

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

***Sudbury Meadows Comprehensive Permit Review – Recommendations to Zoning Board of Appeals***

Discussion centered on the disparity of window sizes and placement.

On the side elevation, the windows on the second floor do not line up with those on the first. They are off by a foot or more.

The front elevation has three styles for four windows. The Board suggests making the three “room” windows the same – all with shutters. (Remove the Palladian window in the children’s room and make it conform to the other two). The window next to the door is crowded up next to it. It should be smaller with some space around it, or make it a side light to the door. A window should be added to the children’s bedroom on the side to provide light.

The porch is too narrow to be functional. It is 4’ and should be deepened to at least 5’ so one could place a chair there. This would then provide some possible connection to the community.

***Frugal Flower Site Plan***

The proposed plans presented seemed are similar to those presented by the Sudbury Design Group in April of 2003.

The Board recommends using the Sudbury Design Group’s planting plan which was more detailed and better designed. The current plan has only 4 street trees, the Sudbury Design Group had 5. The current plan implies that yews are a ground cover for the street barrier; Sudbury Design Group has the yews as a wavy hedge.

The applicant will need to reapply for its sign as it does not conform to the current by-law.

***Mahoney Farms Landscape Plan***

The Board recommends replacing Frazier fir with white fir. The Frazier fir is intolerant of humidity. It is also suggested to substitute the sugar maples along the street with red maple; Sugar maples are especially intolerant of road salt.

***Grouse Hill***

The buildings design is poor. The garage doors protrude out as the most important element. The garages should recede and the front door should be brought to the foreground. The design instills a feeling of isolation not community.

***September 14, 2005 Minutes***

There is an amendment on CVS Pharmacy. It should be noted this proposal illustrates the sign by-law needs to be fine-tuned. Even without the self illuminating factor, the size allowed currently would be too small for such a large building. This is also demonstrated by the Paper Store at Sudbury Crossing.