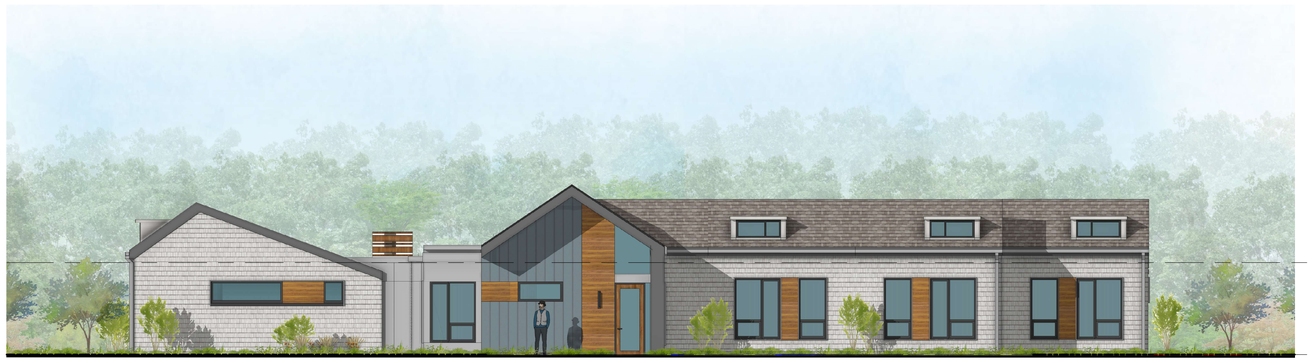

12 BUILDING B, C & D - ELEVATION 3
Scale: 1/8" = 1'-0"

11 BUILDING B, C & D - ELEVATION 2
Scale: 1/8" = 1'-0"

10 BUILDING B, C & D - ELEVATION 1
Scale: 1/8" = 1'-0"

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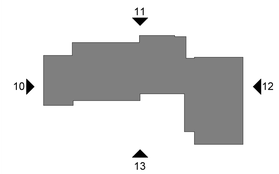
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

BUILDING B, C & D - EXTERIOR ELEVATIONS

Project Number:

23032

Issue Date:

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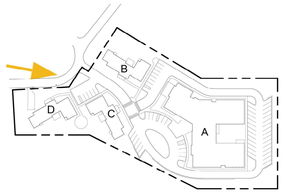
Sheet Number:

A4.03



View at East Malitia Heights Drive

Aerial View Looking South East

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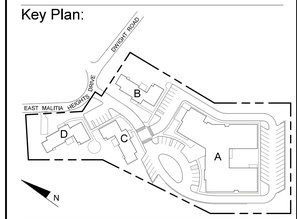
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale:

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

RENDERINGS

Project Number:

23032

Issue Date:

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Sheet Number:

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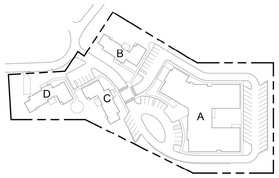
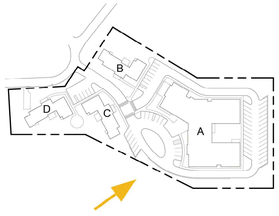


View Looking To Building A
South Residential Entry



View Looking To Building A
North Residential Entry

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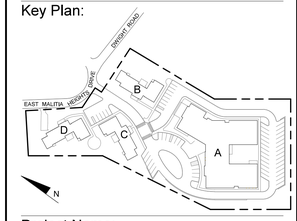
STANLEY J. SZYDLOWSKI
No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

Checked: JS

Scale:

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

RENDERINGS

Project Number:

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Issue Date:

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Sheet Number:

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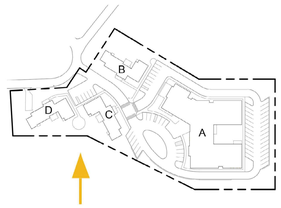
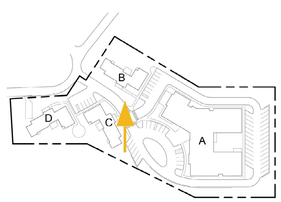


Rear View at Buildings C, D Group Cottage



Front View at Building B Group Cottage

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No. 10712
COMMONWEALTH OF MASSACHUSETTS

Drawn: RP

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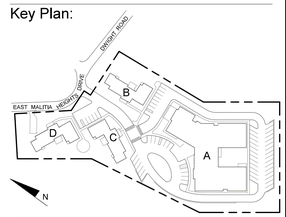
Scale:

Key Plan:



Project Name:

CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:

RENDERINGS

Project Number:

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Issue Date:

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Sheet Number:

A5.05

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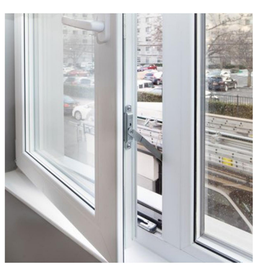
Enlarged Elevation with Building Materials

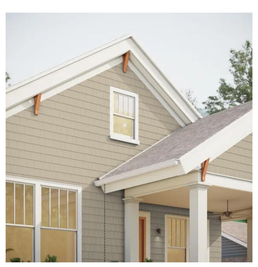
Aluminum Composite Panel



Vinyll Window with Fixed and Operable panels

Standing Seam Metal Cladding

Fiber Cement Siding - Wood tone



Fiber Cement Shingle Siding

1 BUILDING A - Partial Enlarged Elevation
Scale: NTS

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Drawn: RP

Checked: JS

Scale:

Key Plan:

Project Name:
CHARLES RIVER HEIGHTS

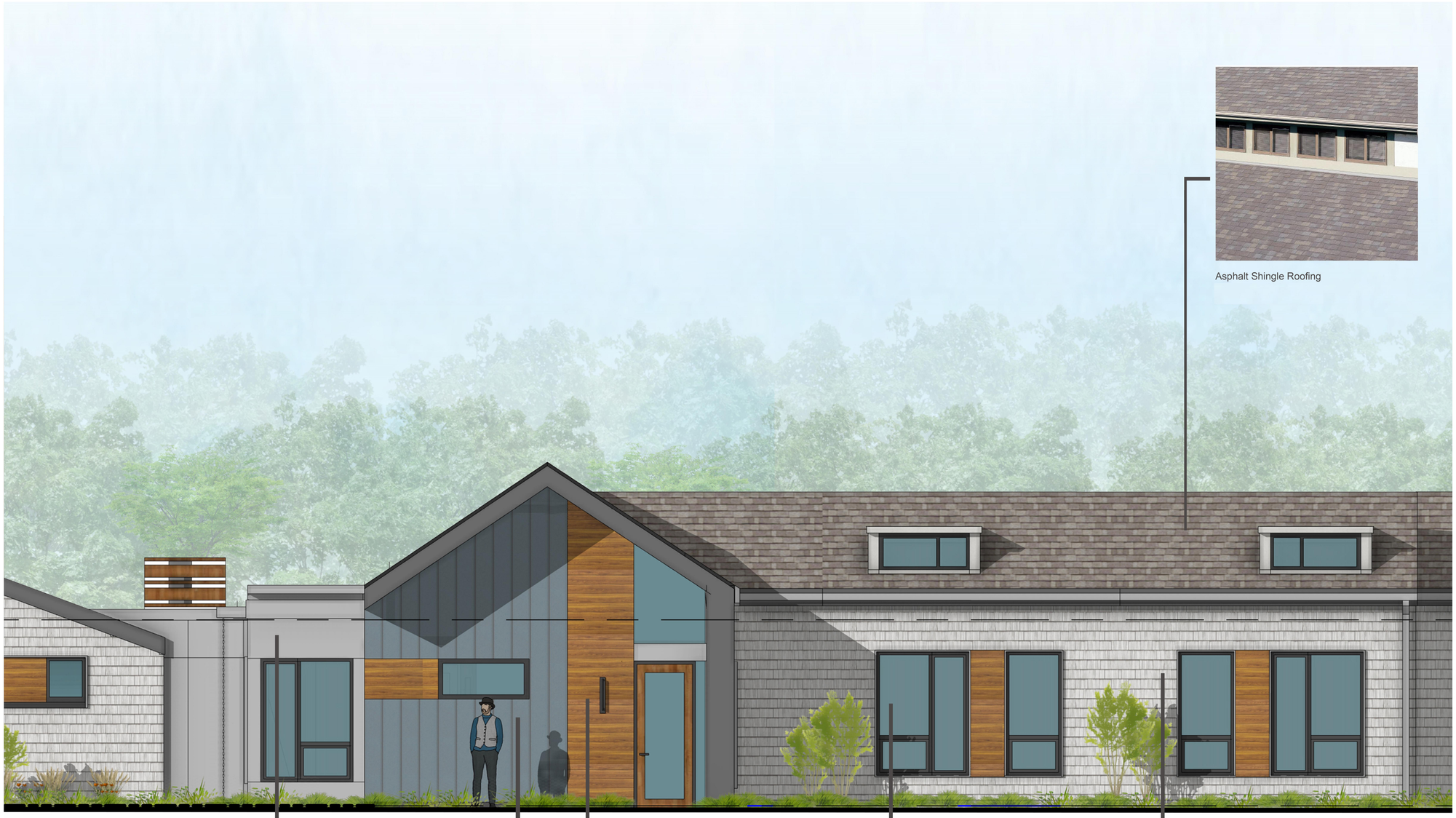
EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
BUILDING A - ENLARGED ELEVATION MATERIALS

Project Number:
23032

Issue Date:
OCTOBER 28, 2025

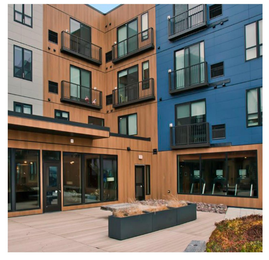
Sheet Number:
A4.04



Asphalt Shingle Roofing

Fiber Cement Panel with Reveals

Standing Seam Metal Cladding



Fiber Cement Siding - Wood tone

Vinyll Window with Fixed and Operable panels

Fiber Cement Shingle Siding

1 BUILDING B - Partial Enlarged Elevation
Scale: NTS

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Architect of Record:

Drawn: RP

Checked: JS

Scale:

Key Plan:

Project Name:
CHARLES RIVER HEIGHTS

EAST MILITIA HEIGHTS DR
NEEDHAM, MA

Sheet Name:
BUILDING B - ENLARGED ELEVATION MATERIALS

Project Number:
23032

Issue Date:
OCTOBER 28, 2025

Sheet Number:
A4.05

Landscape Planting Showcase

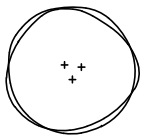
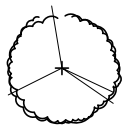
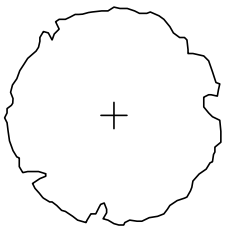
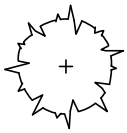
Charles River Heights

PLANT SHOWCASE

FEATURING
Northeast Natives

PREPARED & PRESENTED BY

rbla DESIGN

BOTANICAL NAME	COMMON NAME	SIZE	QTY	QUALITY	SYMBOL
DECIDUOUS TREES					
Betula populifolia 'Whitespire'	Whitespire Gray Birch	8/10' CLUMP	4	/ ✳	
Celtis occidentalis	Hackberry	3-3 1/2" CAL	3	/ ✳	
Halesia carolina (tetraptera)	Silverbell	6/8' CLUMP	3	/ ✳	
Ostrya virginiana	American Hop Hornbeam	3-3 1/2" CAL	3	/ ✳	
Liquidambar styraciflua	American Sweetgum	3-3 1/2" CAL	7	✳	
Quercus alba	White Oak	3-3 1/2" CAL	3	/ ✳	
Quercus coccinea	Scarlet Oak	3-3 1/2" CAL	3	/ ✳	
EVERGREEN TREES					
Juniperus virginiana	Red Cedar	3-3 1/2" CAL	6	/ ✳ ε	
Pinus strobus	White Pine	3-3 1/2" CAL	3	/ ✳ ε	

PLANT SUBSTITUTIONS

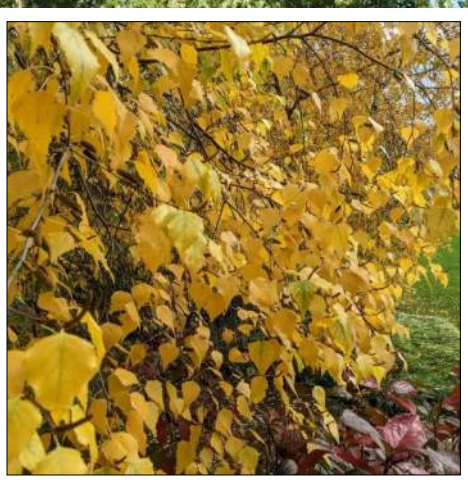
In conformance with MA EOHLC Appendix N:
all new plantings shall be native, low maintenance, drought tolerant, and non-invasive.

If making substitutions on plant selections, care shall be taken to match the qualities shown in note section, as described to the right.

Plant qualities noted are based on local extension services resources and nursery catalogs.

Legend
Shade Tolerant ⊗
Part Shade Tolerant /
Full Sun Tolerant ✳
Inundation Tolerant ϖ
Evergreen ε

Designer Source for Plant Qualities: Native Plant Trust, Framingham, MA



Betula populifolia 'Whitespire Senior'

:KLWHVSLUH 6HQLRU *UD\ %LUFK

PLANT TYPE
7UHH

SUN
)XOO +DOI

FLOWER COLOR
Q D

ATTRACTS
%XWWHUIOLHV

HEIGHT
˘

WATER
0HGLXP +LJK ([WQDLQ 6XPPHU

FLOWER SEASON
Q D

FRUIT TYPE
Q D

WIDTH
˘ IW

SEASON
'HFLGXRXV

LEAF COLOR
*UHHQ

FRUIT SEASON
Q D

DESCRIPTION

:KLWHVSLUH LV EHVW NQRZQ IRU LWV XSULJKW IRUP QRQ H
JUHHQ OHDYHV DQG DWWUDFWLYH \HOORZ IDOO FROR 9HJ
WKLV FXOLYDU DUH FRQVLGHUHG WR KDYH EHWWHU UHVLV
VHHG SURSDJDWHG SODQWV UHVXOWLQJ LQ WKH XVH RI WK
6HQLRU E\ VRPH QXUVHULHV DV D ZD\ RI GHVLJQDWLQJ WKI
EHHQ YHJHWDWLYHO\ SURSDJDWHG

Celtis occidentalis

&RPPRQ +DFNEHUU\

PLANT TYPE
7UHH

SUN
)XOO

FLOWER COLOR
Q D

ATTRACTS
%LUGV :LOGOLIH

HEIGHT
˘ IW

WATER
0HGLXP

FLOWER SEASON
Q D

FRUIT TYPE
Q D

WIDTH
˘ IW

SEASON
'HFLGXRXV

LEAF COLOR
*UHHQ

FRUIT SEASON
6XPPHU

DESCRIPTION

&HOWLV RFFLGHQWDOLV LV D GHFLGXRXV WUHH ZKLFK TXLF
7KH DUFKLQJ EUDQFKHV FUHDWH D FDQRS\ ZKLFK RIIHUV PR
DQG VXPPHU 7KH OHDYHV DUH EULJKW JUHHQ RYDO DQG
WRRWKHG HGJHV WXUQLQJ \HOORZ LQ IDOO EXW FRORU LV
'XULQJ VSULQJ LQFRQVSLFXRXV IORZHUV DSSHDU IROORZHG
SXUSOH IUXLW WKDW DWWUDFW ELUGV DQG VTXLUUHOV)UX
WUHHV KDYH JUD\ FRORUHG EDUN ZLWK ULGJHV DQG ZDUW
EHVW LQ IXOO VXQ ZLWK PRLVW ULFK ZHOO GUDLQLQJ VRL
GURXJKW SRRU VRLO DQG ZHW VRLO 'R QRW SODQW LQ WK
EHFDXVH RI OLWWHULQJ

Halesia carolina

&DUROLQD 6LOYHUEHOO

PLANT TYPE
7UHH

SUN
)XOO

FLOWER COLOR
:KLWH

ATTRACTS
%LUGV 3ROOLQDWRUV

HEIGHT
IW

WATER
0HGLXP

FLOWER SEASON
6SULQJ

FRUIT TYPE
&DWNLQ

WIDTH
˘ IW

SEASON
'HFLGXRXV

LEAF COLOR
*UHHQ <HOORZ

FRUIT SEASON
Q D

DESCRIPTION

&DUROLQD VLOYHUEHOO LV D JRRG VPDOO WUHH IRU VKUXE
KDYH D URXQGHG S\UDPLGDO RU YDVH VKDSHG KDELW ,WV
EORRP LQ $SULO DQG 0D\ DQG DUH EHVW VHHQ IURP EHORZ
SHQGXORXV VWDONV &DUROLQD VLOYHUEHOO LV SHVW UHV

Juniperus virginiana

5HG &HGDU

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
7UHH	)XOO	Q D	Q D
HEIGHT	**WATER**	**FLOWER SEASON**	**FRUIT TYPE**
ˇ IW	/RZ	Q D	Q D
WIDTH	**SEASON**	**LEAF COLOR**	**FRUIT SEASON**
IW	(YHUJUHHQ	%OXH *UHHQ	6SULQJ

DESCRIPTION

-XQLSHUXV YLUJLQLDQD RIWHQ FDOOHG (DVWHUQ UHG FHGD
VRPHWLPHV FROXPQDU GHQVH HYHUJUHHQ FRQLIHU ZLWK
W\SLFDOO\ JURZV WR ˇˇ WDOO *UD\ WR UHGGLVK EURZQ
VWULSV RQ DGXOW WUHHV 7UXQNV DUH RIWHQ IOXWHG DW
EURZQ DQG DURPDWLF DQG LV FRPPRQO\ XVHG IRU FHGDU
VFDOH OLNH IROLDJH

Liquidambar styraciflua

$PHULFDQ 6ZHHW *XP

PLANT TYPE
7UHH

SUN
)XOO

FLOWER COLOR
Q D

ATTRACTS
Q D

HEIGHT
^˘ IW

WATER
0HGLXP

FLOWER SEASON
Q D

FRUIT TYPE
Q D

WIDTH
˘ IW

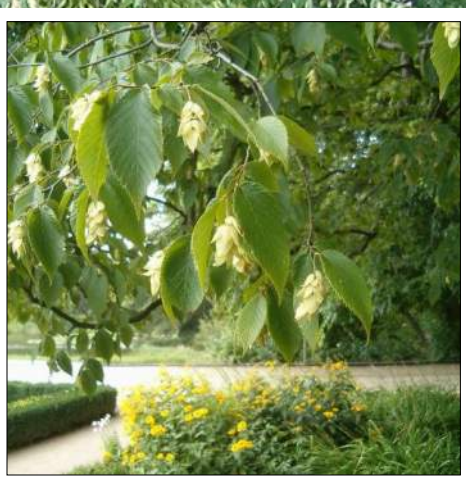
SEASON
'HFLGXRXV

LEAF COLOR
*UHHQ 3XUSOH 5HGD
<HOORZ

FRUIT SEASON

DESCRIPTION

$ WDOO GHFLGXRXV WUHH RI XSULJKW S\UDPLGDO KDELW
JUHHQ PDSOH OLNH OHDYHV WKDW WXUQ EHDXWLIXO VKDGH
VHDVRQ ,W FDQ EH XVHG DV D VLQJOH VSHFLPHQ KHGJH R



Ostrya virginiana

(DVWHUQ +RS +RUQEHDQ

PLANT TYPE
7UHH

SUN
)XOO +DOI

FLOWER COLOR
*UHHQ

ATTRACTS
%XWWHUIOLHV

HEIGHT
˘ IW

WATER
0HGLXP

FLOWER SEASON
6SULQJ

FRUIT TYPE
Q D

WIDTH
IW

SEASON
'HFLGXRXV

LEAF COLOR
*UHHQ

FRUIT SEASON
Q D

DESCRIPTION

$PHULFDQ KRSKRUQEHDP LV D VPDOO GHFLGXRXV XQGHUVW WDOO DQG ˙ LQFKHV WUXQN GLDPHWHU 7KH EDUN LV EUR QDUURZ VKDJJ\ SODWHV IODNLQJ RII ZKLOH \RXQJHU WZLJV VPRRWKHU DQG JUD\ ZLWK VPDOO OHQWLFHOV 9HU\ \RXQJ WKLFNO\ KDLU\° WKH KDLUV GURS RII E\ WKH QH[W \HDU

Pinus strobus

(DVWHUQ :KLWH 3LQH

PLANT TYPE
7UHH

SUN
)XOO +DOI

FLOWER COLOR
Q D

ATTRACTS
:LOGOLIH

HEIGHT
˙ IW

WATER
0HGLXP

FLOWER SEASON
Q D

FRUIT TYPE
&RQH

WIDTH
˘ ˘ IW

SEASON
(YHUJUHHQ

LEAF COLOR
*UHHQ /LJKW *UHHQQD

FRUIT SEASON

DESCRIPTION

3LQXV VWUREXV LV D QHHGOHG HYHUJUHHQ WUHH WKDW LV
8QLWHG 6WDWHV DQG &DQDGD ,Q WKH ILUVW VWDJHV RI OL
S\UDPLGDO IRUP LW PDWXUHV WR D EURDG RYDO KDELW ZI
W\SLFDOO\ JURZV ˘ ˙ LQ FXOWLYDWLRQ EXW ZLOO JURZ W
DUHDV /DQGVFDSH VL]H DQG VKDSH FDQ EH FRQWUROOHG
EHHQ JURRPHG LQWR D KHGJH LI GHVLUHG

Quercus alba

:KLWH 2DN

PLANT TYPE
7UHH

SUN
)XOO

FLOWER COLOR
*UHHQ <HOORZ

ATTRACTS
:LOGOLIH

HEIGHT
ˇ ˙

WATER
/RZ 0HGLXP ([WUD6SULQQJ
6XPPHU

FLOWER SEASON

FRUIT TYPE
1XW 1XWOHW

WIDTH
ˇ ˙ IW

SEASON
'HFLGXRXV

LEAF COLOR
'DUN *UHHQ 5HG 6SULQJ

FRUIT SEASON

DESCRIPTION

,QWURGXFHG LQ ˆ 4XHUFXV DOED LV FRQVLGHUHG RQH RI
VSHFLHV LQ WKH :KLWH 2DN JURXS 7KH ZRRG LV XVHG IRU
ZLQH FDVNV ERDW EXLOGLQJ DQG IORRULQJ 4XHUFXV DOE
FRPPRQ RFFXUULQJ ZKLWH RDNV 1DWLYH WR KLJK GU\ RU L
:KLWH RDN KDV JRRG IDOO FRORU RQ PDQ\ WUHHV° KRZHYH
VHHGOLQJ YDULDWLRQ ,W LV WDS URRWHG PDNJQ LW GLII
LQ FDOLSHU :LWK D PHGLXP JURZWK UDWH UHDFKLQJ X
OLYLQJ IURP ˇ \HDUV 1DWLYH KDELWDW UDQJHV IUR
0LQQHVRWD DQG 7H[DV

Quercus coccinea

6FDUOHW 2DN

PLANT TYPE
7UHH

SUN
)XOO

FLOWER COLOR
Q D

ATTRACTS
%XWWHUIOLHV

HEIGHT
ˇ ˆ IW

WATER
/RZ 0HGLXP ([WUHPH DQG 6XPPHU

FLOWER SEASON

FRUIT TYPE
1XW 1XWOHW

WIDTH
ˇ IW

LEAF COLOR
*UHHQ

FRUIT SEASON
Q D

SEASON
'HFLGXRXV

DESCRIPTION

$V D KDQGVRPH GHFLGXRXV WUHH JURZLQJ WR ˇ LQ KHLJK OLJKW RSHQ EUDQFKLQJ KDELW ZLWK EULJKW JUHHQ OHDYH ZLWK GHHSO\ FXW OREHV ,Q WKH IDOO WKHVH OHDYHV ZLO

Design Review Board Meeting Minutes
Monday, September 29, 2025
7:30 p.m.

Board Members:
Mark Gluesing, Board Chair (P)
Milee Pradhan, Board Member (P)
Felix Zemel, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Mark Gluesing, Chair, called the meeting to order on September 8, 2025, at 7:53 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:
1. Attorney George Giunta, Jr., representing EP 63 Kendrick Realty, LLC
2. Brett Doyle, Doyle And Mattheson, Inc.

HEARINGS:
Public notice is hereby given that EP 63 Kendrick Realty, LLC has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.4.2.2(e) for a sign above the roof line of a building for two building mounted signs, one at the front and one at the rear of the building; Section 5.5.3.1(a) for more than one freestanding sign on a parcel; Section 5.4.2.2(f) for two monument signs within the required setback and within 15' of the street line; Section 5.5.3.3(b) for two monument signs in excess of three feet height; Section 5.5.3.3(c) for two freestanding signs, with more than one support; and Section 5.5.1(a) for more than one sign indicating the number of the building, and any other applicable sections of the By-law.

Attorney George Giunta, Jr., representing EP 63 Kendrick Realty, LLC, LLC, explained that this is an application for Special Permits, with a request for four separate signs for the property at 63 Kendrick Street. The property is located in the New England Business Center Zoning District at the corner of Kendrick Street and 4th Ave. The building was recently the subject of a major project site plan special permit amendment which was reviewed by the Planning Board and the Design Review Board. This included substantial renovations and reconfiguration of the building that the Planning Board approved. As part of the proposed redevelopment of the property, there are a total of four signs that require special relief. Those signs include two number signs, one at the approximate front-middle of the building, and one at the approximate rear-middle of the building. Both of those signs simply include the number "63," denoting the street address of the property. Also proposed are two monument signs, which act as directional signs at each of the entrances to the rear parking lot off 4th Ave.

Attorney George Giunta, Jr., stated that the first directional sign is in the vicinity of the first entrance when approaching the property, to denote the loading and parking areas. The second

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one indicates the entrance from the parking area. The first number sign is proposed on the front of the building on the Kendrick Street side. The second number sign is proposed at the opposite side of the building on the rear parking lot. The first monument sign is used to direct trucks entering the site and works with the existing entry driveway. The second monument sign is at the entrance at the end of the property at 4th Ave to indicate the parking entry.

Attorney George Giunta, Jr., stated that the first sign will be a channel letter sign. The sign will be lit from the front. As the numbers on the sign technically extend above the portion of the roof from which it is located, the Building Commissioner determined that it requires a Special Permit. The number "63" on the sign is 14.90 s.f. in size, well within the maximum size limit. The second number sign is identical, as a face lit channel sign. This sign is smaller as it is at the rear of the building, with the numbers being a total of 3.69 s.f., or well within the regulations for a secondary number sign. The first monument sign indicates parking to one side and deliveries to the other. This is a directional sign. The sign piece itself is 30"x18". The sign will be sited on top of a concrete base, leading the total height from grade to the top of the sign at 48". As the sign is proposed to be over 3', it requires a Special Permit. It also requires a Special Permit because multiple freestanding signs are required to be on one support. As two freestanding signs are proposed, each with their own support, a Special Permit is needed. This monument sign is only 18" wide. The first monument sign is positioned 90° to the entrance driveway, so that vehicles coming into the driveway can best view it and understand the directionals. The sign proposed at the rear entrance will be perpendicular to 4th Ave, denoting the entrance for the rear parking area. These are not advertising signs but serve directional or indicating functions. There is an odd provision in the Sign Bylaw that there can only be one sign indicating the number of a building. As the applicant is proposing four signs indicating the number of the building, this also requires a Special Permit.

Chair Gluesing stated that the two main number signs would be approvable, if they were not proposed to be on the roof.

Ms. Pradhan asked if the concrete that the signs are mounted on will be finished and how it relates to the façade. Mitchael Kassler, Edgewater Properties, stated that this will be a gray, precast concrete. Ms. Pradhan asked if these will be lit. Mr. Kassler stated that they will not.

Ms. Pradhan asked if there was input from a structural engineer regarding the integrity of the sign mounted on the roof of the building. Mr. Kassler stated that a continuous plate was determined to be a secure mounting option for the sign. Mr. Zemel stated that the Building Commissioner will likely ask for structural detailing for this sign.

Mr. Zemel stated that he believes this proposal will bring more modernity to the corner property. He asked about additional signage for a future tenant. Mr. Kassler stated that this may be proposed in the future.

Chair Gluesing stated that the entry structure is lower than the rest of the building, and so he is okay with the proposed roof-mounted sign on it. He asked about the concrete base being wider and deeper than the sign as proposed. Mr. Kassler explained that the base is 1' front to back and the sign is 4". The base is 30" left to right and the sign is 18". The size of the base is to allow

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size on each side for easy mounting of the sign. The proposed planting beds around the sign as shown on the plan will be installed.

Upon a motion duly made by Ms. Pradhan and seconded by Mr. Zemel, it was voted to approve Special Permits for signs 1, 2, 3, and 4, at 63 Kendrick Street, as submitted. Felix Zemel – aye; Milee Pradhan – aye; Mark Gluesing – aye; Motion passed 3-0-0.

Agenda Item 1:

Brett Doyle, Doyle And Mattheson, Inc. applying for exterior alterations for ADA compliant ramp to the building entrance at 87 Chestnut Street.

Brett Doyle, Doyle And Mattheson, Inc., explained that there was a renovation on the second floor of this building, updating an existing dental office. During the final inspection, the Building Commissioner noted that the existing ramp at the main entrance to the building did not meet ADA code. The pitch is approximately four times what the ADA code allows. Additionally, there are not proper railings or guardrails. The Commissioner issued a temporary occupancy permit for the second floor, conditional to fixing the entrance in order to meet code. The plans were overlaid with a future potential renovation project to update the building, but this hearing is only regarding the ramp ADA accessibility. A guardrail is shown on the plan in an area that is not the actual ramp because there is a 12" grade change from the driveway to where people exit the building. Thus, it made sense to carry the railing across the area. The applicant is not changing the footprint of any of the existing sidewalks along the building. However, due to the condition of the back sidewalks, and a ramp at the back of the building, the proposal is to continue the improvements down around the backside of the building. All of the railings will be steel, coordinated with the color of the building, likely painted black. The intention is to incorporate some planter boxes at the front entrance for aesthetic appeal.

In response to a question from Mr. Zemel, Mr. Doyle explained that there is an existing elevator access to the second floor. Access to the elevator is from the south elevation #6. There is a ramped slope up to that door, but the ramp slope does not meet code. Upon leaving the building, there is supposed to be a 5' flat turning radius, but currently the ramp starts right there.

Mr. Zemel stated that he is in favor of the proposal, as it increases access to the building.

Ms. Pradhan asked if the grade would flush with the parking lot. Mr. Doyle explained that there is a 6" difference from the new landing to meet the existing sidewalk. There will be one stair at this location. This is a busy parking lot that is proposed to be striped to show the pedestrian entrance to the accesses. Ms. Pradhan suggested a curb stop to further protect pedestrians in this area. She also suggested making the railing continuous on the west elevation of the site. Mr. Doyle stated that he would update the railing connection point.

In response to a question from Ms. Pradhan, Mr. Doyle explained that, upon exiting out the back door, elevation 9, there is an existing door where the railing stops. This leads to a ramp that meets the existing sidewalk, which is 6" below. The back side of the building is elevation 8. There is a ramp out of the staff entry that also does not meet code. The intention is to marry the three elevations by keeping one level platform, wrapping the railings around the back area, with

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two steps, as this is not the ADA entrance. This is to make the back platform safer. Ms. Pradhan stated that a continuous railing in this area would also look nicer.

Chair Gluesing stated that the handicap railings at the main front entrance do not align with the guard around the raised platform. It is unclear if the railings can be continuous at this location. The handicap entrance has specific requirements for the height of the railing. Continuous railings at the side entrance to the rear would be nice.

Upon a motion duly made by Ms. Pradhan and seconded by Mr. Zemel, it was voted to approve the application for 87 Chestnut Street for the ramp, landing platform, and railing installation with the condition that the rear entrance railing be designed to be continuous rather than two sections at the steps and the platform. Felix Zemel – aye; Milee Pradhan – aye; Mark Gluesing – aye; Motion passed 3-0-0.

REVIEW

Minutes of 9/08/2025 minutes

Upon a motion duly made by Ms. Pradhan and seconded by Mr. Zemel, it was voted to approve the meeting minutes of September 8, 2025. Felix Zemel – aye; Milee Pradhan – abstain; Mark Gluesing – aye; Motion passed 2-0-1.

Upon a motion duly made by Ms. Pradhan and seconded by Mr. Zemel, it was voted to adjourn at 8:40 p.m. Felix Zemel – aye; Milee Pradhan – aye; Mark Gluesing – aye; Motion passed 3-0-0.

Next Public Meeting – October 20, 2025 at 7:30pm

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