

Present: Frank Riepe (Chairman), Dan Martin, Linda Wade, Deborah Kruskal  
Absent: Tris Windle

***Sign Application; General Federation of Women's Clubs of Massachusetts,  
245 Dutton Road***

The application is for a replacement sign with modest changes to the copy. The Board unanimously approved the application as submitted.

***Sign Application; Appleseed's, Sudbury Crossing***

The applicant was represented by Ed Juralewicz of United Sign Company. The proposal is for a fascia-mounted sign and a sign under the canopy. The proposed square footage is under the limit of the bylaw. The Board encouraged the applicant to increase the length of the main sign to 120" by 28" high for better clarity. The Board approved the application as submitted and also with the recommendation made to the applicant.

***Sudbury Meadows Comprehensive Permit - Recommendations to Zoning Board of Appeals***

The Board reviewed the revised drawings for the 40B proposal on North Road. The Chairman of the Design Review Board had been attending Zoning Board meetings on the subject application. Graphic materials were submitted to the Zoning Board on behalf of the Design Review Board.

The Board opines the following:

- There are too many garage doors. They should be limited to one 9' door per unit.
- The garages should not stand in front of the houses.
- The structures are too close to the property lines, rendering the previously proposed landscaped buffers impossible.
- If the applicant intends to build 8 small units the Board feels four duplexes would look better on the site. This would better fit the character of the neighborhood and provide better opportunity to pull back from the property line. The property line can run through the party wall.
- The Chairman of the DRB submitted a drawing which shows 4 two family houses on 8 lots. It features a minimum 25' rear setback; a uniform 20" front yard; landscaped buffers; greater clearance from the northwest abutter; the illusion of four standard size houses instead of eight small houses; and, a much larger common circle with a community feeling.

***Miscellaneous***

The Board approved the minutes of July 13, 2005.