

**Minutes: Design Review Board  
February 23, 2011**

Present: Dan Martin, Juan Cruz, Chris O'Halloran  
Absent: Deborah Kruskal, Tris Windle

**Sign Application: Sudbury Crossing  
435 Boston Post Road**

Jeff Newman of Sign-A-Rama was present on behalf of the Sudbury Crossing LP with revisions to the application submitted to the board on December 22, 2010. The sign is now slightly wider than that of the original application, at the suggestion of the board, and accounts for all of the DRB's concerns and recommendations put forth at the initial meeting.

The board unanimously passed a motion to recommend to the Zoning Board of Appeals approval of the sign as presented in the revisions.

**Site Review: Landham Crossing  
192 Boston Post Road**

Ben Stevens presented initial site plan and building plans for a 40B development at 192 Boston Post Road.

The board finds the architectural plans for the site to be substantially similar to those of Mr. Stevens's Old County Road development, which were previously recommended by this board.

The board recommends a greater set-back for the main drive along the eastern boundary of the property.

There is a fairly large amount of paving in the built up portion of the plan. If the fire department would allow it, the board would like to see a single entrance to Boston Post Road, thus reducing the impervious surfaces and also allowing for greater spacing between some of the structures and the neighboring properties. Paving could be further mitigated by the use of varying hardscape, such as pavers for driveways, and peastone for walking paths.

The board also suggests the applicant consider replacing three two-unit structures with two three-unit structures as that may further open up the site plan somewhat, especially on the west side of the property where the buildings are quite close together.

The board recommends that the orientation of the structures be such that any common, public open space face as many building entrances as possible, rather than garage doors, to enhance the community feel.

The board recommends that the walkways to the side entrances be varied and staggered. The site plan presented has side entrances that face each other in rather close proximity. The board would like to see less symmetry to the entrances and variety to the walkways and/or building entrances.

The board also is also concerned with the appearance of the development from Route 20 and from Landham Road. The site plan calls for a 50 foot setback from the road with vegetation screening. The board prefers that the structures closest to Route 20 are varied in their orientation, though this may be in conflict with the previous goal, in which case the board recommends that the screening be of a sufficiently dense nature to both screen the buildings and provide a measure of privacy for the residences.

**Miscellaneous:**

The board approved the minutes of 26 January 2011.