

Design Review Advisory Board

Bryce M. Gibson, Chair
Christine M. Perc, Vice Chair
Steven R. Davey
John C. Haven, RLA, ASLA

**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**



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**DESIGN REVIEW ADVISORY BOARD
MINUTES**

Wednesday, December 2, 2020, 6:00 pm
Virtual Meeting Via Teleconference and Telephone

Present: Bryce Gibson, Chair
Christine Perc, Vice Chair
John Haven, RLA, ASLA
Steven Davey

Administrative: Jeremy Rosenberger, Planning Director
Jennifer Doherty, Administrative Assistant
Michelle Tinger, Community Engagement

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, the meeting of the Town of Dedham's Design Review Advisory Board on **December 2, 2020** was conducted via remote participation. No in-person attendance of members of the public were permitted, but every effort was made to ensure that the public could adequately access the proceedings as provided for in the Order.

Members of the public were advised that they could access the virtual meeting a number of ways:

1. Virtually through the Zoom software program, details of which were given on the agenda and the town website prior to the meeting.
2. Secondly, members of the public can participate via conference call by dialing toll-free, **1-646-558-8656, Webinar ID: 941 7027 2416.**
3. Recordings of this meeting have been made public and are available upon request.

The meeting began virtually at 6:00 pm on December 2, 2020. The Chair Bryce Gibson read a statement regarding meeting protocols. He then asked for a roll call of participants on the call, Member Steve Davey was on the call, Vice Chair Christine Perc was on the call, and the Chairman Bryce Gibson was on the call. Member John Haven was on the call.

Sign Code Presentation

The meeting began with a presentation from the consultant for Harriman who had been working on the Sign Code review study. Emily Enis was on the call from Harriman. She and Jeremy explained what they had been working on and their recommendations for the committee.

Clarifying the purpose of the town and what they were working towards was mentioned. The Master Plan was also working towards establishing this statement. Mr. Davey mentioned that the presentation had stated that DRAB was unique, and he asked for some more insight into this. Ms. Enis explained that it was unique to have a board that advised to other boards. A discussion commenced regarding the regulatory role of DRAB and the Zoning Board of Approval and who should oversee each scenario. This would need more input from both boards. More thought needed to be given to the procedures that would be put into place.

At this time the panelists and attendees needed to switch to a different Zoom platform in order to continue with the meeting.

Jeremy Rosenberger and Jennifer Doherty signed off this meeting to attend another meeting. Michelle Tinger was in charge for the Planning and Zoning department.

900 Providence Highway – Mavis Tires & Brakes/Haley Linville

Proposed three (3) 48 sq. ft. illuminated wall signs

Shawn Smith from Mavis Tires and Brakes was on the video call. He explained Mavis Tires had taken over the NTB tire corporation and they therefore needed to update their signage with the new name. The new logo would be the only change. Chairman Gibson stated that the only issue was that the “discount prices” wording may get lost on Route 1 as it was small. He would recommend increasing the size or eliminating it. Mr. Smith explained that they had indeed had many internal discussions in the company regarding exactly this. Although he concurred with the Chairman, the corporation insisted on keeping this line in the sign. Mr. Davey asked if the stack of tires was also part of the logo. Mr. Smith replied yes it was. Mr. Haven asked about the building being painted and Mr. Smith replied yes, it was to be.

A motion was made by Steve Davey to approve the proposal as presented. John Haven seconded the motion, and a roll call vote was taken.

Christine Percocci – yes
Steve Davey – yes
John Haven - yes
Bryce Gibson – yes

The motion was unanimously accepted, 4-0.

322-326 Washington Street and 25-27 Harris Street – Needham Bank

Construct one-story, 1,879 sq. ft. retail bank building with drive-thru teller/ATM

Mike McKay and Giorgio Petruzzello were on the video call for the application. Mike McKay gave a detailed explanation of the Needham Bank project. He explained that the drive through had already been approved by the Zoning Board of Appeals. The signage was not being presented tonight, only the building design. They would return for the signs.

Chairman Gibson asked if there was a reason why some of the power lines could not be put underground, although he greatly appreciated some of them being put underground. Mr. Petruzzello explained that it was cost prohibitive to bury all of them so instead they were putting as many as they could underground, and the rest would be raised to be higher, which hopefully would eliminate some of the current chaos there. Mr. Gibson expressed his appreciation for this. He further stated that from an overall stance he liked the project and the design.

Other areas that were discussed were bike racks, landscaping, the sidewalks, and further exploring the cornices.

A motion was made by John Haven to approve the design and materials for the project as presented with the recommendation that the applicant further explore the cornice. The motion was seconded by Steve Davey and a roll call vote was taken.

Steve Davey – yes
Christine Perc – yes
John Haven – yes
Bryce Gibson – yes

The motion passed unanimously 4-0, in favor.

600 Providence Highway – Papa Gino’s & D’Angelo’s/Viewpoint Sign & Awning

Reface existing two (2) pylon panel, two (2) awnings, two (2) wall signs, and two (2) directional signs

Bart Steele, Mike LaSaso and Jim Porier were on the video call for the application. They would be replacing the signage with the new logos. Mr. Steele reviewed the signs and explained each individually.

Chairman Gibson asked about the wayfinding sign if it was existing now. The answer was yes, it has been there for a long time on Eastern Ave. The Chairman then asked why the font would be different for Authentic Eats. Mr. Steele explained it was their logo and

they were the owners of Papa Gino's and D'Angelo's. The Chairman mentioned that he felt the logo would look better stacked as intended. Mr. Steele explained it would be extremely small if stacked.

Christine Perc had a question regarding the "Support Center" signs. She asked if there were two, and the answer was yes, there was one on the wayfinding sign, and there was one above the door. They were identical.

Mr. Davey felt it was a change for the better.

Mr. Davey made a motion to approve the signage as presented. The motion was seconded by John Haven and a roll call vote was taken.

Steve Davey – yes
John Haven – yes
Christine Perc – yes
Bryce Gibson – yes

The motion passed unanimously 4-0, in favor.

600 Providence Highway/95 Eastern Ave – Poyant Signs

Install two (2) illuminated directory wall signs

Gary McCoy of Poyant Signs was on the video call for the application. He said they would be putting up two illuminated channel letters above the doorway for the address. They would also be installing a directory next to the door. Since the address was not part of the signage a waiver was not necessary.

Christine Perc made a motion to approve the proposal as presented. Steve Davey seconded the motion. A roll call vote was taken.

Steve Davey – yes
John Haven – yes
Christine Perc – yes
Bryce Gibson – yes

The motion passed unanimously 4-0, in favor.

Minutes

The minutes from the August meeting were tabled until the next meeting in January 2021.

Schedule

A motion was made by Bryce Gibson to approve the meeting schedule for 2021. The motion was seconded by Steve Davey and a roll call vote was taken.

Steve Davey – yes
John Haven – yes
Christine Perc – yes
Bryce Gibson – yes

The motion passed unanimously 4-0, in favor.

A motion was made by Steve Davey to adjourn the meeting. The motion was seconded by John Haven and a roll call vote was taken.

Steve Davey – yes
John Haven – yes
Christine Perc – yes
Bryce Gibson – yes

The motion passed unanimously 4-0, in favor.

The meeting was adjourned at 8:20 pm.