

Present: Frank Riepe (Chairman) Dan Martin, Tris Windle
Absent: Deborah Kruskal, Charlie Kellstedt

Sign Application: *Weichert Realtors, 111 Boston Post Road*

The Board reviewed the application for a single 27 square foot wall sign for the above referenced applicant.

The Board found the colors to be very loud, the proportions not good and the placement awkward. The application was however, approved, with the understanding the sign will be moved to the left on the front wall so it is centered between the four pair of window.

Site Plan Review: *Habitat for Humanity 40B, Dutton and Pratt's Mill Roads*

Representatives for the applicant: Josh Fox (attorney), Beth Rust, Seth Chates, Hank Rauch, Marge Langmuir and Bruce Langmuir

The Board reviewed the site plan, landscape design and building architecture. The proposal was found to be reasonable and well-handled and recommends approval by the Board of Appeals.

Sign Application Continuation: *Sudbury Plaza, 509 Boston Post Road*

Representatives for the applicant: Josh Fox (attorney), Mike Doherty and Robert Leyen of Gravestar.

New design work for a non-conforming, free-standing sign, including the logos of 14 businesses at Sudbury Plaza was presented. This design approximates the size and proportions of the existing non-conforming, free-standing sign and will be located at the easterly entrance. The Board feels this is better than the initial proposal in that it is not as tall and is more substantial. The major problem is with the logos instead of consistent graphics for each business name as stipulated under the bylaw. The applicant agrees to shorten the individual store panel to 18" to meet the bylaw's requirement. The colors and details need more study. Reservations were expressed by Board members that if the sign were approved by the Board of Appeals, all of the other shopping centers would want a similar, non-conforming sign and that a core goal of the bylaw is to prevent such visual clutter. The applicant was requested to continue the presentation with a more refined design in order for the Design Review Board to take action.

Miscellaneous:

The minutes of 5/14/08 were approved.