

Minutes  
Design Review Board  
Wednesday, September 14, 2005  
Flynn Building

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

***Sign Application: CVS Pharmacy, 507 Boston Post Road***

The application was presented by Courtney Nawrot from Site Enhancement Services.

CVS's recent approval for 24 hour service instigated the revision of their signage to include this information as well as to up date their logo to match the corporate colors. The signage amount exceeds the limit set by the by-laws. In addition, the sign is internally illuminated which requires further reduction in size. However, it was unanimously agreed by the Board that the signs need to be as large as presented in order to be effective. It was therefore voted to recommend approval of this application to the Zoning Board of Appeals.

***Sign Application: Citizen's Bank, 450 Boston Post Road***

The application was presented by Amy C. Stewart, from the law firm Conn Kavanaugh, Rosenthal Peisch & Ford, LLP.

The application proposes replacing the existing signage with updated logos, maintaining the same or equivalent sizes and locations. There was one additional sign request, a secondary sign to be applied to the drive-in window. The size of this sign falls within the requirements of the by-laws. The Board unanimously approved the application.

***Sign Application: William Raveis, 361 Boston Post Road***

The application was presented by Paul Laskow from Sign-A-Rama.

The real estate company of William Raveis requested two directional signs to be mounted on the walls for handicap access and main entrance. The application was approved by the Board.

***Sign Application: Next Generation Children's Centers, 361 Boston Post Road***

The application was presented by Matt Dillon from D-Signs. The free standing sign for Next Generation is currently white with blue lettering. It hangs between two pillars in the form of building blocks.

The Center requested permission to paint the blocks and to reverse the colors of the sign board to make the sign more readable in winter. Because this facility is in a residential zone, altering the appearance of the pillars was denied. Reversing the colors of the sign board to white lettering on a blue background was approved.

### ***Miscellaneous:***

The Board approved the minutes of 8/24/05.

### ***The Villages at Old County Road - Discussion***

4 concept plans and accompanying descriptions of each were reviewed by the Board. Of the 4 members present, 3 strongly preferred Plan B for the following reasons:

- It provides more open space in the center to allow a common area to be developed
- It eliminated the northern entrance which is a safety issue. An emergency access with a crash gate could be installed in the same location, but a two-way drive with its impervious surface is removed.
- There were three less garage doors; not as many as the Board would like, but an improvement.
- It seems to satisfy the issues presented by the Town Planner, Jody Kablack, except the increase of units by 1 in four of the buildings.

The fourth Design Review Board member strongly preferred Plan D as a general concept. The actual layout was not desirable, but the idea of having 3 buildings as condo units seems appropriate in this location which borders on commercial properties. He also felt that it could diversify Sudbury's population by appealing to residents other than families.